

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> November 8, 2012 <b>Time:</b> 1:30 p.m.	<b>Agenda Item No.:</b> 2
<b>Project Description:</b> Consider a Use Permit to allow the demolition of an existing 1,831 square foot single family dwelling and 611 square foot attached carport and the construction of a one-story 3,298 square foot single family dwelling including a 642 square foot attached three-car garage in the Carmel River Floodplain, the removal of four non-protected trees, and Design Approval. Grading to consist of approximately 857 cubic yards cut and 972 cubic yards of fill.	
<b>Project Location:</b> 26595 Canada Way, Carmel	<b>APN:</b> 015-192-004-000
<b>Planning File Number:</b> PLN120299	<b>Owner:</b> Assemi, Cheryl <b>Agent:</b> Bell, Kevin & Connie
<b>Planning Area:</b> Carmel Valley Master Plan Area	<b>Flagged and staked:</b> Yes
<b>Zoning Designation:</b> : "LDR/2.5-D-S-RAZ" [Low-Density Residential, 2.5 acres per unit with Design Control, Site Plan and Residential Allocation Zoning District overlays.]	
<b>CEQA Action:</b> Categorically Exempt per Section 15303 (a)	
<b>Department:</b> RMA - Planning Department	

### RECOMMENDATION:

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

- 1) Find the project CEQA Exempt per Section 15303 (a); and
- 2) Approve a Use Permit to allow the demolition of an existing 1,831 square foot single family dwelling and 611 square foot attached carport and the construction of a one-story 3,298 square foot single family dwelling including a 642 square foot attached three-car garage in the Carmel River Floodplain, the removal of four non-protected trees, and Design Approval. Grading to consist of approximately 857 cubic yards cut and 972 cubic yards of fill, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**); and

### PROJECT OVERVIEW:

The project proposes the demolition of an existing 1,831 square foot single family dwelling and 611 square foot attached carport and the construction of a one-story 3,298 square foot single family dwelling including a 642 square foot attached three-car garage. The 1-acre project parcel is located in Carmel Valley.

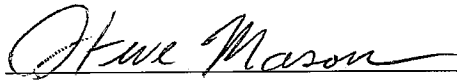
**OTHER AGENCY INVOLVEMENT:** The following agencies and departments reviewed this project:

- RMA - Public Works Department
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ Monterey County Regional Fire Protection District

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by the Environmental Health Bureau, Water Resources Agency and Monterey County Regional Fire Protection District have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit C**).

The project was reviewed by the Carmel Valley Land Use Advisory Committee on August 6, 2012. The Committee recommended Approval of the project as proposed by a vote of 7-0, with the recommendation that any skylights be shaded and that only down-lighting be used outdoors.

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



Steve Mason

(831) 755-5228, masons@co.monterey.ca.us

October 25, 2012

cc: Front Counter Copy; Zoning Administrator; Monterey County Regional Fire Protection District; Public Works Department; Environmental Health Bureau; Water Resources Agency; Laura Lawrence, Planning Services Manager; Steve Mason, Project Planner; Cheryl Assemi, Owner; Kevin & Connie, Agents; The Open Monterey Project; LandWatch; Planning File PLN120299

Attachments: Exhibit A Project Data Sheet  
Exhibit B Project Discussion  
Exhibit C Draft Resolution, including:  
• Conditions of Approval  
• Site Plan, Floor Plan and Elevations, Parcel Map, Tentative Map  
Exhibit D Vicinity Map  
Exhibit E Advisory Committee Minutes (Carmel Valley LUAC)

This report was reviewed by Wanda Hickman, Planning Services Manager. *wah*

## **EXHIBIT B DISCUSSION**

### Project Description

The project site is an approximately 1-acre parcel located in a developed residential area of Carmel Valley, approximately 2.5 miles east from Highway 1 and .1 mile south of Carmel Valley Road. An existing 1,831 square foot single family dwelling and 611 square foot attached garage, both constructed in 1959, will be demolished and a 3,298 square foot single family dwelling with a 642 square foot attached three-car garage will be constructed.

### Project Issues

The project proposes development within the fringes of the Carmel Valley Floodplain. Pursuant to this fact, Monterey County Inland Zoning Code 21.64.130.D.2 stipulates: "On-site waste disposal systems shall be located so as to avoid impairment of the contamination from and during flooding. The first habitable floor of any structures shall be located at least one foot above the one hundred (100) year flood level." Accordingly, the "lowest floor and attendant utilities" for the proposed single family dwelling will be elevated above natural grade as required by Water Resources project Condition "WR013" (See **EXHIBIT C**).

Four trees are proposed for removal; however, these are "non-protected" non-native trees including a Box Elder, a Podocarpus, an Acer Palmatum (Japanese maple) and a Pine (not Monterey pine). A Biological Survey commissioned for the project (LIB# 120218) recommends that one monitoring inspection be completed by a qualified biologist following completion of the project, with emphasis on protection and survival of the native trees present on the site. A Condition, "PDSP01", has been included in the project to ensure completion of the monitoring inspection (See **EXHIBIT C**).

The existing single family dwelling slated for demolition was constructed in 1959 and originally inhabited by well-known San Francisco-area jazz radio DJ, and Monterey Jazz Festival co-founder, Jimmy Lyons. Lyons' brief time of residence at the house ended upon the dissolution of his marriage in the early 1960's, at which time the house was deeded to his wife. A Historical Report (LIB# 120196) has been commissioned for the project which concludes that, despite this background, the dwelling does not meet the criterion for listing in the California Register or the Monterey County Register of Historic Resources and cannot be considered a historic resource as defined by CEQA. The report also noted numerous structural changes which have occurred, obscuring the buildings original, "ranch-style," integrity of design.

According to County GIS records, the project site is within a "high" archaeological sensitivity area. An Archaeological Report prepared by a qualified archaeologist for the project (LIB# 120197) has concluded that the project should not be delayed for archaeological reasons.

### Environmental Review

California Environmental Quality Act (CEQA) Guidelines Section 15303 (a), categorically exempts one single-family residence, or a second dwelling unit in a residential zone. The project is exempt per this Guideline Section.

### Recommendation

Staff is recommending approval of this project as proposed.

**EXHIBIT C  
DRAFT RESOLUTION**

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

In the matter of the application of:

**Assemi (PLN120299)**

**RESOLUTION NO. [REDACTED]**

Resolution by the Monterey County Zoning  
Administrator:

- 1) Finding the project CEQA Exempt per Section 15303 (a); and
- 2) Approving a Use Permit to allow the demolition of an existing 1,831 square foot single family dwelling and 611 square foot attached carport and the construction of a one-story 3,298 square foot single family dwelling including a 642 square foot attached three-car garage in the Carmel River Floodplain, the removal of four non-protected trees, and Design Approval. Grading to consist of approximately 857 cubic yards cut and 972 cubic yards of fill.

[PLN120299, Assemi, 26595 Canada Way, Carmel, Carmel Valley Master Plan Area (APN: 015-192-004-000)]

**The Assemi application (PLN120299) came on for public hearing before the Monterey County Zoning Administrator on November 8, 2012. 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 2010 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 26595 Canada Way, Carmel, (Assessor's Parcel Number 015-192-004-000), Carmel Valley Master Plan Area. The parcel is zoned "LDR/2.5-D-S-RAZ" [Low-Density Residential,

2.5 acres per unit with Design Control, Site Plan and Residential Allocation Zoning District overlays.], which allows the construction of a single family dwelling in the floodplain with an approved Use Permit. Therefore, the project is an allowed land use for this site.

- c) The project site is located within a “D,” or Design Control-zoned district, and, as such, requires review by the Carmel Valley Land Use Advisory Committee for appropriateness of design, color, etc, as it applies to the “neighborhood character”. Said review was conducted on August 6, 2012, at which time the Committee gave its unanimous support for the project by a 7-0 vote. The colors and materials, consisting of off-white stucco walls, medium-blue planter boxes, and “aged bark” brown composite roofing shingles.
- d) The project site is located within an “RAZ,” or Resource Allocation Zoning district, and is compliant with the associated regulations as the project will result in the only dwelling unit on the lot, pursuant to Monterey County Inland Zoning Code 21.52.040
- e) The project planner conducted a site inspection on August 27, 2012 to verify that the project on the subject parcel conforms to the plans listed above.
- f) The project is consistent with the Carmel Valley Master Plan subsection of the Monterey County General Plan, specifically:  
CV-1.20 policies:
  - Development either shall be visually compatible with the character of the valley and immediate surrounding areas or shall enhance the quality of areas that have been degraded by existing development.
  - Materials and colors used in construction shall be selected for compatibility with the structural system of the building and with the appearance of the building’s natural and man-made surroundings.
  - Structures should be controlled in height and bulk in order to retain an appropriate scale.
  - Development, including road cuts as well as structures, should be located in a manner that minimizes disruption of views from existing homes.

and

CV-3.11:

- Removal of healthy, native oak, madrone, and redwood trees in the Carmel Valley Planning Area shall be discouraged.
- g) The project proposes development within the Carmel Valley Floodplain. Pursuant to Monterey County Inland Zoning Code 21.64.130.D.2: “On-site waste disposal systems shall be located so as to avoid impairment of the contamination from and during flooding. The first habitable floor of any structures shall be located at least one foot above the one hundred (100) year flood level.” Accordingly, the “lowest floor and attendant utilities” for the proposed single family dwelling will be elevated above natural grade as required by Water Resources project Condition “WR013” (See **EXHIBIT C** of the November 8, 2012 staff report).
- h) The project was 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 warranted referral to the LUAC

as the project includes a Design Approval subject to review by the Zoning Administrator.

- i) 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 PLN120299.

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, Monterey County Regional Fire Protection District, Public Works, Environmental Health Bureau, 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 Soil Stability, Archaeological Resources, Historical Resources and Biological Resources. The following reports have been prepared:

- “Geotechnical Investigation for Proposed Single Family Residence” (LIB#120346) prepared by Haro, Kasunich and Associates, Inc., Watsonville, CA, September 6, 2012.
- “Preliminary Archaeological Assessment for APN 015-192-004” (LIB# 120197) prepared by Mary Doane, B.A., and Gary S. Breschini, Ph.D., RPA, Salinas, CA, January 30, 2012.
- “Phase I Historic Review” (LIB#120196) prepared by Kent L. Seavey, Pacific Grove, CA March 12, 2012
- “Biological survey for the Cheryl Assemi Property” (LIB# 120218) prepared by Ed Mercurio, Salinas, CA June 25, 2012

The above-mentioned 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 has independently reviewed these reports and concurs with their conclusions.

- c) According to County GIS records, the project site is within a “high” archaeological sensitivity area. An Archaeological Report prepared by a qualified archaeologist for the project (LIB# 120197) has concluded that the project should not be delayed for archaeological reasons. A standard Planning Department Condition has been included which will require work stoppage and subsequent investigation in the event that archaeological resources are uncovered during construction.
- d) A Biological Survey commissioned for the project (LIB# 120218) recommends that one monitoring inspection be completed by a qualified biologist following completion of the project, with emphasis on protection and survival of the native trees present on the site. A Condition, “PDSP01”, has been included in the project to ensure completion of the monitoring inspection (See **EXHIBIT C** of the

November 8, 2012 staff report).

- e) Staff conducted a site inspection on August 27, 2012 to verify that the site is suitable for this use.
- f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120299.

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 RMA - Planning Department, Monterey County Regional Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective 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. Water for the site is provided by Cal-Am and sewer will be provided by means of septic system.
  - c) Staff conducted a site inspection on August 27, 2012 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 PLN120299.
  - e) Preceding Findings & Evidence 1 & 2

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 August 27, 2012 and researched County records to assess if any violation exists on the subject property.
  - c) 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 PLN120299.

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 one single-family residence, or a

- second dwelling unit in a residential zone.
- b) The project, as proposed, will permit only the construction of one single family dwelling and an attached garage as the only structures on the parcel.
- c) No adverse environmental effects were identified during staff review of the development application during a site visit on August 27, 2012.
- d) The project does not fall under any of the criteria which might preclude "Exempt" status, pursuant to CEQA 15300.2 ("Exceptions"); The project will not create an impact within a particularly sensitive environment, will not have a significant cumulative impact or effect on the environment, is not located on a registered Hazardous Waste Site, and will not result in damage to scenic or historic resources.
- e) Staff conducted a site inspection on August 27, 2012 to verify that the site is suitable for this use.
- f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120299.

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 that the proposed project is appealable to the Planning Commission.

**DECISION**

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

1. Find the project CEQA Exempt per Section 15303 (a); and
2. Approve a Use Permit to allow the demolition of an existing 1,831 square foot single family dwelling and 611 square foot attached carport and the construction of a one-story 3,298 square foot single family dwelling including a 642 square foot attached three-car garage in the Carmel River Floodplain, the removal of four non-protected trees, and Design Approval. Grading to consist of approximately 857 cubic yards cut and 972 cubic yards of fill.

**PASSED AND ADOPTED** this 8th day of November, 2012.

\_\_\_\_\_  
Jacqueline Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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 ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE DATE



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 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 05-09-2012

# Monterey County Planning Department

## DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN120299

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** This Use Permit to allow the demolition of an existing 1,831 square foot single family dwelling and 611 square foot attached carport and the construction of a one-story 3,298 square foot single family dwelling including a 642 square foot attached three-car garage in the Carmel River Floodplain, the removal of four non-protected trees, and Design Approval, with grading to consist of approximately 857 cubic yards cut and 972 cubic yards of fill, was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.  
(RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

### 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** "A Use Permit and Design Approval Resolution Number \_\_\_ was approved by the Zoning Administrator for Assessor's Parcel Number 015-192-004-000 on November 8, 2012. The permit was granted subject to 25 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)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.

### 3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** 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 Register 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 recovery. (RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "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.

### 4. PD007- GRADING WINTER RESTRICTION

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** 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)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant, on an on-going basis, shall obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.

## 5. PD010 - EROSION CONTROL PLAN

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** 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 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)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits, the Owner/Applicant shall submit an Erosion Control Plan to the RMA - Planning Department and the RMA - Building Services Department for review and approval.

The Owner/Applicant, on an on-going basis, shall 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.

## 6. PD011 - TREE AND ROOT PROTECTION

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of 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 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)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to the RMA - Planning Department for review and approval.

During construction, the Owner/Applicant/Arborist shall 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.

Prior to final inspection, the Owner/Applicant shall 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.

**7. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)**

**Responsible Department:** Planning Department

**Condition/Mitigation  
Monitoring Measure:**

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 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)

**Compliance or  
Monitoring  
Action to be Performed:**

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall 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. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by the RMA-Planning Department, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey County Water Resources Agency for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit the RMA-Planning Department approved landscape plans, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to the RMA-Building Services Department.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the 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.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

## 8. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** 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 three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits.  
(RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of building permits, the Owner/Applicant shall 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.

Prior to occupancy and on an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

## 9. PD016 - NOTICE OF REPORT

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:  
"The following reports were prepared for this project and are on file in the Monterey County RMA - Planning Department. All development shall be in accordance with these reports:  
  
- "Geotechnical Investigation for Proposed Single Family Residence" (LIB#120346) prepared by Haro, Kasunich and Associates, Inc., Watsonville, CA, September 6, 2012.  
- "Preliminary Archaeological Assessment for APN 015-192-004" (LIB# 120197) prepared by Mary Doane, B.A., and Gary S. Breschini, Ph.D., RPA, Salinas, CA, January 30, 2012.  
- "Phase I Historic Review" (LIB#120196) prepared by Kent L. Seavey, Pacific Grove, CA March 12, 2012  
- "Biological survey for the Cheryl Assemi Property" (LIB# 120218) prepared by Ed Mercurio, Salinas, CA June 25, 2012"

(RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to the RMA - Planning Department.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the RMA - Planning Department.

**10. EHSP01 - ONSITE WASTEWATER TREATMENT SYSTEM DESIGN (Non-Standard)**

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** Environmental Health has determined that adequate area exists for onsite wastewater disposal for the proposed development. Submit onsite wastewater treatment system plans for review and approval indicating the location, design layout and size specifications that meets standards found in Monterey County Code Chapter 15.20, Sewage Disposal Ordinance, and the Central Coast Basin Plan, Regional Water Quality Control Board.

**Compliance or Monitoring Action to be Performed:** Concurrent with issuance of building permit, submit onsite wastewater treatment system design plans for review and approval by the Environmental Health Bureau. Applicant shall obtain a permit to install the onsite wastewater treatment system from Environmental Health.

**11. WR003 - DRAINAGE PLAN - RETENTION**

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts. The plan shall include stormwater retention/percolation facilities. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.  
  
The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

**12. WR010 - COMPLETION CERTIFICATION**

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall provide certification from a registered civil engineer or licensed contractor that stormwater detention/retention facilities have been constructed in accordance with the approved drainage plan. (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Prior to final inspection, the owner/applicant shall submit a letter to the Water Resources Agency prepared by a registered civil engineer or licensed contractor.

**13. WR013 - ZONE AE ELEVATION REQUIREMENTS**

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The lowest floor and attendant utilities shall be constructed at a minimum elevation of 66 feet (NAVD 1988). The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed land surveyor that a reference marker has been established at the building site to provide for the floodproofing and certification of the lowest floor elevation requirements. (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any construction permit, the owner/applicant shall submit a letter, prepared by a registered civil engineer or licensed land surveyor, to the Water Resources Agency for review and approval.

#### 14. WR020 - CONCRETE SLAB PRE-POUR INSPECTION

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall provide a FEMA Elevation Certificate, completed by a registered civil engineer or licensed land surveyor, certifying the forms have been set at a height that will ensure the lowest floor will be constructed in compliance with the minimum elevation requirement. (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Prior to the foundation pre-pour inspection, the owner/applicant shall submit a FEMA Elevation Certificate, based on "building under construction", to the Water Resources Agency for review and approval.

A FEMA Elevation Certificate form can be obtained at the Water Resources Agency or online at: [www.mcwra.co.monterey.ca.us](http://www.mcwra.co.monterey.ca.us).

#### 15. WR022 - ELEVATION CERTIFICATE

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall provide a FEMA Elevation Certificate, completed by a registered civil engineer or licensed land surveyor certifying the structure has been constructed in accordance with Chapter 16.16 of Monterey County Code. (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Prior to final inspection, the owner/applicant shall submit a FEMA Elevation Certificate, based on "finished construction", to the Water Resources Agency for review and approval.

A FEMA Elevation Certificate form can be obtained at the Water Resources Agency or online at: [www.mcwra.co.monterey.ca.us](http://www.mcwra.co.monterey.ca.us).

#### 16. WR031 - FLOODPLAIN NOTICE

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall provide a recorded floodplain notice stating: "The property is located within or partially within a Special Flood Hazard Area and may be subject to building and/or land use restrictions." (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any construction permit, the owner/applicant shall submit a signed and notarized floodplain notice to the Water Resources Agency for review and approval. When approved, the applicant shall record the notice.

A copy of the standard notice can be obtained at the Water Resources Agency or online at: [www.mcwra.co.monterey.ca.us](http://www.mcwra.co.monterey.ca.us).

#### 17. WR049 - WATER AVAILABILITY CERTIFICATION

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any construction permit, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at: [www.mcwra.co.monterey.ca.us](http://www.mcwra.co.monterey.ca.us).



## 18. FIRE007 - DRIVEWAYS

**Responsible Department:** Fire

**Condition/Mitigation  
Monitoring Measure:**

Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall 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. (Monterey County Regional Fire District)

**Compliance or  
Monitoring  
Action to be Performed:**

Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the driveway into design and print the text of this condition as "Fire Department Notes" on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of driveway improvements and obtain fire department approval the final fire inspection.

## 19. FIRE008 - GATES

**Responsible Department:** Fire

**Condition/Mitigation  
Monitoring Measure:**

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. (Monterey County Regional Fire District)

**Compliance or  
Monitoring  
Action to be Performed:**

Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the entry gate into design and print the text of this condition as "Fire Department Notes" on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the entry gate and obtain fire department approval the final fire inspection.

## 20. FIRE011 - ADDRESSES FOR BUILDINGS

**Responsible Department:** Fire

**Condition/Mitigation  
Monitoring Measure:**

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 visible and legible 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. (Monterey County Regional Fire District)

**Compliance or  
Monitoring  
Action to be Performed:**

Prior to issuance of building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on plans.

Prior to requesting a final building inspection, Applicant shall install the required address signage and shall obtain fire department approval of the fire department final inspection.

## 21. FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)

**Responsible Department:** Fire

**Condition/Mitigation  
Monitoring Measure:**

Manage combustible vegetation from within a minimum of 100 feet of structures, or to the property line, whichever is closer. Trim tree limbs to a minimum height of 6 feet from the ground. Remove tree limbs from within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (Monterey County Regional Fire District)

**Compliance or  
Monitoring  
Action to be Performed:**

Prior to issuance of grading and/or building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a final building inspection, the Applicant shall complete the vegetation management and shall obtain fire department approval of the final fire inspection.

**22. FIRE021 - FIRE PROTECTION- SPRINKLER SYSTEM (STANDARD)**

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Monterey County Regional Fire District)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permit, Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a framing inspection, the Applicant shall obtain fire department approval of the rough sprinkler inspection.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the fire sprinkler system and obtain fire department approval of the final fire sprinkler inspection.

**23. FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE)**

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (Monterey County Regional Fire District)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building permit, the Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans.

**24. PDSP001 - BIOLOGICAL MONITORING INSPECTION**

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** A Biological Monitoring Inspection and Report shall be completed by a qualified biologist following completion of the project. This Report shall indicate general compliance with the "Conditions for Approval" as outlined in the Biological Survey for the project (LIB# 120218).

**Compliance or Monitoring Action to be Performed:** Prior to Final Building Inspection:  
A Biological Monitoring Inspection Report by a qualified biologist shall be submitted to the RMA-Planning Department which indicates general compliance with the "Conditions for Approval" as outlined in the Biological Survey for the project (LIB# 120218).

**25. PD032(A) - PERMIT EXPIRATION**

**Responsible Department:** Planning Department

**Condition/Mitigation** PD032(A) - PERMIT EXPIRATION

**Monitoring Measure:** The permit shall be granted for a time period of 3 years, to expire on November 8, 2015 unless use of the property or actual construction has begun within this period. (RMA – Planning Department)

**Compliance or** As stated in the conditions of approval:

**Monitoring** 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

**Action to be Performed:** Planning Department at least 30 days prior to the expiration date.

# EROSION CONTROL NOTES

- ESTIMATED TOTAL DISTURBED AREA: 56 AC.
- BEST MANAGEMENT PRACTICES (BMPs) MATERIALS AND THEIR INSTALLATION SHALL CONFORM TO ONE OF THE FOLLOWING:
  - THE 2003 EDITION OF THE CALTRANS STORM WATER QUALITY HANDBOOK / CONSTRUCTION SITE BMP MANUAL. THE HANDBOOK MAY BE DOWNLOADED FOR FREE AT <http://www.dol.ca.gov/qa/cons/ins/stormwater/stormwater.htm>
  - THE 2003 EDITION OF THE CALTRANS BMP HANDBOOK FURNISHED BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CSQA). THE HANDBOOK MAY BE DOWNLOADED FOR A FEE FROM THE CSQA WEBSITE AT <http://www.csqaonline.com/>
- THE BMPs SHOWN ON THIS WATER POLLUTION CONTROL PLAN SHALL BE ADJUSTED OR SUPPLEMENTED AS REQUIRED TO PROTECT WATER QUALITY AND/OR AS DIRECTED BY THE ENGINEER OR JURISDICTION HAVING AUTHORITY.
- THIS PLAN IS INTENDED TO BE USED FOR WATER EROSION AND SEDIMENT WATER POLLUTION CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL PRIOR TO, DURING, AND AFTER STORM EVENTS, AND SHALL PROMPTLY CORRECT ANY DEFICIENCIES NOTED.
- ALL PAVED AREAS SHALL BE KEPT CLEAN OF SOIL AND DEBRIS. REGULAR STREET SWEEPING IS REQUIRED. ADDITIONAL STREET SWEEPING MAY BE REQUIRED BY THE ARCHITECT/ENGINEER OR JURISDICTION HAVING AUTHORITY.
- THESE SUPPLIES MAY INCLUDE ADDITIONAL SILT FENCING, FILTER FABRIC, HAY BALES, JUTE NETTING, BAGS AND TARPS.
- REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATELY NOTIFY THE LOCAL AGENCY.
- KEEP ADDITIONAL EROSION AND SEDIMENT CONTROL SUPPLIES ON SITE IN CASE IMMEDIATE REPAIRS OR MODIFICATIONS ARE REQUIRED. THESE SUPPLIES MAY INCLUDE ADDITIONAL SILT FENCING, FILTER FABRIC, HAY BALES, JUTE NETTING, BAGS AND TARPS.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
- PROVIDE TEMPORARY "EFFECTIVE SOIL COVER" ON ALL INACTIVE DISTURBED AREAS (AREAS WHICH HAVE NOT BEEN DISTURBED FOR AT LEAST 14 DAYS) PRIOR TO INSTALLATION OF FINAL LANDSCAPING, IF REQUIRED DUE TO PROJECT SCHEDULING.
- PROVIDE WIND EROSION CONTROL AT ALL TIMES IN ACCORDANCE WITH CALTRANS BEST MANAGEMENT PRACTICE WE-1.
- LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION AND WHICH MAY BE RE-USED.
- ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
  - PROVIDE SILT FENCE AT CONSTRUCTION SITE PERIMETER WHERE RUNOFF LEAVES THE CONSTRUCTION SITE.
  - PROVIDE INLET PROTECTION AT ALL DRAIN INLETS.

## MONTEREY COUNTY REQUIREMENTS

- ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS.
- THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 15 AND APRIL 15.
  - DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY TRACK-WALKING TO PREVENT MOVEMENT DURING WATER FLOW.
  - RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERM, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT. SEE THIS SHEET FOR EROSION CONTROL PLAN AND EROSION CONTROL DETAILS.
  - EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
  - THE BUILDING CONTRACTOR SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
  - CUT AND FILL SLOPES SHALL BE PLANNED WITH AN SEED MIX APPROVED BY THE LANDSCAPE ARCHITECT. AMOUNT OF SEED AND FERTILIZER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND THE SANTA LUCIA PRESERVE.
- ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED THROUGH THE LENGTH OF THE ENTIRE PROJECT TO PROTECT AGAINST EROSION.
- AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONTAIN DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM HIS OR HER SUBCONTRACTOR.

## OBSERVATION AND MAINTENANCE

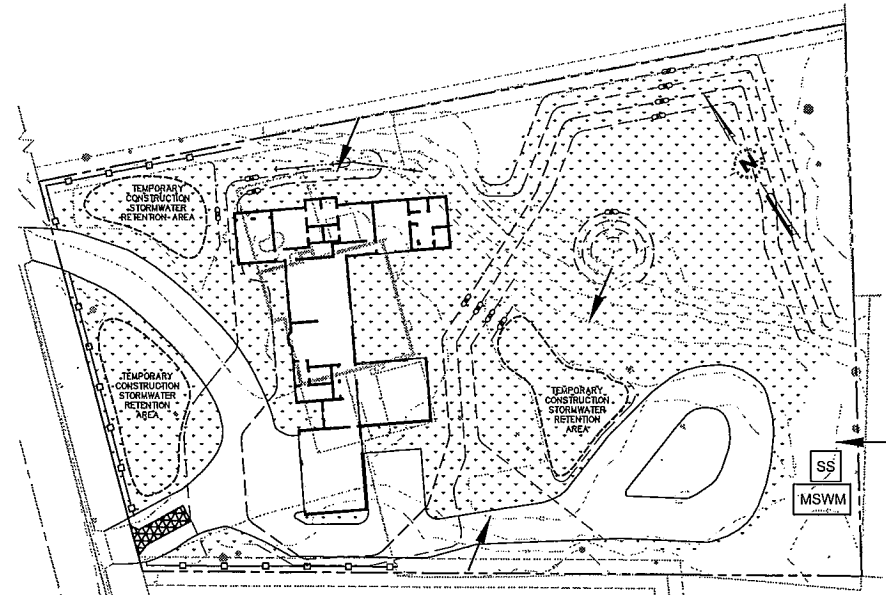
- VISUALLY OBSERVE AND MAINTAIN BEST MANAGEMENT PRACTICES (BMPs) AS FOLLOWS:
  - WEEKLY, AND
  - WITHIN 48 HOURS PRIOR TO EACH STORM EVENT, AND
  - WITHIN 48 HOURS AFTER EACH STORM EVENT.
- REPAIR DAMAGED BMPs WITHIN 48 HOURS OF OBSERVATION.
- SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL BMPs BEFORE SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE THIRD THE HEIGHT OF THE SEDIMENT BARRIER OR SUMP, IF NOT OTHERWISE SPECIFIED IN THE SPECIAL PROVISIONS OR BY THE BMP SUPPLIER OR MANUFACTURER.
- TRASH AND DEBRIS SHALL BE REMOVED FROM BMPs DURING SCHEDULED INSPECTIONS.
- REMOVED SEDIMENT SHALL BE PLACED AT AN APPROVED LOCATION AND IN SUCH A MANNER THAT IT WILL NOT ERODE, OR SHALL BE DISPOSED OF OFF-SITE.
- REPAIR RILLS AND GULLIES BY RE-GRADING AND THEN TRACKWALKING PERPENDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY.

## NON-STORM WATER DISCHARGES

- NON-STORM WATER DISCHARGES INCLUDE A WIDE VARIETY OF SOURCES, INCLUDING IMPROPER DUMPING, SPILLS, OR LEAKAGE FROM STORAGE TANKS OR TRANSFER AREAS. NON-STORM WATER DISCHARGES MAY CONTRIBUTE SIGNIFICANT POLLUTANT LOADS TO RECEIVING WATERS, AND AS SUCH ARE PROHIBITED.
- MEASURES TO CONTROL SPILLS, LEAKAGE, AND DUMPING, AND TO PREVENT ILLICIT CONNECTIONS DURING CONSTRUCTION, MUST BE TAKEN.
- HOWEVER, CERTAIN NON-STORM WATER DISCHARGES MAY BE AUTHORIZED FOR THE COMPLETION OF CONSTRUCTION. AUTHORIZED NON-STORM WATER DISCHARGES MAY INCLUDE THOSE FROM DECHLORINATED POTABLE WATER SOURCES SUCH AS:
  - FIRE HYDRANT FLUSHING,
  - IRRIGATION OF VEGETATIVE EROSION CONTROL MEASURES,
  - PIPE FLUSHING AND TESTING,
  - WATER TO CONTROL DUST,
  - UNCONTAMINATED GROUND WATER FROM DEWATERING,
  - OTHER DISCHARGES NOT SUBJECT TO A SEPARATE GENERAL NPDES PERMIT ADOPTED BY A REGIONAL WATER BOARD.
- THE DISCHARGE OF NON-STORM WATER IS AUTHORIZED UNDER THE FOLLOWING CONDITIONS:
  - THE DISCHARGE DOES NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD
  - THE DISCHARGE DOES NOT VIOLATE ANY OTHER PROVISION OF THE GENERAL PERMIT
  - THE DISCHARGE IS NOT PROHIBITED BY THE APPLICABLE BASIN PLAN
  - THE DISCHARGER HAS INCLUDED AND IMPLEMENTED SPECIFIC BMPs REQUIRED BY THE GENERAL PERMIT TO PREVENT OR REDUCE THE CONTACT OF THE NONSTORM WATER DISCHARGE WITH CONSTRUCTION MATERIALS OR EQUIPMENT
  - THE DISCHARGE DOES NOT CONTAIN TOXIC CONSTITUENTS IN TOXIC AMOUNTS OR (OTHER) SIGNIFICANT QUANTITIES OF POLLUTANTS
  - THE DISCHARGE IS MONITORED AND MEETS THE APPLICABLE NALS AND NELS
  - THE DISCHARGER REPORTS THE SAMPLING INFORMATION IN THE ANNUAL REPORT
- IF ANY OF THE ABOVE CONDITIONS ARE NOT SATISFIED, THE DISCHARGE IS NOT AUTHORIZED.

## EMPLOYEE TRAINING

- STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND REGULARLY DURING CONSTRUCTION FOR ALL EMPLOYEES WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO:
  - SPILL PREVENTION AND RESPONSE;
  - LOCATIONS AND FUNCTIONS OF SEDIMENT/EROSION CONTROL DEVICES;
  - GOOD HOUSEKEEPING;
  - FINES AND PENALTIES;
  - MATERIAL MANAGEMENT PRACTICES.



## LEGEND

SYMBOL	CALTRANS BMP #	CALTRANS STD. PLAN	DESCRIPTION
	SS-9	-	EARTH DIKES, DRAINAGE SWALES AND LINED DITCHES
—○—	SC-1, SC-5, SC-4	T51, T56, T60, T66	LINEAR SEDIMENT BARRIER: FIBER ROLLS, SILT FENCE, OR COMPOST SOCK (CONTRACTOR'S OPTION)
—○—	SC-1	T51, T60	SILT FENCE
—○—	SC-7	-	STREET SWEEPING
—○—	SC-10	-	INLET PROTECTION
CWM	WM-8	T61, T62, T63, T64	CONCRETE WASTE MANAGEMENT (WASHOUT) AREA
□	SS-3, SS-4, SS-5, SS-6, SS-7, SS-8	T59	SOIL STABILIZATION (PROVIDE ON ALL DISTURBED SOILS) TEMPORARY STABILIZATION PER CIVIL PLANS / SPECS PERMANENT STABILIZATION PER LANDSCAPE DWGS / SPECS
□	TC-1, TC-3	T58	STABILIZED CONSTRUCTION ENTRANCE/EXIT OR TIRE WASH
MSWWM	WM-1, WM-4, WM-10	-	MATERIALS STORAGE AND WASTE MANAGEMENT AREA
SS	WM-9	-	SANITARY FACILITIES
→	-	-	DIRECTION OF DRAINAGE

**WHITSON ENGINEERS**  
 9699 Blue Lakes Lane • Suite 105 • Monterey, CA 93940  
 831.646.5225 • Fax 831.378.5955  
 CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT

DATE: AUG. 29, 2012  
 SCALE: 1" = 30'  
 DRAWN BY: JDM/AG  
 JOB #: 26849.01

**WATER POLLUTION CONTROL PLAN**  
 MONTEREY COUNTY, CALIFORNIA  
 26595 CANADA WAY, CARMEL VALLEY CA  
 APN 015-192-004

REVISIONS:
BY: DATE DESCRIPTION:

SHEET  
**C2.1**  
 OF 2

**EARTHWORK SUMMARY**

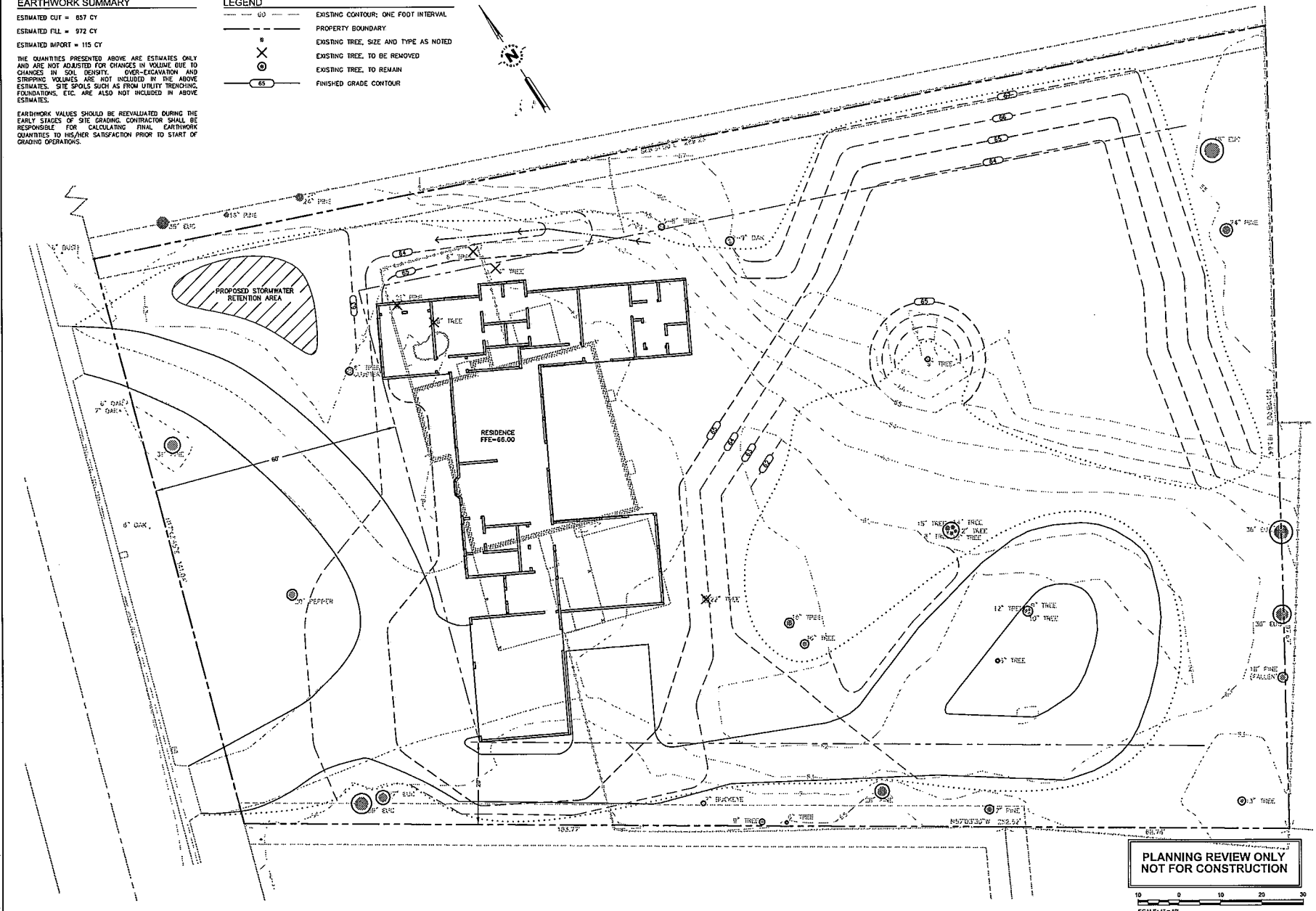
ESTIMATED CUT = 657 CY  
 ESTIMATED FILL = 972 CY  
 ESTIMATED IMPORT = 115 CY

THE QUANTITIES PRESENTED ABOVE ARE ESTIMATES ONLY AND ARE NOT ADJUSTED FOR CHANGES IN VOLUME DUE TO CHANGES IN SOIL DENSITY. OVER-EXCAVATION AND STRIPPING VOLUMES ARE NOT INCLUDED IN THE ABOVE ESTIMATES. SITE SPOOLS SUCH AS FROM UTILITY TRENCHING, FOUNDATIONS, ETC. ARE ALSO NOT INCLUDED IN ABOVE ESTIMATES.

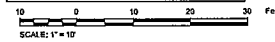
EARTHWORK VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING FINAL EARTHWORK QUANTITIES TO HIS/HER SATISFACTION PRIOR TO START OF GRADING OPERATIONS.

**LEGEND**

- - - - - EXISTING CONTOUR; ONE FOOT INTERVAL
- - - - - PROPERTY BOUNDARY
- ⊗ EXISTING TREE, SIZE AND TYPE AS NOTED
- ⊗ EXISTING TREE, TO BE REMOVED
- ⊗ EXISTING TREE, TO REMAIN
- 65 — FINISHED GRADE CONTOUR



**PLANNING REVIEW ONLY  
 NOT FOR CONSTRUCTION**



**WHITSON ENGINEERS**  
 9650 Blue Lakesport Lane, Suite 105 • Monterey, CA 93940  
 831 649-5225 • Fax 831 373-5055  
 CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT

DATE: AUG. 28, 2012  
 SCALE: 1" = 10'  
 DRAWN BY: NBU/AGS  
 PLOT P: 2659.D

**CIVIL GRADING AND DRAINAGE PLAN**  
 MONTEREY COUNTY, CALIFORNIA  
 26595 CANADA WAY, CARMEL VALLEY CA  
 APN 015-192-004

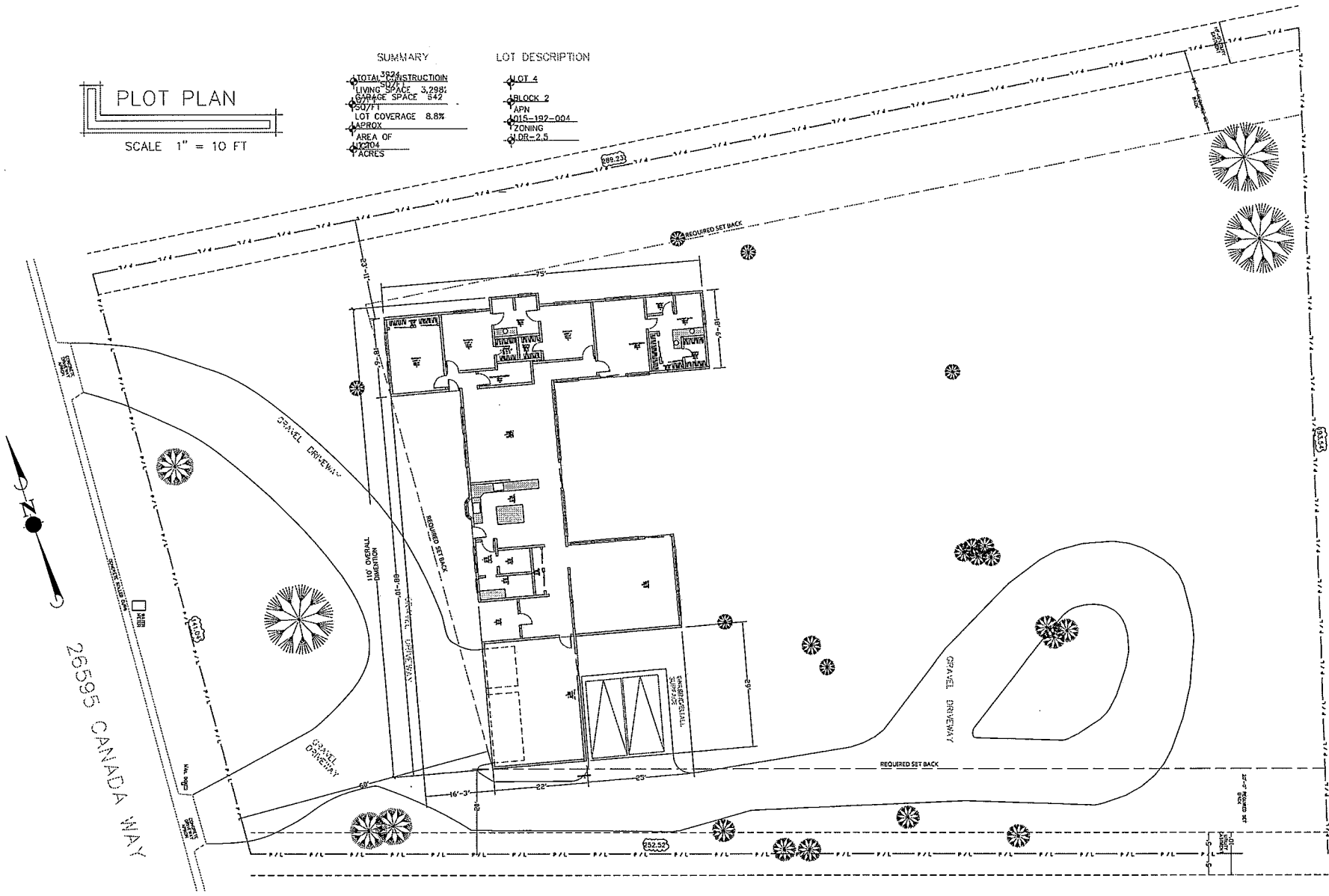
REVISIONS:	BY:	DATE:	DESCRIPTION:

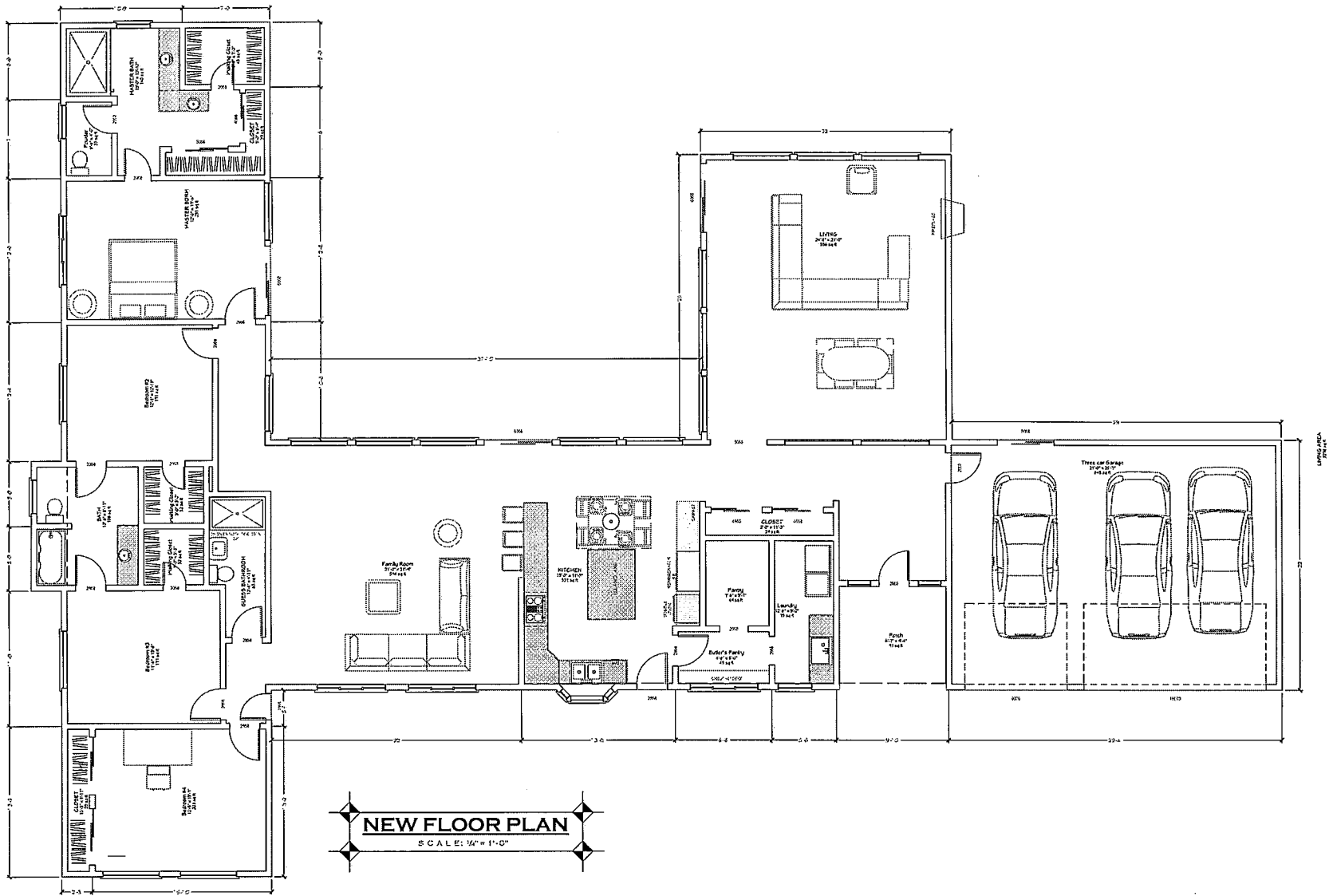
SHEET  
**C.1.1**  
 OF 2

**PLOT PLAN**  
SCALE 1" = 10 FT

**SUMMARY**  
 TOTAL CONSTRUCTION  
 LIVING SPACE 3,798  
 GARAGE SPACE 842  
 LOT COVERAGE 8.8%  
 APPROX  
 AREA OF  
 ACRES

**LOT DESCRIPTION**  
 LOT 4  
 BLOCK 2  
 APN  
 015-182-004  
 ZONING  
 LOT-2.5





**NEW FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

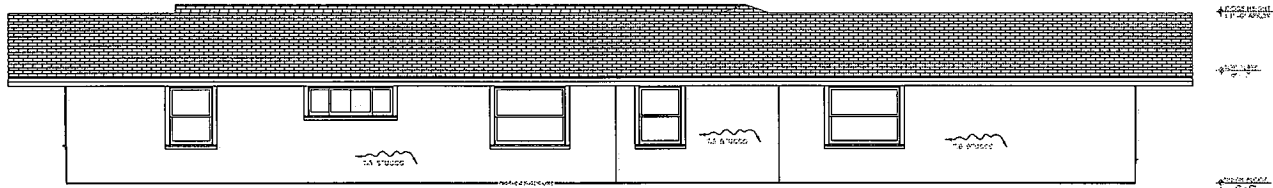
**MELGAR ARCHITECTURAL**  
PROFESSIONAL DESIGN  
6316 S. HARGOULT AVE  
LOS ANGELES, CA 90048  
(323) 892-5255 FAX (323) 892-5254 FAX  
DATE: 02/12/02  
DRAWN BY: GERMAN MELGAR

OWNER NAME: **CHERYL ASSEMI**  
PROJECT ADDRESS: **26595 CANADA DRY CARMEL VALLEY CA**

CONTRACTOR: ANGELO, 3000 S. GARDEN, PASADENA, CA 91107  
10% OF THE TOTAL CONTRACT PRICE SHALL BE PAID UPON THE START OF THE PROJECT AND THE BALANCE SHALL BE PAID UPON THE COMPLETION OF THE PROJECT.  
THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.  
CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.  
CARMEL VALLEY COMMUNITY DEVELOPMENT DEPARTMENT

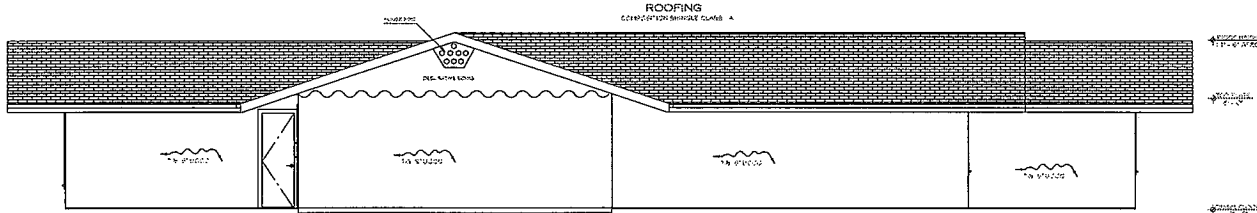
**SH 3**





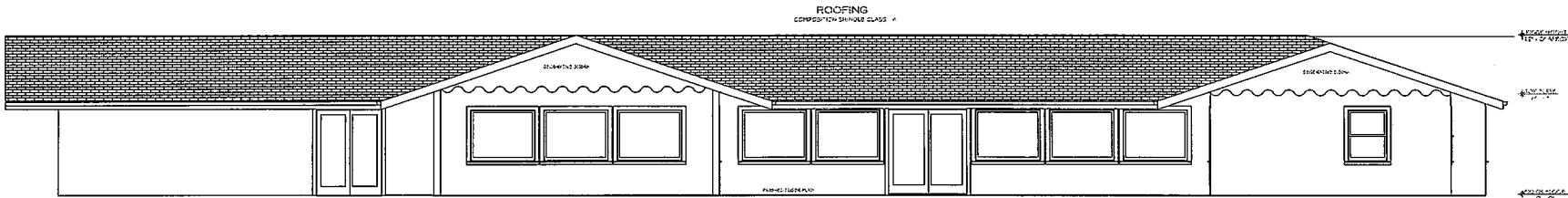
**NORTH ELEVATION**

SCALE: 1/4" = 1'-0"



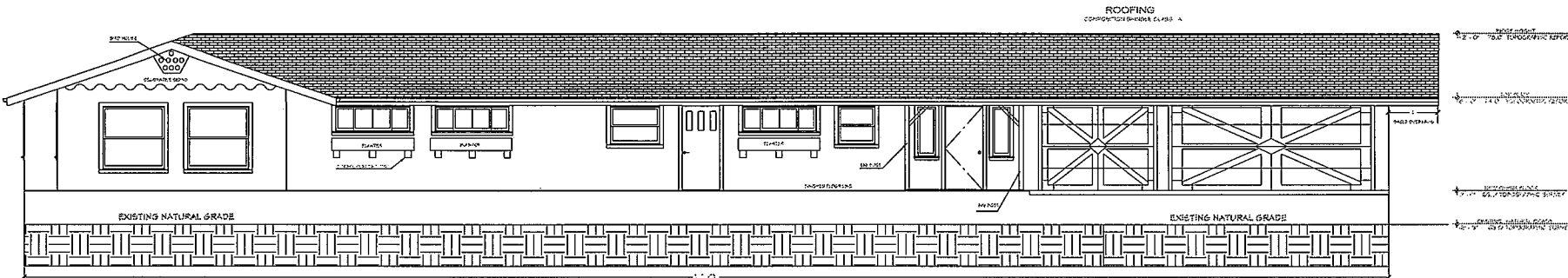
**SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"



**EAST ELEVATION**

SCALE: 1/4" = 1'-0"



**WEST ELEVATION**

SCALE: 1/4" = 1'-0"

ARCHITECTURAL  
 PROFESSIONAL DESIGNER  
 6314 S. HARGCOURT AVE  
 LOS ANGELES, CA 90043  
 (323) 833-5255 PHONE  
 (323) 242-5544 FAX  
 DATE: 02/20/12  
 DRAWN BY: GERIAN MELGAR

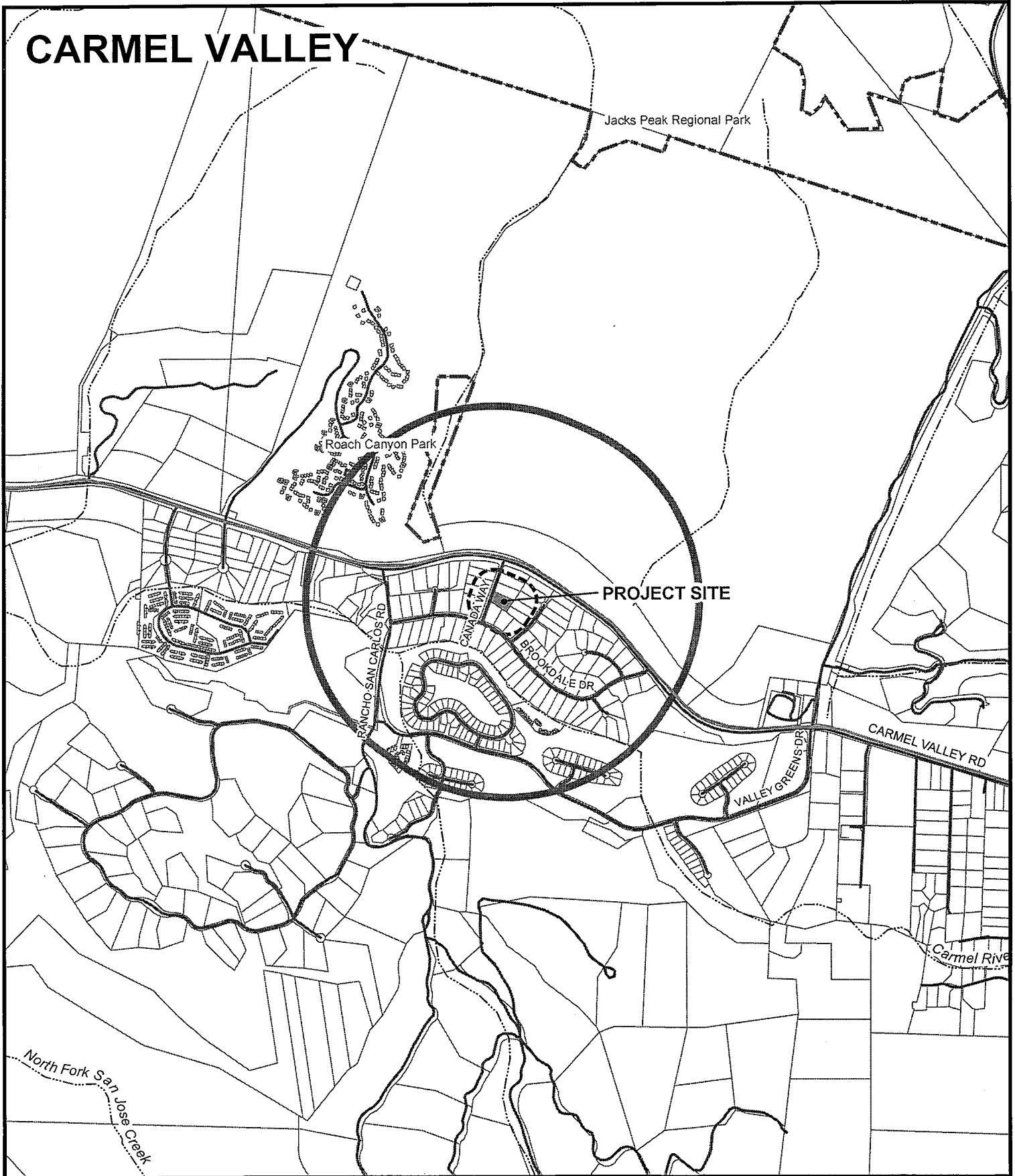
OWNER NAME: CHERYL ASSEMI  
 PROJECT ADDRESS: 26595 CANADA DRY CARMEL VALLEY CA

THIS SET OF ARCHITECTURAL DRAWINGS IS THE PROPERTY OF MELGAR ARCHITECTURAL. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS SET OF ARCHITECTURAL DRAWINGS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MELGAR ARCHITECTURAL.

SH 4

EXHIBIT D  
Vicinity Map




# CARMEL VALLEY

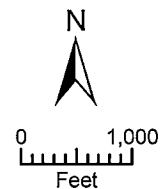


APPLICANT: ASSEMI

APN:015-192-004-000

FILE # PLN120299

~ ~ ~ ~ Water     2500' Limit     300' Limit     City Limits



PLANNER: BRADLEY

EXHIBIT E

Land Use Advisory Committee  
Meeting Minutes &  
Correspondence

# Carmel Valley Land Use Advisory Committee

PLN120299

Monday, August 6, 2012

6:30 PM at St Philips Lutheran Church (Across from All Saints Episcopal Day School)  
8065 Carmel Valley Rd, Carmel Valley

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

4. **PUBLIC COMMENT:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

5. SCHEDULED ITEM AS BELOW

6. OTHER ITEMS

- A) Preliminary Courtesy Presentation by Applicants Regarding Potential Projects
- B) Announcements

7. ADJOURNMENT

---

**scheduled Item:**

1. **Project Name:** ASSEMI CHERYL  
6:30 PM **File Number:** PLN120299  
**Project Location:** 26595 CANADA WY CARMEL  
**Project Planner:** PAULA BRADLEY  
**Area Plan:** CARMEL VALLEY MASTER PLAN  
**Project Description:** Use Permit to allow the construction of a 3,924 square foot single family residence, including a 642 square foot attached three-car garage in the Carmel Valley Floodplain; request to remove two protected Oak trees, and Design Approval. Grading is approximately 500 cubic yards cut and fill. The property is located at 26595 Canada Way, Carmel (Assessor's Parcel Number 015-192-004-000), Carmel Valley Master Plan.  
**Recommendation to:** ZONING ADMINISTRATOR

HLE COPY  
PLN12029K

**MINUTES**  
**Carmel Valley Land Use Advisory Committee**  
**Monday, August 6, 2012**

1. Meeting called to order by Janet Brennan at 6:30 pm

2. Roll Call

Members Present: Charles Franklin, Judy McClelland, Janet Brennan, David Burbidge, Doug Pease,

Neil Agron, John Anzini

Members Absent: None

3. Approval of Minutes:

A. July 16, 2012 minutes

Motion: Doug Pease (LUAC Member's Name)

Second: David Burbidge (LUAC Member's Name)

Ayes: 7

Noes: 0

Absent: 0

Abstain: 0

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

5. Scheduled Item(s)

**6. Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 6:50 pm

Minutes taken by: Charles Franklin

Minutes received via email August 7, 2012

# Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department  
168 W Alisal St 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025

Advisory Committee: **Carmel Valley**

Please submit your recommendations for this application by: **August 6, 2012**

**Project Title:** ASSEMI CHERYL  
**File Number:** PLN120299  
**File Type:** ZA  
**Planner:** BRADLEY  
**Location:** 26595 CANADA WY CARMEL  
**Project Description:**

Use Permit to allow the construction of a 3,924 square foot single family residence, including a 642 square foot attached three-car garage in the Carmel Valley Floodplain; request to remove two protected Oak trees, and Design Approval. Grading is approximately 500 cubic yards cut and fill. The property is located at 26595 Canada Way, Carmel (Assessor's Parcel Number 015-192-004-000), Carmel Valley Master Plan.

**Was the Owner/Applicant/Representative Present at Meeting?** Yes X No \_\_\_\_\_

Connie Bell

**Was a County Staff/Representative present at meeting?** No planner present at meeting

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Margaret Robbins		X	Presented email of Flood Plain elevation requirements
Reno Cramer	X		What is soil import /export? Small and awaiting soil tests Where is roof line? Unchanged
			Where is septic system? Being planned.



**LUAC AREAS OF CONCERN**

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
John Anzini	Skylights and uplights	

**ADDITIONAL LUAC COMMENTS**

Oak tree removal with approval of an arborist and trees should be replaced on a 2 for 1 basis, that any skylights be shaded and there be only downlighting outdoors

**RECOMMENDATION:**

Motion by: John Anzini (LUAC Member's Name)

Second by: Doug Pease (LUAC Member's Name)

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: \_\_\_\_\_

Continued to what date: \_\_\_\_\_

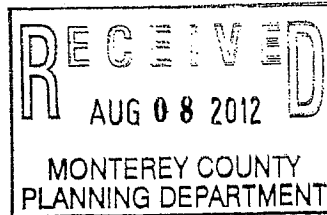
AYES: 7

NOES: 0

ABSENT: 0

ABSTAIN: 0

XFINITY Connect



mm\_robbs@comcast.net

+ Font Size -

**RE: another project in the flood plane****From :** Tom Ext.4968 Moss <mosst@co.monterey.ca.us>

Thu, Aug 02, 2012 09:07 PM

**Subject :** RE: another project in the flood plane**To :** MM\_Robbins <mm\_robbs@comcast.net>

Margaret-

We reviewed the application today. Comments are due to the Planning Department on August 6; however, we should have ours submitted by close of business today. The concrete slab foundation for the house and garage is required to be elevated a minimum of 1 foot above the base flood elevation, and we are recommending three conditions of approval to ensure that it is elevated correctly. The Agency is also recommending a condition requiring a drainage plan that includes on-site retention of stormwater runoff.

Let me know if you have any questions.

Tom

**From:** MM\_Robbins [mailto:mm\_robbs@comcast.net]**Sent:** Wednesday, August 01, 2012 3:02 PM**To:** Moss, Tom Ext.4968**Subject:** another project in the flood plane

Tom, the location:26595 Canada Way (PLN120299). It's an almost 4,000 sq.ft new home with over 600 swft of attached garage. Have you looked at this? It goes to the Carmel Valley LUAC on Monday August 6th. Margaret