

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> July 10, 2014	<b>Agenda Item No.:</b> 1
<b>Project Description:</b> Consider a Design Approval and Use Permit to demolish a 1,436 square foot modular home and replace with a new 1,090 square foot, one-story modular home within the Carmel River floodplain.	
<b>Project Location:</b> 85 E. Garzas Road, Carmel Valley	<b>APN:</b> 189-111-033-000
<b>Planning File Number:</b> PLN140075	<b>Owner:</b> Carmel Valley Trail & Saddle Club <b>Applicant:</b> Bacon, Larry <b>Agent:</b> Cummings, Susan Dee
<b>Planning Area:</b> Carmel Valley Master Plan	<b>Flagged and staked:</b> No
<b>Zoning Designation:</b> "LDR/2.5-D-S-RAZ" [Low Density Residential, 2.5 acres per unit with Design Control, Site Plan Review and Resource Allocation Zone overlays]	
<b>CEQA Action:</b> Categorically Exempt per Section 15303 (a) of the CEQA Guidelines	
<b>Department:</b> RMA-Planning	

**RECOMMENDATION:**

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

- 1) Find the project exempt per Section 15303 (a) of CEQA Guidelines; and
- 2) Approve a Design Approval and Use Permit to demolish a 1,436 square foot modular home and replace with a new 1,090 square foot, one-story modular home within the Carmel River floodplain, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**).

**PROJECT OVERVIEW:**

The project proposes the demolition of an existing 1,436 square foot modular home to be replaced with a new 1,090 square foot, one-story modular home in approximately the same location. The proposed dwelling will serve as an on-site residence for the caretaker of the Carmel Valley Trail & Saddle Club.

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

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

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by Storm Water Review and the Water Resources Agency have been incorporated into the Condition Compliance Plan attached to the draft resolution (**Exhibit C**).

The project was reviewed by the Carmel Valley Land Use Advisory Committee at their June 16, 2014 meeting at which time the Committee unanimously recommended approval of the project as proposed.

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

*Steve Mason*

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Steve Mason, Associate Planner  
(831) 755-5228, masons@co.monterey.ca.us  
June 25, 2014

cc: Front Counter Copy; Zoning Administrator; Monterey County Regional Fire Protection District; RMA-Public Works Department; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; Luke Connolly, RMA Services Manager; Steve Mason, Project Planner; Larry Bacon (Carmel Valley Trail & Saddle Club), Owner; Susan Dee Cummings, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); John H. Farrow; Janet Brennan; Planning File PLN140075

Attachments: Exhibit A      Project Data Sheet  
                  Exhibit B      Project Discussion  
                  Exhibit C      Draft Resolution, including:  
                                    • Conditions of Approval  
                                    • Site Plan, Floor Plan and Elevations  
                  Exhibit D      Vicinity Map

This report was reviewed by  Luke Connolly, Planning Services Manager.

## EXHIBIT A

### Project Information for PLN140075

Application Name: Carmel Valley Trail & Saddle Club  
Location: 85 E Garzas Rd, Carmel Valley  
Applicable Plan: Carmel Valley Master Plan  
Advisory Committee: Carmel Valley LUAC  
Permit Type: Use Permit  
Environmental Status: Categorical Exemption  
Zoning: LDR/2.5-D-S-RAZ  
Primary APN: 189-111-033-000  
Coastal Zone: No  
Final Action Deadline (884): 8/16/2014

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#### Project Site Data:

Lot Size:	14.06	Coverage Allowed:	25%
Existing Structures (sf):	5683	Coverage Proposed:	1%
Proposed Structures (sf):	1090	Height Allowed:	30'
Total Sq. Ft.:	6773	Height Proposed:	15'-3"
		FAR Allowed:	n/a
		FAR Proposed:	n/a

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#### Resource Zones and Reports:

Seismic Hazard Zone:	III	Soils Report #:	LIB140128
Erosion Hazard Zone:	Moderate	Biological Report #:	n/a
Fire Hazard Zone:	Very High	Forest Management Rpt. #:	n/a
Flood Hazard Zone:	FEMA - "AE"	Geologic Report #:	n/a
Archaeological Sensitivity:	High	Archaeological Report #:	LIB140157
Visual Sensitivity:	Design Review	Traffic Report #:	n/a

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#### Other Information:

Water Source:	Shared System	Grading (cubic yds.):	20
Water Purveyor:	Cal-Am	Sewage Disposal (method):	Septic
Fire District:	Monterey County Regional FPD	Sewer District Name:	n/a
Tree Removal:	0		

## **EXHIBIT B DISCUSSION**

### Project Description and Background

The project proposes the demolition of a 1,436 square foot modular home to be replaced with a new 1,090 square foot one-story modular home in approximately the same location. The dwelling is intended to serve as an on-site residence for the caretaker of the Carmel Valley Trail & Saddle Club.

### 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**).

According to County records, the project site is within a “high” archaeological sensitivity area. An Archaeological Report prepared by a qualified archaeologist for the project (LIB# 140157) has concluded, however, that the proposed project should not be delayed for archaeological reasons. Due to the minimal amount of grading required for the project, the potential for impacts to archaeological resources is very low.

### 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 recommends 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:

**CARMEL VALLEY TRAIL & SADDLE CLUB (PLN140075)**

**RESOLUTION NO. ----**

Resolution by the Monterey County Hearing Body:

- 1) Finding the project CEQA Exempt per Section 15303 (a); and
- 2) Approving a Design Approval and Use Permit to demolish a 1,436 square foot modular home and replace with a new 1,090 square foot, one-story modular home within the Carmel River floodplain, based on the findings and evidence and subject to the conditions of approval.

[PLN140075, Carmel Valley Trail & Saddle Club, 85 E. Garzas Rd., Carmel Valley, Carmel Valley Master Plan (APN: 189-111-033-000)]

**The Carmel Valley Trail & Saddle Club application (PLN140075) came on for public hearing before the Monterey County Zoning Administrator on July 10, 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 is a Design Approval and Use Permit to demolish a 1,436 square foot modular home and replace it with a new 1,090 square foot one-story modular home within the Carmel River floodplain.  
**EVIDENCE:**       The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN140075.
  
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;
  - 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 85 E. Garzas Rd., Carmel Valley (Assessor's Parcel Number APN 189-111-033-000), Carmel Valley Master Plan. The parcel is zoned "LDR/2.5-D-S-RAZ" [Low Density Residential, 2.5 acres per unit with Design Control, Site Plan Review and Resource Allocation Zone overlays] which allows the construction of a single family dwelling within the floodplain with an approved Use Permit and Design Approval. 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 as it applies to the "neighborhood character". Review was conducted on June 16, 2014, at which time the Committee gave its unanimous support for the project. The colors and materials of the modular structure will consist of light-beige and light-grey siding and decks, and Owens Corning-brand "Driftwood" (charcoal-hued) composite roofing shingles.
  - d) The project site is located within an "RAZ," or Residential Allocation Zoning district, and is compliant with the associated regulations as the project will result in the only the replacement of an existing single family dwelling unit on the lot, pursuant to Monterey County Inland Zoning Code 21.52.040
  - e) The project planner conducted a site inspection on February 13, 2014, to verify that the project on the subject parcel conforms to the plans listed above.
  - f) The project is consistent with the policies of the Carmel Valley Master Plan subsection of the Monterey County General Plan, specifically: CV-1.20:
    - 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.
  - 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 June 10, 2014 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 Monterey County RMA-Planning for the proposed development are found in Project File PLN140075.

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, RMA-Environmental Services, 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) The following reports have been prepared:
  - “Preliminary Archaeological Assessment of a portion of APN 189-111-033, in Carmel Valley, Monterey County, California” (LIB140157) prepared by Mary Doane, B.A. and Gary S. Breschini, Ph.D., Salinas, CA, October 16, 2013
  - “Geotechnical Report for the proposed caretaker residence Carmel Valley Trail and Saddle Club 85 East Garzas Road Carmel Valley, California A.P.N. 189-111-033” (LIB140128) prepared by Grice Engineering and Geology Inc., Salinas, CA, November 2013

The above-mentioned technical reports indicated that there are no physical or environmental constraints 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 Monterey 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# 140157) 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) Staff conducted a site inspection on February 13, 2014, to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development are found in Project File PLN140075.

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 the RMA - Planning, 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 way of septic system.
  - c) Staff conducted a site inspection on February 13, 2014, and determined 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 for the proposed development are found in Project File PLN140075.

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 Department records and is not aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on February 13, 2014, and researched County records to assess if any violation exists on the subject property and concluded that there are no known violations on the subject parcel.
  - c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN140075.

6. **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 demolition and replacement of the only single family dwelling on the parcel.
  - c) No adverse environmental effects were identified during staff review of the development application during a site visit on February 13, 2014.
  - 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.

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

- EVIDENCE:** 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 Exempt per Section 15303 (a) of CEQA Guidelines; and
2. Approve a Design Approval and Use Permit to demolish a 1,436 square foot modular home and replace it with a new 1,090 square foot, one-story modular home within the Carmel River floodplain.

**PASSED AND ADOPTED** this 10th day of July, 2014.

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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 Monterey County RMA-Planning and RMA-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. 5-14-2014

# Monterey County RMA Planning

## DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN140075

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This Design Approval and Use Permit (PLN140075) allows the demolition of an existing 1,436 square foot modular home to be replaced with a new 1,090 square foot one-story modular home within the Carmel River floodplain. The property is located at 85 E. Garzas Road, Carmel Valley (Assessor's Parcel Number 189-111-033-000), Carmel Valley Master 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:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state: "A Design Approval and Use Permit (Resolution Number \*\*\*) was approved by the Zoning Administrator for Assessor's Parcel Number 189-111-033-000 on July 10, 2014. The permit was granted subject to 19 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. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT**

**Responsible Department:** RMA-Planning

**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.

#### 4. PD004 - INDEMNIFICATION AGREEMENT

**Responsible Department:** RMA-Planning

**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 .

#### 5. PD007- GRADING WINTER RESTRICTION

**Responsible Department:** RMA-Planning

**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. (RMA - Planning and RMA - Building Services)

**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.

## 6. PD011 - TREE AND ROOT PROTECTION

**Responsible Department:** RMA-Planning

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

**Responsible Department:** RMA-Planning

**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 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 issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by RMA-Planning, 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 to RMA-Planning 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 RMA-Building Services.

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 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.

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

**Responsible Department:** RMA-Planning

**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 lighting source shall be shielded and recessed into the fixture. 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.

## 9. PD032(A) - PERMIT EXPIRATION

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The permit shall be granted for a time period of 3 years, to expire on July 10, 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.

## 10. EROSION CONTROL PLAN

**Responsible Department:** Building

**Condition/Mitigation Monitoring Measure:** The applicant shall submit an Erosion Control Plan addressing the requirements of Monterey County Code Chapter 16.12. The plan shall include the location and details for all selected erosion control measures. The Erosion Control Plan may be incorporated into other required plans provided it is clearly identified.  
(RMA-Environmental Services)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any grading or building permits, the applicant shall submit an Erosion Control Plan to RMA-Environmental Services for review and approval.

## 11. INSPECTION-DURING ACTIVE CONSTRUCTION

**Responsible Department:** Building

**Condition/Mitigation Monitoring Measure:** The applicant shall schedule an inspection with RMA-Environmental Services, during active construction, to review the maintenance and effectiveness of BMPs installed, as well as, to verify that pollutants of concern are not discharged into receiving water bodies. (RMA – Environmental Services)

**Compliance or Monitoring Action to be Performed:** During construction, the applicant shall schedule an inspection with RMA-Environmental Services.

## 12. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

**Responsible Department:** Building

**Condition/Mitigation Monitoring Measure:** The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. (RMA – Environmental Services)

**Compliance or Monitoring Action to be Performed:** Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

## 13. INSPECTION-PRIOR TO LAND DISTURBANCE

**Responsible Department:** Building

**Condition/Mitigation Monitoring Measure:** The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County stormwater regulations. (RMA – Environmental Services)

**Compliance or Monitoring Action to be Performed:** Prior to commencement of any land disturbance during the rainy season (October 15 – April 15), the owner/applicant shall schedule an inspection with RMA-Environmental Services.

## 14. 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 248 feet NAVD88. 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.



**15. WR019 - FOUNDATION PLAN - ENCLOSURES/GRADE ELEVATIONS**

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall provide a foundation plan, prepared by a registered civil engineer or licensed architect, certifying the proposed development is compliant with the following regulations:

1. All fully enclosed areas subject to flooding shall be designed to allow for the automatic entry and exit of floodwaters. Each enclosed area shall be defined and include a minimum of two openings on different sides.
2. The vents shall have a total net area not less than one square inch for every square foot of enclosed area subject to flooding.
3. The bottom of all openings shall be no higher than one foot above grade.
4. The foundation plan shall include a vent detail, the location and dimensions of all vents, as well as internal and external grade elevations.
5. All new construction materials below 248 feet NAVD88 shall be resistant to flood damage. (Water Resources Agency)

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

**16. WR021 - STEMWALL 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 lowest floor elevation, venting, external grades, and internal grades are compliant with Chapter 16.16 of Monterey County Code. (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Prior to the stemwall 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).

**17. 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).

## 18. 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).

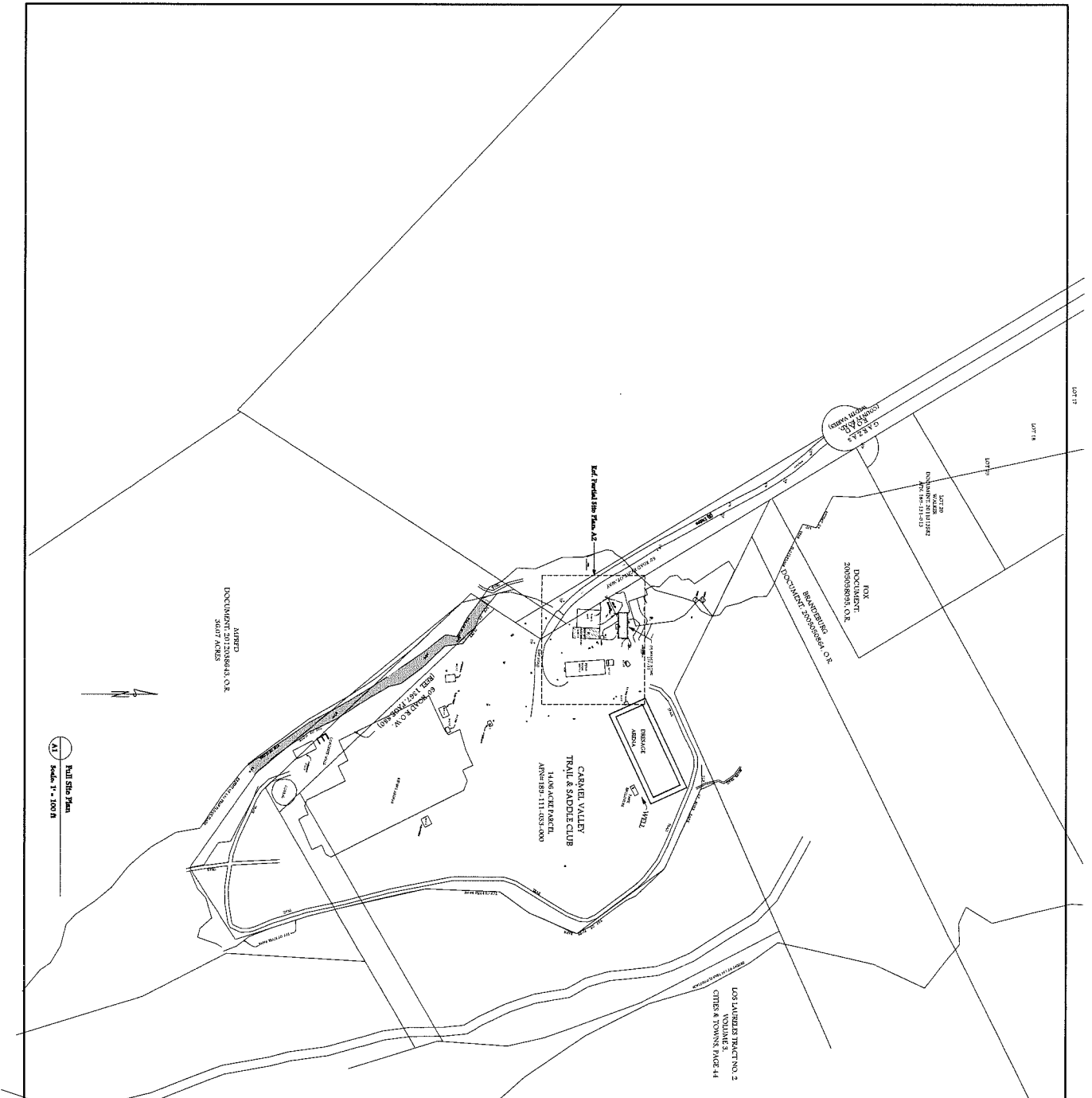
## 19. WR049 - WATER AVAILABILITY CERTIFICATION

**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)

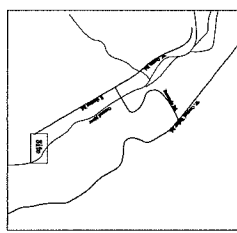
**Compliance or Monitoring Action to be Performed:** Prior to issuance of any construction permit, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

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).



Scale: 1" = 100' ft

SHEET INDEX	
A1	Full Site Plan
A2	Paved Site Plan
A3	Driveways
A4	General Fire Conditions





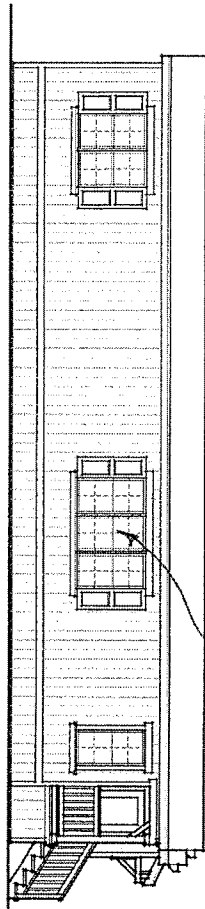
Not to Scale

APN: 189-111-033-000			
(D) Market Coverage	1436 SF	(D) Market Coverage	709 SF
Residential	709 SF	Residential	709 SF
Office/Industrial	1436 SF	Office/Industrial	1436 SF
(O) Industrial	1436 SF	(O) Industrial	1436 SF
(O) Industrial	719 SF	(O) Industrial	719 SF
6775 831/1408 Ave., 200 Proposed Full/Part Coverage		6775 831/1408 Ave., 200 Proposed Full/Part Coverage	

**PROJECT DESCRIPTION:**  
 -Design approval to demolish existing 1436 SF Modular Home and replace with New 1090 SF One Story Modular Home and Use Permit for Development within the Carmel Valley River Floodplain -Framing Ave., Carmel Valley Mobile Home -Zoning: LDR/J1-D-S-R-SUZ -Pg. D-5-BU2  
 -No Landscaping is proposed  
 -Proposed Candidate that will be sponsored and built to meet standards for High Bay Area

APN: 189-111-033-000

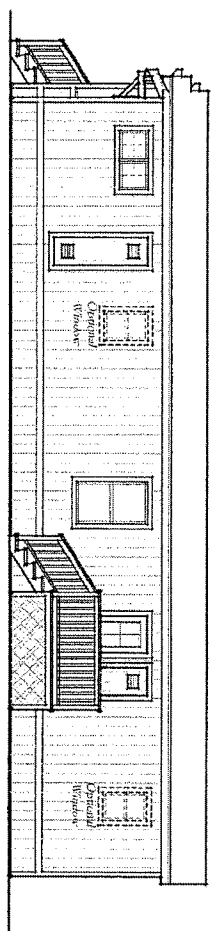
<b>A1</b>	Drby. SDC Date: 12-18-13 Rev.	<b>Carmel Valley Trail &amp; Saddle Club</b> 85 E. Garzas Road Carmel Valley, CA	Full Site Plan	 <b>SUSAN DEE CUMMINS</b> Building Design & Land Use Consultant (831) 239-2539
				



sliding glass door

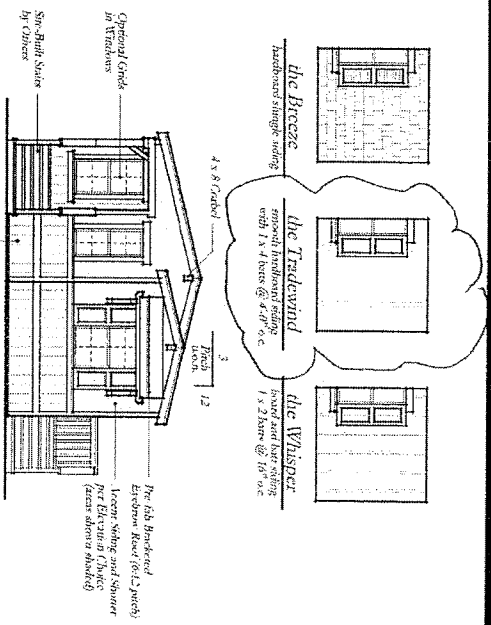
**Left Side Elevation**

Scale: 1/8" = 1'-0"  
Trim Type "A" Typical At This Elevation



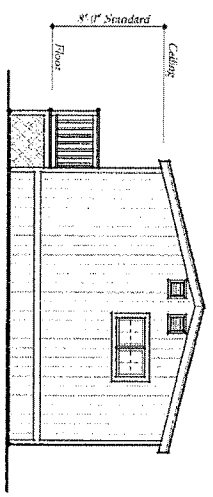
**Right Side Elevation**

Scale: 1/8" = 1'-0"  
Trim Type "B" Typical At This Elevation



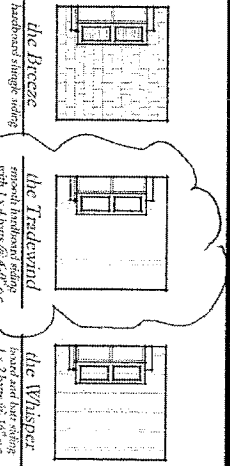
**Front Elevation**

Scale: 1/8" = 1'-0"  
Trim Type "A" Typical At This Elevation



**Rear Elevation**

Scale: 1/8" = 1'-0"  
Trim Type "B" Typical At This Elevation



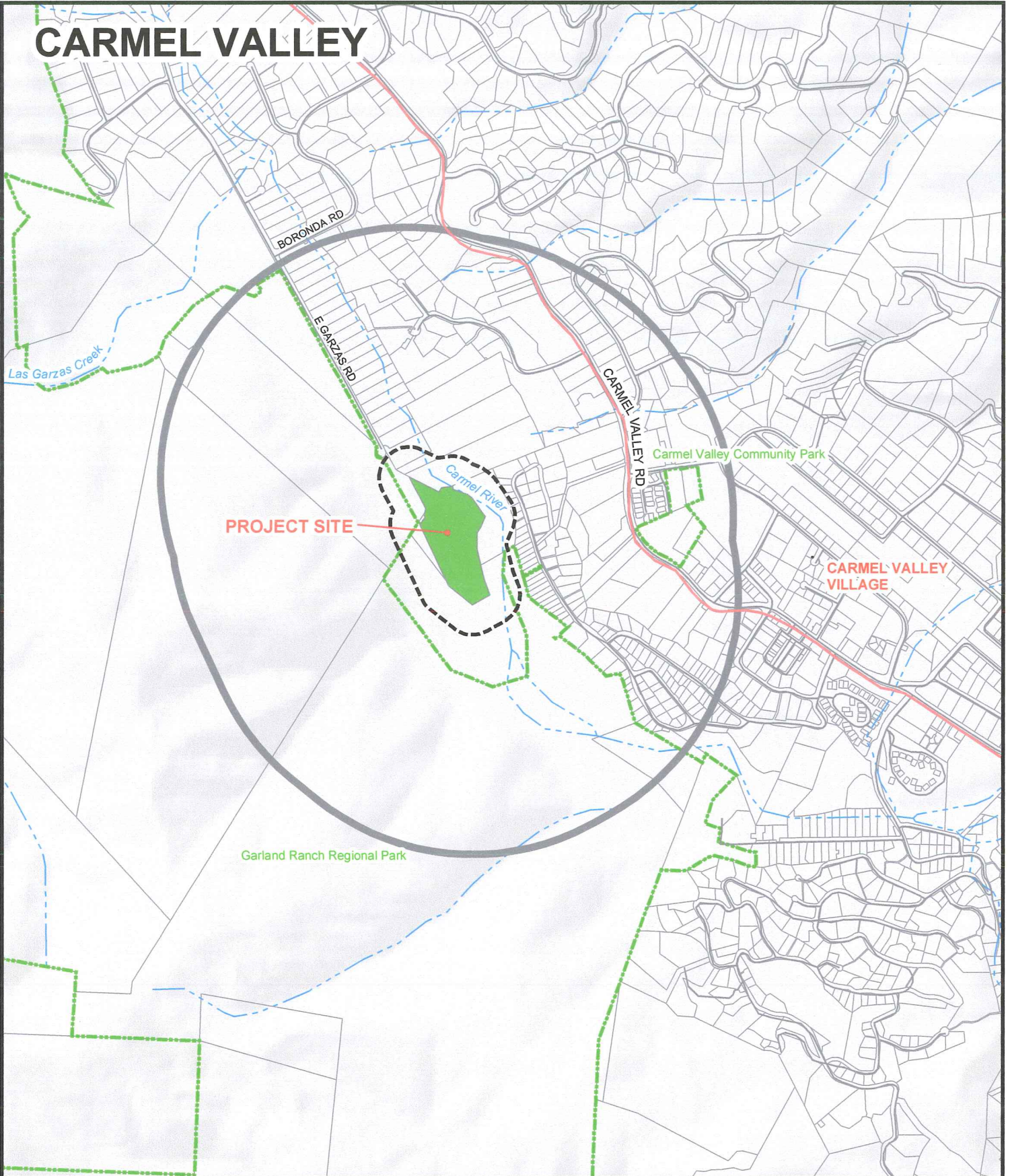
Special Grade in Windows  
Smooth Slats by Cabres  
4 x 8 Cabres  
3  
12  
See Note Slating by Cabres  
Pre-fab hardware  
Elevation Rise for 12 units  
Green Slating and Spacers  
per Elevation Change  
(see above sheets)

07/10/2006 3:01 PM W:\Projects\eco2056\Drawings\eco2056.dwg (1) - 1/8" = 1'-0" - 1/8" = 1'-0" - 1/8" = 1'-0"

SHEET	JOB NO	DESIGN FOR:	the ECO Collection	FARRELL-FABER	1922 Mendocino Avenue Santa Rosa California 95401 TEL: 707-576-2811 FAX: 707-576-2646 www.farrellfaber.com	DATE
						NOTES
			Plan ECO2056-A	ASSOCIATES INC.		
				ARCHITECTURE • PLUMBING		






# CARMEL VALLEY

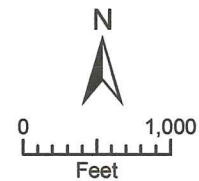


**APPLICANT:** CARMEL VALLEY TRAIL & SADDLE CLUB

**APN:** 189-111-033-000

**FILE #** PLN140075

 2500' Limit  300' Limit  Water



## EXHIBIT D

PLANNER: MASON