

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

RESOLUTION NO. 02014

A. P. # 189-291-006-000

FINDINGS AND DECISION

In the matter of the application of
Kenneth M. Blackwell, Inc. (PLN980305)

WHEREAS: The Planning Commission, pursuant to regulations established by local ordinance and state law, has considered, at public hearing, a Combined Development Permit, located at 27 East Carmel Valley Road, Carmel Valley, southerly of Carmel Valley Road, Carmel Valley Village area, came on regularly for hearing before the Planning Commission on February 27, 2002.

WHEREAS: Said proposal includes:

- 1) General Development Plan for development of approximately 7,267 sq. ft. of new building area and construction of additional parking, signage and ancillary facilities in an existing commercial center (White Oak Plaza), and
- 2) Administrative Permit for development on property located in the "S" (Site Review) Zoning District; and
- 3) Administrative Permit for development of 5,667 sq. ft. of building area for office and light commercial uses; and
- 4) Use Permit for development of a new 1,600 sq. ft. restaurant; and
- 5) Use Permit for development of additional parking spaces located partially within the public right of way; and
- 6) Use Permit to allow additional development on property containing a designated historic building and located in the "HR" (Historic Resources) Zoning District; and
- 7) Design Approval

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

FINDINGS OF FACT

- 1. FINDING:** The subject Combined Development Permit (File PLN908305) as described in Condition No. and as conditioned conforms with the plans, policies, requirements and standards of the General Plan, Greater Monterey Peninsula Area Plan, Carmel Valley Master Plan, Carmel Valley Village Design Criteria and the Monterey County Zoning Ordinance (Title 21). The property is the White Oak Plaza, located at 27 E. Carmel Valley Road (Assessor's Parcel Numbers 189-291-005-000 & 189-291-006-000), southerly of Carmel Valley Road, Carmel Valley Village area. The parcel is zoned "LC-HR-S-D" or Light Commercial with Historical Resources, Site Review and Design Control overlay districts. The subject site is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of Title 21 and any zoning violation abatement costs have been paid.

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

- a) The General Plan and the Greater Monterey Peninsula Area Plan
- b) Carmel Valley Master Plan
- c) Chapters 21.18, 21.54, 21.45, 21.44, and 21.58 of the Monterey County Zoning Ordinance
- d) Carmel Valley Village Design Criteria

e) Monterey County Septic Ordinance

EVIDENCE: The project site is suitable for the proposed use as described in the project file. The proposed development has been reviewed by the Planning and Building Inspection Department, Health Department, Public Works Department, Water Resources Agency, Carmel Valley Fire District and the Historical Resources Review Board. There has been no indication from those agencies that the site is not suitable for the proposed development. Each agency has recommended conditions for project approval. The Initial Study prepared for the project demonstrates that no physical or environmental constraints exist that could not be mitigated, and therefore would indicate that the site is suitable for the proposed development.

EVIDENCE: The proposed use is consistent with the development standards for “Light Commercial” zoning district, pursuant to Section 21.18 of the Monterey County Zoning Ordinance.

EVIDENCE: Staff verification of the Monterey County Planning and Building Inspection Department records and site visits indicated that no violations exist on subject property.

EVIDENCE: The application, project plans (as revised), and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development.

EVIDENCE: The on-site inspection by the project planner to verify that the proposed project complies with the applicable regulations.

2. **FINDING:** The proposed project, including all permits and approvals, will not have any significant adverse impacts on the environment and a Mitigated Negative Declaration has been adopted. Potential environmental effects have been studied and there is no substantial evidence in the record, as a whole, that supports a fair argument that the project, as designed and mitigated, may cause a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment and analysis of the County based upon the findings and conclusions drawn in the Initial Study and in consideration of testimony and information received, and scientific and factual data presented in evidence during the public review process.

Studies, data, and reports prepared by staff from various County departments, including Planning and Building Inspection, Public Works, Environmental Health, and the Water Resources Agency, support the adoption of a Mitigated Negative Declaration for the project. The custodian of the documents and materials that constitute the record of proceedings upon which the adoption of the Negative Declaration is based is the Monterey County Planning and Building Inspection Department, 2620 1st Avenue, Marina, CA. No facts, reasonable assumptions predicated on facts, testimony supported by adequate factual foundation, or expert opinions supported by facts have been submitted that refute the conclusions reached by these studies, data, and reports. Nothing in the record alters the environmental determination, as presented by staff, based on investigation and the independent assessment of those studies, data, and reports.

EVIDENCE: County staff prepared an Initial Study for the project in compliance with the California Environmental Quality Act (CEQA), its Guidelines, and the Monterey County CEQA Guidelines. The Initial Study provided substantial evidence that the project, with the addition of mitigation measures, would not have significant environmental impacts. A Mitigated Negative Declaration was filed with the County Clerk on February 6, 2002 and noticed for public review. All comments received on the Initial Study have been considered as well as all evidence in the record, which includes studies, data, and reports supporting the Initial Study; additional documentation requested by staff in support of the Initial Study findings; information presented or discussed during public hearings; staff reports that reflect the County’s independent judgment and analysis regarding the above referenced studies, data, and reports; application materials; and expert testimony. Among the studies, data, and reports analyzed as part of the

environmental determination are the following:

1. Certified Monterey County Zoning Ordinance, Title 21
2. Greater Monterey Peninsula Area Plan
3. Carmel Valley Master Plan
4. Carmel Valley Village Development Criteria
5. Monterey Bay Unified Air Pollution Control District, 2000. CEQA Guidelines
6. Higgins and Associates, Civil and Traffic Engineers, *Traffic Impact Analysis for the White Oak Plaza Expansion*, May 2, 2001
7. Historic Preservation Associates, *White Oak Inn, Carmel Valley Village*, July 20, 2001.
8. Jud Vandevere, Biological Consultant, Biological Report, White Oak Plaza Expansion, September 11, 2000
9. Hugh E. Smith, Urban Forestry Consultant, Impact Analysis of Proposed White Oak Plaza Expansion on Existing Oak Trees, September 2, 2000.
10. Reynolds Associates, Geotechnical and Civil Engineers, *Geotechnical Investigation – Design Phase, White Oak Plaza*, December 22, 1998
11. Bestor Engineers Inc., Civil Engineering, *Drainage Report for the White Oak Commercial Center*, September 18, 1998 and September 15, 2000.

- 3. FINDING:** With regard to the designated historic resource located on the property -the Del Monte Milk Barn- the proposed project is found to be consistent with the purposes of Chapter 21.54 of the Zoning Ordinance (Regulations for Historic Resources Zoning Districts) and will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character of historical, architectural, or aesthetic interest or value of the designated resource and its site.

EVIDENCE: Appropriate mitigation measures have been identified and included in the Initial Study and Mitigated Negative Declaration adopted by the Planning Commission on February 27, 2002.

EVIDENCE: Chapter 21.54 of the Monterey County Code.

EVIDENCE: Historic Report prepared by Historic Preservation Associates, dated July 20, 2001, and entitled *White Oak Inn, Carmel Valley Village*.

EVIDENCE: Review and consideration of the project by the Historical Resources Review Board.

- 4. FINDING:** The proposed project is consistent with the purposes of Chapter 21.54 of the Zoning Ordinance (Regulations for Historic Resources Zoning Districts) and conforms to the prescriptive standards and guidelines adopted by the Board of Supervisors and does not adversely affect the character of the historic district.

EVIDENCE: See Finding and Evidence No. 3, above.

- 5. FINDING:** The proposed uses and the exterior appearance of the of the proposed buildings will neither adversely affect nor be incompatible with the use and exterior of the existing designated historical resource (The Del Monte Milk Barn), and other improvements, buildings, natural features, and structures on the site.

EVIDENCE: See Finding and Evidence Nos. 3 and 4 above.

- 6. FINDING:** Considering the record as a whole, the project will have a potential for adverse impacts on fish and wildlife resources upon which the wildlife depends.

EVIDENCE: Staff analysis contained in the Initial Study and the record as a whole indicate the project may or will result in changes to the resources listed in Section 753.5(d) of the Department of Fish and Game regulations.

7. **FINDING:** Development of properties located in the Monterey Peninsula Water Management District depends in large part, on the availability of water pursuant to an allotment system established by the District based on a prorationing of the known water supply for each of the jurisdictions served by the California-American Water Service Company.
- EVIDENCE:** Staff report, oral testimony at the hearing; administrative record.
8. **FINDING:** Based upon the Monterey Peninsula Water Management District's ("District") water allotment system, the County of Monterey ("County") has established a system of priority distribution of water allocation for properties within its own jurisdiction. Current information available to the County indicates that the County's share of water under the District's allotment system, over which the County has no control, has been exhausted to the point that the County is unable to assure that property owners who do or have obtained development permits for their properties will be able to proceed with their development projects.
- EVIDENCE:** Memo dated July 22, 1999 from the Monterey Peninsula Water Management District to the applicant, which indicates that the project complies with the District's regulations related to the availability of water.
- EVIDENCE:** Memo from the Water Resources Agency, which indicates that the project will result in a net increase of zero acre feet per year of water and is consistent with the Monterey Peninsula Water Management District's Ordinance #70 and the Board of Supervisors' action dated October 11, 1994.
- EVIDENCE:** Staff report, oral testimony at the hearing; administrative record.
9. **FINDING:** In view of the preceding finding, and the fact that the present application for a use permit otherwise meets all County requirements, the County approves the application subject to determination by the Monterey County Water Resources Agency, in the form of a water availability certification, that water is available for the project and the applicant's being able to obtain a water use permit from the District.
- EVIDENCE:** Staff report, oral testimony at the hearing; administrative record.
10. **FINDING:** Based on information contained in the Initial Study, the Planning Commission finds that no project related significant impacts exist relating to road and intersection Levels of Service along the property frontage and the mitigation requiring the left turn lane can be eliminated.
- EVIDENCE:** The Initial Study identifies traffic Level of Service of A and B in this stretch of Carmel Valley Road. Vehicle traffic generated by the project will not reduce this Level of Service to lower levels. No mitigation measure is needed unless a significant reduction of this level is identified.
- EVIDENCE:** Personal communication with George Divine, Monterey County Public Works Department, on February 20, 2002. Mr. Divine stated that a double left-turn lane is already required due to existing conflicting turning movements in this area but not due to the project's environmental impacts.
- EVIDENCE:** Traffic Study by Higgins Associates dated May 2, 2001.
- EVIDENCE:** CEQA Guidelines Sections 15063, 15073.5(c) and 15074.
11. **FINDING:** The site is suitable for the use proposed.
- EVIDENCE:** There has been no testimony received either written or oral, during the course of public hearings to indicate that the site is not suitable for the project. Necessary public facilities are available for the use proposed. The project has been reviewed by the Monterey County Planning and Building Inspection Department, Water Resources Agency, Public Works Department and Health Department. There has been no indication from those agencies that the site is not suitable. There are no physical or environmental constraints such as geologic or seismic hazard

areas or similar areas that would indicate the site is not suitable for the use proposed.

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 to health, safety, comfort, and general welfare of persons residing or working 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, Health Department, Public Works Department, Water Resources Agency and the Carmel Valley Fire Protection District. The respective Departments 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.

DECISION

THEREFORE, it is the decision of the Planning Commission of the County of Monterey 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. This permit allows for the following: 1) General Development Plan for development of approximately 7,267 sq. ft of new building area and construction of additional parking, signage and ancillary facilities in an existing commercial center (White Oak Plaza); 2) Administrative Permit for development on property located in the "S" (Site Review) Zoning District; 3) Administrative Permit for development of 5,667 sq. ft. of building area for office and light commercial uses; 4) Use Permit for development of a new 1,600 sq. ft restaurant; 5) Use Permit for development of additional parking spaces located partially within the public right-of-way; 6) Use Permit to allow additional development on property located in the "HR" (Historic Resources) Zoning District; and Design Approval in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of 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 Department)

Prior to Issuance of Demolition, Grading or Building permits

2. The applicant shall record a notice which states: "A Combined Development Permit (Resolution No. 980305) was approved by the Planning Commission for Assessor's Parcel Numbers 189-291-005-000 & 189-291-006-000 on February 27, 2002. The permit was granted subject to **25** conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County 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 Department)
3. In order to mitigate the impacts resulting from the proposed demolition of structures, the structure identified in the Historic Report as the Foreman's House, and identified as such in the approved Site Plan, shall be restored following the Secretary of the Interior' *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. In addition, the applicant shall develop and install on the site a "Historical Interpretive Panel" of the site's history and buildings. The panel shall contain historic narrative; a site plan of the original

building lay out and photographs of the original buildings, and shall be located in a conspicuous location within the site. The restoration plans and the interpretive panel's content and location shall be approved by the Historical Resources Review Board prior to issuance of any building permits for the project. The house shall be restored and the interpretive panel installed prior to issuance of occupancy of the proposed commercial buildings. In addition, the site plan shall be revised to relocate proposed Building C approximately 5 feet to the south and to delete the path on the west side of the Foreman's House. (MM1) & (MM2) (Planning and Building Inspection Department)

4. The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring Plan adopted for the project. (Planning and Building Inspection Department)
5. Native trees which are located close to the construction site shall be protected from inadvertent damage from construction equipment by 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. (Planning and Building Inspection Department)
6. The site shall be landscaped. A landscaping plan shall be submitted that conforms to Chapter 18.50, Residential, Commercial and Industrial Water Conservation Measures, found in Title 18 of the Monterey County Code. The plan shall include low water use or native drought resistant plants, low precipitation sprinkler heads (disperses less than 0.75 inches of water per hour at any pipe pressure), bubblers, drip irrigation and timing devices. The proposed landscaping shall comply with all provisions of Policies (A) 7.0, (A) 8.0 and (B) of the Carmel Valley Village Development Criteria, and shall include planting to provide a visual buffer between the new restaurant area and the adjacent property to the south. The plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and 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 Planning and Building Inspection Department. At least three weeks prior to occupancy, three copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. Landscape plan review fees shall be paid at the time of landscape plan submittal. (Planning and Building Inspection Department)
7. A Grading Permit shall be required pursuant to the Monterey County Code relative to Grading, Chapter 16.08. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. (Planning and Building Inspection Department)
8. 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. That the applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. (Planning and Building Inspection Department)
9. 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 before 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 or the issuance of building and/or grading permits. The project shall not be operative, vested or final until the filing fees are paid. (Planning and Building Inspection Department)

10. The applicant shall obtain from the Monterey County Water Resources Agency (MCWRA), proof of water availability on the property, in the form of an approved Water Release Form. (Water Resources Agency)
11. A drainage plan shall be prepared by a registered civil engineer or architect addressing on-site and off-site impacts from stormwater runoff. The plan shall include an oil-grease/water separator and a filtration system to ensure that the runoff does not contribute to downstream water pollution. The plan shall also include a subsurface system such as a water detention pipe and a stormwater dispersion outlet to regulate the increase in stormwater runoff from the new impervious surfaces into the natural drainage area. Necessary improvements shall be constructed in accordance with approved drainage plans. (MM4) (Water Resources Agency/Planning and Building Inspection)
12. The existing access/egress driveway(s) on Carmel Valley Road shall be relocated to accommodate the additional traffic generated by the project and to provide safer vehicle movements into and from Carmel Valley Road. This will require minor widening on Carmel Valley Road at the westerly driveway. The driveway locations shall comply with current standards and shall be approved by the Department of Public Works. (MM5) (Public Works)
13. A new parking plan for the entire site shall be submitted to Public Works and Planning and Building Inspection that complies with current County Parking Standards including appropriate-size parking stalls, circulation and truck loading-unloading. The shall include the following specific provisions:
 - a. Provide bicycle parking facilities at a rate of 1 rack space/10 parking spaces dispersed in two locations (east and west);
 - b. Provide and designate two truck-loading spaces in locations where they do not block other parking or access to the site.
 - c. Not include any parking spaces that would cause conflicts with incoming traffic.
 - d. The driveway off Paso Hondo shall be designated "Exit Only." (MM6) (Public Works)
14. The applicant shall submit engineered plans for all improvements to the existing septic system to the Director of Environmental Health for review and approval. (Environmental Health)
15. The applicant shall submit engineered plans for all septic system improvements obtain plan approval and required permits from the State Regional Water Quality Control Board. (Environmental Health)
16. All restaurant improvements shall comply with the California Uniform Food Facilities Law as approved by the Director of Environmental Health. Submit plans and necessary review fees to Environmental Health for review and approval. (Environmental Health)

Prior to Final Building Inspection/Occupancy

17. The applicant shall comply with Ordinance No. 3539, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:
 - 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)

- 18. The applicant shall obtain an Encroachment Permit from the Department of Public Works and construct a pedestrian pathway along the frontage of Paso Hondo Road. (MM7) (Public Works)
- 19. The applicant shall pay the Carmel Valley Road Traffic Impact Fees pursuant to Board of Supervisors Resolution No. 95-140, adopted September 12, 1995. (MM8) (Public Works)
- 20. The applicant shall apply for and pay the required fees to annex the site to County Service Area 52. (MM9) (Public Works)
- 21. The applicant shall construct a left-turn channelization on Carmel Valley Road at the intersection of Via Contenta. (Public Works)
- 22. All proposed signs shall comply with the provisions of Section 21.60 of the Zoning Code and the criteria of the Carmel Valley Village Development Criteria. The applicant shall submit a sign Design Approval application for review and recommendation from the Carmel Valley Land Use Advisory Committee and approval by the Director of Planning and Building Inspection. (Planning and Building Inspection)
- 23. All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. (Carmel Valley Fire District)

On Going Conditions

- 24. The commercial uses allowed under the approved General Development Plan of this permit apply to all the buildings (existing and proposed) on the property, and shall be limited to the following: appliance store, general office, medical/chiropractic & dentist office, bookstores, clothing/apparel stores, drug stores, shoe shops and shoe stores, travel agency, convenience market including the sale of prepackaged food only, stationary and office supply store, fast photo shop, candy store, gift and card store, manicure/pedicure office not including a hair salon, video rental, locksmith, key and lock shop, bicycle shop, hardware store without outside storage of materials, picture framing, pet shops, and other uses of similar character and intensity. In addition, the restaurant use on the property shall be limited to 120 seats. (Planning and Building Inspection Department)
- 25. All changes of uses within the buildings shall be consistent with the uses allowed under the General Development Plan (Condition No. 24), and shall be approved by the Monterey Peninsula Water Management District, the Planning and Building Inspection Department and the Division of Environmental Health prior to the establishment of any new use. (Planning and Building Inspection Department)

PASSED AND ADOPTED this 27th day of February, 2002 by the following vote:

AYES: Errea, Sanchez, Hawkins, Parsons, Pitt-Derdivanis, Diehl, Wilmot
 NOES: Brennan
 ABSENT: Hernandez, Lacy

Original Signed By:

 DALE ELLIS, SECRETARY

Copy of this decision mailed to applicant on

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

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

NOTES

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

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

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

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

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

Project Name: White Oak Plaza Expansion	
File No: <u>PLN 980305</u>	APN: <u>189-291-005-000</u> <u>189-391-006-000</u>
Approval by: Planning Commission Date: February 27, 200.	

LEGEND

PBI Planning & Building Inspection	WRA Water Resources Agency	EH Environmental Health	AG Ag Commissioner
FPD Fire Protection District	PW Public Works	RA Redevelopment Agency	PKS Parks Department
CC County Counsel	MMR Mitigation Monitoring Reporting Team	CE Code Enforcement	Other State which agency

HRRB - Historic Resources Review Board

**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		In order to mitigate the impacts resulting from the proposed demolition of structures identified in the site plan, the structure identified in the Historic Report prepared for the project as the Foreman's House, shall be restored following the Secretary of the Interior's <i>Standard for Rehabilitation and Guidelines for Rehabilitating Historic Buildings</i> . The restoration plans shall be approved by the Historical Resources Review Board prior to issuance of building permits for the restoration.	Standard for Rehabilitation and Guidelines for Rehabilitating Historic Buildings	HRRB/PBI	Plans to be approved prior to issuance of building permits for the restoration. House to be restored prior to occupancy of commercial buildings.	Planning & Building Inspection; Historical Resources Review Board. / Compliance with Secretary of the Interior Standards. / Plans to be prepared by project licensed architect.
2		The applicant shall develop and install	Standard for Rehabilitation	HRRB/PBI	Panel plans to be	Planning & Building Inspection;

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?
		on the site a "Historical Interpretive Panel" of the site's history and buildings. The panel shall contain historic narrative; a site plan of the original building lay out and photographs of the original buildings, and shall be located in a conspicuous location within the site. The panel shall be reviewed and approved by the Historical Resources Review Board and shall be installed prior to issuance of occupancy.	and Guidelines for Rehabilitating Historic Buildings		approved prior to issuance of building permits and be installed prior to occupancy of commercial buildings.	Historical Resources Review Board. / Contents of the Panel / Plans to be prepared by project licensed architect.
3		In accordance with the Soils and Geotechnical Report, the applicant shall provide grading and improvement plans indicating that the ground on the western side of the site be redensified to provide a stable base for the conventional footings and slab foundations. On the eastern side of the site, where unconsolidated fill has been used to elevate a portion of the site, the soils report recommends using a system of reinforced concrete piers placed below the fill into native soil, with connecting grade beams. All recommendations of the report shall be incorporated into the grading and building plans to be approved by the County.	Building Code / Soils Report	PBI	Prior to issuance of building & grading permits for the proposed buildings.	Planning & Building Inspection / Compliance with recommendations of Soils and Geotechnical Report / Plans to be prepared by a licensed architect or civil engineer.
4		A drainage plan shall be prepared	Drainage Ordinance	PBI/WRA	Prior to issuance of	Water Resources Agency / Impacts

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?
		by a registered civil engineer or architect addressing on-site and off-site impacts from stormwater runoff. The plan shall include an oil-grease/water separator and a filtration system to ensure that the runoff does not contribute to downstream water pollution. The plan shall also include a subsurface system such as a water detention pipe and a stormwater dispersion outlet to regulate the increase in stormwater runoff from the new impervious surfaces into the natural drainage area. Necessary improvements shall be constructed in accordance with approved drainage plans. The applicant shall submit an annual report to the Water Resources Agency confirming maintenance of the facilities.			building and grading permits for the proposed buildings. Applicant must submit report for review by WRA.	(erosion, pollution, etc.) from runoff on natural drainage area / Report must be prepared by qualified engineer.
5		The existing access/egress driveway(s) on Carmel Valley Road shall be relocated to accommodate the additional traffic generated by the project and to provide safer vehicle movements into and from Carmel Valley Road. This will require minor widening of Carmel Valley Road at the westerly driveway. The driveway locations shall comply with current standards and shall be approved by the	Driveway location and construction standards	PW	Prior to issuance of grading permits for site improvements.	Public Works Department / Driveway locations to be approved by Public Works / Plans to be prepared by licensed civil engineer or architect.

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?
		Department of Public Works.				
6		<p>A new parking plan for the entire site shall be submitted to Public Works and Planning & Building Inspection that complies with current County Parking Standards including appropriate-size parking stalls, circulation and truck-loading. The plan shall include the following specific provisions:</p> <ul style="list-style-type: none"> a. provide bicycle parking facilities at a rate of 1 rack space/10 parking spaces dispersed in two locations (east and west); b. provide and designate two truck-loading spaces in locations where they do not block other parking or access to the site; c. not include any parking spaces that would cause conflicts with incoming traffic; d. the driveway at Paso Hondo shall be designated "Exit Only." 	Zoning and Public Works Parking Standards	PBI / PW	Prior to issuance of grading permits for site improvements.	Planning & Building Inspection / Public Works Department / Parking Plan must comply with all requirements stated in the condition / Plans to be prepared by licensed civil engineer or architect.
7		The applicant shall obtain an Encroachment Permit from the Department of Public Works and construct a pedestrian pathway along the frontage of Paso Hondo Road;	Public Works Standards; Carmel Valley Village Design Criteria	PBI / PW	Prior to construction of path; path must be complete prior & prior to issuance of a final building permit	Planning & Building Inspection / Public Works Department. / Compliance with street dev. standards and pathway criteria of the Carmel Valley Village Design Criteria. / Plans to be prepared by

<i>Mit. Mon. No.</i>	<i>Final Signoff Date</i>	<i>Mitigation Measures</i>	<i>Standard</i>	<i>Orig. Dept. or Agency</i>	<i>Schedule</i> <i>(Prior to/Continuous)</i> <i>(Report due?)</i> <i>Fill in timeframe</i> ↓	<i>Person/Agency responsible for Inspection/Monitoring/Review</i> <i>What is to be reviewed?</i> <i>Who is the preparer?</i>
						Licensed civil engineer.
8		The applicant shall pay the Carmel Valley Road Traffic Impact Fees pursuant to Board of Supervisors Resolution No. 95-140, adopted September 12, 1995.	Resolution No. 95-140	PW	Prior to occupancy.	Public Works. / Applicant to pay fee.
9		The applicant shall apply for and pay the required fees to annex the site to County Service Area 52.	Annexation Requirements and Standards	PW	Prior to occupancy.	Public Works & LAFCO / Applicant to pay fee and complete annexation.