

**PLANNING COMMISSION
COUNTY OF MONTEREY, STATE OF CALIFORNIA**

RESOLUTION NO. 01076

A. P. # 129-096-029-000

FINDINGS AND DECISION

In the matter of the application of
Tanglewood Subdivision (PC96036)

WHEREAS: The Planning Commission, pursuant to regulations established by local ordinance and state law, has considered, at public hearing, a Combined Development Permit, located on the east side of Paradise Road near Lake View Drive, North County Land Use Plan, Coastal Zone, came on regularly for hearing before the Planning Commission on January 9, 2002.

WHEREAS: Said proposal includes:

- 1) Standard Subdivision Tentative Map to allow division of a 17.03 acre parcel into six parcels;
- 2) Coastal Development permit for grading and water system facilities;
- 3) Waiver of policy prohibiting development on slopes greater than 25 percent; and
- 4) Rezone from "LDR-B-7(CZ)" to LDR-B-6(CZ)

WHEREAS: Said Planning Commission, having considered the application and the evidence presented relating thereto,

FINDINGS OF FACT

1. **FINDING:** The project consists of a Combined Development Permit (Gorman/PC96036) for a standard subdivision tentative map to allow division of a 17.03-acre parcel into six parcels; a mitigated negative declaration; Coastal Development Permit for grading and water system facilities; Waiver of policy prohibiting development on slopes greater than 25 percent; and Rezone from "LDR-B-7(CZ)" to "LDR-B-6(CZ)". The property is located on the east side of Paradise Road near Lake View Drive, (Assessor's Parcel Number 129-096-029) in the North County Land Use Plan area.

The property is designated LDR/2.5-10 acres/unit in the North County Land Use Plan. The parcel is zoned "LDR/B-7(CZ)". The project, as described in the application and attachments, and as conditioned, conforms to the plans, policies, requirements and standards of the North County Land Use Plan and the development standards and zoning regulations contained in the certified Coastal Implementation Plan, specifically Chapter 20.144 - "Regulations for Development in the North County Land Use Plan Area," and the development standards contained within Chapter 20.14 ("LDR" District) and 20.42 ("B-7" District) in the Monterey County Zoning Ordinance (Title 20).

The applicant has demonstrated the requirements of Section 20.42.030.G.3 to allow reclassification from "B-7" to "B-6" combined zoning district.

EVIDENCE: The Planning and Building Inspection staff reviewed the project, as contained in the application and accompanying materials, for conformance with:

- 1) The County General Plan, Local Coastal Program, and certified North County Land Use Plan;
- 2) Title 20 zoning regulations for the "LDR" District (Chapter 20.14);

- 3) Title 20 zoning regulations for the "B-7" District; (Section 20.42);
- 4) The certified North County Coastal Implementation Plan (Part 2) (Chapter 20.144), with approval of the waiver to allow development in areas with slopes exceeding 25 percent and approval of the rezoning, the project will be consistent with the plans and regulations

EVIDENCE: The project site is physically suitable for the proposed use as described in the project file. The proposed development and revised map of May 9, 2001, has been reviewed by the Monterey County Planning and Building Inspection Department, the Water Resources Agency, the Public Works Department, the Environmental Health Department, the Parks and Recreation Department, and the North County Fire Protection District. There has been no indication from these agencies that the site is not suitable for the proposed development. Where appropriate, each agency has recommended conditions for project approval.

EVIDENCE: The site for the subdivision, as proposed in the tentative map, is physically suitable for the proposed density of development, as permitted in the North County Land Use Plan which designates this parcel as "Low Density Residential, 2.5-10 Acres per Unit." The proposed project will result in a gross density of 2.83 acres per unit.

EVIDENCE: Recommendation for approval of (4-2-1-1) by the North County Land Use Advisory Committee, August 20, 20001;

EVIDENCE: The on-site inspection by the planning staff on September 24 and 25, 2000, to verify that the proposed project complies with the North County Local Coastal Program.

EVIDENCE: Necessary public facilities are available to the project site. Utilities, such as phone, gas, electricity, and cable are accessible via Paradise Road via the existing utility right-of-way, and can be provided to the project site.

EVIDENCE: Staff report and administrative record contained in Project File No. PC96036.

EVIDENCE: The applicant has demonstrated adequate water supply, drainage, sewage disposal, parcel size and design, and traffic circulation. Reference finding and evidence numbers 2, 6, 8, 9, 10, 12, and 15.

2. **FINDING:** The project as conditioned will not have a significant adverse impact on the environment and a mitigated Negative Declaration has been adopted by the Board Supervisors. An initial study was prepared for the project and it was determined that the project would have no significant impacts and a mitigated Negative Declaration was filed with the County Clerk on June 29, 1999, noticed for public review and circulated to the State Clearinghouse. The Board of Supervisors considered public testimony and the initial study. No substantial revision to the Initial Study was required as a result of the revised project design. The design revisions further reduced the project's environmental effects and did not result in any new significant environmental effects. The additional information provided in the updated/supplemental technical reports amplified and made insignificant modifications to the data considered in the Initial Study.

EVIDENCE: Initial Study and mitigated Negative Declaration contained in File No. PLN96036.

- 1) A geotechnical and percolation investigation report prepared by Soil Surveys, dated May 10, 1996, including updates/supplemental reports.
- 2) A cultural resources analysis report prepared by Archaeological Consulting, dated May 11, 1996.
- 3) A biological survey report prepared by Ed Mercurio, dated May 1996, and updates/supplemental reports including May 15, 2001, letter report.
- 4) Letter of response, dated April 9, 2000, to California Department of Fish and Game letter (dated July 21, 1999) on contents of the Initial Study (SCH#99071016).

- 5) A geologic investigation report prepared by Rodgers Johnson and Associates, dated May 9, 1996.

The location and custodian of the documents and materials that constitute the record of proceedings upon which the adoption of the mitigated Negative Declaration is based, is the Monterey County Planning and Building Inspection Department. No facts, reasonable assumptions predicated on facts, testimony supported by adequate factual foundation, or expert opinion supported by facts have been submitted, which refute the conclusions reached by these studies, data, and reports or which alter the environmental determinations based on investigation and the independent assessment of those studies, data, and reports by staff from various County departments, including Planning and Building Inspection, Public Works, Environmental Health, and the Water Resources Agency. Potential environmental effects have been studied and there is no substantial evidence in the record as a whole which supports a fair argument that the project, as designed, mitigated and conditioned, may cause a significant effect on the environment.

EVIDENCE: The Mitigation Monitoring Program is adopted and incorporated into the Condition of Approval for the project.

EVIDENCE: File and application materials, Initial Study with mitigation measures, Mitigation Monitoring Program and mitigated Negative Declaration contained in Project File No. PC96036.

3. FINDING: For purposes of the Fish and Game Code, the project will have a potential for changes to habitat resources upon which the wildlife depends.

EVIDENCE: Staff analysis contained in the Initial Study and the record as a whole indicate the project may result in changes to the resources listed in Section 753.5(d) of the Department of Fish and Game regulations. The project as mitigated, will cause an impact to plant life resources and loss of potential habitat.

EVIDENCE: *Monterey County Coastal Implementation Plan (Part 2) - Regulations for Development in the North County Land Use Plan Area.* Policies include: 20.144.040.B.1, 20.144.040.B.2, and 20.144.040.B.8.

EVIDENCE: The applicant shall pay the Environmental Document Fee, pursuant to Fish and Game Code Section 735.5.

EVIDENCE: Initial Study and Negative Declaration contained in Project File No. PC96036.

4. FINDING: The project, as revised, and conditioned with mitigation measures, is consistent with North County Land Use Plan Environmentally Sensitive Habitat (ESH) resource protection policies including, without limitation, the following::

2.3.2.2 - Land uses adjacent to locations of environmentally sensitive habitat shall be compatible with the long-term maintenance of the resources. New land uses shall be considered compatible only where they incorporate all site planning and design features needed to prevent habitat impacts upon habitat values and where they do not establish a precedent for continued land development which, on a cumulative basis, could degrade the resources.

2.3.2.3 - New development adjacent to locations of environmentally sensitive habitats shall be compatible with the long-term maintenance of the resource. New subdivisions shall be approved only where significant impacts to environmentally sensitive habitats from development of proposed parcels will not occur.

2.3.2.4 - On parcels adjacent to sensitive habitats, or containing sensitive habitats as part of their acreage, development shall be clustered to prevent habitat impacts.

2.3.2.6 - The County shall ensure the protection of ESH through deed restrictions or dedications of permanent conservation easements;

2.3.2.8 - Where development is permitted in or adjacent to environmentally sensitive habitat areas (consistent with all other resource protection policies), the County, through the development review process, shall restrict the removal of indigenous vegetation and land disturbance (grading, excavation, paving, etc.) to the minimum amount necessary for structural improvements.

2.3.3.A.2 - Where new residential development is proposed in chaparral areas, the development shall be sited and designed to protect the maximum amount of maritime chaparral. All chaparral on land exceeding 25 percent slope should be left undisturbed to prevent potential erosion impacts as well as to protect the habitat itself.

EVIDENCE: The biological survey report prepared in May 1996, letter dated July 21, 1999 and revised report of May 15, 2001 prepared by Mr. Edward Mercurio, Biological Consultant. The survey and report documented that a number of plant communities exist on the site, including the environmentally sensitive habitat maritime chaparral. Four plant Species of Special Concern also exist on the site and are typically associated with this environmentally sensitive habitat. They include Pajaro manzanita (list 1B of California Native Plant Society's Inventory of Rare and Endangered Vascular Plant (CNPS), Monterey manzanita (list 1B of CNPS), Monterey ceanothus (list 4 of CNPS), and small-leaved lomatium (list 2 of the CNPS. In addition, two wildlife Species of Special Concern also exist on the site and are typically associated with this environmentally sensitive habitat. They include the Monterey dusky-footed woodrat and the California badger. The following plant communities also were identified on the property: coast live oak forest, coast live oak woodland, central coastal scrub, and non-native grassland. Eucalyptus were also planted years ago as a source of firewood and are highly invasive and exceedingly prone to fire. The biological expert concluded the project, as redesigned and mitigated, complies with all applicable LCP policies.

EVIDENCE: All protected habitat shall be restricted as scenic or conservation easement area to protect maritime chaparral.

EVIDENCE: To protect the maximum amount of maritime chaparral the project has been redesigned to reduce grading and vegetation removal and cluster the lots on the property. The project has also been conditioned to require the removal of invasive vegetation, including Eucalyptus trees and pampas grass, in accordance with a habitat management and restoration plan prepared by a qualified biologist.

EVIDENCE: Revegetation in existing and recommended scenic easement areas shall use native plants of local origin only.

EVIDENCE: No invasive plant species shall be planted on any lot or within the scenic easements.

EVIDENCE: Section 21.144.040.C.1.b of the Coastal Implementation Plan provides mechanisms for development within or adjacent to chaparral habitat when such development has minimized impacts to the habitat. The redesigned map minimized potential impacts to the chaparral habitat.

EVIDENCE: Initial Study, Negative Declaration and Mitigation Monitoring Program contained in Project File No. PC96036.

5. **FINDING:** The proposed project is consistent with the visual resource policies of the local coastal program and will have no significant impact on the public viewshed. The proposed project was evaluated in terms of the impact upon the public viewshed:
- a) The project does not involve ridgeline development; and
 - b) The project is not located in the public viewshed as defined in Section 20.144.030 of the North County Coastal Implementation Plan.

EVIDENCE: On-site inspection by the project planner on September 24 and 25, 2000, pursuant to Section

20.144.030.A.1 of the North County Coastal Implementation Plan and visual inspection of project site from Paradise Road and Castroville Boulevard.

EVIDENCE: Subdivision as conditioned does not involve ridgeline development nor is it located in the public viewshed.

6. FINDING: The proposed project is consistent with Section 20.144.140.B.3.a, of the Monterey County Coastal Implementation Plan. This Section establishes a 50 percent build-out figure, which is permitted as the first phase of new development in the North County Land Use Planning Area in an effort to limit groundwater use to the safe yield level.

EVIDENCE: This project represents lots 825 through 829 out of a maximum of 1,351 new lots or units (excluding one existing single-family dwelling on the lot of record) allowed to be approved since July 1987, in the North County Land Use Planning Area.

7. FINDING: The recommended conditions regarding Inclusionary Housing, recreation requirements, and underground utilities have been applied to ensure that the health, safety, and welfare is preserved and protected.

EVIDENCE: Section 19.12.010 of the Monterey County Coastal Subdivision Ordinance (Recreation Ordinance).

EVIDENCE: Section 20.144.030.B.9 (underground utilities) of the Monterey County Coastal Implementation Plan and Section 19.10.095 of the Monterey County Coastal Subdivision Ordinance.

8. FINDING: The project is consistent with Section 20.144.070 of the Coastal Implementation Plan dealing with Water Resources. The parcel is located in North County Land Use Plan Subwatershed No. 29 which is a Watershed Restoration Area. The project has been conditioned to control site drainage and erosion as a result of future construction of a single family dwelling on each lot. As conditioned, project related impacts to water resources are less than significant and cumulative impacts are less than cumulatively considerable.

EVIDENCE: Coastal Implementation Plan, Part 6, Appendix 2A. and Section 20.144.070 of the Coastal Implementation Plan.

EVIDENCE: Application materials, technical reports and site plans contained in project file PC96036.

EVIDENCE: Application materials, technical reports, and site plans contained in project file PC96036 including the Initial Study, mitigated Negative Declaration, and mitigation monitoring program.

9. FINDING: There presently exists in the North Monterey County area a serious overdraft in the aquifers, together with seawater intrusion problems in the North County Coastal Zone and nitrate pollution problems throughout the area. The North County Land Use Plan, Coastal Implementation Plan, and Area Plan recognize the existence of these problems and direct that studies be made to determine the safe-yield of the North Monterey County aquifers and that procedures thereafter be adopted to manage development in the area so as to minimize adverse effects on the aquifers and preserve them as viable sources of water for human consumption.

EVIDENCE: Ordinance #4005 of the County of Monterey adds Chapter 18.51 to the Monterey County Code to establish a Water Impact Fee for development in the North Monterey County Area to assist in financing a study and management plans relating to the safe yield of the North Monterey County aquifers.

10. FINDING: The proposed six-lot subdivision will not adversely impact traffic conditions in North County.

EVIDENCE: The Public Works Department reviewed the project and did not indicate that the adverse traffic impacts will result from the development.

EVIDENCE: The Public Works Department has conditioned the project to pay the proportionate share of the cost of improving impacted intersections in the area.

EVIDENCE: Application materials and technical reports contained in Project File No. PC96036.

11. FINDING: The request for the proposed development to be located in excess of 25% percent slope is consistent with Section 20.144.070.E.2.a of the North County Coastal Land Use Plan since no other alternative exists which would allow development to occur on slopes of less than 25% percent and the proposed road design is preferable as it better conforms to other resource protection standards of the Local Coastal Plan.

EVIDENCE: Slope analysis map prepared by Goetz Land Surveyors which shows all access points to the property from Paradise Road on slopes over 25% percent.

EVIDENCE: The area of the road over 25% slope is approximately 80 feet which is a minimal amount compared to the originally proposed map. Grading is reduced as are potential habitat impacts by the access road alignment.

EVIDENCE: A geotechnical and percolation investigation report prepared by Soil Surveys, dated May 10, 1996

EVIDENCE: Staff report and administrative record contained in Project File No. PC96036.

12. FINDING: The establishment, maintenance, or operation of the use or building applied for will not, under the circumstances of the particular case, be detrimental or injurious to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood, property and improvements in the neighborhood, or to the general welfare of the County.

EVIDENCE: The project, as described in the application and accompanying materials, was reviewed by the Planning and Building Inspection Department, North County Fire Protection District, Environmental Health Division, Public Works Department, Parks Department, Water Resources Agency, and the North County Land Use Advisory Committee. These departments, agencies and/or committees 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, or the county in general. In addition, the mitigated negative declaration prepared for the proposed project identifies mitigations to reduce all potential impacts to a less than significant level.

13. FINDING: The subject property is in compliance with all rules and regulations pertaining to use of the property, that no violations exist on the property and that all zoning abatement costs, if any, have been paid.

EVIDENCE: Staff verification of the Monterey County Planning Building Inspection Department's records indicate that no violations exist on the subject property.

14. FINDING: That in approving the final map, the decision-making body has balanced the housing needs of the County against the public service needs of its residents and available fiscal and environmental resources.

EVIDENCE: The applicant will be required to comply with the Inclusionary Housing Ordinance as a condition of approval.

15. FINDING: That none of the findings found in Section 19.03.025.G of the Coastal Subdivision Ordinance can be made.

EVIDENCE: Section 19.03.025.G requires that the subdivision be denied if any one of the findings are made. Planning staff has analyzed the project against the findings for denial outlined in this section. The map and its design and improvements are consistent with the County General Plan and the applicable Land Use Plan. No specific plan has been prepared for this area. The site has been determined to be physically suitable for the type and density of development (see Evidence below). The design and improvements are not likely to cause substantial environmental damage,

substantially and avoidably injure fish or wildlife or their habitat, or cause serious public health problems as demonstrated in the Negative Declaration adopted for this project. The design and improvements will not conflict with easements for access through or use of property within the proposed subdivision. Planning staff reviewed the Title Report and applicable recorded documents to identify all easements and ensure that the project does not conflict with existing easements.

EVIDENCE: The property provides for adequate building sites as evidenced by the application materials submitted for the site. Parcels 2 - 6 will have recorded building and septic envelopes which provide for adequate septic disposal and protects native vegetation.

EVIDENCE: The application, plans, and support materials, including;

1. A geotechnical and percolation investigation report prepared by Soil Surveys, dated May 10, 1996, and updates/supplemental reports.
2. A cultural resources analysis report prepared by Archaeological Consulting, dated May 11, 1996.
3. A biological survey report prepared by Ed Mercurio, dated May 1996, and updates/supplemental reports including May 15, 2001, letter report.
4. Letter of response, dated April 9, 2000, to California Department of Fish and Game letter (dated July 21, 1999) on contents of the Initial Study (SCH#99071016).
5. A geologic investigation report prepared by Rodgers Johnson and Associates, dated May 9, 1996 submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development. The report(s) concluded the proposed development is suitable for the site, subject to recommendations for construction.

EVIDENCE: 1) The on-site inspection of the parcel by the project planner.
 2) Maps, application plans, and initial study contained in the project file.
 3) Project is in seismic hazard zone as IV (moderately high) found in the resource maps of the North County Land Use Plan. A geologic investigation report was prepared for the property by Rodgers Johnson and Associates, dated May 9, 1996
 4) Project is in a high fire hazard zone as found in the resource maps of the North County Land Use Plan. The Tentative map has been reviewed and appropriate conditions of approval have been required by the North County Fire Protection District.

16. FINDING: The project is appealable to the California Coastal Commission.

EVIDENCE: Section 20.86.080 of the Monterey County Coastal Implementation Plan part 1) and Section 19.01.050 of the Monterey County Coastal Zone Subdivision Ordinance (Title 19).

DECISION

It is the decision of the Planning Commission of the County of Monterey to recommend to the Board of Supervisors that the Mitigated Negative Declaration and Program for Monitoring and/or Reporting on Conditions of Approval be adopted and said application for a Combined Development Permit be granted as shown on the attached sketch and subject to the following conditions:

1. The subject Combined Development Permit (Gorman/PC96036) consists of a standard subdivision tentative map to allow division of a 17.03-acre parcel into six parcels; a mitigated negative declaration; Coastal Development permit for grading and water system facilities; Waiver of policy prohibiting development on slopes greater than 25 percent; Rezone from "LDR-B-7 (CZ)" to "LDR-B-6 (CZ)". The property is located on the east side of Paradise Road near Lake View Drive, (Assessor's Parcel Number 129-096-029) in the North County Land Use Plan area.

The proposed project is in accordance with County ordinances and land use regulations, subject to the following terms and conditions. Neither the use 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 Planning and Building Inspection. 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. **(Planning and Building Inspection)**

2. The property owner agrees as a condition and in consideration of the 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. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his 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 the property, filing of the final map, 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. Proof of recordation of this indemnification agreement shall be furnished to the Director of Planning and Building Inspection prior to commencement of construction or commencement of the use. **(Planning and Building Inspection Department)**

Prior to issuance of grading permits and/or recordation of the Final Map:

3. The applicant shall have a habitat management and restoration plan prepared by a qualified biologist. Said plan shall include a Forest Management Plan component and be reviewed and approved by the Director of Planning and Building Inspection prior to issuance of grading and/or building permits. All maritime chaparral habitat and tree removal on the parcel must be in accordance with said plan. Said plan shall address native landscaping, use of chemical herbicides, fencing, domestic livestock and pets, off-road vehicle use, removal of species of special concern, fire protection clearance, tree replacement in accordance with Title 20.144.050.C.5, eradication of invasive species, revegetation, and monitoring. **(Planning and Building Inspection)(mitigation measures 8d, 8e and 8f)**
4. A notice shall be recorded with the Monterey County Recorder which states: "A Habitat Management and Restoration Plan has been prepared for this parcel by _____, dated _____ and is on record in the Monterey County Planning and Building Inspection Department File No. PC96036 (Library File # _____). All development must be in accordance with the Habitat Management and Restoration Plan, as approved by the Director of Planning and Building Inspection." **(Planning and Building Inspection)**
5. A notice shall be recorded with the Monterey County Recorder which states: "A Biological Survey Report has been prepared for this parcel by Ed Mercurio, Biological Consultant, dated May 1996 and May 15, 2001, and is on record in the Monterey County Planning and Building Inspection Department File No. PC96036 (Library File # 26-07-162). All development must be in accordance with the biological report, as approved by the Director of Planning and Building Inspection." **(Planning and Building Inspection)**

6. A notice shall be recorded with the Monterey County Recorder which states: "A Geotechnical and Percolation Report has been prepared for this parcel by Soil Surveys, Inc., dated May 10, 1996 and is on record in the Monterey County Planning and Building Inspection Department File No. PC96036 (Library File # 24-07-147). All development must be in accordance with the geotechnical report, as approved by the Director of Planning and Building Inspection." **(Planning and Building Inspection)**
7. A notice shall be recorded with the Monterey County Recorder which states: "A Geologic Investigation Report has been prepared for this parcel by Rogers Johnson and Associates, dated May 9, 1996 and is on record in the Monterey County Planning and Building Inspection Department File No. PC96036 (Library File # 14-03-232). All development must be in accordance with the geologic report, as approved by the Director of Planning and Building Inspection." **(Planning and Building Inspection)(mitigation measure 5a)**
8. A notice shall be recorded with the Monterey County Recorder which states: "An Archaeological Survey Report has been prepared for this parcel by Archaeological Consulting, dated May 11, 1996 and is on record in the Monterey County Planning and Building Inspection Department File No. PC96036 (Library File # 04-09-138). All development must be in accordance with the Archeological report, as approved by the Director of Planning and Building Inspection." This notice shall be recorded prior to recordation of the final map. **(Planning and Building Inspection)**
9. The applicant shall submit a final map that shows revised building envelope locations for five new single-family buildings, whereby said building and septic envelopes are located subject to the revised tentative map of May 9, 2001. This will assure that except for approved structures and appurtenant uses (roads, driveways and septic systems) development shall not be located within the maritime chaparral and on slopes greater than 25 percent. **(Planning and Building Inspection) (mitigation measures 4, 8a and 8b)**
10. To conform with the requirements of the North County Land Use Plan pertaining to environmentally sensitive habitat and slopes greater than 25 percent, a scenic or conservation easement shall be granted to the County of Monterey on all such areas of the property outside existing roads, approved building envelopes, septic envelopes, utilities, water facilities, infrastructure, roads, and future driveways leading to parcels 2 thru 6. The easement shall be submitted to, approved by the Director of Planning and Building Inspection Department, and processed to the County Board of Supervisors for final approval. **(Planning and Building Inspection) (mitigation measure 8b)**
11. The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the Board of Supervisors for Assessor's Parcel Number 129-096-029-000 on _____, 2001. The permit was granted subject to 78 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. **(Planning and Building Inspection)**
12. The applicant shall pay the appropriate financial contribution in accordance with Ordinance 3496/4005, adopted by the Board of Supervisors to implement an area-wide hydrological study to address groundwater overdraft and water resources in the project area. The fees shall be paid prior to the filing of the final map. **(Planning and Building Inspection) (mitigation measure 22a)**
13. Applicant shall comply with Monterey County Inclusionary Housing Ordinance in effect at the time application was deemed complete by the Planning & Building Inspection Department by the payment of appropriate in lieu fees prior to recordation of Final Map or issuance of Building Permit. **(Housing)**

14. Pursuant to the State Public Resources Code, State Fish and Game Code and California Code of Regulations, the applicant shall pay a fee to be collected by the County of Monterey in the amount of \$1,275. This fee shall be paid within five days of project approval, prior to the filing of the Notice of Determination. Proof of payment shall be furnished by the applicant to the Director of Planning and Building Inspection prior to the recordation of the tentative map, the commencement of use, or the issuance of building or grading permits, whichever occurs first. The project shall not be operative, vested or final until the filing fees are paid. **(Planning and Building Inspection)**
15. Retained trees which are located close to the construction site shall be protected from inadvertent damage by construction equipment through wrapping of trunks with protective materials, bridging, or tunneling under major roots where exposed in foundation or utility trenches, and other measures appropriate to protect the well-being of the retained trees.” Said protection shall be demonstrated prior to issuance of grading and/or building permits subject to the approval of the Director of Planning and Building Inspection. **(Planning and Building Inspection Department)**
16. The improvement and grading plans shall include implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of Planning and Building Inspection. **(Planning and Building Inspection Department)**
17. The applicant shall provide to the Water Resources Agency a water balance analysis describing the pre-development and post-development water use on the property. Any proposed increase in water shall require the identification and implementation of mitigation measures, if feasible, by the applicant. **(Planning and Building Inspection)(mitigation measure 7e)**
18. A note shall be placed on the final map or a separate sheet to be recorded with the final map indicating that "Underground utilities are required in this subdivision in accordance with Chapter 19.10.095, Title 19 of the Monterey County Code." Such facilities shall be installed or bonded prior to filing the (parcel or final) map. The note shall be located in a conspicuous manner subject to the approval of the Director of Public Works. **(Planning and Building Inspection; Public Works)**
19. **The applicant shall record a notice to run with the land on all parcels created through this subdivision and place a note on the final map or a separate sheet to be recorded with the final map, which incorporates the following;**
- Drainage control from improved surfaces such as walkways, patios, roofs and driveways shall be collected in impermeable gutters or pipes and carried to the natural drainages. At no time shall any concentrated discharge be allowed to spill directly onto the ground adjacent to the proposed developments. Any water landing on paved areas should not be allowed to flow towards future structures so that water does not pond against foundations. **(Planning and Building Inspection)(mitigation measure 5c)**
- Natural drainage shall be routed around proposed development and in a way that it does not impact downslope development, in accordance with plans by a registered civil engineer or architect. **(Planning and Building Inspection)(mitigation measure 7a)**
- Certification by a registered civil engineer that any stormwater retention facility proposed to be constructed is built according to the approved plan. Such certification shall be provide to the County Water Resources Agency prior to final inspection but in no case later than October 15th of the year of occupancy of any new home on the property. **(Planning and Building Inspection)(mitigation measure 7b)**

All future property owners shall submit engineered plans for the surface drainage and sub-surface drainage improvements for review and approval of the Director of Environmental Health. In addition, the applicant shall comply with all required local, state and federal permits. **(Planning and Building Inspection)(mitigation measure 7c)**

The front yards of all homes shall be landscaped at the time of construction of future dwellings. Low water use or drought tolerant plants shall be used together with water efficient irrigation systems. **(Planning and Building Inspection)(mitigation measure 7d)**

No land clearing or grading shall occur on the subject parcel between October 15 and April 15, unless written authorization is provided by the Director of Planning and Building Inspection. Any such authorization shall be limited to the provisions of Title 20.144.070.E.5 of the North County Coastal Implementation Plan. **(Planning and Building Inspection)**

20. The approved development shall incorporate the recommendations of the Geotechnical Soils-Foundation prepared by Soil Surveys and the Geological Report prepared by Rogers Johnson and Associates, and any subsequent updates required, which reflect the final subdivision, as reviewed by the Building Inspection division of the Monterey County Planning and Building Inspection Department. **(Planning and Building Inspection)**
21. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of Planning and Building Inspection. **(Planning and Building Inspection)**
22. Prior to grading and construction, the location of the water tank (or tanks) shall be reviewed and approved by the Director of Planning and Building Inspection to determine potential environmental and viewshed impacts. **(Planning and Building Inspection)**
23. 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 it can be evaluated by a qualified professional archaeologist. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. **(Planning and Building Inspection)(mitigation measure 21a)**
24. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. **(North County Fire Prevention District)**
25. No roadway turn shall have a horizontal inside radius of less than 50 feet. A roadway turn radius of 50 to 100 feet is required to have an additional 4 feet of roadway surface. A roadway turn radius of 100 to 200 feet is required to have an additional 2 feet of roadway surface. **(North County Fire Prevention District)**
26. The length of vertical curves in roadways, exclusive of gutters, ditches, and drainage structures designed to hold or divert water, shall not be less than 100 feet. **(North County Fire Prevention District)**
27. The maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:
 1. Parcels designated in the Area or Implementation Plan for 0 to .99 acres: 800 feet.

2. Parcels designated in the Area or Implementation Plan for 1 to 4.99 acres: 1320 feet.
3. Parcels designated in the Area or Implementation Plan for 5 to 19.99 acres: 2640.
4. Parcels designated in the Area or Implementation Plan zoned for 20 acres or larger: 5280 feet. **(North County Fire Prevention District)**

28. Size of letters, numbers and symbols for street and road signs shall be a minimum 4 inch letter height, 1/2 inch stroke, and shall be a color that clearly contrasts with the background color of the sign. All numerals shall be Arabic. **(North County Fire Prevention District)**
29. Street and road signs shall be visible and legible from both directions of vehicle travel for a distance of at least 100 feet. **(North County Fire Prevention District)**
30. Height of street and road signs shall be uniform county wide, and meet the visibility and legibility standards of this chapter. **(North County Fire Prevention District)**
31. Newly constructed or approved public and private roads and streets shall be identified in accordance with provisions of Monterey County Ordinance No. 1241. All signs shall be mounted and oriented in a uniform manner. This section does not require any entity to rename or renumber existing roads or streets, nor shall a roadway providing access only to a single commercial or industrial occupancy require naming or numbering. **(North County Fire Prevention District)**
32. Signs required under this section identifying intersecting roads, streets and private lanes shall be placed at the intersection of those roads, streets and/or private lanes. **(North County Fire Prevention District)**
33. Road, street and private signs required by this article shall be installed prior to final acceptance of road improvements by the County of Monterey. **(North County Fire Prevention District)**
34. The Subdivider shall submit three prints of the approved tentative map to each of the following utility companies: Pacific Gas & Electric Company and Pacific Bell. Utility companies shall submit their recommendations, if any, to the Director of Public Works for all required easements. **(Public Works)**
35. That a drainage report be submitted for all areas contributing to natural drainage channels originating in or running through the subdivision subject to the approval of the Water Resources Agency and Public Works Department. **(Public Works)**
36. That all natural drainage channels be designated on the final map by easements labeled "Natural Drainage Easements." **(Public Works)**
37. Where cut or fills at property line exceed five feet, driveways shall be rough graded in when streets are rough graded, and positive drainage and erosion control provided. **(Public Works)**
38. All roads within this subdivision will be private roads. **(Public Works)**
39. All proposed road names must be approved by County Communications. **(Public Works)**
40. That a grading permit be obtained from the Building Department, if required. **(Public Works) (mitigation measure 5d)**
41. That all graded areas of the street right of way be planted and maintained as required by the County Surveyor to control erosion. The area planted shall include all shoulder areas and all cut and fill slopes. A report and plan

prepared by a qualified person, consistent with the Native Plant requirements of the North County Coastal Implementation Plan, shall be submitted to the satisfaction of the County Surveyor and the Planning and Building Inspection Department and include the following:

- a) That the cut and fill slopes be stabilized.
- b) Specific method of treatment and type of planting, by area, for each soil type and slope required to satisfy item a.
- c) Type and amount of maintenance required to satisfy item "a".

(Public Works, Planning and Building Inspection Department)

- 42. Soils engineering report will be required before recording final map. **(Public Works)**
- 43. That cut slopes not exceed 2 to 1 except as specifically approved in concurrence with the erosion control report, and as shown on the erosion control plan. Slope rounding shall be a minimum of 10' by 10' to include replacement of topsoil. **(Public Works)(mitigation measure 5b)**
- 44. If required, install and maintain a stop sign at the main subdivision entrance at Paradise Road. **(Public Works)**
- 45. That a Homeowners' or other Association be formed for road and drainage maintenance. **(Public Works)**
- 46. That the interior roads be constructed in accordance to the typical sections shown on the tentative map. This shall include improving the sight distance at Paradise Road at the main entrance. **(Public Works)**
- 47. Dedicate to County 30 feet from centerline of Paradise Road. **(Public Works)**
- 48. Pay a traffic impact fee in the amount of \$3,573.17 per unit at the time of filing of the Final Map. This fee shall be adjusted annually (March 1) in accordance with the ENR Construction Cost Index until paid. **(Public Works) (Public Works) (mitigation measure 22b)**
- 49. All new utilities shall be placed underground for subdivision improvements and for future construction of single family dwellings. **(Public Works)**
- 50. Comply with the recreation requirements contained in Section 19.12.010 of the Subdivision Ordinance (Title 19, Monterey County Code) **(Parks Department)**
- 51. Obtain an amended water system permit from the Division of Environmental Health. **(Environmental Health)**
- 52. Design the water system improvements to meet the standards as found in Title 22 of the California Code of Regulations and as found in the Residential subdivision Water Supply Standards. Submit engineered plans for the water system improvements and any associated fees to the Director of Environmental Health for review and approval prior to installing (or bonding) the improvements. **(Environmental Health)**
- 53. Design the water improvements to meet fire flow standards as required and approved by the local fire protection agency. Submit evidence to the Division of Environmental Health that the proposed water system improvements have been approved by the local fire protection agency prior to installation (bonding) or filing of the final map. **(Environmental Health)**
- 54. The developer shall install or bond the water system improvements to and within the subdivision and any appurtenances needed prior to filing the final map. The water improvements shall only be installed or bonded after the engineered designs have been approved by both the Fire Department and the Division of Environmental Health **(Environmental Health)**

55. The owner shall destroy the existing well on Lot 1 if abandoned according to the standards found in State of California Bulletin 74-90 and Chapter 15.08 of the Monterey County Code. Prior to destruction, a permit for the destruction of the well shall be obtained by a licensed well contractor from the Division of Environmental Health. The well shall not be considered abandoned if satisfactory evidence is provided that the well(s) are functional, are used on a regular basis, and does not act as a conduit for contamination of groundwater. **(Environmental Health)**
56. Prior to recordation of Final Map, submit a draft final map indicating the proposed well lot(s), water distribution, and access easements for the water system to the Director of Environmental Health for review and approval prior to filing the final map. **(Environmental Health)**
57. Prior to recordation of Final Map, submit a draft Final Map that includes a well lot easement for a future alternative/reserve well site for the water system. The design and location of the lot shall be subject to the review and approval of the Director of Environmental Health. Once approved, the alternative well lot shall appear as part of the Final Map. **(Environmental Health)**
58. Prior to recordation of Final Map, submit plans for surface and sub-surface drainage improvements for review and approval to the Director of Environmental Health to determine any potential septic system impacts. All improvements shall comply with the regulations found in Chapter 15.20 Monterey County Code and Prohibitions of the Basin Plan, RWQCB. **(Environmental Health)**
59. Submit a draft final map indicating proposed septic envelope for all parcels to the Division of Environmental Health for review and approval prior to filing the final map. Once approved, the septic envelopes shall appear as part of the filing map. **(Environmental Health)**
60. Prior to obtaining grading permits for subdivision improvements and/or individual residences, fencing shall be installed and maintained during construction in areas adjacent to construction or building sites demarcating the extent and boundaries of the area of scenic or conservation easement to remain under the supervision of a qualified professional biologist under the auspices of the Monterey County Planning and Building Inspection Department. Four-foot fencing shall be fastened to "t"-post stakes placed at appropriate intervals. Signage shall be installed to clearly designate sensitive habitat boundaries. The sign shall state: *Area beyond fence is maritime chaparral wildlife habitat located in Monterey County scenic easement(or conservation easement, whichever applies) - DO NOT DISTURB.* No grading shall occur within a three-foot setback of the sensitive habitat area. Said fencing shall be reviewed and approved by the consulting biologist and the County Planning and Building Inspection Department. **(Planning and Building Inspection)**
61. The subdivider shall prepare landscaping plans that mitigates all driveway cuts. The subdivider shall submit the plans to the Director of Planning and Building Inspection for approval. The subdivider shall install or bond the landscaping in the same manner as the subdivision improvements, at the time of recordation of the final map. **(Planning and Building Inspection)**
62. Prior to recordation of the Final Map, the applicant shall record a deed restriction stating that the owner of the property at the time contribution is called for by the County agrees to make a one-time financial contribution to the County at a rate of \$500 per acre of land disturbance caused by the project. Amount of land disturbance shall be as calculated according to the Land Disturbance Target Evaluation required as per Section 20.144.070 B. The required contribution shall be paid upon the County's request at such time that the Board of Supervisors implements a Watershed Restoration Program for the affected sub watershed. (Planning and Building Inspection Department)
63. Prior to obtaining grading permits, prepare a stormwater pollution prevention plan (SWPP) in compliance with the NPDES general construction activity stormwater discharge permit and submit it to the Regional Water Quality Control Board (RWQCB) for review and approval. Evidence of RWQCB approval of the SWPPP shall be provided to the Director of Planning and Building Inspection prior to the filing of the Final Map **(Planning and Building Inspection)**

64. Care will be taken to remove as few oak trees as possible and to avoid impacts to landmark oak trees (24-inches or greater in diameter at breast height). Care will be taken during construction to prevent damage to roots of trees or compaction of soil under their driplines. Oaks removed that are six inches or more in diameter when measured two feet above the ground will be replaced on a 2:1 basis. **(Planning and Building Inspection)(mitigation measure 8c).**
65. Landscaping plans within development envelopes shall emphasize preservation of the natural character of the communities present. Individual trees and larger shrubs originally present on the land will be integrated into landscape plans wherever possible. Care will be taken to preserve their health by avoiding the following within the plant's driplines: filling or paving, compaction of soils or watering above that amount provided by natural rainfall. **(Planning and Building Inspection)**
66. If fuel reduction should become necessary, it should be developed with the aid of a plant and wildlife biologist so as to best maintain or improve habitat value. **(Planning and Building Inspection)**
67. The applicant shall enter into a Mitigation Monitoring Agreement with the Director of Planning and Building Inspection. **(Planning and Building Inspection)**
68. Drainage improvements shall be constructed in accordance with plans by a registered civil engineer addressing on-site and off-site impacts, and the design of stormwater detention/sediment facilities. **(Water Resources Agency)**
69. Prior to the submission of the final tentative map to the office of the County Surveyor for checking, Detention and Retention ponds shall be approved by the County Water Resources Agency **(Water Resources Agency)**
70. Prior to conveyance of any lots in the subdivision, developer shall have the sole responsibility for the care, maintenance, and repair of road and drainage improvements installed as a condition of approval of the subdivision. Upon each conveyance of each lot in the subdivision, developer shall be jointly obligated with the succeeding owners to perform such obligation pro rated on the basis of the remaining number of lots still owned by the developer. Developer's obligation shall cease upon the conveyance of the last lot in the subdivision. An agreement to this effect, running with the land, shall be recorded between developer and the County of Monterey prior to recordation of the tentative or Final Map. **(Water Resources Agency)**

Ongoing Conditions:

71. All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. **(Planning and Building Inspection)**
72. No grading, structures, roads (except for driveways or as approved in accordance with this permit or in the recorded subdivision map), animal grazing, vegetation removal (except in accordance with a County approved restoration plan), or other activities may take place outside of the building envelopes for the Gorman subdivision. **(Planning and Building Inspection)**
73. The Subdivider shall pay for all maintenance and operation of private roads, fire hydrants, and storm drainage from time of installation until acceptance of the improvements for the subdivision by the Board of Supervisors as completed in accordance with the agreement, and until a homeowners' association or other agency with legal authorization to collect fees sufficient to support the services is formed to assume responsibility for the services. **(Public Works)**
74. No horses, animals or other livestock, or domestic animals such as cats and dogs be allowed in the scenic or conservation easement area. **(Planning and Building Inspection)**
75. The applicant shall comply with Ordinance No. 3932 of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:

a) All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.

b) Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency; Planning and Building Inspection)

- 76. The use of native species consistent with and found in the project area shall be required in all landscaping plans as a condition of project approval. A list of appropriate native plant species identified in Attachment #2 and #3 in the North County Implementation Plan Development Regulations is available in brochure form (*Suggested Native Species Landscaping List - North County Coastal Zone*) from the Planning and Building Inspection Department. **(Planning and Building Inspection)**.
- 77. All landscaped areas and/or fences shall be continuously maintained by the property owner and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. **(Planning and Building Inspection)**
- 78. Future single family residences on the new lots will be subject to review and appropriate permit approval by the Monterey County Planning and Building Inspection Department. **(Planning and Building Inspection)**

PASSED AND ADOPTED this 9th day of January, 2002 by the following vote:

AYES: Errea, Sanchez, Hawkins, Brennan, Diehl, Hernandez, Lacy, Wilmot
 NOES: Parsons
 ABSENT: None
 ABSTAIN: Pitt-Derdivanis

Original Signed By:
 DALE ELLIS, SECRETARY

Copy of this decision mailed to applicant on

Monterey County
Planning & Building
Inspection
Program for
Monitoring or
Reporting* on
Conditions of
Approval

<u>Project Name: Tanglewood/Gorman</u>	
File No: <u>PC980289</u>	APN: <u>008-455-009-000, 008-455-010-016-000</u>
Approval by: _____	Date: _____

LEGEND

PBI Planning & Building Inspection
 FPD Fire Protection District

WRA Water Resources Agency
 PW Public Works

EH Environmental Health
 RA Redevelopment Agency

AG Ag Commissioner
 PKS Parks Department

CC County Counsel MMR Mitigation CE Code Enforcement Other State
 Monitoring Reporting Team which agency

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

Mit. Mon. No.	Final Signoff Date	Mitigation Measures	Standard	Orig. Dept. or Agency	Schedule (Prior to/Continuous) (Report due?) Fill in timeframe ↓	Person/Agency responsible for Inspection/Monitoring/Review What is to be reviewed? Who is the preparer?
1		The applicant shall have a habitat management and restoration plan prepared by a qualified biologist. Said plan shall include a Forest Management Plan component and be reviewed and approved by the Director of Planning and Building Inspection prior to issuance of grading and/or building permits. All maritime chaparral habitat and tree removal on the parcel must be in accordance with said plan. Said plan shall address native landscaping, use of chemical herbicides, fencing, domestic livestock and pets, off-road vehicle use, removal of species of special concern, fire protection clearance, tree replacement in accordance with Title 20.144.050.C.5, eradication of invasive species, revegetation, and monitoring. (Mitigation Measure 8f)	Title 20.144.050.C.5	PBI	Prior to recordation of Final Map	
2		A notice shall be recorded with the Monterey County Recorder which states: "A Geologic Investigation Report has been prepared for this parcel by Rogers Johnson and Associates, dated May 9, 1996 and is on record in the Monterey County Planning and Building Inspection Department File No. PC96036 (Library File # 14-03-232). All development must be in accordance with the	Title 19, 20	PBI	Prior to recordation of Final Map	Applicant to prepare PBI review

Mit. Mon. No.	Final Signoff Date	Mitigation Measures	Standard	Orig. Dept. or Agency	Schedule (Prior to/Continuous) (Report due?) Fill in timeframe ↓	Person/Agency responsible for Inspection/Monitoring/Review What is to be reviewed? Who is the preparer?
		geologic report, as approved by the Director of Planning and Building Inspection." (Mitigation Measure 5a)				
3		The applicant shall submit a final map that shows revised building envelope locations for five new single-family buildings, whereby said building and septic envelopes are located subject to the revised tentative map of May 9, 2001. This will assure that except for approved structures and appurtenant uses (roads, driveways and septic systems) development shall not be located within the maritime chaparral and on slopes greater than 25 percent. (Mitigation Measure 8b)	Title 15, 19, 20	PBI	Prior to recordation of Final Map	Applicant to prepare PBI, Environmental Health review
4		To conform with the requirements of the North County Land Use Plan pertaining to environmentally sensitive habitat and slopes greater than 25 percent, a scenic or conservation easement shall be granted to the County of Monterey on all such areas of the property outside existing roads, approved building envelopes, septic envelopes, utilities, water facilities, infrastructure, roads, and future driveways leading to parcels 2 thru 6. The easement shall be submitted to, approved by the Director of Planning and Building Inspection Department, and processed to the County Board of Supervisors for final approval. (Mitigation Measure 8b)	North County Land Use Plan	PBI	Prior to recordation of Final Map	Applicant to prepare PBI review
5		The applicant shall pay the appropriate financial contribution	Ordinance 3496/4005	PBI	Prior to recordation of Final	Fee paid to PBI

Mit. Mon. No.	Final Signoff Date	Mitigation Measures	Standard	Orig. Dept. or Agency	Schedule (Prior to/Continuous) (Report due?) Fill in timeframe ↓	Person/Agency responsible for Inspection/Monitoring/Review What is to be reviewed? Who is the preparer?
		in accordance with Ordinance 3496/4005, adopted by the Board of Supervisors to implement an area-wide hydrological study to address groundwater overdraft and water resources in the project area. The fees shall be paid prior to the filing of the final map. (Mitigation Measure 22a)			Map	
6		The applicant shall provide to the Water Resources Agency a water balance analysis describing the pre-development and post-development water use on the property. Any proposed increase in water shall require the identification and implementation of mitigation measures, if feasible, by the applicant. (Mitigation Measure 7e)		PBI	Prior to recordation of Final Map	
7		The applicant shall record a notice to run with the land on all parcels created through this subdivision and place a note on the final map or a separate sheet to be recorded with the final map, which incorporates the following; Drainage control from improved surfaces such as walkways, patios, roofs and driveways shall be collected in impermeable gutters or		PBI	Prior to recordation of Final Map	Applicant to prepare PBI, WRA and Environmental Health review

Mit. Mon. No.	Final Signoff Date	Mitigation Measures	Standard	Orig. Dept. or Agency	Schedule (Prior to/Continuous) (Report due?) Fill in timeframe ↓	Person/Agency responsible for Inspection/Monitoring/Review What is to be reviewed? Who is the preparer?
		<p>pipes and carried to the natural drainages. At no time shall any concentrated discharge be allowed to spill directly onto the ground adjacent to the proposed developments. Any water landing on paved areas should not be allowed to flow towards future structures so that water does not pond against foundations. (Mitigation Measure 5c)</p> <p>Natural drainage shall be routed around proposed development and in a way that it does not impact downslope development, in accordance with plans by a registered civil engineer or architect. (Mitigation Measure 7a)</p> <p>Certification by a registered civil engineer that any stormwater retention facility proposed to be constructed is built according to the approved plan. Such certification shall be provide to the County Water Resources Agency prior to final inspection but in no case later than October 15th of the year of occupancy of any new home on the property. (Mitigation Measure 7b)</p> <p>All future property owners shall submit engineered plans for the surface drainage and sub-surface drainage improvements for review and approval of the Director of Environmental Health. In addition, the applicant shall comply with all required local, state and federal permits. (Mitigation Measure 7c)</p>				

Mit. Mon. No.	Final Signoff Date	Mitigation Measures	Standard	Orig. Dept. or Agency	Schedule (Prior to/Continuous) (Report due?) Fill in timeframe ↓	Person/Agency responsible for Inspection/Monitoring/Review What is to be reviewed? Who is the preparer?
		<p>The front yards of all homes shall be landscaped at the time of construction of future dwellings. Low water use or drought tolerant plants shall be used together with water efficient irrigation systems. (Mitigation Measure 7d)</p> <p>No land clearing or grading shall occur on the subject parcel between October 15 and April 15, unless written authorization is provided by the Director of Planning and Building Inspection. Any such authorization shall be limited to the provisions of Title 20.144.070.E.5 of the North County Coastal Implementation Plan.</p>				
8		<p>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 it can be evaluated by a qualified professional archaeologist. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to</p>	Title , 1920	PBI	Ongoing	Applicant to prepare PBI review

Mit. Mon. No.	Final Signoff Date	Mitigation Measures	Standard	Orig. Dept. or Agency	Schedule (Prior to/Continuous) (Report due?) Fill in timeframe ↓	Person/Agency responsible for Inspection/Monitoring/Review What is to be reviewed? Who is the preparer?
		develop proper mitigation measures required for the discovery. (Mitigation Measure 21a)				
9		That a grading permit be obtained from the Building Department, if required. (Mitigation Measure 5d)	Title 16	PW	Ongoing	Applicant to prepare PBI review
10		That cut slopes not exceed 2 to 1 except as specifically approved in concurrence with the erosion control report, and as shown on the erosion control plan. Slope rounding shall be a minimum of 10' by 10' to include replacement of topsoil. (Mitigation Measure 5b)	Title 16	PW	Ongoing	Applicant to prepare PBI review
11		Pay a traffic impact fee in the amount of \$3,573.17 per unit at the time of filing of the Final Map. This fee shall be adjusted annually (March 1) in accordance with the ENR Construction Cost Index until paid. (Mitigation Measure 22b)		PW	Prior to recordation of Final Map	Applicant to pay fee to Public Works
12		Care will be taken to remove as few oak trees as possible and to avoid impacts to landmark oak trees (24-inches or greater in diameter at breast height). Care will be taken during construction to prevent damage to roots of trees or compaction of soil under their driplines. Oaks removed that are six inches or more in diameter when measured two feet above the ground will be replaced on a 2:1 basis. (Mitigation Measure 8c).	Title 20	PBI	Prior to recordation of Final Map/ Ongoing	PBI