

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: August 27, 2009 Time: 1:30	Agenda Item No.:
Project Description: Administrative Permit and Design Approval to allow the construction of a 2,507 square-foot two-story single family dwelling with an 896 square-foot covered porch; the installation of photovoltaic solar cells on the roof; a 284 square-foot mechanical room with landings and a mechanical porch of 194 square feet; a second story deck of 288 square feet; a 480 square-foot attached carport and grading consisting of 23 cubic yards of cut.	
Project Location: 27500 Schulte Road, Carmel Valley	APN: 416-023-043-000
Planning File Number: PLN070347	Owner: Dale Roddick Agent: Luke Ingram
Planning Area: Carmel Valley Master Plan	Flagged and staked: Yes
Zoning Designation: : "RG/10-D-S" or Rural Grazing, 10 acres per unit with Design Control and Site Plan Review zoning district overlays.	
CEQA Action: Categorically Exempt per Section 15303(a)	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Zoning Administrator adopt a resolution (**Exhibit B**) to:

- 1) Categorically exempts PLN070347 per Section 15303(a) and;
- 2) Approve PLN070347, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**):

PROJECT OVERVIEW:

The subject residential project is proposed on a 3 acre parcel located at 27500 Schulte Road in Carmel Valley, within the Carmel Valley Master Plan boundaries. The property is zoned Rural Grazing, 10 acres per unit with Design Control and Site Plan Review zoning district overlays or "RG/10-D-S". The project consists of an Administrative Permit and Design Approval to allow the construction of a 2,507 square-foot two-story single family dwelling with an 896 square-foot covered porch; the installation of photovoltaic solar cells; a 284 square-foot mechanical room with landings and a mechanical porch of 194 square feet; a second story deck of 288 square feet; a 480 square-foot attached carport and grading consisting of 23 cubic yards of cut. Existing development on the property consists of a 120 square-foot storage shed and a 72 square-foot wood storage shed. The materials and colors proposed are: a 3-coat stucco exterior finish with blush/skin tone "Desert Sand" paint and a "sage green" seamed metal roof. The project design, materials to be used, and colors chosen for the project are consistent and compatible with residences in the area and blend in with the natural landscape of the property and; therefore comply with the purpose of the Design Control District and meet the policies of the Carmel Valley Master Plan.

The Monterey County Zoning Ordinance (Title 21) Section, 21.45.040.B requires an Administrative Permit for the construction of a single family dwelling in a Site Plan Review Zoning District or "S" Zoning District. The Roddick project was originally set for an Administrative Hearing on August 12, 2009. Staff received an e-mail from Frank Takacs and Amy Essick, neighboring property owners, requesting a public hearing in conjunction with Section 21.70.060.A.5 of Title 21. Frank Takacs and Amy Essick have expressed concerns with loss of privacy, increased noise and past code enforcement cases.

Staff has determined that the proposed project has been sited in the most appropriate location of the site. Staff has reviewed the project in relation to consistency with the Monterey County

General Plan, Carmel Valley Master Plan and the Monterey County Zoning Ordinance (Title 21) and has found the project to consistent with all relevant County Plans, policies and regulations.

OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

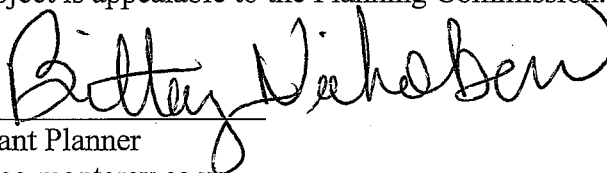
- √ RMA - Public Works Department
- √ Environmental Health Division
- √ Water Resources Agency
- √ Carmel Valley Fire Protection District

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by the Carmel Valley Fire Protection District, the Public Works Department, the Environmental Health Division and Water Resources Agency have been incorporated into the Condition Compliance and Reporting Plan attached as Exhibit 1 to the draft resolution (**Exhibit B**).

The project was not referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did not warrant referral to the LUAC because the project is categorically exempt from the California Environmental Quality Act, also known as "CEQA".

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

/S/ Brittanyann Nicholson



Brittanyann Nicholson, Assistant Planner
(831) 755-5854, nicholsonb@co.monterey.ca.us
(August 10, 2009)

cc: Front Counter Copy; Zoning Administrator; Carmel Valley Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; Laura Lawrence, Planning Services Manager; Brittanyann Nicholson, Project Planner; Carol Allen, Senior Secretary; Dale Roddick, Owner; Luke Ingram, Agent; Frank Takacs and Amy Essick, Neighbors; Planning File PLN070347.

Attachments: Exhibit A Project Data Sheet
Exhibit B Draft Resolution, including:
1. Conditions of Approval
2. Site Plan, Floor Plan and Elevations, Parcel Map, Tentative Map
Exhibit C Vicinity Map
Exhibit D Technical Reports:
1. "Tree Assessment" (LIB090370) prepared by Frank Ono, Pacific Grove, October 1, 2008.
Exhibit E E-mail from Frank Takacs and Amy Essick, dated July 22, 2009.

This report was reviewed by Laura Lawrence, Planning Services Manager

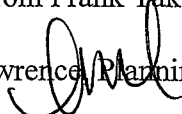


EXHIBIT A

Project Information for PLN070347

Project Title: RODDICK DALE & MAUREEN (J T)

Location: 27500 SCHULTE RD CARMEL

Primary APN: 416-023-043-000

Applicable Plan: Carmel Valley Master Plan

Coastal Zone: No

Permit Type: Administrative Permit

Zoning: RG/10-D-S

Environmental Status: Exempt

Plan Designation: RURAL GRAZING

Advisory Committee: N/A

Final Action Deadline (884): 9/8/2009

Project Site Data:

Lot Size: 3 AC

Coverage Allowed: 5%

Existing Structures (sf): 192

Coverage Proposed: 2.3%

Proposed Structures (sf): 4,649

Height Allowed: 35'

Height Proposed: 29' 7"

Total Sq. Ft.: 4,841

FAR Allowed: N/A

FAR Proposed: N/A

Resource Zones and Reports:

Environmentally Sensitive Habitat: No

Erosion Hazard Zone: MODERATE

Biological Report #: LIB090365

Soils Report #: LIB090363

Forest Management Rpt. #: N/A

Archaeological Sensitivity Zone: MODERATE

Geologic Hazard Zone: IV

Archaeological Report #: LIB090364

Geologic Report #: N/A

Fire Hazard Zone: VERY HIGH

Traffic Report #: N/A

Other Information:

Water Source: WELL

Sewage Disposal (method): SEPTIC

Water Dist/Co: N/A

Sewer District Name: N/A

Fire District: CARMEL VALLEY

Grading (cubic yds.): 23.0

Tree Removal: N/A

**EXHIBIT B
DRAFT RESOLUTION**

**Before the Zoning Administrator in and for the
County of Monterey, State of California**

In the matter of the application of:

Roddick (PLN070347)

RESOLUTION NO.

Resolution by the Monterey County Zoning
Administrator:

1. Categorically exempt PLN070347 per Section 15303(a) and;
2. Approving a Administrative Permit and Design Approval to allow the construction of a 2,507 square-foot two-story single family dwelling with an 896 square-foot covered porch; the installation of photovoltaic solar cells on the roof; a 284 square-foot mechanical room with landings and a mechanical porch of 194 square feet; a second story deck of 288 square feet; a 480 square-foot attached carport and 23 cubic yards of cut.

(PLN070347, Roddick, 27500 Schulte Road, Carmel Valley, Carmel Valley Master Plan [APN: 416-023-043-000])

The Roddick application (PLN070347) came on for public hearing before the Monterey County Zoning Administrator on August 27, 2009. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the Monterey County General Plan,
- Carmel Valley Master Plan,
- Monterey County Zoning Ordinance (Title 21)

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 27500 Schulte Road, Carmel (Assessor's Parcel Number 416-023-043-000), Carmel Valley Master Plan. The parcel is zoned Rural Grazing, 10 acres per unit with Design Control

and Site Plan Review Zoning District overlays or “RG/10-D-S, which allows for residential construction with an Administrative Permit, in accordance with Section 21.45.040.B of the Monterey County Zoning Ordinance (Title 21). Therefore, the project is an allowed land use for this site.

- c) The project consists of the construction of a 2,507 square-foot two-story single family dwelling with an 896 square-foot covered porch, the installation of photovoltaic solar cells on the roof, a 284 square-foot mechanical room, landings and a mechanical porch of 194 square feet, a second story deck of 288 square feet, a 480 square-foot attached carport and 23 cubic yards of cut. Such a use requires an Administrative Permit in accordance with Title 21, Section 21.45.040.B.
- d) The property is within a Design Control District overlay which requires additional design review of proposed structures within the District to assure protection of the public viewshed and neighborhood character without imposing undue restrictions on private property. In addition, Carmel Valley Master Plan Policy 26.1.26 requires that development is either visually compatible with the character of the valley, including the immediate surrounding areas, or shall enhance the quality of the areas which may have been degraded by existing development. The materials and colors proposed are: a 3-coat stucco exterior finish with blush/skin tone “Desert Sand” paint and a “sage green” seamed metal roof. Staff has determined that the project design, materials to be used, and colors chosen for the project are consistent and compatible with residences in the area and blend in with the natural landscape of the property and therefore comply with the purpose of the Design Control District and meet the Carmel Valley Master Plan policy referenced above.
- e) The project planner conducted a site inspection on February 18, 2009 to verify that the project on the subject parcel conforms to the plans listed above.
- f) A public hearing was held because there was evidence of public controversy to the proposed use. Written request from Frank Takacs and Amy Essick, neighboring property owners, requesting a public hearing was received on July 22, 2009 (**See Exhibit E** of the August 27, 2009 staff report) in accordance with the Monterey County Zoning Ordinance (Title 21) Section, 21.70.060.A.5. Frank and Amy expressed concerns with loss of privacy, increased noise and past code enforcement violations. Staff investigated all of the concerns and has determined that the Roddick project is fully consistent with the Monterey County General Plan, Carmel Valley Master Plan and the Monterey County Zoning Ordinance (Title 21).
- g) The project was not referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did not warrant referral to the LUAC because the project is categorically exempt from the California Environmental Quality Act also known as “CEQA”.
- h) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN070347.

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) Staff identified potential impacts to Biological Resources, Archaeological Resources and Soil/Slope Stability. Technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:
- “Botanical/Biological Report- Overall habitat summary of rare and endangered species” (LIB090365) prepared by Jud Vandevere, Monterey, Ca, March 13, 2008.
 - “Preliminary Cultural Resources Reconnaissance of portions of Assessor’s Parcel Number 416-023-043-000 in the unincorporated area of the County of Monterey, California” (LIB090364) prepared by Susan Morley, M.A., Pacific Grove, Ca, March 2008.
 - “Geotechnical and Percolation Investigation” (LIB090363) prepared by Soil Surveys, Inc., Salinas, Ca, June 16, 2008.
 - “Tree Assessment” (LIB090370) prepared by Frank Ono, Pacific Grove, Ca, May 15, 2009.
- c) Staff conducted a site inspection on February 18, 2009 to verify that the site is suitable for this use.
- d) 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 PLN070347.
3. **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 project was reviewed by the Carmel Valley Fire Protection District, the Public Works Department, the Environmental Health Division and the Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- b) Necessary public facilities are available and will be provided on site. The project will be served by an existing well and water tanks and a new 2,000 gallon septic tank with 80 feet of related drainfields. The Environmental Health Division has reviewed this project and

determined that adequate facilities are available and will be available on site.

c) Preceding findings and supporting evidence for PLN070347.

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.

EVIDENCE: a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
b) Staff conducted a site inspection on February 18, 2009 and researched County records to assess if any violation exists on the subject property.
c) There are no known violations on the subject parcel.
d) Zoning violation abatement costs, if any, have been paid. A condition is included to assure that all zoning abatement costs, if any, have been paid.
e) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN070347.

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

EVIDENCE: a) California Environmental Quality Act (CEQA) Guidelines Section 15303(a), categorically exempts the construction of the first single family dwelling in a residential zone.
b) The project consists of the construction of a 2,507 square-foot two-story single family dwelling with an 896 square-foot covered porch; the installation of photovoltaic solar cells on the roof; a 284 square-foot mechanical room with landings and a mechanical porch of 194 square feet; a second story deck of 288 square feet; a 480 square-foot attached carport; and 23 cubic yards of cut. The property is vacant of any dwellings and located within a residential zone; therefore the project falls under the categorical exemption of Section 15303(a) of CEQA.
c) No adverse environmental effects were identified during staff review of the development application during a site visit on February 18, 2009.
d) This project does not fall under any of the exceptions to categorical exemptions listed in CEQA Section 15300.2 because:
1) This project is not being proposed in a sensitive or hazardous environment and;
2) The project will not result in a adverse significant cumulative impact and;
3) The project does not have the potential to cause an adverse impact to a scenic highway or a scenic resource and;
4) The project is not being proposed on a hazardous waste site and the site does not contain a known historic resource.

See preceding and following findings and supporting evidence.

6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.

EVIDENCE: a) Section 21.80.040.B of the Monterey County Zoning Ordinance states, "The Planning Commission is the Appeal Authority to consider appeals from the discretionary decisions of the Zoning Administrator made pursuant to this Title. The decision of the Planning Commission shall be final and may not be appealed, except as provided for in Section 21.80.040 C."

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

- A. Categorically exempts PLN070347 per Section 15303(a) and;
- B. Approves a Administrative Permit and Design Approval to allow the construction of a 2,507 square-foot two-story single family dwelling with an 896 square-foot covered porch; the installation of photovoltaic solar cells; a 284 square-foot mechanical room with landings and a mechanical porch of 194 square feet; a second story deck of 288 square feet; a 480 square-foot attached carport and 23 cubic yards of cut, in general conformance with the attached sketch (**Exhibit 2**) and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION WITH THE APPROPRIATE FILING FEE ON OR BEFORE

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning Department and Building Services Department office in Salinas.

2. This permit expires 4 years after the above date of granting thereof unless construction or use is started within this period.

EXHIBIT B-1
Monterey County Resources Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: Roddick
 File No: PLN070347 APN: 416-023-043-000
 Approved by: The Director of the RMA – Planning Department
 Date: August 27, 2009

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

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1.		<p>PD001 - SPECIFIC USES ONLY This Administrative permit and Design Approval (PLN070347) allows the construction of a 2,507 square-foot two-story single family dwelling with an 896 square-foot covered porch; the installation of photovoltaic solar cells on the roof; a 284 square-foot mechanical room with landings and a mechanical porch of 194 square feet; a second story deck of 288 square feet; a 480 square-foot attached carport and 23 cubic yards of cut. The property is located at 27500 Schulte Road, Carmel Valley (Assessor's Parcel Number 416-023-043-000), 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</p>	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>
		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: "An Administrative permit (Resolution _____) was approved by the Zoning Administrator for Assessor's Parcel Number 416-023-043-000 on August 27, 2009. The permit was granted subject to 28 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.	

<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>
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/ Archaeologist	Ongoing	
4.		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	
5.		PD032(A) - PERMIT EXPIRATION The permit shall be granted for a time period of 4 years, to expire on August 27, 2013 unless use of the property or actual construction has begun within this period. (RMA – Planning Department)	The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.	Owner/ Applicant	As stated in the conditions of approval	

<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>
6.		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	
7.		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	
8.		PD011 – TREE AND ROOT PROTECTION 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	Submit evidence of tree protection to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of grading and/or building permits	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		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)	Submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.	Owner/ Applicant	During Construction	
			Submit photos of the trees on the property to the RMA – Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.	Owner/ Applicant	Prior to final inspection	
9.		PD012(F) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY) 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 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	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits	
			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.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to Occupancy	

<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>
		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	
10.		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	
11.		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	
12.		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 Botanical/Biological Report (LIB090365) has been	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	

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)
		<p>prepared by Jud Vandevere, Monterey, Ca, March 13, 2008 and;</p> <ul style="list-style-type: none"> • An archaeological report (LIB090364) has been prepared prepared by Susan Morley, M.A., Pacific Grove, Ca, March 2008 and; • A Geotechnical and Percolation Investigation (LIB090363) has been prepared by Soil Surveys, Inc., Salinas, Ca, June 16, 2008. <p>All development shall be in accordance with this report." (RMA – Planning Department)</p>	<p>Submit proof that all development has been implemented in accordance with the report to the RMA - Planning Department for review and approval.</p>	<p>Owner/ Applicant</p>	<p>Prior to Occupancy</p>	
13.		<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</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p>	

<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>
		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 schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
14.		FIRE008 - GATES 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 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 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	

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>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)</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of building permit.</p>	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection</p>	

<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>
16.		<p>FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL)</p> <p>For development of structures totaling less than 3,000 square feet on a single parcel, the minimum fire protection water supply shall be 4,900 gallons. For development of structures totaling 3,000 square feet or more on a single parcel, the minimum fire protection water supply shall be 9,800 gallons. For development of structures totaling more than 10,000 square feet on a single parcel, the reviewing authority may require additional fire protection water supply. Other water supply alternatives, including ISO Rural Class 8 mobile water systems, may be permitted by the fire authority to provide for the same practical effect. The quantity of water required by this condition shall be in addition to the domestic demand and shall be permanently and immediately available.</p> <p>(Carmel Valley Fire Protection 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 grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
17.		<p>FIRE015 - FIRE HYDRANTS/FIRE VALVES</p> <p>A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each</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>
		hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. (Carmel Valley Fire Protection District)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
18.		FIRE016 - SETBACKS All parcels 1 acre and larger shall provide a minimum 30-foot setback for new buildings and accessory buildings from all property lines and/or the center of the road. For parcels less than 1 acre, alternate fuel modification standards or other requirements may be imposed by the local fire jurisdiction to provide the same practical effect. (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	
19.		FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS) Manage combustible vegetation within a minimum of 100 feet of structures (or to the property line). Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional fire protection or	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>
		firebreaks approved by the Reviewing 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.		FIRE022 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM - (HAZARDOUS CONDITIONS) 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 completed prior to requesting a framing inspection. Due to substandard access, or other mitigating factors, small bathroom(s) and open attached porches, carports, and similar structures shall be protected with fire sprinklers. (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.		FIRE026 - ROOF CONSTRUCTION (STANDARD) 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 B 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.		PW00SP1– TAMC FEES (NON-STANDARD) Prior to issuance of building permits, the applicant shall pay the Transportation Agency for Monterey County (TAMC) the regional traffic mitigation fee identified in the TAMC nexus study. (Public Works)	Applicant shall pay the TAMC the required Traffic Mitigation Fee.	Owner/ Applicant	Prior to Issuance of Building Permits	
23.		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	
24.		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 filing the final parcel map or issuance of building	
25.		EHSP01 – WATER QUALITY – BACTERIA (NON-STANDARD) The initial water quality results from this well (APN 416-023-046-000) resulted in a positive Total Coliform result. Submit a new bacteria sample with chlorine residuals reported. Contact EHD for chlorination instructions and requirements on third party samplers. (Environmental Health)	<ul style="list-style-type: none"> • Chlorinate well (instructions can be obtained from EHD) • A third party must collect a bacteria sample • Submit bacteria sample and chlorine residual report to EHD for review and approval. 	Owner/ Applicant	Prior to issuance of a Building Permit.	

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26.		<p>EHSP02 – WELL ACCESS VERIFICATION (NON-STANDARD)</p> <p>After construction of the home and carport, the only access to the well will be through the carport. Submit a letter from a licensed well contractor specifying the height and width requirements of the carport for the driller to access the well for future maintenance. Submit building plans that indicate all dimensions of the carport to insure the specifications from the well driller can be met once construction is complete.</p>	<ul style="list-style-type: none"> • Submit a letter from a licensed well contractor specifying the height and width requirements of the carport for the driller to access the well for future maintenance. • Submit building plans that indicate all dimensions of the carport. 	Owner/ Applicant	Prior to issuance of a Building Permit.	
27.		<p>WR40 - WATER CONSERVATION MEASURES</p> <p>The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</p> <p>a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.</p> <p>b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices.</p> <p>(Water Resources Agency)</p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	

<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>
28.		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	

WATER CONSERVATION MEASURES (CIV)
 THE APPLICANT SHALL COMPLY WITH ORDINANCE NO. 3931, OR AS SUBSEQUENTLY AMENDED, OF THE MONTEREY COUNTY WATER RESOURCES AGENCY PERTAINING TO TRANSITORY WATER CONSERVATION REGULATIONS. THE REGULATIONS FOR NEW CONSTRUCTION REQUIRE, BUT ARE NOT LIMITED TO:

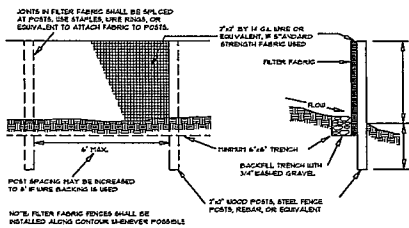
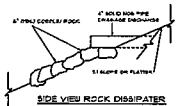
1. ALL TOILETS SHALL BE ULTRA-LOW FLUSH TOILETS WITH A FLOWING TANK SIZE OR FLUSH CAPACITY OF 1.6 GALLONS. ALL SHOWER HEADS SHALL HAVE A MAXIMUM FLOW CAPACITY OF 1.5 GALLONS PER MINUTE AND ALL HOT WATER FAUCETS THAT HAVE MORE THAN TEN FEET OF PIPE BETWEEN THE FAUCET AND THE HOT WATER HEATER SERVING SUCH FAUCET SHALL BE EQUIPPED WITH A HOT WATER RECIRCULATING SYSTEM.

2. LANDSCAPE PLANS SHALL APPLY XERISCAPE PRINCIPLES, INCLUDING SUCH TECHNIQUES AND MATERIALS AS NATIVE OR LOW WATER USE PLANTS AND LOW PRECIPITATION SPRINKLER HEADS, BUBBLERS, DRIFF IRRIGATION SYSTEMS AND TRIND DEVICES. (WATER RESOURCES AGENCY)

SANTA LUCIA PRESERVE BOUNDARY

DRAINAGE & EROSION CONTROL CONSIDERATIONS:

RUNOFF FROM THE BUILDING ROOF, PATIO AREAS AND DRIVEWAYS MUST BE SPREAD AND DISPAIRED IN LANDSCAPED AREAS, OR COLLECTED IN CATCH BASINS AND PIPELINES AND DISCHARGED ONTO THE PAVED DRIVEWAY OR PARKING AREA. CONCENTRATED STORM WATER SHALL NOT BE DISCHARGED ONTO A STEEP SLOPE OR TOWARD THE NEW SEPTIC SYSTEM LEACHFIELDS. SOIL SURVEYS, INC. SHOULD BE RETAINED TO CHECK THE GRADING AND DRAINAGE PLANS FOR COMPLIANCE WITH THESE RECOMMENDATIONS.



EROSION CONTROL "SILT FENCE" DETAILS

JOINTS IN FILTER FABRIC SHALL BE SPLICED AT POSTS. USE STAPLES, WIRE RINGS, OR EQUIVALENT TO ATTACH FABRIC TO POSTS.
 7/8" BY 1/4" GAL. LINE OR EQ. VALANT, 8" STANCHION STRENGTH FABRIC USED.
 7/8" WOOD POST, STEEL FENCE POST, REBAR, OR EQUIVALENT.
 FILTER FABRIC
 FLOW
 7/8" WOOD POST, STEEL FENCE POST, REBAR, OR EQUIVALENT.
 7/8" WOOD POST, STEEL FENCE POST, REBAR, OR EQUIVALENT.
 POST BRACING MAY BE INCREASED TO 4" IF SOIL BACKING IS USED.
 NOTE: FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTAINERS WHENEVER POSSIBLE.

GRADING AND DRAINAGE NOTES

DURING WINTER OPERATIONS (OCT. 15 TO APRIL 15), THE FOLLOWING PRECAUTIONS MUST BE TAKEN: DRAINAGE SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY FELICINGS AND/OR OTHER MEANS OF SOIL PROTECTION. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT BROODING OR ADJACENT TO THE ROADWAY OR ON THE ADJACENT PROPERTIES. RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BENTON, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.

GRADING

CUT: 15 CUBIC YARDS

NOTE: PROPOSED CONSTRUCTION IS NOT ON 30% SLOPE

TREE CARE DURING CONSTRUCTION

- 1) TO PROTECT TREES DURING CONSTRUCTION ACTIVITIES, THE FOLLOWING MEASURES SHALL BE ADHERED TO:
 - a) AROUND EACH TREE OR GROUP OF TREES TO BE PRESERVED ADJACENT TO THE CONSTRUCTION AREA, A BOUNDARY OF ORANGE SAND NETTING OR HIGH VISIBILITY PLASTIC FENCING SUPPORTED BY WOOD OR METAL STAKES SHALL BE ERRECTED ALONG WITH THE TRUNKS OF ANY TREE AND NO FILL OF UNDESIRABLE SOIL SHOULD EXCEED 1" WITHIN THE DRIPLINE OF TREES, UNLESS ITS PART OF APPROVAL PROJECT BOUNDARY. WHERE APPROVED CONSTRUCTION WILL OCCUR WITHIN TREE DRIPLINES, SUCH FENCING SHOULD BE ERRECTED AS CLOSE TO THE ACTUAL CONSTRUCTION FEATURE AS POSSIBLE IN ORDER TO MAINTAIN THE MAXIMUM AMOUNT OF UNDISTURBED AREA.
 - b) NO STORAGE OF EQUIPMENT OR CONSTRUCTION MATERIALS OR PARKING OF VEHICLES IS PERMITTED BEYOND THE CONSTRUCTION BOUNDARY SO IDENTIFIED. NO SOIL MAY BE REMOVED FROM WITHIN THE DRIPLINE OF ANY TREE AND NO FILL OF UNDESIRABLE SOIL SHOULD EXCEED 1" WITHIN THE DRIPLINE OF TREES, UNLESS ITS PART OF APPROVAL PROJECT BOUNDARY AND IS PERMITTED BY A QUALIFIED FORESTER OR CERTIFIED ARBORIST BECAUSE SENSITIVE AREAS ARE SENSITIVE TO THE ADDITION OF FILL, EXCAVATED MATERIAL MAY EITHER BE REMOVED FROM THE SITE, INCORPORATED AS DIMINISHED FILL BENEATH DRIVEWAYS, PARKING AREAS OF THE STRUCTURE, OR RETAINED ASLEAST FOUR INCHES (4 INCHES) OF 1 FOOT CLEARANCE) AND 48 INCHES OF THE ROOTING AREA AS POSSIBLE.
 - c) BARK REMOVAL TO ANY TREE FROM EQUIPMENT IS NOT ACCEPTABLE AND IS PREVENTED BY PROPER INSTALLATION OF PROTECTIVE FENCING AND NO WALKING UPON IT DURING CONSTRUCTION.
 - d) NO SIGNIFICANT TREE AS DEFINED BY COUNTY CODES MAY BE REMOVED OR TRIMMED UNLESS AUTHORIZED UNDER THIS MANAGEMENT PLAN OR COUNTY REGULATIONS.
 - e) ROOTS EXPOSED BY EXCAVATION MUST BE PROTECTED AND COVERED AS QUICKLY AS POSSIBLE TO PREVENT COLLAPSE, CLOSURE AND HEALTH PROBLEMS.
 - f) TREPPING WILL BE REQUIRED ON THE RETAINED TREES TO PERMIT CONSTRUCTION. ALL TREE WORK SHALL BE MONITORED BY A QUALIFIED FORESTER OR CERTIFIED ARBORIST AND WORK COMPLETED BY QUALIFIED TREE PERSONNEL.

TREE REMOVAL

NO TREES TO BE REMOVED

LANDSCAPE

"DROUGHT RESISTANT" NATIVE GRASS COVER UNDISTURBED SOIL.
 LANDSCAPE SHALL APPLY XERISCAPE PRINCIPLES, INCLUDING SUCH TECHNIQUES AND MATERIALS AS NATIVE OR LOW WATER USE PLANTS AND LOW PRECIPITATION SPRINKLER HEADS, BUBBLERS, DRIFF IRRIGATION SYSTEMS AND TRIND DEVICES.

SCOPE OF WORK

A PROPOSED NEW RESIDENCE:
 1ST FLOOR (HABITABLE): 1,600 SF
 2ND FLOOR (HABITABLE): 807 SF
 TOTAL HABITABLE: 2,507 SF
 COVERED PORCH: 286 SF
 2ND FLOOR DECK: 288 SF
 CARPORT: 284 SF
 MECHANICAL ROOM: 284 SF
 LANDINGS & MECH PORCH: 134 SF
 TOTAL COVERAGE: 3,058 SF
 SEPTIC: (N) 2000 GAL TANK & 2 LEECH FIELDS
 WATER: (E) APPROVED PRIVATE WELL
 ELEC: (N) 300 AMP PG&E ELECTRICAL SERVICE (W/ PV SYSTEM INTERCONNECTED)
 FIRE: LOCAL FIRE DEPT. APPROVAL REQ. DESIGN APPROVAL, CULVICAC REQ. SETBACKS: FRONT 30', REAR: 20', SIDE: 20'
 CONSTRUCTION TYPE: III
 OCCUPANCY GROUP: R-3
 ZONING: RG/10-D-8
 MONTEREY COUNTY PLANNING: PLN010241

AREA CALCS

PROPOSED 1ST FLOOR: 1,600 SF
 PROPOSED 2ND FLOOR: 807 SF
 TOTAL PROPOSED HABITABLE: 2,507 SF
 PROPOSED MECHANICAL ROOM: 284 SF
 PROP. LANDINGS & MECH PORCH: 134 SF
 PROPOSED COVERED PORCH: 286 SF
 PROPOSED 2ND FLOOR DECK: 288 SF
 PROPOSED CARPORT: 284 SF
 TOTAL PROPOSED COVERAGE: 3,058 SF
 LOT SIZE: 130,678 SQ. FT.
 PROPOSED LOT COVERAGE: 2.3%

MONTEREY COUNTY GENERAL NOTES

NO PERSON MAY TAKE INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID, WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER SUPERVISOR SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPARTMENT. (SECTION 4.11.02, 3501)
 ALL WORKS UNDER IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUTOFF NOZZLE UNDER AN AUTOMATIC SHUTOFF NOZZLE (SECTION 4.11.02, 3501)
 NO PORTABLE WATER MAY BE USED FOR CONSTRUCTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLY AVAILABLE SOURCE OF RECLAIMED OR OTHER AMPORTABLE WATER APPROVED BY THE MONTEREY COUNTY HEALTH DEPARTMENT AND APPROVED FOR SUCH USE. (SECTION 4.11.02, 3501)
 AS OF 2017, LEAD USE IN MAKING JOBS ON PRIVATE OR PUBLIC WATER SUPPLY SYSTEMS IS PROHIBITED. (SB 444)
 ADDRESS TO BE POSTED PER ORD. 3400: ACCESS, ROADS AND DRIVEWAYS TO BE ADHERED TO ORD. 3400.

PARCEL LOCATED ON SERRANO RANCH ROAD (A PRIVATE ROAD OFF SCHULTE ROAD, CARMEL, CA.)



A SITE PLAN FOR:
 DALE RODDICK
 21500 SCHULTE RD.
 CARMEL, CA. 93923
 PARCEL # 416-023-043-000
 3.0 AC
 ZONE RG/10-D-8

PROPOSED SITE PLAN
 SCALE: 1" = 20'

LUKENG RAM
 PLANNING & ARCHITECTURE
 1000 S. GARDEN ST. SUITE 100
 CARMEL, CA 93923
 PH: (831) 927-8574
 WWW.PLANLANDRAM.COM

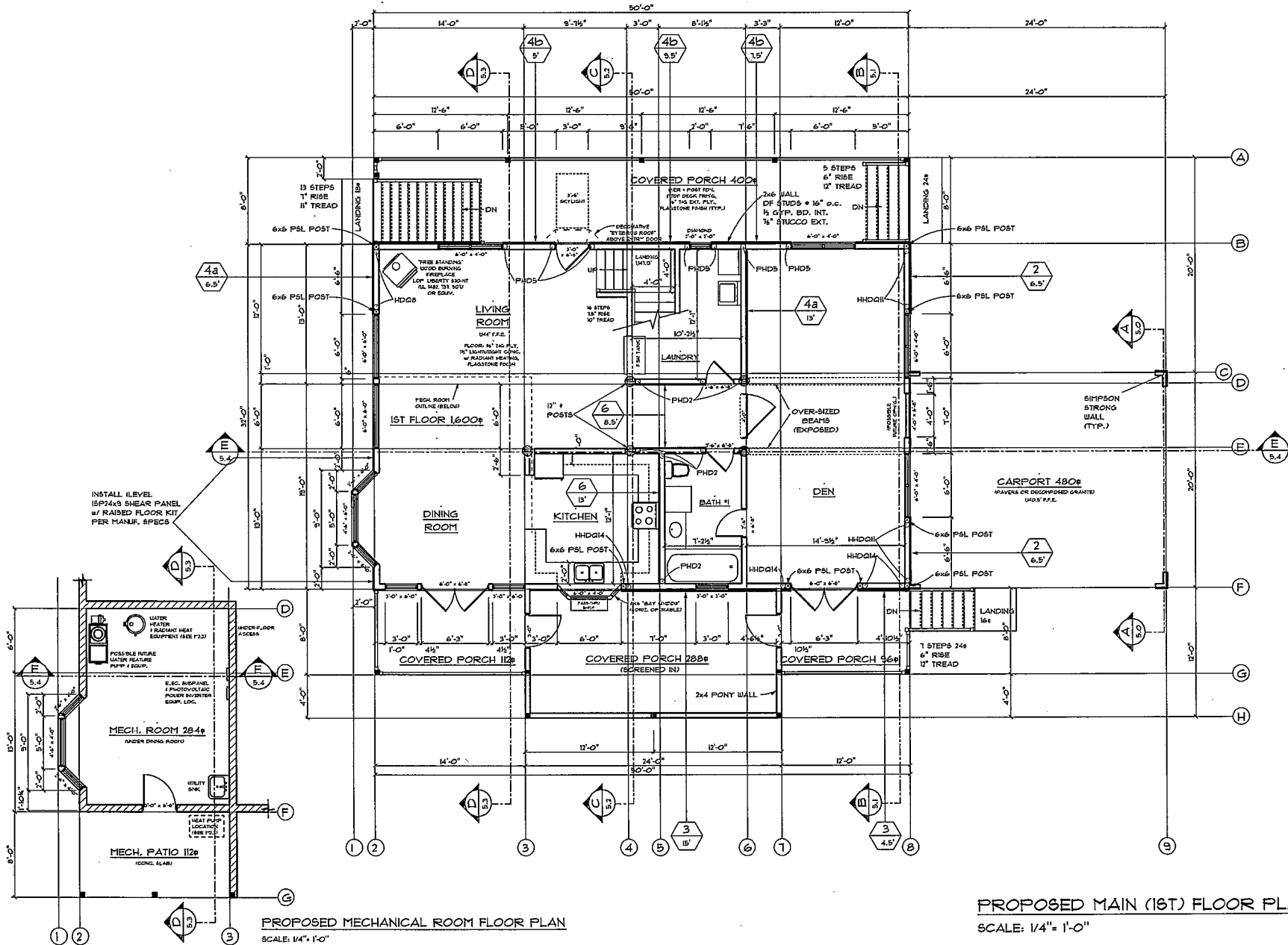
EXHIBIT

DALE RODDICK
 27500 SCHULTE ROAD
 CARMEL, CA 93923
 PH: (831) 596-0107

A PROPOSED NEW RESIDENCE FOR:
 DATE: 07/09/19
 DRAWN: LEL
 REVISION:

SHEET:
 A1
 OF 33 TOTAL

PAGE 2 OF 4 PAGES



PROPOSED MECHANICAL ROOM FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROPOSED MAIN (1ST) FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXHIBIT **B 2**

DALE RODDICK

27500 SCHULTE ROAD
CARMEL, CA 93923
PH: (831) 596-0107

A PROPOSED NEW RESIDENCE FOR:

DATE: 07/18/09
DRAWN: LAL
REVISIONS:

SHEET:

A2

OF 33 TOTAL

LURE INCORPORATED

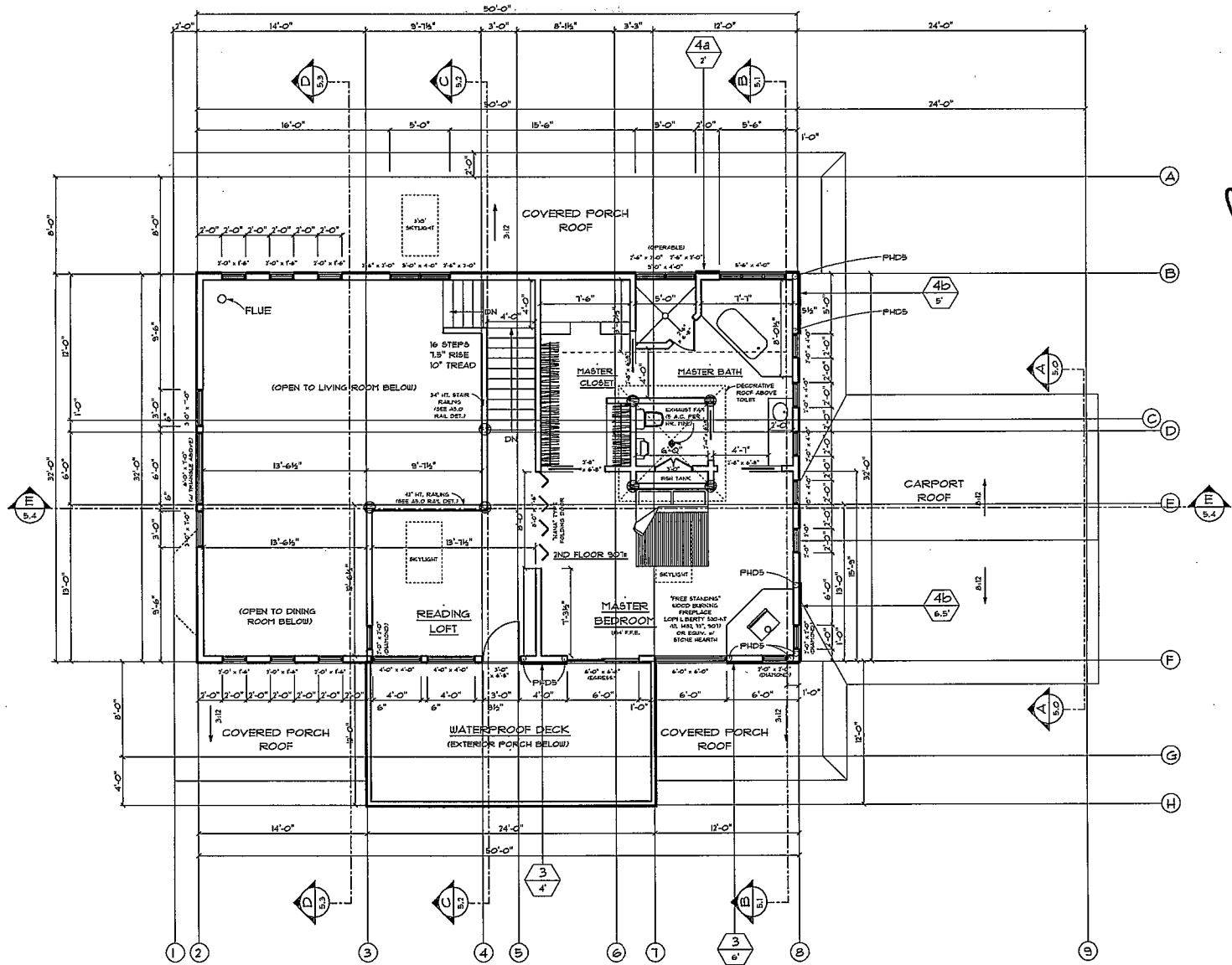
PO BOX 299 California 93934

Office: (831) 596-0107 Cell: (831) 596-0107 Fax: (831) 596-0107

PAGE 3 OF 6 PAGES

Arch: LAL

Date: 07/18/09



PROPOSED UPPER (2ND) FLOOR PLAN
 SCALE: 1/4" = 1'-0"

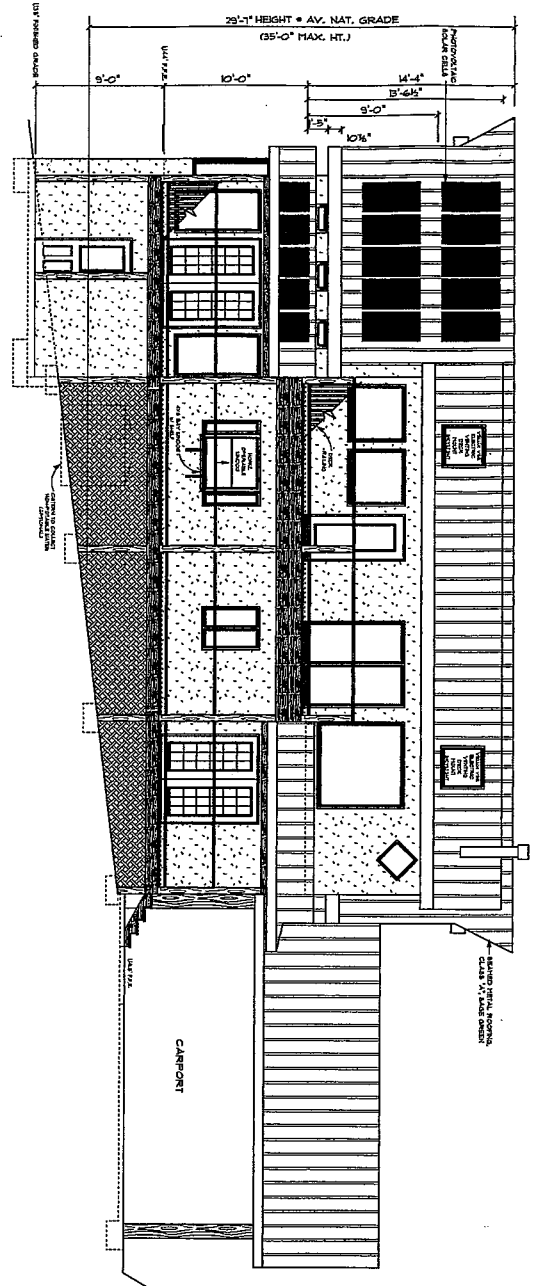
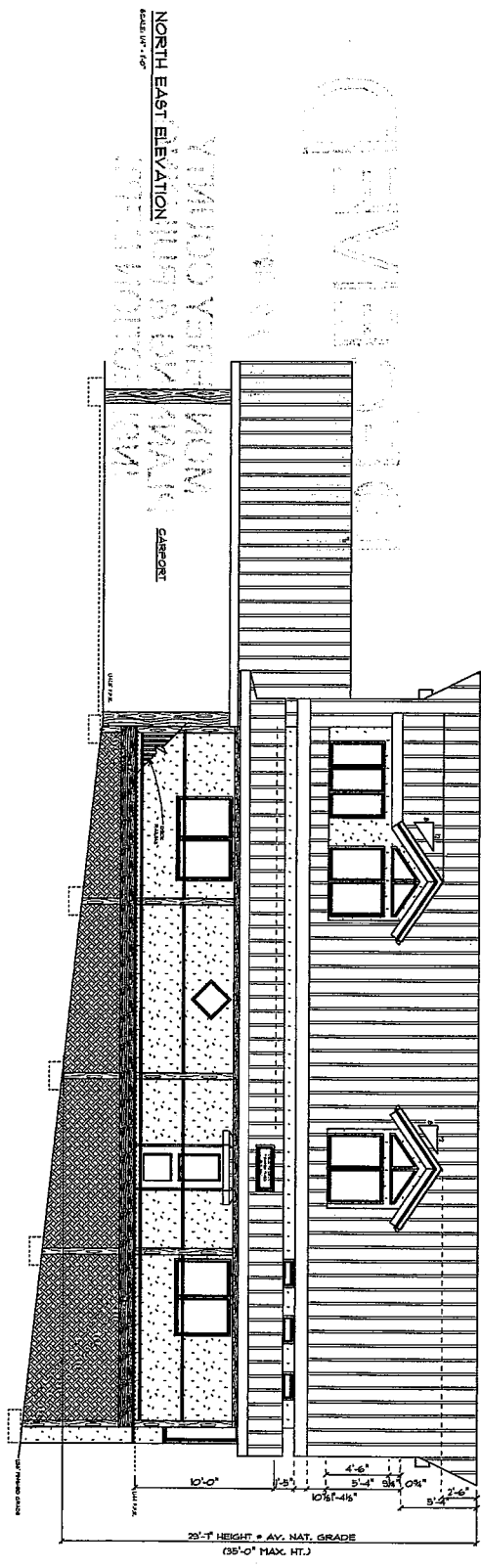
EXHIBIT **B.2**
 PAGE 4 OF 6 PAGES

DALE RODDICK
 27500 SCHULTE ROAD
 CARMEL, CA 93923
 PH: (831) 596-0707

A PROPOSED NEW RESIDENCE FOR:
 DATE: 07/04/09
 DRAWN: LAL
 REVISION:
 SHEET:

A3
 OF 33 TOTAL

ENGINEERING
 PO BOX 299 Carmel, CA 93924
 OFFICE (831) 596-0707
 EMAIL: dale@dale-roddick.com
 WWW: www.dale-roddick.com

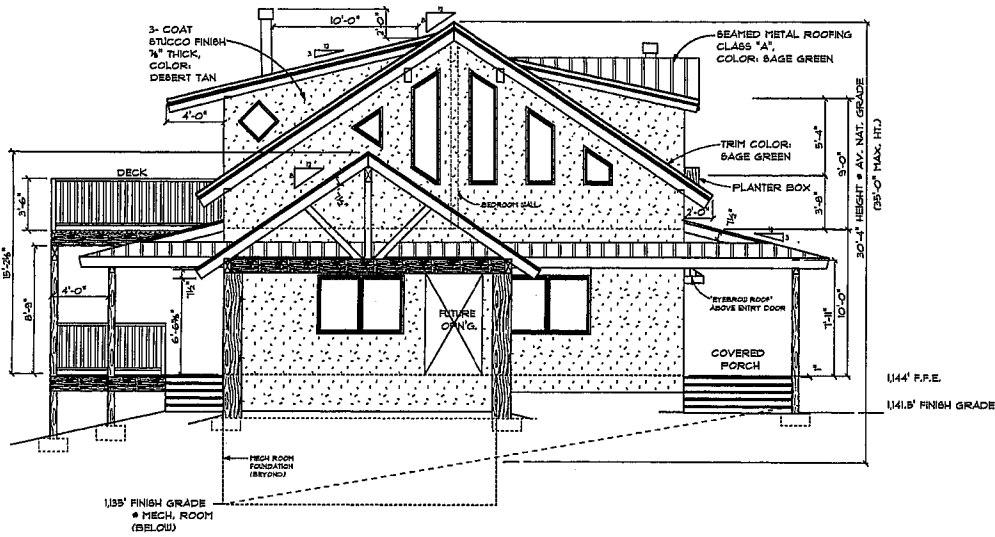


NORTH EAST ELEVATION
SCALE 1/4" = 1'-0"

SOUTH WEST ELEVATION
SCALE 1/4" = 1'-0"

SHEETS: A4.0 OF 25 TOTAL	DATE 6/23/09	A PROPOSED NEW RESIDENCE FOR:	DALE RODDICK	DRAWN BY: LUKE INGRAM
	DRAWN LRL		27500 SCHULTE ROAD	PO BOX 2193
	REVISION		CARMEL, CA 93923	Carmel Valley, California 93924
		AP# 416-023-045-000	(831) 596-0107	PH (831) 277-8574 E plansdrawnup@gmail.com

EXHIBIT **B**



SOUTH EAST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH WEST ELEVATION
SCALE: 1/4" = 1'-0"

RECEIVED
 JUN 13 2007
 MONTEREY COUNTY
 PLANNING & BUILDING
 INSPECTION DEPT.

DRAWN BY: **LUKE INGRAM**
 PO BOX 2193
 San Dimas Valley, California 91774
 TEL: (951) 277-8574
 FAX: (951) 277-8574
 luke@lukeingram.com

DALE RODDICK
 27910 SCRIBBLE ROAD
 CARMEL, CA 95923
 (831) 596-0187

A PROPOSED NEW RESIDENCE FOR
 DATE: 02/29
 DRAWN: LJI
 REVISION:

AP: 161023-019-000

EXHIBIT B.8
 PAGE 6 OF 6 PAGES

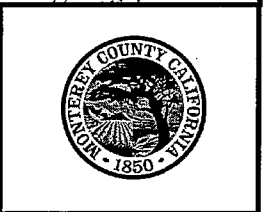
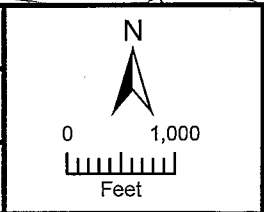
CARMEL VALLEY

EXHIBIT C



EXHIBIT C
PAGE 1 OF 1 PAGES

APPLICANT: RODDICK		
APN: 416-023-043-000		FILE # PLN070347
300' Limit	2500' Limit	City Limits



27500 Schulte Road
Tree Assessment
Arborist report

Prepared for:

Dale Roddick

Prepared by:

Frank Ono
Forester

Society of American Foresters I.D. # 48004
Certified Arborist #536
1213 Miles Avenue
Pacific Grove, CA 93950

May 15, 2009

Owner:

Mr. Dale Roddick
27500 Schulte Road
Carmel, CA 93923

Architect:

Luke Ingram
P.O. Box 2193
Carmel Valley, CA 93924

Forester and Arborist

Frank Ono, Society of American Foresters # 048004, Certified Arborist #536
F.O. Consulting
1213 Miles Ave
Pacific Grove, CA 93950

SUMMARY

Development in the form of site improvement to existing structures has been proposed for 27500 Schulte Road. The project proposes to construct a two story single family home with carport within an existing stand of oak trees. The trees are considered to be in fair or better condition both structurally and in health. No tree removal is proposed however the structure is within the critical root zones of several oaks. A tree assessment/arborist report has been prepared that identifies and addresses the affects that the project may have to the existing tree resources on site as well as a list of recommendations for the project.

INTRODUCTION

This tree assessment/arborist report is prepared Mr. Dale Roddick the owner of the property located at 27500 Schulte Road, Carmel Valley, CA by Frank Ono, Forester and Certified Arborist, Society of American Foresters #48004 and International Society of Arboriculture Certified Arborist #536 due to the proposed construction improvements to an existing structure, storage shed and driveway. The Carmel Valley Land Use Plan and Monterey County Zoning Ordinance 21 identify oak trees as native tree species that require protection and special consideration for management.

ASSIGNMENT/SCOPE OF PROJECT

Oak trees forest this site in dense concentrations and development of this parcel may have various affects to the adjacent trees from construction. To ensure protection of the tree resources on site, the property owner, Mr. Dale Roddick, has requested a tree assessment of the trees in proximity to proposed development areas and a tree assessment/arborist for

trees that are adjacent to these areas on this property. To accomplish this assignment, the following tasks have been completed;

- Evaluate health, structure and preservation suitability for each tree within or adjacent (15 feet or less) to proposed development of trees greater than or equal to six diameter inches at 24 inches above grade.
- Review proposed building site plans as provided by Luke Ingram.
- Make recommendations for alternative methods and preconstruction treatments to facilitate tree retention.
- Create preservation specifications, as it relates to a Tree Location/Preservation Map.
- Determine the quantity of trees affected by construction that meet "Landmark" criteria as defined by the County of Monterey, Title 21 Monterey County Zoning Ordinance (sec 21.260.260) ; as well as mitigation requirements for those to be affected.
- Document findings in the form of a report as required by the County of Monterey Planning Department.

LIMITATIONS

This assignment is limited to the review of plans submitted to me dated March 30, 2009 by Luke Ingram to assess affects from potential construction to trees within or adjacent to construction activities. The assessment has been made of these plans specifically and no other plans were reviewed. Only minor grading and erosion details are discussed in this report as it relates to tree health.

PURPOSE

This tree Assessment/Arborist report is prepared for this parcel due to proposed construction activities that are intent on constructing a new structure located at 27500 Schulte Road, Carmel, Valley CA. The purpose of the assessment is to determine if any of the trees will be affected by the proposed project. Oak trees are considered protected trees as defined by the County of Monterey, Title 21 Monterey County Zoning Ordinance (sec 21.260.260).

GOAL

The goal of this plan is to protect and maintain the Carmel Valley forested resources through the adherence of development standards, which allow the protection, and maintenance of its forest resources. Furthermore it is the intended goal of this assessment/arborist report to aid in planning to offset any potential effects of proposed development on the property while encouraging forest stability and sustainability, perpetuating the forested character of the property and the immediate vicinity.

SITE DESCRIPTION

- 1) Assessor's Parcel Number: 416-023-043-000
- 2) Location: 27500 Schulte Road, Carmel Valley, CA
- 3) Parcel size: Approximately 3 Acres
- 4) Existing Land Use: The parcel is zoned RG/10-D-S for residential use
- 5) Slope: The parcel is on a softened ridge with several sloped areas that face west, south and north. Slopes range from 5- 15% in the developable areas to over 20% on slopes that are to the north
- 6) Soils: The parcel is located on soil that is classified as a combination of San Andreas and Santa Lucia shaly clay loam series soil. Santa Lucia series soils are a steep and very steep soil on low hills. It has the profile described as representative of the series. Depth to sandstone is 20 to 40 inches. Clay subsoil is found generally at a depth of 15 to 20 inches. Runoff is slow to medium and erosion hazard is moderate. Santa Lucia Series shaly clay loam is an undulating to rolling soil found on ridge tops and foot slopes. It has a depth to shale typically 20-40 inches in depth. Runoff is medium and erosion hazard is moderate.
- 7) Vegetation: The vegetation is of the Valley and foothill wood land type. It is composed primarily of coastal live oak. Understory consists of poison oak, grasses, and sticky monkey flower.
- 8) Forest Condition and Health: The property is heavily forested by Coast live oak forest, with openings of perennial shrubs on the perimeter of the development envelope. Field observations of the building site and surrounding area revealed that a range of size classes is present (4"-20") from four to ten foot or more spacing. The forest is considered primarily even aged, as most trees likely regenerated near the same time, and have since differentiated spatially within the stand through competition. The oak forest on the property is in overall fair or better condition and health. Tree vigor, as measured by leaf and crown area, correlates with canopy position within the stand. Dominant and co-dominant trees generally have larger crowns capable of supporting more leaves, and have a generally healthy and appealing growth form. Intermediate and particularly suppressed trees have smaller crowns and are therefore less vigorous. Mortality on the site is low. The canopy of the area is composed of smaller sized oaks which have regenerated from previous woodland fire. Abiotic sources of stress may include the fact that a fire has occurred on the site in the past and that plants are competing for nutrients particularly those areas that are immersed with poison oak. Biotic stressors, such as insects (oak worm, oak bark beetle) were also discovered on site. It is assumed that decline observed in several oaks is likely due to competition for resources which may be responsible for some of the decline in the larger trees noted since the site is so densely vegetated.

BACKGROUND

On April 24, 2009, I (Frank Ono, F.O. Consulting) I was contacted by Mr. Dale Roddick, the property owner, who requested an assessment of trees adjacent to proposed construction at 27500 Schulte Road, Carmel Valley, CA. The assessment is to be documented in an arborist report that will work in conjunction with other conditions for approval of the building permit application.

A site visit was conducted on May 16, 2009 where trees were assessed for health and condition at that time. The assessment focused on incorporating the preliminary location of site improvements coupled with consideration for the general goals of site improvement desired of the landowner. During this site visit, the proposed improvements assessed included preserving trees to the greatest extent feasible, maintaining the view shed and general aesthetic quality of the area while complying with Monterey County codes. A study of the individual trees was made to determine the treatments necessary to complete the project and meet the goals of the landowner. As a result trees within and immediately adjacent to the proposed development area were located, measured, inspected, flagged and recorded. The assessment of each tree concluded with an opinion of whether the tree should be removed, or preserved, based on the extent and effect of construction activity to the short and long term health of the tree. All meetings and field review were focused on the area immediately surrounding the proposed development.

OBSERVATIONS

The following list includes observations made while on site, and summarizes details discussed during this stage of the planning process.

- The site is densely forested with Coast live oak trees. Openings in the canopy are where the roadway is located and the proposed structure is to be placed.
- No Landmark size trees are within the project area.
- No tree removal is proposed for the project.
- Several trees on site appear to be declining in health, primarily evidenced by thinning in the crown. Some evidence of insect activity (oak worm) is observed. Decay was noted in several trees outside the project area.
- Footings for the structure are located on gentle sloping portions of the property and at a distance far enough to minimize impacts to existing trees.
- Grade changes have occurred near trees #340, #343, #344, and #345 from accumulation of shale and topsoil against tree bases.
- The driveway areas are on the previously graded access road and gentle sloping portions of the property.

OBSERVED TREES

The trees listed in the following table have been tagged in the field and are rated Good, Fair, or Poor according to their health, vigor and structural condition. Trees with a good rating are trees that are in the best condition and health for the surrounding climate. Trees that are rated as fair are usually trees of lesser condition that may have some structural problem or health factor limiting them from fully developing as a healthy tree. Trees that are rated poor are of less quality condition and have either structural flaws that cannot be over come over time, or that are in poor health.

Tree vigor correlates with canopy position within the stand and is measured by leaf and crown area. Tree rated Dominant and co-dominant are trees that generally have larger crowns capable of supporting more leaves, and have a generally healthy and appealing growth form. Dominant trees are trees with wide crowns above the level of the forest canopy that receive sunlight from above as well as the sides. Codominant trees are large crowned trees at the general level of the forest canopy that receive sunlight from above and partly from the sides. Crowns are somewhat smaller than dominant but healthy and vigorous. Trees rated intermediate and particularly suppressed trees have smaller crowns and are therefore less vigorous. Intermediate trees have much of the canopy below the general level of the forest or are pinched at the sides. They will receive sunlight from above but very little to none from the sides. Suppressed trees are trees that are overtopped by large trees and receive no direct sun from above or from the sides.

Number	Diameter	Species	Condition	Position	Comments
340	18	Oak	Fair	Codominant	Lean
341	18	Oak	Fair	Codominant	
342	20	Oak	Poor	Codominant	Cracked base, Bark missing
343	18	Oak	Fair	Codominant	
344	16	Oak	Fair	Codominant	
345	18	Oak	Fair	Intermediate	
345A	18	Oak	Poor	Suppressed	Decay
346	6	Oak	Fair	Intermediate	
347	12	Oak	Good	Codominant	
348	12	Oak	Fair	Codominant	
349	12	Oak	Fair	Codominant	Thinning canopy
350	14,14	Oak	Fair	Codominant	Stem decay
351	12	Oak	Good	Codominant	
352	12	Oak	Good	Codominant	
353	12	Oak	Fair	Codominant	
354	8	Oak	Good	Codominant	
355	8	Oak	Good	Codominant	
356	12	Oak	Good	Dominant	
357	10,8	Oak	Fair	Codominant	

DISCUSSION

Construction Effects to Existing Trees

Site inspections and review of the plans as presented identified negative effects by construction to individual trees. The effects to trees are based on the development plans provided, surveyed tree locations, and field review. These construction effects are as follows:

- Grading for driveway and building construction as well as trenching for Retaining walls or foundation construction.
 - These procedures require alteration of natural grade in the form of cut and/or fill. Roots shattered or torn during this process provide openings for opportunistic decay causing organisms degrading tree support systems and vigor. Trees appear to be at a distance far enough from construction activities for minimizing negative effects.
- Alteration of natural grade, excavation for footings and stockpiling of soil
 - Cuts, lowering of natural grade, require the removal of soil until the desired elevation is reached. A cut within the trees Critical Root Zone can remove non-woody and woody roots. Non-woody (absorbing) roots are responsible for transporting moisture and nutrients necessary for maintaining tree health. Larger significant cuts remove woody roots that provide structural support, compromising the tree's ability to stand upright. Tree #340 (18" oak) has a lean with a minimal portion of its root zone encroached. The tree is of a condition and size that encroachment should not negatively affect the tree.
 - There has been some site disturbance in the form of grading and soil stockpiling that has taken place on the property. Coast live oak are especially prone to decline and death resulting from improper backfilling or soil grade changes. Fill material has been stockpiled against trees #340, #343, #344, and #345 and are an accumulation of shale and topsoil. Compaction of the soil breaks down soil structure by removing air and adding moisture, often anaerobic conditions develop, promoting decay. Absorbing roots can suffocate from lack of oxygen and structural roots may be compromised as a result of the decay.
- Driveway construction- Chip Seal, Asphalt or Concrete
 - Require a "cut" to a depth of 6 to 12 inches below the existing grade. Soils are then stabilized and by applying base materials and compacted. Asphalt chip seal, decomposed granite or concrete are then applied to create the surface. The required grade alteration damages both woody and non-woody roots responsible for nutrient and

moisture uptake as well as tree stability. Trees appear to be at a distance or are of health and condition that driveway construction will not adversely affect existing trees.

- Driveway Construction- Pavers
 - Require a “cut” to a depth of 6 to 12 inches below the existing grade. Soils are then stabilized and by applying base materials and compacted then additional sand. Stone slabs, bricks or concrete pavers are then applied to create the surface. The required grade alteration that can be more readily adjusted because of its sand nature and flexible surface sometimes damages both woody and non-woody roots responsible for nutrient and moisture uptake as well as tree stability dependent on root depth or location.

CONCLUSION/PROJECT ASSESSMENT

Given the arrangement of trees on the parcel as indicated on the plans submitted, no tree removals are proposed or necessary. Excavation and grading will not adversely affect existing trees provided that proper tree protection and care is implemented.

Whenever construction activities take place near trees, there is the potential for those trees to experience decline in the long-term as well. The greatest attempt has been made to identify and recommend treatment for those trees likely to experience decline.

RECOMMENDATIONS

Stockpiled Soils Against Trees

Trees #340, #343, #344, and #345 are experiencing accumulation of shale and topsoil against tree bases. Fill soils should be removed against the bases of these tree trunks and existing grade changes returned to pre-disturbance levels or terraced by constructing a dry retaining wall a minimum of five feet upslope of the trees. Do not backfill with earth or rocks around the trunk of trees. If the grade immediately around a tree must be elevated, first construct a vertical well of stone or concrete around the tree, to keep soil away from where the trunk enters the ground. Then construct a drainage system at the original soil level to allow air and water penetration to the roots, and water drainage away from the root crown.

Tree Protection Standards

The following protection standards are to be implanted prior to construction:

- Stake out the exact locations of trenches.
- Designate with flagging or signs all construction roads, parking places for workers, and storage areas for building materials, gravel and excavation spoils. Trees located adjacent to the construction area shall be protected from damage by construction equipment by the use of temporary fencing and through wrapping of trunks with protective materials.
- Fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence. Existing fencing can also be used.
- Fencing is not to be attached to the tree but free standing or self supporting so as not to damage trees. Fencing shall be rigidly supported and shall stand a minimum of height of four feet above grade and should be placed to the farthest extent possible from the trees base to protect the area within the trees drip line (minimum 10-12 feet away from the base of a tree).
- In cases where access or space is limited for tree protection it is permissible to protect the tree within the 10-12 foot distance after determination and approval by a qualified forester or arborist.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/or dumping of materials should not be allowed adjacent to trees on the property especially within fenced areas.
- Fenced areas and the trunk protection materials should remain in place during the entire construction period.

During grading and excavation activities:

- All trenching, grading or any other digging or soil removal that is expected to encounter tree roots will be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots.
- The project architect and qualified arborist shall be on site during excavation

activities to direct any minor field adjustments that may be needed.

- Trenching for retaining walls or footings located adjacent to any tree should be done by hand where practical and any roots greater than 3-inches diameter should be bridged or pruned appropriately.
- If equipment breaks limbs or gouges tree trunks, repair damage quickly. In an addition to the repair cost, a penalty should be assessed against the contractor responsible for the damage. Specific language identifying how penalties are assessed should be included in all contracts when there is a possibility for tree damage. Typically penalties assessed would be the cost for cure from the landscape value for the tree as determined from the Guide to Plant Appraisal (newest addition).
- Any roots that must be cut, be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment.
- Any roots damaged during grading or excavation, exposed to sound tissue and cut cleanly with a saw.
- Where grading cuts are unavoidable, preserve the maximum number of tree roots by terracing or constructing a dry retaining wall. Coast live oak are especially prone to decline and death resulting from improper backfilling.

If at any time potentially significant roots are discovered:

- The arborist/forester will be authorized to halt excavation until appropriate mitigation measures are formulated and implemented.
- If significant roots are identified that must be removed that will destabilize or negatively affects the target trees negatively, the property owner will be notified immediately and a determination for removal will be assessed and made as required by law for treatment of the area that will not risk death decline or instability of the tree consistent with the implementation of appropriate construction design approaches to minimize affects, such as hand digging, bridging or tunneling under roots, etc..
- Collect the waste material from cleaning paint brushes, tools and application buckets. All chemical wastes, such as paint thinner and other cleaning solutions and by-products, should not be emptied on the ground, but rather collected, containerized and disposed of at a proper dump site.

Tree Pruning

It is understood that the pruning of retained trees may be expected for this site, especially if any proposed development is approved. Pruning will include trees that have deadwood or are exhibiting some minor structural defect or minor disease that must be compensated. Those trees that may require pruning and possible monitoring are the closest to proposed structures or driveway improvements. Trees should be monitored on occasion for health and vigor after pruning. Should the health and vigor of any tree decline it will be treated as appropriately recommended by a certified arborist or qualified forester.

The following standards are compliant with American National Standards Institute (ANSI) 3000 pruning standards and should be adhered to for pruning of trees on the lot.

- In general the trees will be pruned first for safety, next for health, and finally for aesthetics.
- Type of pruning is determined by the size of branches to be removed. General guidelines for branch removal are:
 1. Fine Detail pruning- limbs under 2 inch diameter are removed
 2. Medium Detail Pruning – Limbs between 2 and 4 inch diameter
 3. Structural Enhancement – limbs greater than 4 inch diameter.
 4. Broken and cracked limbs-removed will be removed in high traffic areas of concern.

Crown thinning is the cleaning out of or removal of dead diseased, weakly attached, or low vigor branches from a tree crown

- All trees will be assessed on how a tree will be pruned from the top down.
- Trimmers will favor branches with strong, U- shaped angles of attachment and where possible remove branches with weak, V- shaped angles of attachment and/or included bark.
- Lateral branches will be evenly spaced on the main stem of young trees and areas of fine pruning.
- Branches that rub or cross another branch will be removed where possible.
- Lateral branches will be no more than one-half to three-quarters of the diameter of the stem to discourage the development of co-dominant stems where feasible.
- In most cases trimmers will not remove more than one- quarter of the living crown of a tree at one time. If it is necessary to remove more, it will be done over successive years.

Crown-raising removes the lower branches of a tree to provide clearance for buildings, vehicles, pedestrians and vistas.

- Live branches on at least two-thirds of a tree's total height will be maintained wherever possible. The removal of many lower branches will hinder the development of a strong stem.
- All basal sprouts and vigorous epicormic sprouts will be removed where feasible.

Crown reduction is used to reduce the height and/or spread of trees and is used for maintaining the structural integrity and natural form of a tree.

- Crown reduction pruning will be used only when absolutely necessary. Pruning cuts will be at a lateral branch that is at least one-third the diameter of the stem to be removed.
- When it is necessary to remove more than half of the foliage from a branch it may be necessary remove the entire branch. Do not use heading cuts (topping) on trees.

Crown restoration is used to improve the structure and appearance of trees that have been topped or severely pruned by the use of heading cuts. One of three sprouts on main branch stubs should be selected to reform a natural appearing crown. Selected vigorous sprouts may need to be thinned to ensure adequate attachment for the size of the sprout. Restoration may require several years of pruning.

Remedial pruning should occur prior to construction. Following construction, any above ground tree pruning/trimming should be delayed until one year after completion of construction.

Following construction, a qualified forester/arborist should monitor trees adjacent to the improvements area and if any decline in health that is attributable to the construction is noted, additional trees should be planted on the site.

Tree Maintenance Guidelines

The following recommendations are for general maintenance of trees within or adjacent landscaped areas of any property or adjacent properties or roadways. Tree maintenance is to be implemented prior, during and after construction.

Pruning

Native oaks require very little pruning, however, mature oaks may benefit from removal of dead, diseased, or weakened branches. To control the size of pine or cypress trees, and to increase bushiness, new growth, may be pruned in the spring as they appear back to existing green foliage. Remove dead or dying branches through is recommended through canopy thinning. Canopy thinning consists of the removal of ten to twenty percent of the leaf area also benefits surrounding vegetation by allowing more sunlight through the canopy to the forest floor. The preferred time to prune is when the tree is dormant. Heavy pruning of evergreen oaks should be performed during July and August. Deciduous oaks are best pruned during December and January. Light pruning can be performed at any time of the year. Avoid excessive pruning, leaving stubbed branches, or painting the pruning wounds. Major pruning of any tree should only be performed by properly trained and equipped professional tree care specialists.

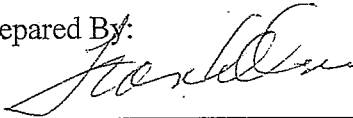
Maintenance Watering of Trees

Established native oak trees are adapted to the long dry summers of California and normally do not need supplemental irrigation. Many species of native oaks (i.e. coast live oak) are susceptible to root disease when they are subjected to summer irrigation with the most vulnerable portion of the oak root zone extending out six to ten feet from the trunk of the tree, therefore summer irrigation should be avoided within the inner third (one third of the distance from the trunk to canopy drip line) of the root zone of undisturbed oaks. Planting plants with high water requirements beneath the canopy of native oaks should be avoided. Supplemental watering during drought periods may help maintain tree vigor and resistance to insect attack but should be restricted to the outer two-thirds of the root zone. Occasional light overhead watering may be required to wash off dust from accumulation construction during the construction phase.

Fertilizing

Undisturbed native oaks should not require supplemental fertilizing; as they receive natural fertilizer from detritus leaf litter. Trees under stress due to disease, root pruning, or lack of natural fertilizer may benefit from annual fertilizer application. Nitrogen is the nutrient most often found to be deficient in trees and should be applied only in the outer two-thirds of the root zone where feeding roots exist. Nitrogen application typically should be at a rate of two to four pounds of actual nitrogen per one thousand square feet of surface area.

Report Prepared By:



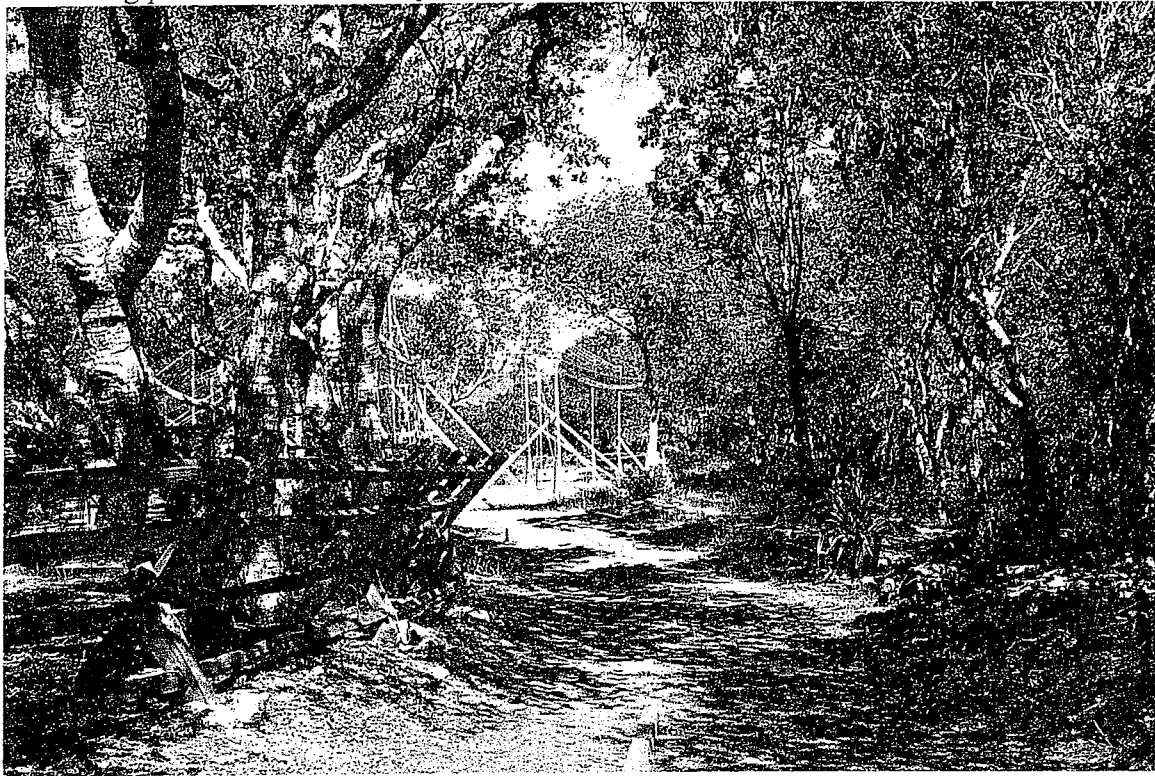
Frank Ono, SAF Forester #48004 and ISA Certified Arborist #536

May 15, 2009

Date

Photographs

Tree along perimeter of driveway entrance looking west from approach



Existing roadway is to include carport. Tree #340 is far enough from excavation that affects from construction excavation are minimal. Existing tree #342 has decay at base.

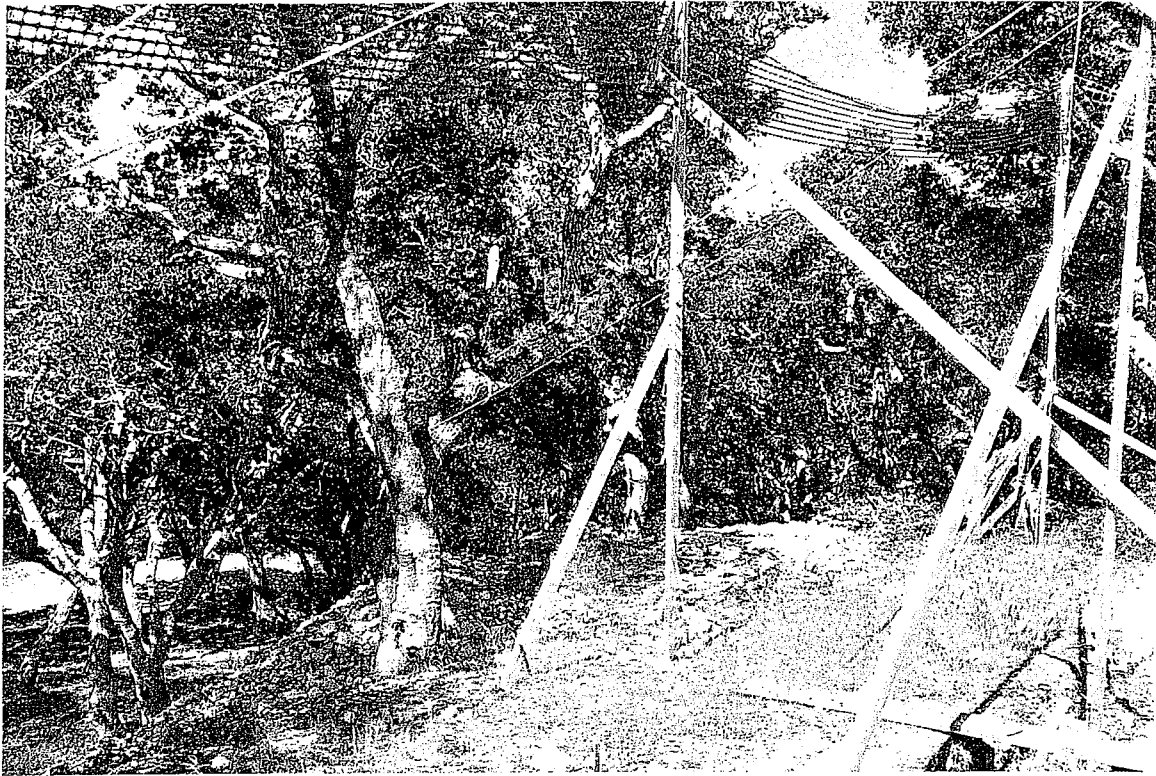
Tree #340



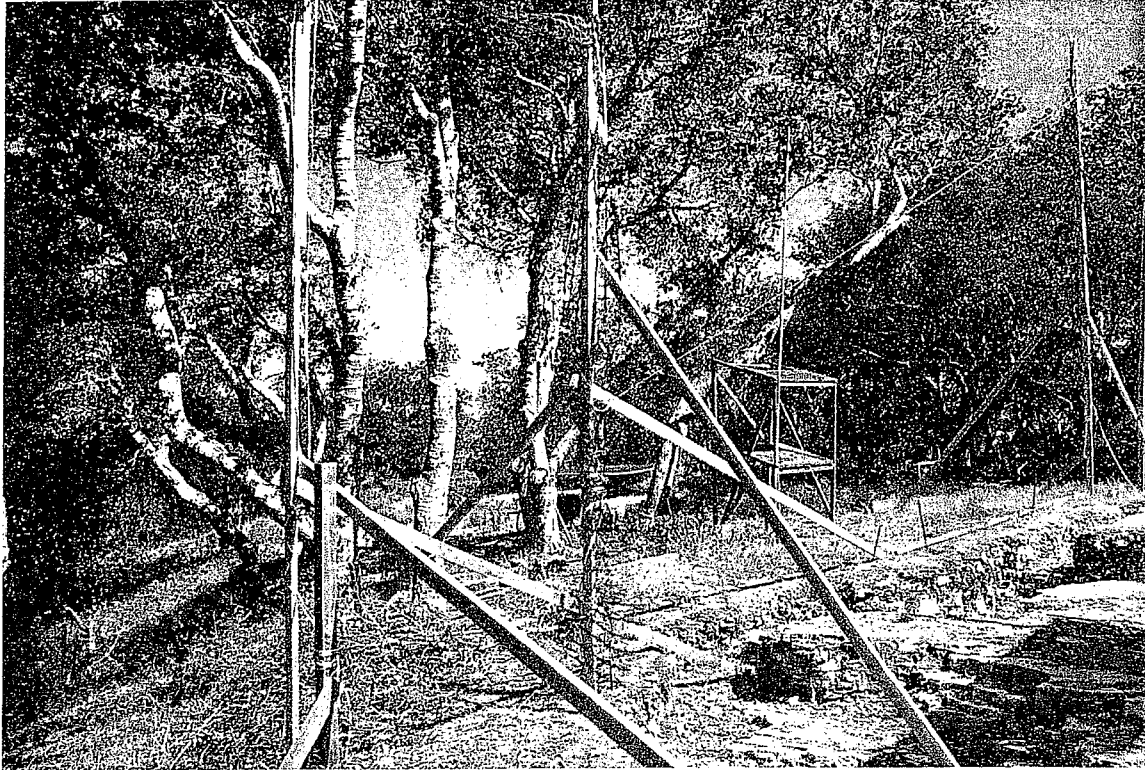
Decay in base of tree #342 (tree is outside construction area)



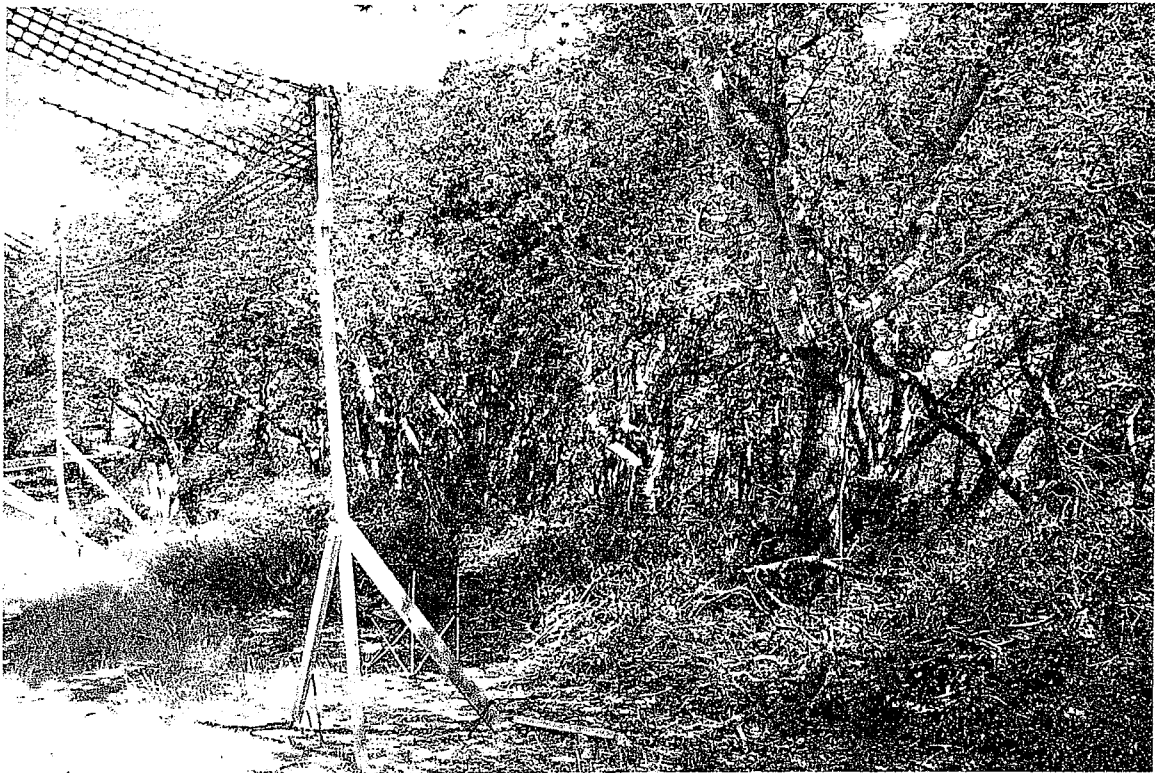
Trees #342, #344, and #345 are experiencing stockpiled soils against their base that should be removed



Building footing is a distance from trees that trees should not be affected negatively.



Slash/brush cuttings should be removed.

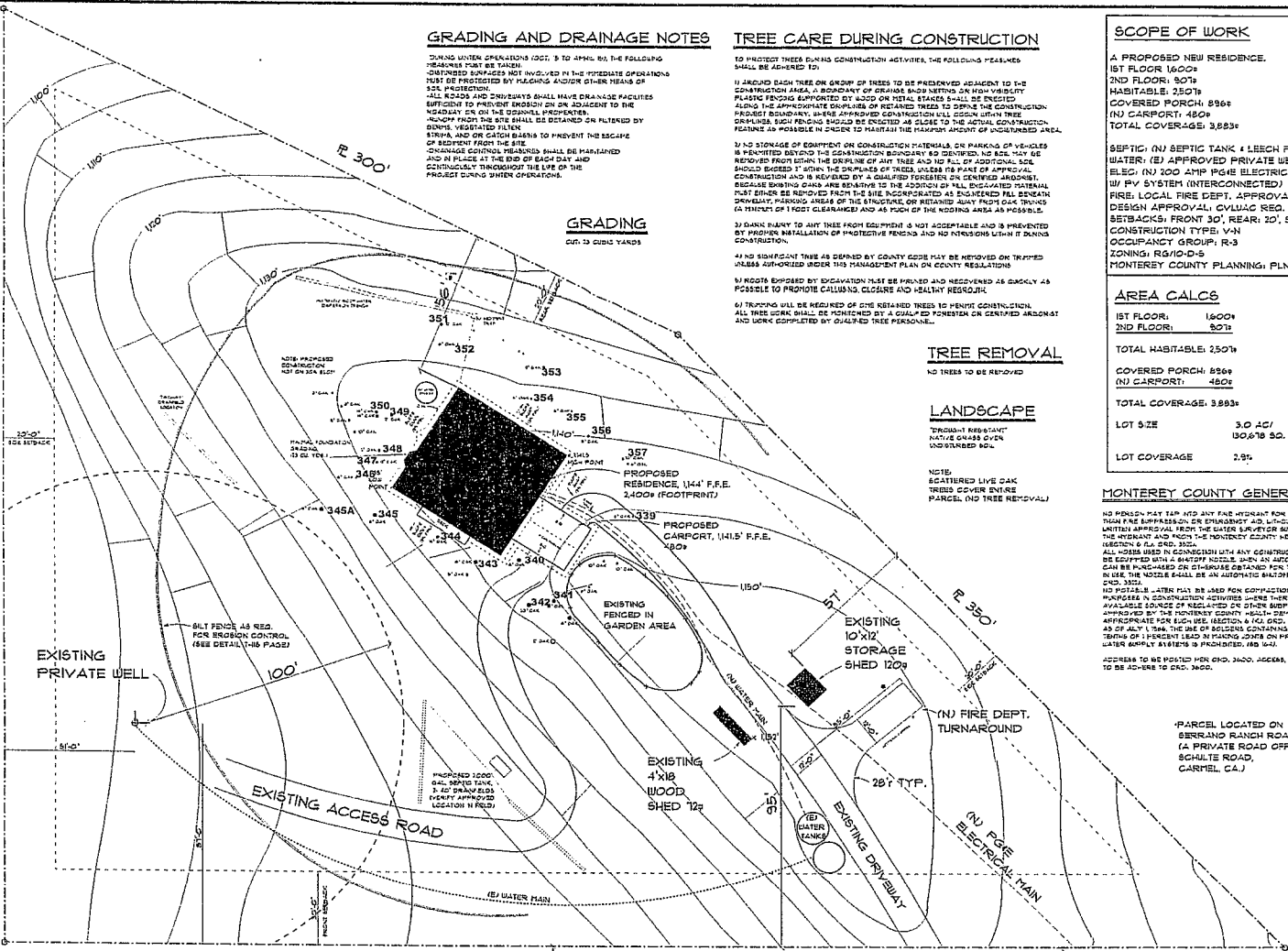


Trees are to be protected and preserved in or near the construction area. A boundary of orange snow netting or high visibility plastic fencing supported by wood or metal stakes and/or straw bales shall be erected along the approximate drip lines of such protected trees to define the construction project boundary. Excavation and construction activities and materials should not intrude into this defined boundary at any time and kept as much as possible within proposed structure and driveway footprints or outside tree drip lines in the treeless areas.

Frank Ono

Frank Ono May 19, 2010
Society of American Forester S.A.F #48004
& I.S.A Certified Arborist # 536

SANTA LUCIA
PRESERVE
BOUNDARY



GRADING AND DRAINAGE NOTES

DURING UNDER OPERATIONS (DOT 3 TO 4) BY THE FOLLOWING PRECAUTIONS MUST BE TAKEN:
- UNDESIRABLE SOFTSPOTS NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY FLAGGING AND/OR OTHER MEANS OF SOIL PROTECTION.
- ALL ROAD AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE NEARLY OR ON THE ORIGINAL PROFILES.
- MOUND FROM THE SITE SHALL BE OBTAINED OR FILTERED BY DUNE, VEGETATED BANK, STRIPA, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- EROSION CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.

GRADING

DOT 13 CURB YARDS

TREE CARE DURING CONSTRUCTION

TO PROTECT TREES FROM CONSTRUCTION ACTIVITIES, THE FOLLOWING PRECAUTIONS SHALL BE OBSERVED TO:
1) LANDSCAPE EACH TREE ON GROUP OF TREES TO BE PRESERVED ADJACENT TO THE CONSTRUCTION AREA. A BOUNDARY OF ORANGE SNOW NETTING OR HIGH VISIBILITY PLASTIC FENCING SUPPORTED BY WOOD OR METAL STAKES SHALL BE ERRECTED ALONG THE APPROXIMATE DRIPLINE OF RETAINED TREES TO DEFINE THE CONSTRUCTION PROJECT BOUNDARY. WHERE APPROVED CONSTRUCTION LINES CROSS DRIPLINE TREE DRIPLINES, SUCH FENCING SHOULD BE ERRECTED AS CLOSE TO THE ACTUAL CONSTRUCTION FEATURES AS POSSIBLE IN ORDER TO MAINTAIN THE MAXIMUM AMOUNT OF UNDISTURBED AREA.
2) NO STORAGE OF EQUIPMENT OR CONSTRUCTION MATERIALS, OR PARKING OF VEHICLES IS PERMITTED WITHIN THE CONSTRUCTION BOUNDARY AS DEFINED. NO BURNING SHALL BE PERMITTED WITHIN THE DRIPLINE OF ANY TREE AND NO FILL OF ADDITIONAL SOIL SHOULD BE MADE TO WITHIN THE DRIPLINE OF TREE UNLESS FOR PURPOSES OF APPROVAL. CONSTRUCTION AND IS REWARDED BY A QUALIFIED FORESTER OR DERIVED AND/OR, DISCLOSE BURNING CHAINS ARE RESTRICTIVE TO THE ADDITION OF FILL DISCATED MATERIAL MUST EITHER BE REMOVED FROM THE SITE OR INCORPORATED AS ENGINEERED FILL BENEATH DRIVEWAY/PARKING AREAS OF THE STRUCTURE OR RETAINED AWAY FROM GAK TRUNKS (A MINIMUM OF 1 FOOT CLEARANCE) AND AS FURN OF THE NOODING AREA AS POSSIBLE.
3) DARK BURNY TO ANY TREE FROM EQUIPMENT IS NOT ACCEPTABLE AND IS PREVENTED BY PROPER INSTALLATION OF PROTECTIVE FENCING AND NO PERSONS WITHIN IT DURING CONSTRUCTION.
4) NO SIGNIFICANT TREES AS DEFINED BY COUNTY CODE MAY BE REMOVED OR TRIPPED UNLESS AUTHORIZED UNDER THIS MANAGEMENT PLAN ON COUNTY REGULATIONS.
5) ROOTS EXPOSED BY EXCAVATION MUST BE PROTECTED AND RECOVERED AS SOON AS POSSIBLE TO PROMOTE CURING, CLOSURE AND HEALTHY RECOVERY.
6) TRIPPING WILL BE REQUIRED OF SITE OPERATIONS NEED TO HEAVY CONSTRUCTION. ALL TREE GAK SHALL BE MONITORED BY A QUALIFIED FORESTER OR CERTIFIED ARBORIST AND WORK COMPLETED BY QUALIFIED TREE PERSONNEL.

TREE REMOVAL

NO TREES TO BE REMOVED

LANDSCAPE

"PROBABLE" RESISTANT NATIVE GRASSES GIVEN UNDISTURBED SOIL

NOTE:
SCATTERED LIVE GAK TREES COVER ENTIRE PARCEL (NO TREE REMOVAL)

SCOPE OF WORK

A PROPOSED NEW RESIDENCE.
1ST FLOOR: 1600'
2ND FLOOR: 801'
HABITABLE: 2507'
COVERED PORCH: 856'
TOTAL COVERAGE: 3,893'

SEPTIC: (N) SEPTIC TANK & LEACH FIELDS
WATER: (E) APPROVED PRIVATE WELL
ELEC: (N) 100 AMP PG&E ELECTRICAL SERVICE W/ PV SYSTEM (INTERCONNECTED)
FIRE: LOCAL FIRE DEPT. APPROVAL REQ. DESIGN APPROVAL CVLUCAC REG.
SETBACKS: FRONT 30', REAR: 20', SIDE: 20'
CONSTRUCTION TYPE: V-3
OCCUPANCY GROUP: R-3
ZONING: RG/10-D-5
MONTEREY COUNTY PLANNING: PLN020341

AREA CALCS

1ST FLOOR:	1600'
2ND FLOOR:	801'
TOTAL HABITABLE:	2507'
COVERED PORCH:	856'
(N) CARPORT:	480'
TOTAL COVERAGE:	3,893'
LOT SIZE:	3.0 AC / 130,476 SQ. FT.
LOT COVERAGE:	2.9%

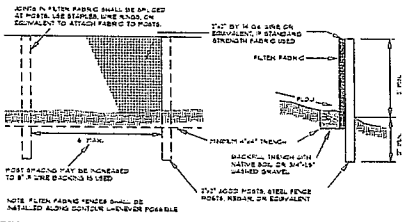
MONTEREY COUNTY GENERAL NOTES

NO PERSON MAY TAP AND ANY FIRE HAZARD FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AND WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER SURVEYOR SUPPLYING WATER TO THE OPERATOR AND FROM THE MONTEREY COUNTY HEALTH DEPARTMENT, SECTION 6 HCL ORD. 3523.
ALL NOZZLES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUTOFF NOZZLE WHEN AN APPROPRIATE SHUTOFF NOZZLE CAN BE REACHED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE. THE NOZZLE SHALL BE AN AUTOMATIC SHUTOFF NOZZLE. SECTION 6 HCL ORD. 3523.
NO POTABLE WATER MAY BE USED FOR CONSTRUCTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES UNLESS THERE IS A REASONABLY AVAILABLE SOURCE OF RECYCLED OR OTHER NONPOTABLE WATER APPROVED BY THE MONTEREY COUNTY HEALTH DEPARTMENT AND APPROPRIATE FOR SUCH USE. SECTION 6 HCL ORD. 3523.
AS OF JULY 1, 2008, THE USE OF SOLVENTS CONTAINING MORE THAN TWO PERCENT LEAD IN PAINTING JOBS ON PAVEMENT OR PULVERIZED WATER SUPPLY SYSTEMS IS PROHIBITED. (MS 104).
ADDRESS TO BE POSTED ON GRS, 3400, 3400A, 3400B AND 3400C TO BE ADHERED TO GRS, 3400.

DRAINAGE NOTE:

AT THE SITE AS SHOWN ALL DRAINAGE ON SOUTH SLOPES AND AT THE PROPOSED LOT IT NEEDS A BARRIER TO CONSTRUCTION THE DRAINAGE ON THE UP SIDE OF THAT BARRIER DRAINAGE WILL BE REQUIRED AWAY FROM THE CONSTRUCTION AT AN ELEVATION OF 4" IN 12" PITCH FOR A DISTANCE OF 10' TO GRADE. A BARRIER GENERATED BY THIS SCHEME A TRENCH WILL BE LAYED AT THE PROPOSED GRADE LINE TO THE NEAREST CORNER OF THE CONSTRUCTION BARRIER AND WILL CONTINUE ON GRADE TO THE NEAREST 4" IN 12" GRAVEL FILL RESOLUTION P.C.

EROSION CONTROL "SILT FENCE" DETAILS



NEIGHBORS WELL
NEIGHBORS RESIDENCE
NEIGHBORS SEPTIC

A SITE PLAN FOR:
DALE RODDICK
27500 SCHULTE RD.
CARMEL, CA, 93923
PARCEL # 416-023-043-000
3.0 AC
ZONE RG/10-D-5

PROPOSED SITE PLAN

SCALE: 1" = 20'

EXHIBIT DRAWN BY: LUK FINGRAM
170 BOX 2103 Carmel Valley, California 95924
TEL: 831-724-1877 FAX: 831-724-1878
PAGE 2 OF 2 PAGES
DALE RODDICK
27500 SCHULTE ROAD
CARMEL, CA 93923
(831) 596-0074

A PROPOSED NEW RESIDENT FOR:
DALE RODDICK
IRVING L. LUK FINGRAM
REVISED
SHEET: A1

EXHIBIT E

Nicholson, Brittany x5854

From: Frank Takacs [ftakacs@sbcglobal.net]
Sent: Wednesday, July 22, 2009 9:04 AM
To: Nicholson, Brittany x5854
Cc: amy essick
Subject: public hearing

Dear Brittanyann,

Thank you for updating us on the progress of the Dale Roddick permit application for his 27500 Schulte Road development project. We would like the opportunity to voice our concerns about its impact on our property at a Public Hearing as a part of the typical process for development. Thank you and please reply to both email addresses.

Sincerely,

Frank Takacs and Amy Essick
P.O. Box 222078 (physical address-27502 Schulte Road)
Carmel, CA 93922
Home 831.624.3541
cell 831.917.0509

EXHIBIT E

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08/05/2009