

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: March 27, 2008 Time: 1:45 P.M.	Agenda Item No.: 4
Project Description: Combined Development Permit consisting of: (1) a Use Permit to allow development on slopes exceeding 30%; and (2) an Administrative Permit for development within a Site Plan review or "S" zoning district to allow the construction of an approximate 2,700 linear foot driveway to provide access to one existing residential parcel and grading (approx. 5,602 cu. yds. cut / 5,550 cu. yds. fill).	
Project Location: Intersection of Calle de Robles & Via Quintana, Carmel Valley	APNs: 185-051-009-000, 185-051-016-000, & 185-051-017-000, and 185-051-018-000
Planning File Number: PLN070184	Name: Twelfth Tee Investors LLC, Property Owners & Jim Gregg, Agent
Plan Area: Carmel Valley Master Plan	Flagged and staked: Yes
Zoning Designation: "RDR/10-D-S-RAZ" [Rural Density Residential, 10 acres per unit with Design Control, Site Plan Review, and Residential Allocation zoning district overlays]	
CEQA Action: Negative Declaration, CEQA Guidelines Section 15070	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Zoning Administrator:

- 1) Adopt a Negative Declaration (**Exhibit G**);
- 2) Approve the Combined Development Permit (PLN070184/Twelfth Tee Investors) based on the Findings and Evidence (**Exhibit C**) and subject to recommended Conditions (**Exhibit D**).

PROJECT OVERVIEW:

The property is generally located west of Los Laureles Grade Road, north of Carmel Valley Road and south of the area known as Hidden Hills. The project proposes to improve an existing ranch road and partially re-aligning it in some areas to meet fire code standards for driveways and roads. The improved driveway road will provide access to existing lots of record. The proposed road improvements will include cut and fill, paving and widening to the County standard of 18 feet with 2-foot shoulders. To meet applicable regulations, small portions of the road improvements require development on slopes exceeding 30%. An Initial Study / Negative Declaration was circulated for public review. Potential impacts to aesthetics and geology/soils were identified. Application of standard construction conditions will result in no impact to these resources. Please see **Exhibit B**, Discussion, for additional analysis. No unusual circumstances, unresolved issues, or adverse environmental impacts were identified during project review. The project, as described and conditioned, is consistent with all applicable County of Monterey policies and regulations.

OTHER AGENCY INVOLVEMENT:

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

The above checked agencies and departments have reviewed this project. Conditions recommended by Carmel Valley Fire Protection District have been incorporated into the condition compliance reporting plan (**Exhibit D**).

The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review on June 18, 2007 and July 2, 2007. The LUAC recommended approval of the project on July 2, 2007 with a vote of 4-0 with one member absent. The LUAC minutes are attached **Exhibit E**.

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

Elisa Manuguerra, Associate Planner
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March 21, 2008

cc: Front Counter Copy, Zoning Administrator; Carmel Valley Fire Protection District; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; Elisa Manuguerra, Project Planner; Laura Lawrence, Acting Planning & Building Services Manager; Twelfth Tee Investors LLC, Property Owner; Jim Gregg, Agent; Project File PLN070184.

Attachments: Exhibit A Project Data Sheet
Exhibit B Project Discussion
Exhibit C Recommended Findings and Evidence
Exhibit D Recommended Conditions of Approval
Exhibit E Carmel Valley Land Use Advisory Committee Minutes, dated June 18, 2007 and July 2, 2007.
Exhibit F Site Plan and Slope Density Map
Exhibit G Negative Declaration and Initial Study
Exhibit H Vicinity Map

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

EXHIBIT A
PROJECT DATA SHEET

EXHIBIT B DISCUSSION

Project Overview:

The property is generally located west of Los Laureles Grade Road, north of Carmel Valley Road and south of the area known as Hidden Hills. The proposed road improvements for driveway access will include cut and fill, paving and widening to the County standard of 18 feet with 2-foot shoulders and to fire protection standards for future residential development of the lot, and erosion control measures. The proposed project involves improving an existing graded road to provide access to two existing legal lots of record. The driveway access will be partially re-aligned from the existing ranch road alignment to meet fire standards slope requirements. The proposed project consists of:

- development on slopes exceeding 30% for small portions of the road alignment;
- construction of an approximate 2,700 linear foot driveway road to provide access to two existing residential parcels; and
- grading (approximately 5,602 cubic yards cut / 5,550 cubic yards fill).

Project Site:

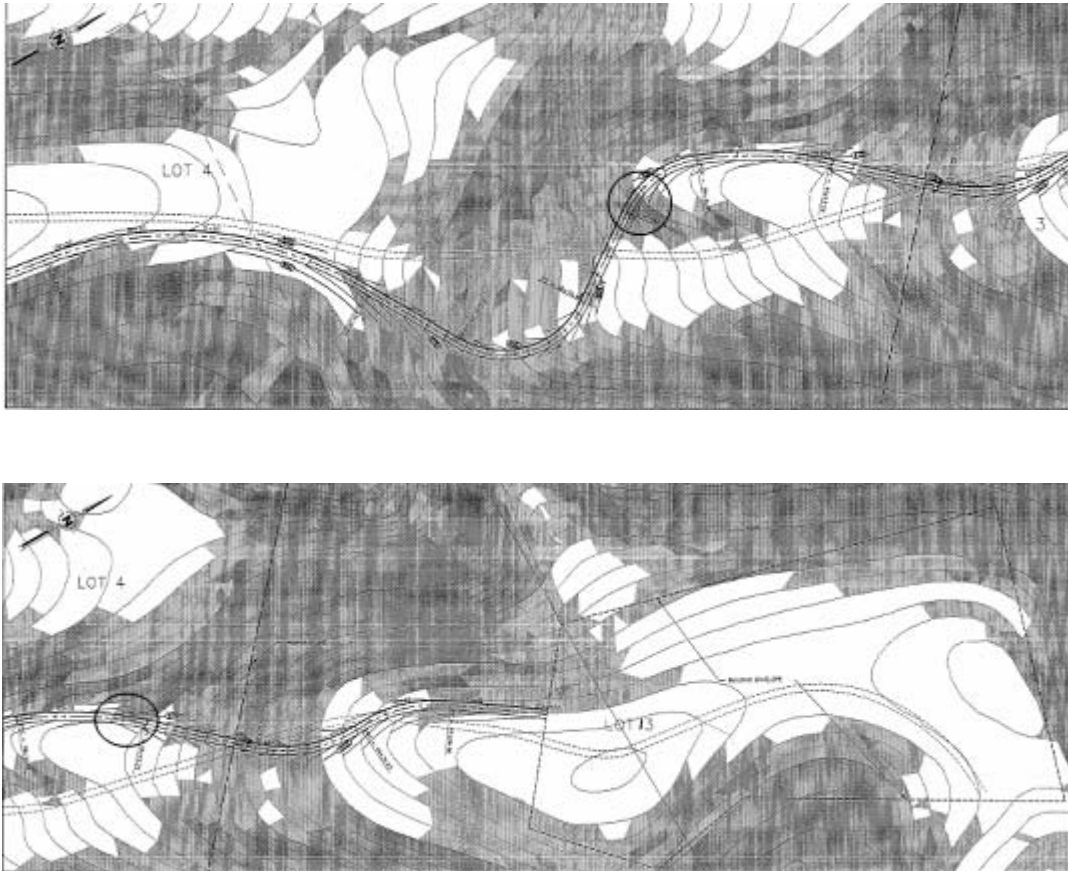
The project site is located on a property formerly known as Fiskdale Ranch. An Initial Study/Mitigated Negative Declaration (PLN010206) was approved and adopted in 2001 for road improvements necessary to provide access to ten existing lots of record. That project resulted in construction of Via Quintana, which provides access to the project area from Carmel Valley Road, and Calle De Robles, which branches north off Via Quintana. The current project is located at the branch of these two existing improved roads.

The proposed road improvements for driveway access are located on an approximately 226-acre site within an approximately 2,145-acre ranch developed with low-density residential uses. The surrounding land is developed with ranch buildings, scattered single-family dwellings and two paved roads (Via Quintana and Calle De Robles) that provide access to newly constructed/under construction residences from Carmel Valley Road. The property has historically been used for cattle grazing and surrounding uses are represented by a variety of low-density single-family residential development.

Development on slopes exceeding 30%:

The proposed driveway road alignment has been designed considering the existing topography and oak trees. The majority of the proposed road improvements would follow the alignment of an existing ranch road, with minor re-alignment to avoid steep slopes. The driveway road have been designed to meet a standard Carmel Valley Fire Protection District standard condition of approval, FIRE007 Driveways, which has been incorporated as Condition 12 of this permit. The conditions requires driveways not be less than 12 feet wide with a grade not to exceed 15 percent. In order to meet these standards, the applicant proposes to cut and fill on small portions of 30% slope along the approximately 2,700 linear feet driveway road. A slope density map was prepared for this project by Whitson Engineering, attached as **Exhibit F**, and incorporated on the next page as Figure 1. Portions of the road exceeding 30% are circled on Figure 1.

Figure 1. Slope Density Map



Environmental Review / California Environmental Quality Act Compliance:

An Initial Study and Negative Declaration (**Exhibit G**), filed on February 18, 2008, was circulated for public review until March 9, 2008 pursuant to the requirements of the California Environmental Quality Act (CEQA). The Initial Study identified potentially significant impacts to Aesthetics and Geologic. Substantial evidence supports the conclusion that project related impacts will be less than significant or result in no impact for these issues. Therefore, the proposed project could not have a significant effect on the environment. No comment letters were received prior to the close of the comment period that requires response.

Conclusions

No unusual circumstances, unresolved issues, or adverse environmental impacts were identified during project review. Based upon staff's review of the proposed project, the driveway road has been sited in the most appropriate location on the site. The project, as described and conditioned, is consistent with all applicable County of Monterey policies and regulations. Staff recommends that the Zoning Administrator approve the Combined Development and adopt the Negative Declaration (Planning File No. PLN070184).

EXHIBIT C

RECOMMENDED FINDINGS AND EVIDENCE

1. FINDING: CONSISTENCY – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, Carmel Valley Master Plan, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for residential development.

- EVIDENCE:**
- (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
 - (b) The property is located at the intersection of Calle de Robles & Via Quintana, Carmel Valley (Assessor's Parcel Number 185-051-009-000, 185-051-016-000, & 185-051-017-000, and 185-051-018-000), Carmel Valley Master Plan area. The parcel is zoned Rural Density Residential, 10 acres per unit with Design Control, Site Plan Review, and Residential Allocation Zoning district overlays ("RDR/10-D-S-RAZ") which allows as residential development. Therefore, the property is suitable for the proposed development.
 - (c) The project planner conducted a site inspection on June 27, 2007 to verify that the project on the subject parcel conforms to the plans listed above.
 - (d) The project for the construction of a road to serve two existing legal lots of record, a residential use, is a use allowed in the RDR zoning designation in accordance with Section 21.16.030.Q of the Monterey County Zoning Ordinance (Title 21), a use of similar character, density, and intensity to other residential uses allowed in the area.
 - (e) Design Control or "D" zoning as provided at Chapter 21.44 of the Monterey County Zoning Ordinance (Title 21) requires design review of structures to assure the integrity of certain developments without imposing undue restrictions on private property. This project does not propose the construction of structures; therefore, a Design Approval Request Form is not required.
 - (f) Site Plan Review or "S" zoning requires review of development in those areas of the County of Monterey where development, by reason of its location has the potential to adversely affect or be adversely affected by natural resources or site constraints, without imposing undue restrictions on private property. As provided by Section 21.45.040.C of the Monterey County Zoning Ordinance (Title 21), the subject Administrative Permit is required to allow the construction of structures, additions, deposit or removal of materials.
 - (g) Residential Allocation Zoning or "RAZ" zoning subjects second single-family dwellings on legal lots of record and subdivision to Carmel Valley Master Plan policies limiting development in the Carmel Valley Master Plan. The proposed residential development does not include a second single-family dwelling or a subdivision and is therefore not limited by the "RAZ" zoning designation.

- (h) The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review on June 18, 2007 and July 2, 2007. The LUAC recommended approval of the project on July 2, 2007 with a vote of 4-0 with one member absent. The minutes are attached to the March 12, 2008 Administrative Permit Staff Report as Exhibit E.
- (f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County Resource Management Agency - Planning Department for the proposed development found in Project File PLN070184.

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

- EVIDENCE:**
- (a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Carmel Valley Fire Protection District, Parks, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - (b) The property is located at intersection of Calle de Robles & Via Quintana, Carmel Valley (Assessor's Parcel Numbers: 185-051-009-000, 185-051-016-000, & 185-051-017-000, and 185-051-018-000). The site is zoned Low Density Residential, 10 acres per unit with Design Control, and Site Plan Review Overlays or "LDR/10-D-S". The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21, and is therefore suitable for the proposed development.
 - (c) The site is located within a VI or "high" landslide and erosion susceptibility zone and within an IV or "moderately high" seismic hazard zone. A "Geologic and Geotechnical Feasibility Investigation" report (LIB080164), dated June 2001, was prepared by D & M Consulting Engineers, Inc. and an "Updated Geologic and Geotechnical Investigation Report" (LIB080165) was prepared by The Twining Laboratories in 2002 for the project site accounts for these high hazards. The updated report addresses additional concerns identified in the previous Initial Study (see Planning File No. PLN070184) for the ranch road improvements project. Condition No. 7 has been incorporated requiring that geotechnical certification be submitted to the Director of the RMA - Planning Department for review and approval prior to final building inspection.
 - (d) According to Monterey County Resource Maps, the parcel is located within an area of "high" archeological sensitivity. A "Preliminary Cultural Resources Reconnaissance of Fiskdale Ranch" report has been prepared for this parcel by Archaeological Consulting Inc., dated September 18, 1984 and is on record in the Monterey County RMA - Planning Department, Library No. LIB080170. An update to this report was prepared specifically for the proposed driveway road in July 2007 and is on record in the Monterey County RMA - Planning Department, Library No. LIB080163. Background searches revealed no previously recorded archaeological sites on the project site or the immediate vicinity. The surface reconnaissance completed as part of the report update resulted in recordation of two historic sites (the ranch complex and a homestead).

According to the 2007 Archaeological Report Update prepared by Archaeological Consulting, the proposed driveway is not located in proximity to these resources. As such, no significant project impacts are anticipated as a result of the driveway construction. Based on the surface reconnaissance and 2007 update, the project area the project does not appear the proposed construction project will change the significance of a historical resource, destroy a unique paleontological resource, site, or unique geologic feature, and does not disturb any human remains. Condition No. 3 has been incorporated requiring that work stop should any archeological resources or human remains be discovered during construction.

- (e) A biological evaluation was conducted on the proposed driveway alignment. The driveway occurs within mixed grassland habitat, as described in the Preliminary Biological Assessment Study for the Coyote Creek Ranch Road Improvement Project prepared by Denise Duffy & Associates, Inc., dated June 2001, (LIB080162). A Memorandum prepared by Denise Duffy & Associates, Inc., dated July 2007 (LIB080163) identifies that no special-status plant or wildlife species occur or are expected to occur within the area of the proposed driveway road; therefore, no impacts will occur to special-status plant or wildlife species or sensitive habitats as a result of the realignment of the driveway.
- (f) Staff conducted a site visit on June 27, 2007 to verify that the site is suitable for this use.
- (g) Materials in Project File PLN070184.

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

- EVIDENCE:**
- (a) The proposed driveway road alignment has been designed considering the existing topography and oak trees. The majority of the proposed road improvements would follow the alignment of an existing ranch road, with minor re-alignment to avoid steep slopes. The driveway road have been designed to meet a standard Carmel Valley Fire Protection District standard condition of approval, FIRE007 Driveways, which has been incorporated as Condition 12 of this permit. The conditions requires driveways not be less than 12 feet wide with a grade not to exceed 15 percent. In order to meet these standards, the applicant proposes to cut and fill on small portions of the approximately 2,700 linear feet driveway road.
 - (b) A slope density map was prepared for this project by Whitson Engineering, received March 9, 2007 and attached to the March 27, 2008 Zoning Administrator Staff Report as Exhibit F.
 - (c) The site is located within a VI or “high” landslide and erosion susceptibility zone and within an IV or “moderately high” seismic hazard zone. A “Geologic and Geotechnical Feasibility Investigation” report (LIB080164), dated June 2001, was prepared by D & M Consulting Engineers, Inc. and an “Updated Geologic and Geotechnical Investigation Report” (LIB080165) was prepared by The Twining Laboratories in 2002

for the project site accounts for these high hazards. The updated report addresses additional concerns identified in the previous Initial Study (see Planning File No. PLN070184) for the ranch road improvements project. The update report address additional concerns identified in the previous Initial Study (see Planning File No. PLN070184) for the ranch road improvements project. Condition No. 7 has been incorporated requiring that geotechnical certification be submitted to the Director of the RMA - Planning Department for review and approval prior to final building inspection.

- (d) Staff conducted a site inspection on June 27, 2007 to verify that no feasible alternative exists for this project design.
- (e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County Resource Management Agency - Planning Department for the proposed development found in Project File PLN070184.

4. FINDING: CEQA (Negative Declaration) – On the basis of the whole record before the Monterey County 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 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) Monterey County prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the office of the RMA – Planning Department and is hereby incorporated by reference (File No. PLN70184). The Initial Study identified potentially significant effects relative to Aesthetics and Geology/Soils. Substantial evidence supports the conclusion that project related impacts will be less than significant or result in no impact for these issues.
 - (d) The Negative Declaration was circulated for public review for 20 days from February 15, 2008 to March 6, 2008.
 - (e) The Monterey County Resource Management Agency – Planning Department, (located at 168 W. Alisal Street, 2nd Floor, Salinas, CA, 93901) is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Negative Declaration is based.
 - (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.
 - (g) 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 PLN070184.
 - (h) One comment letter was received from the Monterey Bay Unified Air Pollution Control Board. The comment did not present substantial evidence of any unmitigated significant environmental effects.

- 5. FINDING: NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property. Zoning violation abatement costs, if any, have been paid.
- EVIDENCE:** Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
- 6. FINDING: HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
- EVIDENCE:** Preceding findings and supporting evidence.
- 7. FINDING: APPEALABILITY** - The decision on this project is appealable to the Planning Commission.
- EVIDENCE:** Section 21.80.040 of the Monterey County Zoning Ordinance (Title 21).

<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>
		delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)				
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice, which states: "A permit (Resolution _____) was approved by the RMA – Director of Planning for Assessor's Parcel Numbers 185-051-009-000, 185-051-016-000, & 185-051-017-000, and 185-051-018-000 on March 27, 2008 . The permit was granted subject to 15 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits or commencement of use.	
3.		PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional 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	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.	Owner/ Applicant/ Archaeologist	Ongoing	

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		discovery. (RMA - Planning Department)				
4.		<p>PD004 - INDEMNIFICATION AGREEMENT</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. (RMA - Planning Department)</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	

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)
5.		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	
6.		PD007 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. (RMA – Planning Department and Building Services Department)	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner/ Applicant	Ongoing	
7.		PD009 - GEOTECHNICAL CERTIFICATION Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA – Planning Department and Building Services Department)	Submit certification by the geotechnical consultant to the RMA – Building Services Department showing project’s compliance with the geotechnical report.	Owner/ Applicant/ Geotechnical Consultant	Prior to final inspection	
8.		PD010 - EROSION CONTROL PLAN AND SCHEDULE The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA – Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention	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.	Owner/ Applicant	Prior to the issuance of grading and building permits	
			Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.	Owner/ Applicant	Ongoing	

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		and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. (RMA - Planning Department and RMA - Building Services Department)	Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department	Owner/ Applicant	Prior to final inspection	
9.		PD033 - RESTORATION OF NATURAL MATERIALS Upon completion of the development, the area disturbed shall be restored to a condition to correspond with the adjoining area, subject to the approval of the Director of the RMA - Planning Department. Plans for such restoration shall be submitted to and approved by the Director of the RMA - Planning Department prior to commencement of use. (RMA – Planning Department)	Submit restoration plans to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to commencement of use.	
10.		PD035 - UTILITIES - UNDERGROUND All new utility and distribution lines shall be placed underground. (RMA - Planning Department; Public Works)	Install and maintain utility and distribution lines underground.	Owner/ Applicant	Ongoing	
11.		PD043 – GRADING PERMITS REQUIRED A grading permit is required for new private single-family access driveways greater than fifty (50) feet in total length that require 100 cubic yards or more of earthwork. An over the counter (OTC) grading permit may be issued for new private single-family access driveways greater than fifty (50) feet in total length that require less than 100 cubic yards of earthwork. (RMA – Planning Department and Building Services Department)	If applicable, apply and receive the appropriate grading permit from Monterey County RMA – Building Services Department.	Owner/ Applicant/ Engineer	Prior to the issuance of grading or building permits	
12.		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	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	

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		<p>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.</p> <p>(Carmel Valley Fire Protection District)</p>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
13.		<p>FIRE008 - GATES</p> <p>All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the</p>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	

<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>
		traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Carmel Valley Fire Protection District)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
14.		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. (Carmel Valley Fire Protection District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

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)
15.		<p>PD016 – NOTICE OF REPORT</p> <p>Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:</p> <ul style="list-style-type: none"> ▪ “A “Geologic and Geotechnical Feasibility Investigation” report, dated June 2001, was prepared by D & M Consulting Engineers, Inc., and is on record in the Monterey County RMA - Planning Department, Library No. LIB080164. ▪ An “Updated Geologic and Geotechnical Investigation” report has been prepared for this parcel by The Twining Laboratories dated January 14, 2002 and is on record in the Monterey County RMA - Planning Department, Library No. LIB080165. ▪ A “Preliminary Biological Assessment Study for the Coyote Creek Ranch Road Improvement Project” report has been prepared for this parcel by Denise Duffy & Associates, Inc., dated June 2001, and is on record in the Monterey County RMA - Planning Department, Library No. LIB080162. ▪ A “Memorandum documenting the results of a biological evaluation” has been prepared for this parcel by Denise Duffy & Associates, Inc., dated July 31, 2007 and is on record in the Monterey County RMA - Planning Department, Library No. LIB080163. ▪ A “Preliminary Cultural Resources Reconnaissance of Fiskdale Ranch” report has been prepared for this parcel by Archaeological Consulting Inc., dated September 18, 1984 and is on record in the Monterey County RMA - Planning Department, Library No. LIB080170. ▪ A letter report for “Review of Road Alignment for Coyote Creek Ranch” has been prepared for this parcel by Archaeological Consulting Inc., dated July 	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		<p>2007 and is on record in the Monterey County RMA - Planning Department, Library No. LIB080163.</p> <p>All development shall be in accordance with these reports."</p> <p>(RMA – Planning Department)</p>				

END OF CONDITIONS