

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: January 9, 2014	Time: 2:10 P.M.	Agenda Item No.: 5
<p>Project Description: Consider an Administrative Permit and Design Approval to allow the construction of a 6,859 square foot one-story single family dwelling, with 1,243 square feet of covered patio area, a 1,514 square foot attached three (3) car garage, a 2,880 square foot detached pool barn, a 1,198 square foot detached accessory dwelling unit with a 691 square foot attached guesthouse and 598 square feet of covered patio area, approximately 1,250 square feet of ground mounted solar panels, approximately 13,520 square feet of hardscape, approximately 250 linear feet of 4-foot and 6-foot retaining wall, installation of infrastructure improvements (utility lines and sewer lift station), removal of one protected Oak tree, and grading (approximately 1,950 cubic yards of cut and 400 cubic yards of fill). Colors and materials to consist of dark brown corrugated metal roofing, black and dark brown steel window frames and doors, Cameron brown stone pavers, and stained grey-brown wood siding and trim.</p>		
<p>Project Location: 31 Pronghorn Run, Carmel (Santa Lucia Preserve - Lot 127)</p>		<p>APN: 239-091-052-000</p>
<p>Planning File Number: PLN130625</p>		<p>Owner: Cary & Cindy Whitfield Agent: Stocker & Allaire, Inc.</p>
<p>Planning Area: Greater Monterey Peninsula Area Plan</p>		<p>Flagged and staked: Yes</p>
<p>Zoning Designation: RC/40-D-S (Resource Conservation, 40 acres per unit, with Design Control and Site Plan Review Overlays)</p>		
<p>CEQA Action: Consider an addendum to the Santa Lucia Preserve Final Environmental Impact Report (EIR #94-005/Resolution #96-059) per CEQA Guidelines Section 15164.</p>		
<p>Department: RMA - Planning</p>		

RECOMMENDATION:

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

- 1) Certify that the Zoning Administrator has considered an addendum together with the Santa Lucia Preserve Final Environmental Impact Report (EIR #94-005/Resolution #96-059) pursuant to CEQA Guidelines Section 15164; and
- 2) Approve the Administrative Permit and Design Approval, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**).

PROJECT OVERVIEW:

The Applicant proposes to construct a 6,859 square foot one-story single family dwelling, with 1,243 square feet of covered patio area, a 1,514 square foot attached three (3) car garage, a 2,880 square foot detached pool barn, a 1,198 square foot detached accessory dwelling unit with a 691 square foot attached guesthouse and 598 square feet of covered patio area, approximately 1,250 square feet of ground mounted solar panels, approximately 13,520 square feet of hardscape, approximately 250 linear feet of 4-foot and 6-foot retaining wall, installation of infrastructure improvements (utility lines and sewer lift station), removal of one protected Oak tree, and associated grading. The project site is on a currently un-developed 15.2 acre parcel within the rural Santa Lucia Preserve subdivision. The removal of one protected oak tree will be required in order to accommodate the proposed structures. The removed tree will be replaced by five (5) Valley oak trees pursuant to a condition of the Use Permit which established the Santa Lucia Preserve subdivision.

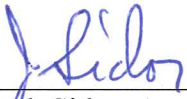
OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- √ RMA - Public Works
- √ 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 RMA – Planning, RMA – Public Works, Environmental Health Bureau, Water Resources Agency, and the 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 proposed project has been reviewed and approved by the Santa Lucia Preserve Design Review Board on September 26, 2013.

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



Joseph Sidor, Associate Planner
(831) 755-5262, SidorJ@co.monterey.ca.us
December 20, 2013

cc: Front Counter Copy; Zoning Administrator; Monterey County Regional Fire Protection District; RMA - Public Works; Environmental Health Bureau; Water Resources Agency; Laura Lawrence, Planning Services Manager; Delinda Robinson, Senior Planner; Joseph Sidor, Project Planner; Cary & Cindy Whitfield, Owners; Stocker & Allaire, Inc. (Attn C. Spellacy), Agent; Santa Lucia Preserve Design Review Board; The Open Monterey Project; LandWatch; Planning File PLN130625

Attachments: Exhibit A Project Data Sheet
Exhibit B Project Discussion
Exhibit C Draft Resolution, including:

- Conditions of Approval
- Site Plan, Floor Plan, Elevations, Exterior Lighting Plan, and Landscape Plan

Exhibit D Vicinity Map
Exhibit E Addendum to the Santa Lucia Preserve Final Environmental Impact Report (EIR #94-005/Resolution #96-059)
Exhibit F Santa Lucia Preserve Final Environmental Impact Report (on file with RMA-Planning and available electronically at http://www.co.monterey.ca.us/planning/docs/eirs/eir_home.htm)

This report was reviewed by Delinda Robinson, Senior Planner. 

EXHIBIT A

Project Information for PLN130625

Application Name: Whitfield Cary Wayne & Whitfield Cindy Kessler
Location: 31 Pronghorn Run, Carmel
Applicable Plan: Greater Monterey Peninsula
Primary APN: 239-091-052-000
Advisory Committee: None
Coastal Zone: No
Permit Type: Administrative Permit
Final Action Deadline (884): 1/17/2014
Environmental Status: Addendum
Zoning: RC/40-D-S (see note)
Land Use Designation: Resource Conservation

Project Site Data:

Lot Size: 15.2	Coverage Allowed: 25%
Existing Structures (sf): 0	Coverage Proposed: 2.5%
Proposed Structures (sf): 16233	Height Allowed: 30
Total Sq. Ft.: 16233	Height Proposed: 21.5
Special Setbacks on Parcel: NA	FAR Allowed: NA
	FAR Proposed: NA

Resource Zones and Reports:

Seismic Hazard Zone: IV / VI / UNDETERMINED	Soils Report #: LIB130503
Erosion Hazard Zone: High / Moderate	Biological Report #: LIB130500
Fire Hazard Zone: High / Very High	Forest Management Rpt. #: LIB130502
Flood Hazard Zone: X	Geologic Report #: LIB130504
Archaeological Sensitivity: High	Archaeological Report #: LIB130499
Visual Sensitivity: Sensitive	Traffic Report #: NA

Other Information:

Water Source: PUBLIC	Grading (cubic yds.): 2350
Water Purveyor: SLCSO	Sewage Disposal (method): SEWER
Fire District: Monterey County Regional FPD	Sewer District Name: SLCSO
Tree Removal: 1 / OAK	

EXHIBIT B DISCUSSION

Project Description

The applicant proposes to construct a 6,859 square foot one-story single family dwelling, with 1,243 square feet of covered patio area, a 1,514 square foot attached three (3) car garage, a 2,880 square foot detached pool barn, a 1,198 square foot detached accessory dwelling unit with a 691 square foot attached guesthouse and 598 square feet of covered patio area, approximately 1,250 square feet of ground mounted solar panels, approximately 13,520 square feet of hardscape, approximately 250 linear feet of 4-foot and 6-foot retaining wall, installation of infrastructure improvements (utility lines and sewer lift station), removal of one protected Oak tree, and associated grading. The project site is on a currently undeveloped 15.2 acre parcel within the rural Santa Lucia Preserve subdivision, and is typical of the rural lots located within the Santa Lucia Preserve. The colors and materials proposed for the structures are designed to blend with the natural surroundings.

Project Issues

The removal of one protected Valley oak tree will be required to accommodate the proposed structures. The remainder of the trees on the parcel will not be affected. The arborist report prepared for the project recommended a tree replacement ratio of 5:1. The removed tree will be replaced by five (5) Valley oak trees pursuant to Condition No. 24 in Use Permit PC94067 which established the subdivision.

Environmental Review

The subject application requests the removal of one protected oak tree to accommodate the construction of the single family dwelling, accessory dwelling unit, guesthouse, and pool barn. Although the proposed tree removal exceeds what was approved for the lot (0 trees), it is consistent with the overall removal count that was analyzed in the Santa Lucia Preserve (SLP) EIR. As of December 17, 2013, 974 of the 1,480 trees approved for removal in the SLP have been either removed or are pending approved removal. An Addendum to the EIR is included as a part of this project.

Recommendation

Staff recommends the Zoning Administrator consider an addendum (**Exhibit E**) to previously-certified EIR per CEQA Guidelines Section 15164, and approve the Administrative Permit and Design Approval (PLN130625), based on the findings and evidence and subject to the conditions of approval (**Exhibit C**).

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:

WHITFIELD (PLN130625)

RESOLUTION NO. 14 -

Resolution by the Monterey County Zoning
Administrator to:

- 1) Certifying that the Zoning Administrator has considered an Addendum together with the Santa Lucia Preserve Environmental Impact Report (EIR #94-005/Resolution #96-059), per CEQA Guidelines Section 15164; and
- 2) Approve an Administrative Permit and Design Approval to allow the construction of a 6,859 square foot one-story single family dwelling, with 1,243 square feet of covered patio area, a 1,514 square foot attached three (3) car garage, a 2,880 square foot detached pool barn, a 1,198 square foot detached accessory dwelling unit with a 691 square foot attached guesthouse and 598 square feet of covered patio area, approximately 1,250 square feet of ground mounted solar panels, approximately 13,520 square feet of hardscape, approximately 250 linear feet of 4-foot and 6-foot retaining wall, installation of infrastructure improvements (utility lines and sewer lift station), removal of one protected Oak tree, and grading (approximately 1,950 cubic yards of cut and 400 cubic yards of fill). Colors and materials to consist of dark brown corrugated metal roofing, black and dark brown steel window frames and doors, Cameron brown stone pavers, and stained grey-brown wood siding and trim.

[PLN130625, Whitfield, 31 Pronghorn Run, Carmel (Santa Lucia Preserve - Lot 127), Greater Monterey Peninsula Area Plan (APN: 239-091-052-000)]

The Whitfield application (PLN130625) came on for public hearing before the Monterey County Zoning Administrator on January 9, 2014. 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:** **PROJECT DESCRIPTION** – The proposed project involves the construction of a 6,859 square foot one-story single family dwelling, with 1,243 square feet of covered patio area, a 1,514 square foot attached three (3) car garage, a 2,880 square foot detached pool barn, a 1,198 square foot detached accessory dwelling unit with a 691 square foot attached guesthouse and 598 square feet of covered patio area, approximately 1,250 square feet of ground mounted solar panels, approximately 13,520 square feet of hardscape, approximately 250 linear feet of 4-foot and 6-foot retaining wall, installation of infrastructure improvements (utility lines and sewer lift station), removal of one protected Oak tree, and grading (approximately 1,950 cubic yards of cut and 400 cubic yards of fill). Colors and materials to consist of dark brown corrugated metal roofing, black and dark brown steel window frames and doors, Cameron brown stone pavers, and stained grey-brown wood siding and trim.
- EVIDENCE:** 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 PLN130625.
2. **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,
 - Monterey County Zoning Ordinance (Title 21), and
 - Greater Monterey Peninsula Area Plan.
- 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 31 Pronghorn Run, Carmel (Santa Lucia Preserve - Lot 127) (Assessor’s Parcel Number 239-091-052-000), Greater Monterey Peninsula Plan. The parcel is zoned RC/40-D-S (Resource Conservation, 40 acres per unit, with Design Control and Site Plan Review Overlays, which allow the construction of the first single family dwelling, guesthouse, accessory dwelling unit, and accessory structures with an approved Administrative Permit and Design Approval. Therefore, the project is an allowed land use for this site.
- c) Design Control, or “D” zoning as provided at Chapter 21.44 of the Monterey County Ordinance (Title 21) requires design review of structures in order to assure the protection of public viewshed, neighborhood character, and the visual integrity of certain developments without imposing undue restrictions on private property. Colors and materials for the structures will consist of dark brown corrugated metal roofing, black and dark brown steel window frames and doors, Cameron brown stone pavers, and stained grey-brown wood siding and trim. The project design, materials and color treatments chosen for the structures

blend with the natural landscape and are in keeping with materials and treatment approved for other residences and structures within the Santa Lucia Preserve. The project design has been reviewed and approved by the Santa Lucia Preserve Design Review Board.

- d) Site Plan Review, or “S” zoning requires review of development in those areas of the county where development by reason of its location has the potential to adversely affect or be adversely affected by natural resources or site constraints, without imposing undue restrictions on private property. The project has been designed to eliminate development on slopes over 30%, while also minimizing removal of protected oak trees. The colors and materials have been selected so as to blend with the natural environment.
- e) The project planner conducted a site inspection on September 11, 2013, to verify that the project on the subject parcel conforms to the plans listed above.
- f) The project was not referred to the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) for review because the Santa Lucia Preserve is not within any LUAC jurisdictional boundary. However, the project was reviewed by the Santa Lucia Preserve Design Review Board (SLPDRB), which functions as an internal advisory committee for design-compatibility purposes. The SLPDRB reviewed the proposed project on September 26, 2013.
- g) 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 PLN130625.

3. **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, Monterey County Regional Fire Protection District, RMA - 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 forest, biological, and soils resources. The following reports have been prepared:
 - Archaeological Review Letter (LIB130499) prepared by Archaeological Consulting, Salinas, California, July 11, 2013.
 - Santa Lucia Preserve Lot 127 Biological Assessment (LIB130500) prepared by Denise Duffy & Associates, Inc., Monterey, California, February 2013.
 - Construction Impact Analysis (LIB130502) prepared by Maureen Hamb, Certified Arborist, Santa Cruz, California, September 15, 2013.
 - Geotechnical Investigation (LIB130503) prepared by Soils Survey, Inc., Salinas, California, August 26, 2013.
 - Geologic Review Letter – San Clemente Thrust Fault Proximity (LIB130504) prepared by Soils Survey, Inc., Salinas, California,

October 18, 2013.

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) Staff conducted a site inspection on September 11, 2013, 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 PLN130625.

4. **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 RMA – Planning, Monterey County Regional Fire Protection District, RMA - Public Works, Environmental Health Bureau, and the 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 will be provided. Water and sewer service will be provided by the Santa Lucia Community Services District. The Environmental Health Bureau (EHB) reviewed the proposed project and did not apply any conditions regarding service. EHB did apply a condition to require abandonment of an existing well on the site (Condition No. 14).
 - c) Staff conducted a site inspection on September 11, 2013, 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 PLN130625.

5. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on September 11, 2013, 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) 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 PLN130625.

6. **FINDING:**

CEQA (Addendum): - An Addendum to a previously certified EIR was prepared pursuant to Code of Regulations, Title 14, Section 15164 to reflect changes or additions in the project that do not cause substantial changes or new information that would require major revisions to the adopted EIR.

EVIDENCE:

- a) An EIR for the Santa Lucia Preserve was prepared and certified by the Board of Supervisors on February 6, 1996 (EIR# 94-005/Resolution# 96-059). Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, when an EIR has been certified, no subsequent EIR shall be prepared for the project unless the agency determines that substantial changes are proposed which require major revisions or substantial changes occur with respect to the circumstances under which the project is undertaken due to new significant environmental effects. In this case, no new information has been presented to warrant further environmental review. The proposed structures are within a designated building envelope, and the proposed tree removal is within the overall tree removal analyzed for the subdivision.
- b) An Addendum to the Santa Lucia Preserve EIR was prepared pursuant to Code of Regulations, Title 14, Section 15164 (CEQA Guidelines).
- c) The project includes the construction of a 6,859 square foot one-story single family dwelling, with 1,243 square feet of covered patio area, a 1,514 square foot attached three (3) car garage, a 2,880 square foot detached pool barn, a 1,198 square foot detached accessory dwelling unit with a 691 square foot attached guesthouse and 598 square feet of covered patio area, approximately 1,250 square feet of ground mounted solar panels, approximately 13,520 square feet of hardscape, approximately 250 linear feet of 4-foot and 6-foot retaining wall, installation of infrastructure improvements (utility lines and sewer lift station), removal of one protected Oak tree, and grading (approximately 1,950 cubic yards of cut and 400 cubic yards of fill).
- d) The subject application requests the removal of one protected Valley oak tree to accommodate the construction of the single family dwelling. The project is consistent with all tree removal conditions pursuant to Use Permit PC94067 (Resolution No. 96-060) for the Santa Lucia Preserve Subdivision. A condition of approval has been added to include the re-planting of 5 trees. The trees have been incorporated within the landscaping plan as a condition of approval. Though the tree removal amount proposed exceeds what was approved for the lot, it is consistent with what was analyzed in the Santa Lucia Preserve EIR (EIR# 94-005/Resolution# 96-059). As of December 17, 2013, 974 of the 1,480 trees approved for removal have been either removed or are pending approved removal. No oak trees have previously been removed, or approved for removal, on the project parcel.
- e) A biological report prepared for the project (LIB130500) has concluded that, in addition the original EIR (Jones & Stokes, 1995) for the subdivision, no new occurrences of special-status species were

identified on the subject parcel.

- f) An archaeological report (LIB130499) prepared for the project indicates no known archaeological sites within 2,000 feet of the project site.
- g) No adverse environmental effects were identified other than what was analyzed in the Santa Lucia Preserve EIR during staff review of the development application during a site visit on September 11, 2013.

7. **FINDING:** **SANTA LUCIA PRESERVE SUBDIVISION (PHASE A, B & C):**

TREE REMOVAL – The project is consistent with all tree removal conditions pursuant to Use Permit PC94067 (Resolution No. 96-060) for the Santa Lucia Preserve Subdivision.

- EVIDENCE:**
- a) The project proposes the removal of one protected oak tree. The 1994 Santa Lucia Preserve Forest Management Plan (FMP), prepared by Ralph Osterling, approved as a part of the subdivision the removal of zero trees on the subject property, and required replacement at a ratio of 3:1 for non-landmark and 5:1 for landmark trees. Though the tree removal amount proposed exceeds what was approved for the lot, it is consistent with what was analyzed in the Santa Lucia Preserve EIR (EIR #94-005/Resolution #96-059).
 - b) As of December 17, 2013, 974 of the 1,480 trees approved for removal pursuant to PC94067 have been either removed or are pending approved removal.
 - c) Tree replacement will be at a ratio of 5:1. The removed tree will be replaced by five Valley oak trees (Condition No. 12).
 - d) Tree protection and maintenance measures found in the Santa Lucia Forest Management Plan have been applied as conditions to the project (Condition Nos. 6 and 7).
 - e) The project is consistent with the Section 21.64.260 of the Monterey County Zoning Ordinance, Title 21, in that the project was sited to require the least amount of tree removal under the circumstance and avoids adverse environmental impacts.
 - f) The proposed tree removal meets the findings, pursuant to Section 21.64.260.D.5 of the Monterey County Zoning Ordinance, Title 21:
 - a) The tree removal is the minimum required under the circumstances of the case; and
 - b) The removal will not involve a risk of adverse environmental impacts such as: Soil Erosion, Water Quality, Ecological Impacts, Noise Pollution, Air Movement, or Wildlife Habitat.

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

EVIDENCE: Planning Commission: Section 21.80.040.B of the Monterey County Zoning Ordinance (Title 21) designates the Planning Commission as the Appeal Authority to consider appeals from the discretionary decisions of the Zoning Administrator, and Section 21.80.050.A allows an appeal to be made to the Appeal Authority by any person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

DECISION

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

- 1) Certify that the Zoning Administrator has reviewed and considered an Addendum together with the Santa Lucia Preserve Environmental Impact Report (EIR #94-005/Resolution #96-059) per CEQA Guidelines Section 15164; and
- 2) Approve an Administrative Permit and Design Approval to allow the construction of a 6,859 square foot one-story single family dwelling, with 1,243 square feet of covered patio area, a 1,514 square foot attached three (3) car garage, a 2,880 square foot detached pool barn, a 1,198 square foot detached accessory dwelling unit with a 691 square foot attached guesthouse and 598 square feet of covered patio area, approximately 1,250 square feet of ground mounted solar panels, approximately 13,520 square feet of hardscape, approximately 250 linear feet of 4-foot and 6-foot retaining wall, installation of infrastructure improvements (utility lines and sewer lift station), removal of one protected Oak tree, and grading (approximately 1,950 cubic yards of cut and 400 cubic yards of fill); and colors and materials to consist of dark brown corrugated metal roofing, black and dark brown steel window frames and doors, Cameron brown stone pavers, and stained grey-brown wood siding and trim; in general conformance with the attached sketch and subject to the conditions, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 9th day of January, 2014.

Jacqueline R. Onciano, 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 ALONG 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 3 years after the above date of granting thereof unless construction or use is started within this period.

Monterey County Planning Department

DRAFT Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan

PLN130625

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This Administrative Permit and Design Approval (PLN130625) allows the construction of a 6,859 square foot one-story single family dwelling, with 1,243 square feet of covered patio area, a 1,514 square foot attached three (3) car garage, a 2,880 square foot detached pool barn, a 1,198 square foot detached accessory dwelling unit with a 691 square foot attached guesthouse and 598 square feet of covered patio area, approximately 1,250 square feet of ground mounted solar panels, approximately 13,520 square feet of hardscape, approximately 250 linear feet of 4-foot and 6-foot retaining wall, installation of infrastructure improvements (utility lines and sewer lift station), removal of one protected Oak tree, and grading (approximately 1,950 cubic yards of cut and 400 cubic yards of fill). Colors and materials to consist of dark brown corrugated metal roofing, black and dark brown steel window frames and doors, Cameron brown stone pavers, and stained grey-brown wood siding and trim. The property is located at 31 Pronghorn Run, Carmel (Assessor's Parcel Number 239-091-052-000), Santa Lucia Preserve, Greater Monterey Peninsula Area Plan. This permit 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 RMA - Planning. 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)

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: The applicant shall record a Permit Approval Notice. This notice shall state: "An Administrative Permit and Design Approval (Resolution Number 14 -) was approved by the Zoning Administrator for Assessor's Parcel Number 239-091-052-000 on January 9, 2014. The permit was granted subject to twenty-six (26) conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of building permits or commencement of the use. (RMA - Planning)

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.

3. PD002(A) - ATTACH RESOLUTION TO CONSTRUCTION PLANS

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: A copy of the Resolution of Approval (Resolution No. 14 -) for the Administrative Permit and Design Approval (Planning File No.: PLN130625) shall be incorporated onto the construction plans for the project prior to the issuance of a grading or building permit. The Contractor/Owner/Applicant shall be responsible for compliance with all conditions of approval. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of any grading or construction activities, the Owner/Applicant shall submit evidence to RMA-Planning for review and approval, that the Resolution of Approval, for the project, has been incorporated onto the construction plans for the project/approved development.

Ongoing throughout construction and until all Conditions of Approval and/or Mitigation Measures have been complied with, the Contractor/Owner/Applicant shall provide evidence of compliance with Conditions of Approval to the Responsible Land Use Department as specified in the "Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan."

4. 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. Monterey County RMA - Planning 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)

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 Monterey County RMA - Planning 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.

5. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to RMA-Planning .

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)

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 RMA - Planning 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 RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

7. PD011(A) - TREE REMOVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

8. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (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 RMA - Planning. 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. 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)

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 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 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.

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.

9. 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 RMA - Planning, prior to the issuance of building permits. (RMA - Planning)

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 RMA - Planning 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.

10. PD019(A) - DEED RESTRICTION-GUESTHOUSE (INLAND)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a deed restriction stating the regulations applicable to a GUESTHOUSE (Inland) as follows:

- Only 1 guesthouse shall be allowed per lot.
- Detached guesthouses shall be located in close proximity to the principal residence.
- Guesthouses shall share the same utilities with the main residence, unless prohibited by public health requirements.
- The guesthouse shall not have cooking or kitchen facilities, including but not limited to microwave ovens, hot plates and toaster ovens.
- The guesthouse shall have a maximum of 6 linear feet of counter space, excluding counter space in a bathroom. There shall be a maximum of 8 square feet of cabinet space, excluding clothes closets.
- The guesthouse shall not exceed 600 square feet of livable floor area.
- The guesthouse shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect.
- Subsequent subdivisions which divide a main residence from a guesthouse shall be prohibited.
- The guesthouse shall be designed in such a manner as to be visually consistent and compatible with the main residence on site and other residences in the area.
- The guesthouse height shall not exceed 15 feet nor be more than one story.

(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit the signed and notarized document to the Director of RMA-Planning for review and signature by the County.

Prior to occupancy or commencement of use, the Owner/Applicant shall submit proof of recordation of the document to the RMA-Planning.

11. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of three (3) years, to expire on January 9, 2017, unless use of the property or actual construction has begun within this period. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

12. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Within 60 days of permit approval, the applicant shall replace and or relocate each tree approved for removal as follows:
- Replacement ratio: 5:1 for landmark trees (5 replacement trees required)

Replacement tree(s) shall be identified on the final landscape plan submitted for the project, and shall be located within the same general area as the tree being removed. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall submit evidence of tree replacement to RMA-Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

Six months after the planting of the replacement tree(s), the Owner/Applicant shall submit evidence demonstrating that the replacement tree(s) are in a healthy, growing condition.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

13. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (RMA - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to RMA-Planning a nest survey prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

14. EHSP01 - ABANDONED WELL

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Destroy the existing abandoned well(s) according to the standards found in State of California Bulletin 74 and all its supplements, and Chapter 15.08 of the Monterey County Code.

Compliance or Monitoring Action to be Performed: Prior to issuance of a building permit, the Owner/Applicant shall hire a CA licensed well contractor to obtain a well destruction permit from the Environmental Health Buearu.
Complete well destruction according to the well destruction permit.

After destruction the CA licensed well driller shall submit the Well Drillers Report to the Environmental Health Bureau

15. PW0006 - CARMEL VALLEY

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: 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).

Compliance or Monitoring Action to be Performed: Prior to Building Permits Issuance Owner/Applicant shall pay to PBI the required traffic mitigation fee.

16. PW0040 - HIGHWAY 1 SHORT TERM IMPROVEMENTS

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Applicant shall Contribute \$833 (2013 Dollars) to County of Monterey as payment of the project's pro rata share at the cost of short-term operational improvements to State Highway One.

Compliance or Monitoring Action to be Performed: Prior to Issuance of Building Permits Owner/Applicant shall pay to PBI required Traffic Mitigation Fee.

17. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the DPW.

18. WRSP1 - DRAINAGE PLAN

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 dispersion 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.

19. WRSP2 - 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 dispersion 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.

20. 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.

21. 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.

22. 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.

23. 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.

24. FIRE024 - FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The residence shall be fully protected with an approved household fire warning system as defined by NFPA Standard 72. Plans and specifications for the household fire warning system shall be submitted by a California licensed C-10 contractor and approved prior to installation. Household fire warning systems installed in lieu of single-station smoke alarms required by the Uniform Building Code shall be required to be placarded as permanent building equipment. (Monterey County Regional Fire District)

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

Prior to requesting a framing inspection, Applicant shall obtain fire department approval of the fire alarm system plans.

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

25. 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.

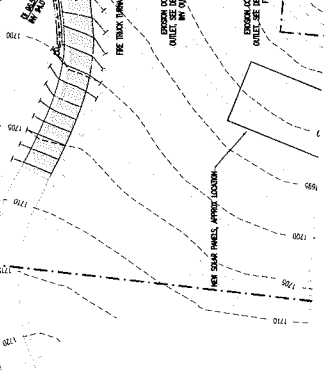
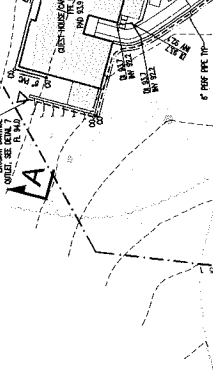
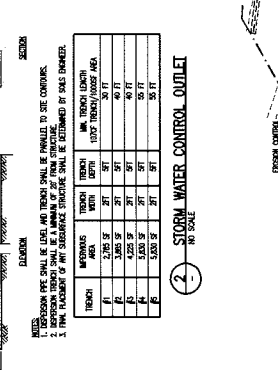
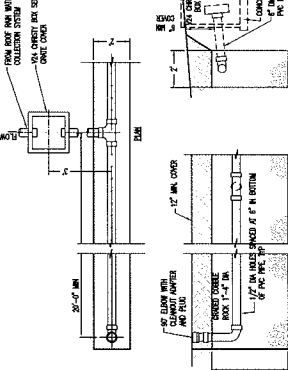
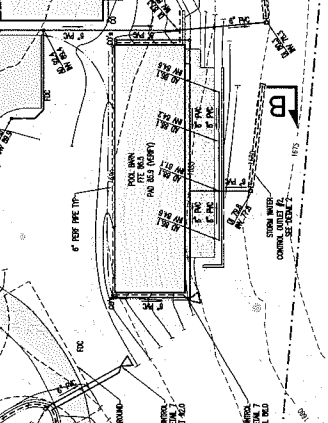
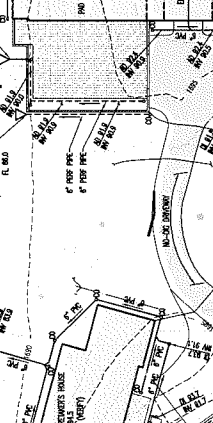
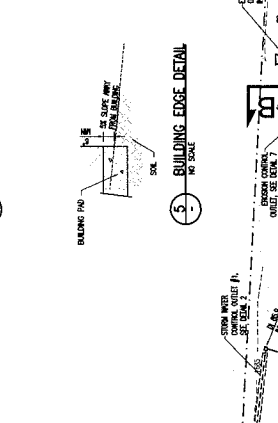
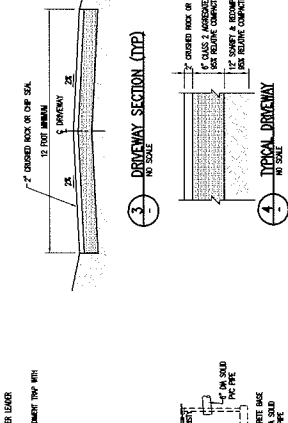
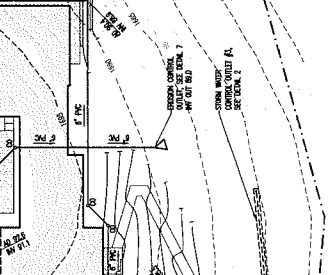
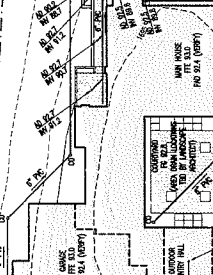
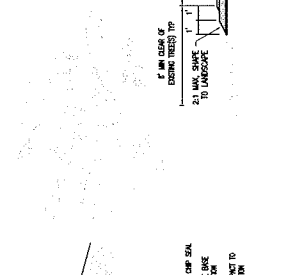
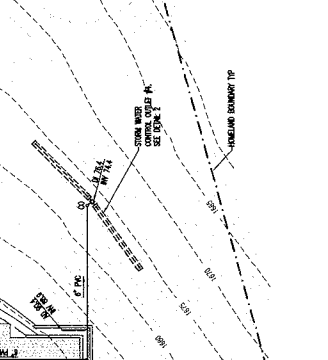
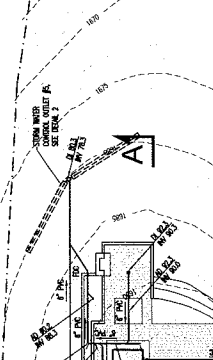
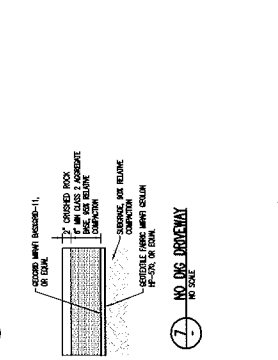
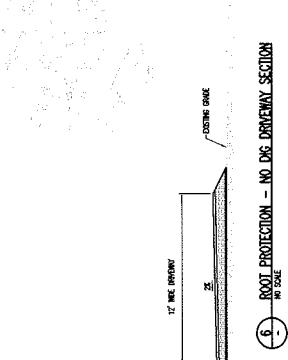
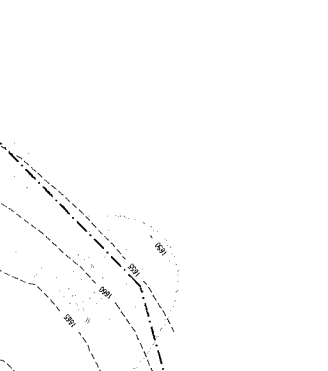
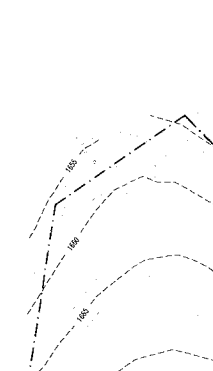
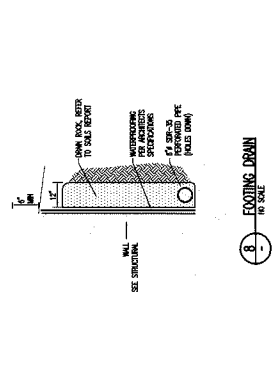
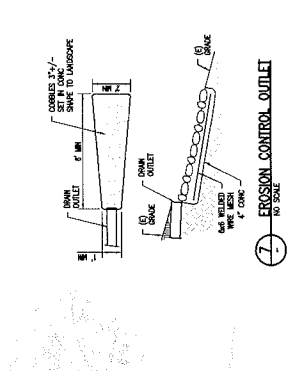
26. NON-STANDARD CONDITION - HYDRANTS AND FIRE FLOW

Responsible Department: Fire

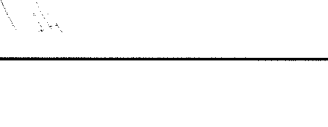
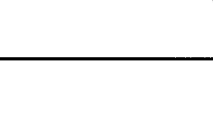
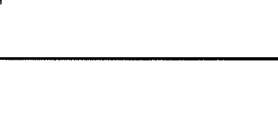
Condition/Mitigation Monitoring Measure: Hydrants for fire protection shall be provided at locations approved by the fire code official and shall conform to the following requirements:

- a. FIRE FLOW - Pursuant to California Fire Code Appendix B, the minimum fire flow requirement for square foot commercial facilities built with Type construction is gallons per minute with a residual pressure of 20 psi under normal operating conditions for a duration of hours. Fire flow for facilities protected with automatic fire sprinkler systems may be reduced to gallons per minute with a residual pressure of 20 psi under normal operating conditions for a duration of hours.
- b. TIMING OF INSTALLATION - Approved fire protection water supply systems must be installed and made serviceable prior to the time of construction.
- c. HYDRANT/FIRE VALVE (ADDITION) - New hydrant(s) shall be installed as determined by the fire code official.
- d. HYDRANT/FIRE VALVE (LOCATION) - 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.
- e. FIRE HYDRANTS - Hydrants shall be installed in accordance with spacing set forth in California Fire Code Appendix B and in accordance with the following specifications:
- f. HYDRANT SIZE - The hydrant shall have a minimum of two (2) inch outlets NST and one (1) inch outlet NST. The riser shall be a minimum of six (6) inches and shall be wet barrel type with a coefficient of 0.9.
- g. SIGNING OF WATER SOURCES - Hydrant or fire valve identification may be allowed as specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.
(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 Department Notes" on the improvement plans and/or construction plans, shall complete the installation of water system improvements and shall obtain fire department approval of the water system acceptance test.



NO.	DESCRIPTION	THICKNESS	DEPTH	WIDTH	LENGTH	AREA	VOLUME
1	CONCRETE	4"	4"	48"	48"	2304"	96 FT ³
2	CONCRETE	4"	4"	48"	48"	2304"	96 FT ³
3	CONCRETE	4"	4"	48"	48"	2304"	96 FT ³
4	CONCRETE	4"	4"	48"	48"	2304"	96 FT ³
5	CONCRETE	4"	4"	48"	48"	2304"	96 FT ³
6	CONCRETE	4"	4"	48"	48"	2304"	96 FT ³
7	CONCRETE	4"	4"	48"	48"	2304"	96 FT ³
8	CONCRETE	4"	4"	48"	48"	2304"	96 FT ³
9	CONCRETE	4"	4"	48"	48"	2304"	96 FT ³
10	CONCRETE	4"	4"	48"	48"	2304"	96 FT ³



EROSION CONTROL NOTES:

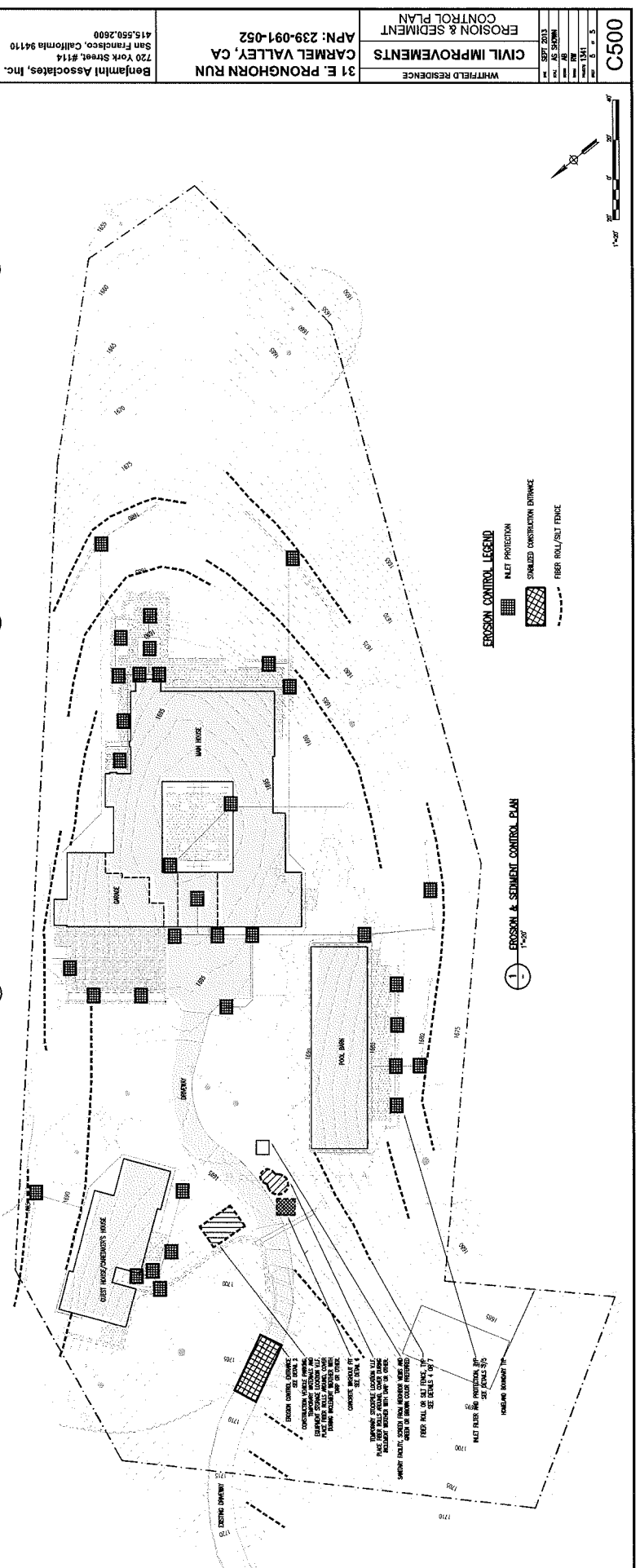
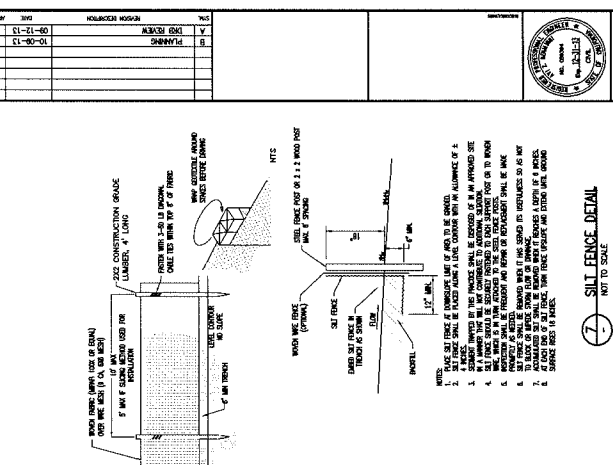
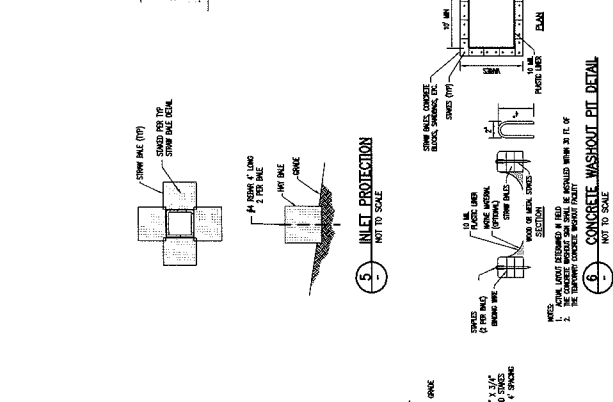
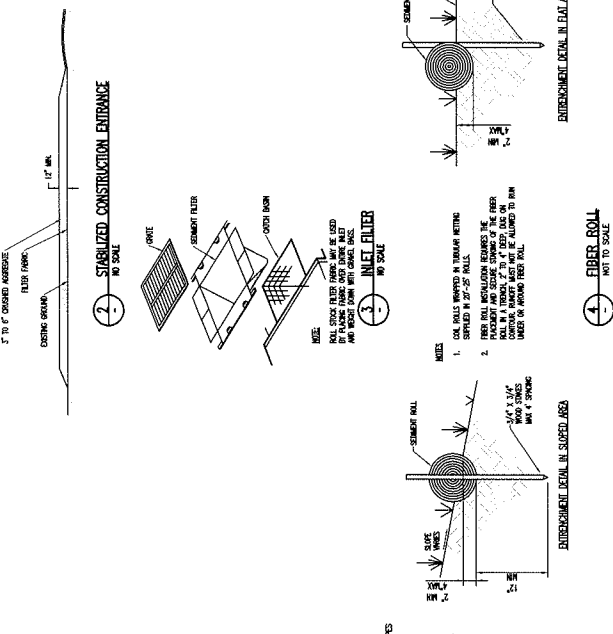
- ACTUAL DRAINAGE SHALL BE WITHIN 30 DAYS OF VEGETATION REMOVAL ON THE AREA SHALL BE PLANTED TO CONTROL EROSION.
- SEEDS OR SPRINGS DOCUMENTED DURING CONSTRUCTION SHALL BE INVOLVED IN ACCORDANCE WITH APPLICABLE METHODS ESTABLISHED BY THE SOIL CONSERVATION SERVICE.
- STABILIZED ALL GRADED AREAS WITH EROSION CONTROL MATS IMMEDIATELY AFTER GRADING. MATS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. MATS SHALL BE REMOVED OR REPLACED TO MAINTAIN STABILIZED AREAS THROUGHOUT CONSTRUCTION PERIOD.
- STABILIZED AREAS SHALL BE STABILIZED TO PREVENT EROSION AND SEDIMENTATION.
- APPLY SEED, FERTILIZER AND STEAM MANURE, THEN TRACK OR PUSH IN THE MATS WITH AN APPROVED MECHANICAL MEANS OR BY HAND.
- ALL DISTURBED SURFACES MUST BE PROTECTED FROM EROSION BETWEEN OCTOBER 15 AND APRIL 15. EROSION CONTROL MEASURES MUST BE IN PLACE AND MAINTAINED THROUGHOUT.
- RESTORATION OF SURFACE EROSION DURING CONSTRUCTION SHALL BE KEPT TO A MINIMUM.
- DISTURBED AREAS SHOULD BE SEEDING, FERTILIZED, AND MULCHED TO PREVENT EROSION DURING WINTER MONTHS. INITIAL STEAM MANURE SEEDING SHOULD BE SHOWN ON PLAN.
- ALL CUT AND FILL SLOPES SHALL BE PLANTED WITH A SEED MIXTURE THAT WILL YIELD THE FOLLOWING RATE OF APPLICATION OR APPROVED EQUAL.

THE FOLLOWING OUTLINES THE BEST PRACTICES FOR ECOLOGICALLY AND ENVIRONMENTALLY SOUND NATURE VEGETATION RESTORATION. THE SEED MIXTURE SHALL BE SELECTED BASED ON MARKET AVAILABILITY AND COSTS. NOTE: WITH EXCEPT OF A FIRM SPECIES, ALL ARE GRASSES.

SEED CODE	SEED NAME	GENERAL USAGE
1	BERMUDA GRASS	OPEN SITES, SLOPES
2	CRABGRASS	OPEN SITES
3	RYE GRASS	OPEN SITES
4	ORCHARD GRASS	OPEN SITES
5	PERennial Ryegrass	OPEN SITES

SLOPE RETENTION AND SEED COVER, WHEN REQUIRED, MUST MEET THESE CRITERIA:

- RETENTION IS SUITABLE FOR WEATHER, FLOOD, AND WIND.
- SEED COVER IS LIMITED TO 100% MULCH, ONE STRAW ANCHOR CERTIFIED CLEAN (ESTERILIZED) GRASS STRAW.
- SEED COVER IS LIMITED TO 100% MULCH, ONE STRAW ANCHOR CERTIFIED CLEAN (ESTERILIZED) GRASS STRAW.
- SEED COVER IS LIMITED TO 100% MULCH, ONE STRAW ANCHOR CERTIFIED CLEAN (ESTERILIZED) GRASS STRAW.
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NO.	DATE	REVISION
1	10-20-13	AS SHOWN
2	10-20-13	AS SHOWN
3	10-20-13	AS SHOWN
4	10-20-13	AS SHOWN
5	10-20-13	AS SHOWN
6	10-20-13	AS SHOWN
7	10-20-13	AS SHOWN
8	10-20-13	AS SHOWN
9	10-20-13	AS SHOWN
10	10-20-13	AS SHOWN

WHITFIELD RESIDENCE
CIVIL IMPROVEMENTS
CARMEL VALLEY, CA
APN: 239-091-052
31 E PRONGHORN RUN

Benjamin Associates, Inc.
 720 York Street, #114
 415.650.2600

EROSION & SEDIMENT CONTROL PLAN
 10/20/13

NO.	DATE	REVISION
1	10-20-13	AS SHOWN
2	10-20-13	AS SHOWN
3	10-20-13	AS SHOWN
4	10-20-13	AS SHOWN
5	10-20-13	AS SHOWN
6	10-20-13	AS SHOWN
7	10-20-13	AS SHOWN
8	10-20-13	AS SHOWN
9	10-20-13	AS SHOWN
10	10-20-13	AS SHOWN

BACKEN
GILAM
KROGER

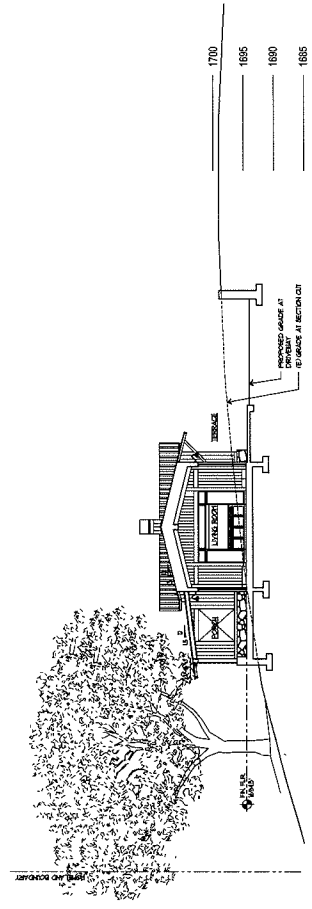
WHITFIELD RESIDENCE

31 E. PRONGHORN RUN, CARMEL, CA 93923
 LOT 127 SANTA LUCIA PRESERVE
 APN 239-091-052

DATE	1/11/11
DESIGNED BY	BACKEN GILAM KROGER
PROJECT NO.	239-091-052
CLIENT	WHITFIELD RESIDENCE
LOCATION	31 E. PRONGHORN RUN, CARMEL, CA 93923
SCALE	AS NOTED

EXT. ELEVATIONS
 CARETAKERS
 HOUSE & GUEST
 HOUSE

A3.07
 PLANS



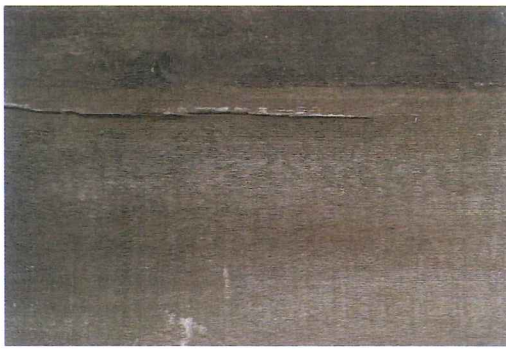
1 CARETAKERS HOUSE BUILDING SECTION
 1/8" = 1'-0"



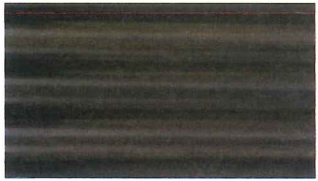
ANG - AVERAGE NATURAL GRADE
 FOR LOCATION OF LOW-HIGH POINTS
 OF NATURAL GRADE (SEE A00)



1 PARTIAL SOUTH ELEVATION - MAIN HOUSE
 N.T.S.



DARK BROWN PAINTED CORRUGATED METAL ROOFING



DARK BROWN PAINTED METAL SIDING



DARK BROWN PAINTED METAL WINDOWS AND DOORS
 PERIODA ELEMENTS TO MATCH



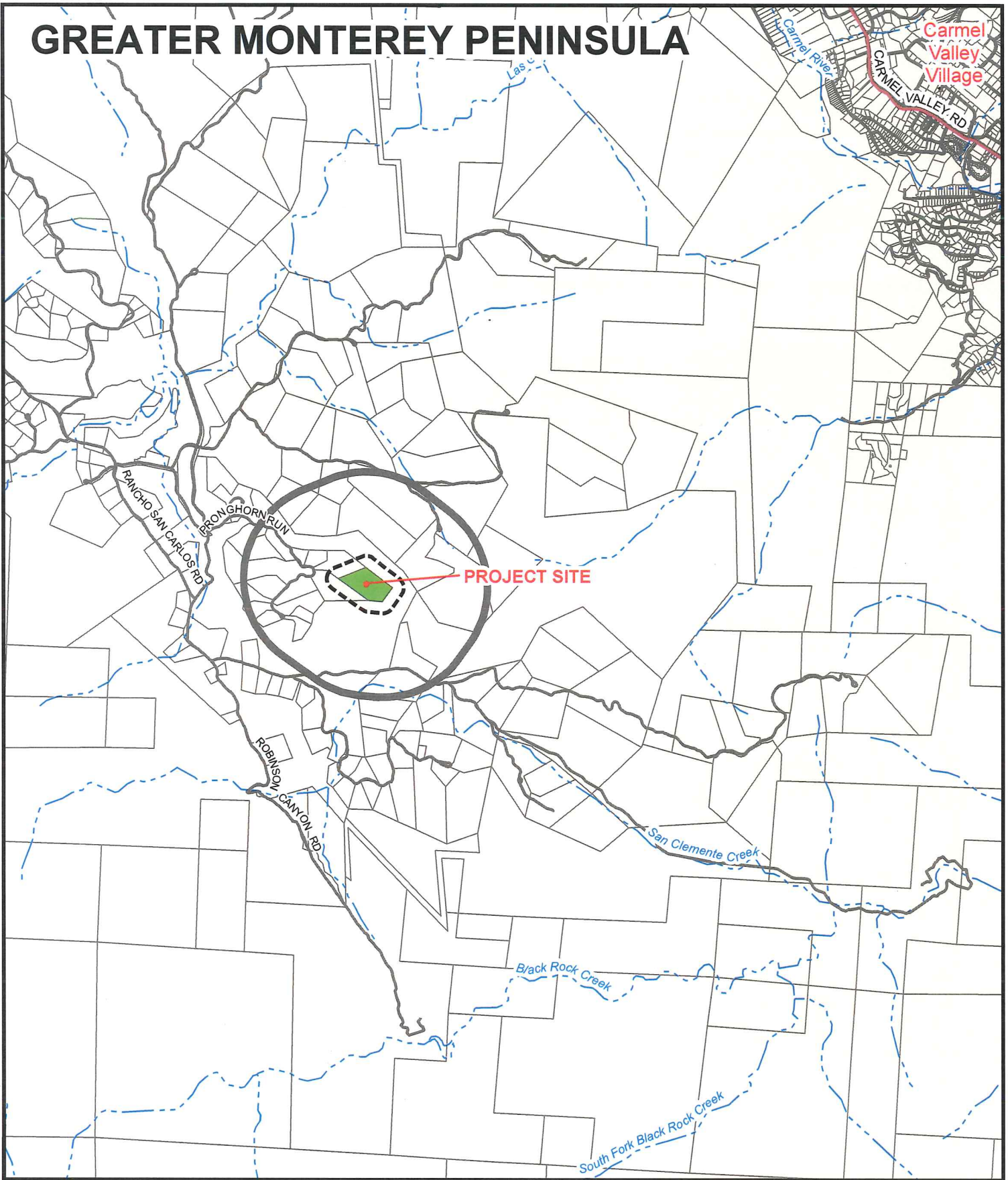
GREY STONE WALL MATERIAL - FT WALL BASE AND SITE WALLS



CAMERON BROWN STONE PAVERS AT ALL TERRACES

NOTE: ALL BUILDINGS TO HAVE SIMILAR PALETTE OF MATERIALS

GREATER MONTEREY PENINSULA



APPLICANT: WHITFIELD

APN: 239-091-052-000

FILE # PLN130625

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

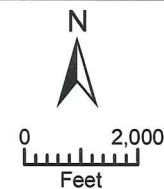


EXHIBIT E

Addendum Pursuant to the California Environmental Quality Act Article 11, Section 15164

Whitfield Planning File No. PLN130625 Administrative Permit and Design Approval

1. Introduction

This technical addendum has been prepared pursuant to Article 11, Section 15164 of the California Environmental Quality Act Guidelines to make minor technical changes to the project analyzed in the Santa Lucia Preserve (SLP) Final Environmental Impact Report, certified February 6, 1996, by Board of Supervisors Resolution No. 96-059. A Combined Development Permit (PC94067), Resolution 96-060, that was approved and amended (Resolution 97-036, approved April 16, 1997), implemented the EIR and Forest Management Plan, prepared by Ralph Osterling Consultants, Inc. (incorporated in the SLP Resource Management Plan). Mitigation measures were included as conditions of approved Santa Lucia Preserve subdivision Phases A-C. The Combined Development Permit consisted of a Vesting Tentative Subdivision Map, Major Use Permits for Tree Removal, and Development on Slopes in Excess of 30%; among other components. The environmental impacts were addressed within the Santa Lucia Final Environmental Impact Report, EIR#94-005, Resolution 96-059. The approved Combined Development Permit included a Use Permit for the removal of 1,480 trees (451 trees for home sites and 1,029 trees for driveway construction). One of the parcels created by the final map for the subdivision Phase B (Lot 127) is the subject site. None of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred.

2. Scope and Purpose of this Addendum

The purpose of this addendum is to identify minor technical changes and provide clarifications of the site-specific conditions for the proposed residential development. The Combined Development Permit, Resolution 96-060, approved the removal of 451 protected trees for building sites and 1,029 protected trees for roads and driveways subject to the recommendations prescribed by the "Rancho San Carlos Forest Management Plan" prepared by Ralph Osterling Consultants, Inc., San Mateo, February 18, 1984. This parcel, Lot 127, of the Santa Lucia Preserve subdivision was allotted the removal of zero (0) oak trees for the building site. This project proposes to remove one (1) oak tree. The Environmental Impact Report for the Santa Lucia

Preserve, however, analyzed a “worse case” scenario consisting of a loss of oak woodland habitat on approximately 575 acres which includes this building site. The environmental impacts, such as biological and cultural resources, of these actions have been addressed by the EIR, which suggested appropriate mitigation measures to avoid significantly adverse environmental impacts. These measures were incorporated into this project as conditions of approval of the Administrative Permit. Mitigation Measure 1 and Use Permit (PC94067) Condition No. 24 required the replacement of oak trees on-site, and is implemented in this project by standard Condition No. 12. Mitigation Measure 35 (Condition No. 17) of Resolution 96-060 requires preconstruction surveys to protect nesting raptors and bats, and is implemented in this project by standard Condition No. 13. Similarly, Mitigation Measure No. 67 (Condition No. 3) of Resolution 96-060 requires work stoppage should cultural resources be unearthed, and prescribes specific direction in such an event, and has been implemented in this project as standard Condition No. 4.

3. Conclusion

The purpose of this addendum is to identify minor technical changes and provide clarifications of the site-specific conditions and the scope of work for the proposed residential development. Staff has reviewed the Santa Lucia Preserve Environmental Impact Report, EIR#94-005, Resolution 96-059, and the proposed residential development for consistency with the environmental considerations contained within. Staff finds that the site-specific conditions and the scope of work on the site including grading and tree removal are not substantial changes and therefore do not warrant the preparation of a subsequent environmental document.