MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: April 24, 2008 Time: 1:40 P.M.	**Agenda Item No.: 2**
Project Description*:* Combined Development Permit consisting of: 1) Administrative Permit and Design Approval to allow the construction of a 2,690 square foot single family dwelling with a 970 square foot attached garage within a Site Plan Review Zoning District; and 2) Use Permit for development on slopes in excess of 30%.	
Project Location: 701 Country Club Drive, Carmel Valley	**APN:** 187-631-003-000
Planning File Number: PLN070183	**Name:** Joseph Snyder, Property Owner
Plan Area: Carmel Valley Master Plan Area	**Flagged and staked:** Yes
Zoning Designation: **:** "LDR/1-D-S" (Low Density Residential, 1 acres per unit with Design Control, and Site Plan Review Overlays)	
CEQA Action: Categorically Exempt per Section 15304 & 15303	
Department: RMA - Planning Department	

RECOMMENDATION:
Staff recommends that the Zoning Administrator approve the Combined Development Permit based on the Findings and Evidence **(Exhibit C)** and subject to the recommended Conditions **(Exhibit D)**.

PROJECT OVERVIEW:
The subject property is a 1.69 acre parcel, located at 701 Country Club Drive, Carmel Valley, approximately 1 mile northeast of Carmel Valley Road and 1.5 miles southeast of Laureles Grade. The parcel is zoned "LDR/1-D-S" or "Low Density Residential, 1 acre per unit, with Design Control and Site Plan Review overlay districts". The subject property is void of any structures however the building site has been previously graded for the placement of a tennis court. A 2,690 square foot single family dwelling with a 970 square foot attached garage is proposed with the application. Pursuant to Section 21.45.040.B (Site Plan Review District) of the Monterey County Zoning Ordinance (Title 21) an Administrative Permit is required for the construction of a single family dwelling. For further discussion, see Exhibit B. The area where the proposed driveway is to take place has slopes in excess of 30%; and therefore, grading, construction of the driveway, and the placement of retaining walls will occur on slopes in excess of 30%. Pursuant to Section 2164.230.C.1 of Title 21, a Use Permit is required to be obtained prior to development on slopes of 30% or more. For further discussion, see Exhibit B.

Based on resource information contained in the Greater Monterey Area Plan, the Greater Monterey Area Plan Inventory and Analysis, the Carmel Valley Master Plan, application materials and site visits, staff finds that this project has no issues relative to archaeological, historical or biological resources. The project is consistent with the Monterey County General Plan, the Greater Monterey Area Plan, the Greater Monterey Area Plan Inventory and Analysis, the Carmel Valley Master Plan and the Monterey County Zoning Ordinance (Title 21). A Determination of an Initial Study (Exhibit E) was prepared and it was found that the proposed project is exempt from CEQA pursuant to Section 15304 and 15303, minor alterations to land and the construction of the first single family dwelling. Therefore, staff is recommending approval of the Combined Development Permit.

OTHER AGENCY INVOLVEMENT:

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

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

The project was not referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this application did not warrant referral to the LUAC because the project does not involve ridgeline/viewshed development, it is exempt from CEQA per Section 15304 15303, and it does not involve a variance.

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

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Anna V. Quenga
April 2, 2008
(831) 755-5175
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cc: Zoning Administrator; Carmel Valley Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; Bob Schubert, Acting Planning & Building Services Manager; Anna V Quenga, Planner; Carol Allen, Joseph Snyder, Applicants; Planning File PLN070183.

Attachments:

Exhibit A	Project Data Sheet
Exhibit B	Project Overview
Exhibit C	Recommended Findings and Evidence
Exhibit D	Recommended Conditions of Approval
Exhibit E	Determination of Initial Study
Exhibit F	Site Plan, Elevations, Floor Plans

This report was reviewed by Bob Schubert, Planning and Building Service Manager.

EXHIBIT A

Project Information for PLN070183

Project Title: SNYDER JOSEPH & SALLY

Location:	701 COUNTRY CLUB DR CARMEL VALLE	**Primary APN:**	187-631-003-000
Applicable Plan:	Carmel Valley Master Plan	**Coastal Zone:**	No
Permit Type:	Combined Development Permit	**Zoning:**	LDR/1-D-S-RAZ
Environmental Status:	Exempt	**Plan Designation:**	LOW DENSITY RES
Advisory Committee:	N/A	**Final Action Deadline (884):**	4/14/2008

Project Site Data:

Lot Size:	73,617	**Coverage Allowed:**	25%
		Coverage Proposed:	4%
Existing Structures (sf):	N/A	**Height Allowed:**	30
Proposed Structures (sf):	2,854	**Height Proposed:**	24
Total Sq. Ft.:	3,538	**FAR Allowed:**	N/A
		FAR Proposed:	N/A

Resource Zones and Reports:

Environmentally Sensitive Habitat:	No	**Erosion Hazard Zone:**	HIGH
Biological Report #:	N/A	**Soils Report #:**	LIB080182
Forest Management Rpt. #:	N/A		
Archaeological Sensitivity Zone:	MOD	**Geologic Hazard Zone:**	IV
Archaeological Report #:	LIB080059	**Geologic Report #:**	N/A
Fire Hazard Zone:	HIGH	**Traffic Report #:**	N/A

Other Information:

Water Source:	SYSTEM	**Sewage Disposal (method):**	SEPTIC
Water Dist/Co:	CAL-AM	**Sewer District Name:**	N/A
Fire District:	CVFPD	**Grading (cubic yds.):**	1,800.0
Tree Removal:	7 / MNTRY PINE		

EXHIBIT B
DISCUSSION

Development Within a Site Plan Review District
The purpose of the Site Plan Review District is to provide regulations for 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.

The subject property contains many protected oak trees and non-protect pine trees. The project application includes the removal of pine trees and has avoided the removal of oak trees. Therefore, the project is consistent with the protection of an existing natural resource.

The site is constrained by surrounding steep slopes (in excess of 30%). The building site is level, it was previously grading for the creation of a tennis court. A previous owner owned both the subject parcel, as well as the neighboring parcel (APN# 187-0631-004-000) and constructed the tennis court over 20 years ago. However, in order to access the site, grading for the driveway and construction of retaining walls will take place within slopes in excess of 30%.

Development on Slopes in Excess of 30%
The new access driveway, approximately 145 linear feet, is where grading and construction activities will take place on slopes in excess of 30%. Alternative access areas will require oak tree removal as well as excessive land disturbance and therefore would be inconsistent with the applicable policies and sections related to development on 30% slope. The only alternative access that would include the least amount of disturbance of 30% slope would require an easement from a neighboring property and the construction of a bridge over a ravine and natural drainage channel.

Alternative access off of Country Club Drive would require removal of protected trees. Section 21.64.260.D.5.a of the Monterey County Zoning Ordinance (Title 21) requires that staff must make a finding that tree removal is the minimum necessary in each case. The project as proposed, includes the removal of 7 pine trees, none of which are protected (See Finding No. 1.g) Therefore, the driveway location, as proposed, better meets Monterey County's policies on removal of protected trees.

Septic Facilities
The proposed location of the swimming pool does not meet the requirements of the Environmental Health Department. There is a proposed drainfield located approximately four feet away from the pool. Therefore, the Environmental Health Department included a non-standard condition which approves the septic plan if the pool is to be removed or relocated. However, if the applicant chooses to have the pool remain at its current proposed location, the applicant will be required to submit a new percolation test for a new location of the septic tank. (See condition No. 14.)

California Environmental Quality Act (CEQA)
A determination of an Initial Study was prepared and it was found that the project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project. (See Exhibit E.)

Since the area to be disturbed is less than 2.2 acres and the project is below the threshold of significance (generate more than 82 lbs/day or more of PM_{10}) for air quality impacts; the project

will have a less than significant impact on air quality. A grading estimate submitted by the applicant demonstrates that the proposed grading will require 1800 cu. yds. of cut and 320 cubic yards of fill. The remaining spoils shall be used as engineered fill, dispersed as topsoil (as long as it is no higher than one foot) and any excessive soil will be hauled offsite in accordance with the recommendations of the Geotechnical Engineer (see Condition No. 8). Consequently, off-hauling of the remaining soil will require approximately 4 to 5 trucks trips (approximately 100 to 150 cubic yards per truck). However, this will not result in a significant impact to traffic and/or air quality.

A Geotechnical and Percolation Report, by Soil Surveys Inc, dated March 1, 2006 (LIB080180), submitted by the applicant found that no known faults have been mapped through the property; therefore, the potential for surface rupture or lurch cracking is considered low. No water was found to a depth of 25 feet and the native soils were found to be very dense to hard decomposed granitic sand; therefore, the potential risk for occurrence of damaging liquefaction or lateral spreading is considered to be low. No residual water from presaturation was found in any of the percolation test holes and therefore indicate adequate percolation rates for the proposed septic system. Loose to medium loose existing fill soil and expansive soils were identified on the project site. The report recommends that the loose to medium loose soil be sub-excavated to a depth of three to four feet. The soil at the bottom of the sub-excavation shall be recompacted to a 90% relative compaction and engineered fill shall be placed to the building pad to grade. The surface and near surface clayey sand, sandy clay and slightly clayey decomposed granitic sand ranges from non-expansive to highly expansive at the building site. The expansive soil condition should be factored into the foundations for the building design and reinforcement (see Condition No. 8).

Based on this information, it was found that the project is exempt per Section 15304, minor alterations to land and Section 15303 (a), Class 3, exemption of one single family residence of the CEQA Guidelines.

Conclusion

Based on the information found in **Exhibit C** of the staff report, staff finds that approval of the Combined Development Permit meets the goals and policies of the Monterey County General Plan, Greater Monterey Peninsula Area Plan, Greater Monterey Peninsula Area Plan Inventory and Analysis, the Carmel Valley Master Plan, and the Monterey County Zoning Ordinance (Title 21).

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, Greater Monterey Area Plan, Greater Monterey Area Plan Inventory and Analysis, the 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 701 County Club Drive (Assessor's Parcel Number 187-631-003-000), Carmel Valley Master Plan. The parcel is zoned Low Density Residential, 1 acre per unit with Design Control, and Site Plan Review Overlays ("LDR/1-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 residential development.

   (c) The project planner conducted a site inspection on August 1, 2007 to verify that the project on the subject parcel conforms to the plans listed above.

   (d) The subject property was created through the Rancho Del Monte Subdivision No. 11 (Volume 6 Cities and Towns Page 132).

   (e) The project was not referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this application did not warrant referral to the LUAC because the project does not involve ridgeline/viewshed development, the project does not involve a variance and the project is exempt from CEQA per Section 15304 and 15303.

   (f) 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 PLN070183.

   (g) The project includes the removal of seven Monterey Pines. Only oaks, madrones and redwood trees are protected in the Carmel Valley Master Plan, and therefore the requested tree removal is consistent.

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

   EVIDENCE: (a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Carmel Valley Fire Protection District, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

   (b) Technical reports by an outside archaeological consultant and geotechnical engineer indicate that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff concurs. The following reports have been prepared:

"Preliminary Archaeological Reconnaissance" (LIB080059) prepared by Archaeological Consulting, Salinas, CA, November 17, 2007.

"Geotechnical and Percolation Investigation" (LIB080180) prepared by Soil Surveys Inc., Salinas CA, March 1, 2006.

(c) Staff conducted a site inspection on August 1, 2007 to verify that the site is suitable for this use.
(d) Materials in Project File PLN070183.

3. **FINDING:** **CEQA (Exempt): -** A determination of an Initial Study was prepared and it was found that the project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE: (a) Section 15304, minor alterations to land and Section 15303 (a), Class 3, exemption of one single family residence.

(b) Construction projects which could generate more than 82 lbs/day or more of PM_{10} at the project site could have a significant effect on air quality. Because the area to be disturbed is less than 2.2 acres, the project is below the threshold of significance for air quality impacts. Therefore, the project will have a less than significant impact on air quality. A grading estimate submitted by the applicant demonstrates that the proposed grading will require 1800 cu. yds. of cut and 320 cubic yards of fill. The remaining spoils shall be used as engineered fill, dispersed as topsoil and any excessive soil will be hauled offsite in accordance with the recommendations of the Geotechnical Engineer. (See Condition No. 8) Consequently, off-hauling of the remaining soil will require approximately 4 to 5 trucks trips (approximately 100 to 150 cubic yards per truck). However, this will not result in a significant impact to traffic and/or air quality.

(c) A Geotechnical and Percolation Report, by Soil Surveys Inc, dated March 1, 2006 (LIB080180), was submitted by the applicant. No known faults have been mapped through the property; therefore, the potential for surface rupture or lurch cracking is considered low. No water was found to a depth of 25 feet and the native soils were found to be very dense to hard decomposed granitic sand; therefore, the potential risk for occurrence of damaging liquefaction or lateral spreading is considered to be low. No residual water from presaturation was found in any of the percolation test holes and therefore indicate adequate percolation rates for the proposed septic system.

(d) Loose to medium loose existing fill soil and expansive soils were identified on the project site. The report recommends that the loose to medium loose soil be sub-excavated to a depth of three to four feet. The soil at the bottom of the sub-excavation shall be recompacted to a 90% relative compaction and engineered fill shall be placed to the building pad to grade. The surface and near surface clayey sand, sandy clay and slightly clayey decomposed granitic sand ranges from non-expansive to highly expansive at the building site. The expansive soil condition should be factored into the foundations for the building design and reinforcement. (See Condition No. 8)

(e) No adverse environmental effects were identified during staff review of the development application during a site visit on August 1, 2007.

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

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

   EVIDENCE: 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) The Monterey County Environmental Health Division has analyzed the project and its use of a septic system. The project was deemed complete and the current septic system design was approved with a stipulation that the proposed swimming pool is removed. Should the applicant chose to have the pool remain, the owner may need to conduct a new percolation test to prove septic feasibility in another area of the parcel as well as meet setbacks. (See Condition No. 14)

   (b) Water will be provided to the project by California American Water Company. The applicant has submitted a Monterey Peninsula Water Management District Water Release form and water permit application to the Monterey Count Water Resources Agency. The proposed fixture count is within the limitations of water availability.

6. **FINDING:** **DEVELOPMENT ON SLOPES IN EXCESS OF 30%** - There is no feasible alternative that would allow development to occur on slopes less than 30% and the proposed development better achieves the goals, policies and objectives of the Monterey County General Plan, Greater Monterey Area Plan and the Carmel Valley Master Plan than other development alternatives.

   EVIDENCE: (a) The subject property is located within a steeply sloping area. However, the current building site has been previously graded and now contains a tennis court and retaining walls. In order to access the building site, a new driveway off of Country Club drive will need to be constructed. This area, approximately 145 linear feet, is where grading and construction activities will take place on slopes in excess of 30%. No alternative access areas exist on slopes less than 30%. Alternative access areas will require oak tree removal as well as excessive land disturbance and therefore would be inconsistent with the applicable policies and sections related to development on 30% slope.

   (b) Alternative access off of Country Club Drive would require removal of protected trees. Section 21.64.260.D.5.a of the Monterey County Zoning Ordinance (Title 21) requires that staff must make a finding that tree removal is the minimum necessary in each case. The project as proposed, includes the removal of 7 pine trees, none of which are protected (See Finding No. 1.g) Therefore, the driveway location, as proposed, better meets Monterey County's policies on removal of protected trees.

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

EVIDENCE: Section 21.80.040.B of the Monterey County Zoning Ordinance Title 21.

EXHIBIT D Monterey County Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan	**Project Name:** Snyder **File No**: PLN070183 **APN**: 187-631-003-000 **Approved by:** Zoning Administrator **Date:** April 24, 2008

Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.

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)*
1.		**PD001 - SPECIFIC USES ONLY** This Combined Development Permit (PLN070183) allows: 1) an Administrative Permit and Design Approval to allow the construction of a 2,690 square foot single family dwelling with a 970 square foot attached garage within a Site Plan Review Zoning District; and 2) Use Permit for development on slopes in excess of 30%. The property is located at 701 Country Club Drive, Carmel Valley (Assessor's Parcel Number 187-631-003-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. **(RMA - Planning Department)**	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

Permit Cond. Number	*Mitig. Number*	*Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department*	*Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.*	*Responsible Party for Compliance*	*Timing*	*Verification of Compliance (name/date)*
2.		**PD002 - NOTICE-PERMIT APPROVAL** The applicant shall record a notice which states: "A permit (Resolution 070183) was approved by the Zoning Administrator for Assessor's Parcel Number 187-631-003-000 on April 24, 2008. The permit was granted subject to **23** 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 commence-ment 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 discovery. **(RMA - Planning Department)**	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/ Archaeo-logist	Ongoing	

Permit Cond. Number	*Mitig. Number*	*Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department*	*Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.*	*Responsible Party for Compliance*	*Timing*	*Verification of Compliance (name/date)*
4.		**PD010 - EROSION CONTROL PLAN AND SCHEDULE** The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA – Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. **(RMA - Planning Department and RMA - Building Services Department)**	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	
			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	
5.		**PD012(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY)** The site shall be landscaped. At least three (3) weeks prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval.	Owner/ Applicant/ Licensed Landscape Contractor / Licensed Landscape Architect	At least three (3) weeks prior to final inspection or occupancy	

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)*
		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)**	All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	Ongoing	
6.		**PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN** All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. **(RMA – Planning Department)**	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner/ Applicant	Prior to the issuance of building permits.	
			The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to Occupancy / Ongoing	

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)*
7.		**PD016 – NOTICE OF REPORT** Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "An Archaeological report has been prepared for this parcel by Archaeological Consulting, dated November 17, 2007 and is on record in the Monterey County RMA - Planning Department , Library No. LIB080059. All development shall be in accordance with this report." **(RMA – Planning Department)**	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	
8.		**PD016 – NOTICE OF REPORT** Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Geotechnical and Percolation Investigation has been prepared for this parcel by Soil Survey, Inc., dated March 1, 2006 and is on record in the Monterey County RMA - Planning Department , Library No. LIB080182. All development shall be in accordance with this report." **(RMA – Planning Department)**	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	
9.		**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	
10.		**WR2 - STORMWATER CONTROL** The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Stormwater runoff from impervious surfaces shall be dispersed at multiple points, away from and below any septic leach fields, over the least steep available slopes, with erosion control at outlets. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources 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 any grading or building permits	

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)*
11.		**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)**	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspect-ion/ occupancy	
12.		**WR43 - WATER AVAILABILITY CERTIFICATION** 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)**	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
13.		**EH11 – SEPTIC SYSTEM DESIGN** Submit plans for review and approval showing the location and design of the proposed septic system meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. **(Environmental Health)**	Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system.	CA Licensed Engineer /Owner/ Applicant	Prior to issuance of grading/ building permits	

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14.		**EH – LOCATION OF PROPOSED SEPTIC SYSTEM AND SWIMMING POOL (NON-STANDARD)** The preliminary septic system design will be approved if the pool is removed. If the pool is to remain in its current location, the owner/applicant may need to conduct a new percolation test to prove septic feasibility in another area of the parcel to the satisfaction of the Director of the Environmental Health Department. If the pool is to remain on site, all setbacks must be met. **(Environmental Health)**	Division of Environmental Health must approve plans. Prior to the issuance of grading and/or building permits, the applicant shall submit a revised site plan meeting septic and drainfield requirements in conjunction with the location of the swimming pool as well as a new percolation report if deemed necessary.	CA Licensed Engineer /Owner/ Applicant	Prior to issuance of grading/ building permits	
15.		**PW0005 – ENCROACHMENT (STD DRIVEWAY)** Obtain an encroachment permit from the Department of Public Works and construct a standard driveway connection to County Club Drive.**(Public Works)**	Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.	Owner/ Applicant	Prior to Building/ Grading Permits Issuance	
16.		**PW0006 – CARMEL VALLEY** The Applicant shall pay the Carmel Valley Master Plan Area Traffic Mitigation fee pursuant to the Board of Supervisors Resolution NO. 95-140, adopted September 12, 1995 (Fees are updated annually based on CCI). **(Public Works)**	Applicant shall pay to PBI the required traffic mitigation fee.	Owner/ Applicant	Prior to Building Permits Issuance	

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17.		**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. **(Carmel Valley Fire Protection District).**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	

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18.		**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	
19.		**FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)** Remove combustible vegetation from within a minimum of 100 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks	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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		approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. **(Carmel Valley Fire Protection District)**	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
20.		**FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)** The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. **(Carmel Valley Fire Protection District)**	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
21.		**FIRE028 - ROOF CONSTRUCTION - (CARMEL VALLEY FPD)** All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. **(Carmel Valley Fire Protection District)**	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

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22.		**FIRE – SWIMMING POOL CONNECTION REQUIREMENT (NON-STANDARD)** The swimming pool must be plumbed to allow connection to firefighting equipment and shall be installed as described in the Fire District's Swimming Pool Connection Requirements. **(Carmel Valley Fire Protection District)**	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
23.		**FIRE – FIRE DISTRICT NOTES ON PLANS (NON-STANDARD)** A full text of all the required fire conditions must be noted on all plans (building and grading) as "FIRE DEPARTMENT NOTES". The Fire District will not accept or approve building or grading plans without the "FIRE DEPARTMENT NOTES". **(Carmel Valley Fire Protection District)**	Applicant shall enumerate as "Fire Dept. Notes" on plans for review and approval by the Carmel Valley Fire Protection District.	Applicant or owner	Prior to issuance of building and/or grading permit.	