

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

In the matter of the application of:

SEEBAUGH, RUSS & WOODWARD, JANE (PLN070309)

RESOLUTION NO. 070309

Resolution by the Monterey County Zoning
Administrator:

- 1) Adopts the Mitigated Negative Declaration;
- 2) Approves Combined Development Permit consisting of 1) Coastal Administrative Permit for the construction of a 3,771 square foot single family dwelling with an attached 280 square foot carport, permanent well (previously approved by PLN080262) an alternative septic system design; 2) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat; and 3) Coastal Development Permit to allow the removal of one Redwood tree (22 inches in diameter) for development; and
- 3) Adopts the Mitigation Monitoring and Reporting Program.

(PLN070309, Seebaugh, Russ & Woodward, Jane,
38250 Palo Colorado Road, Big Sur Coast Land Use
Plan (APN: 418-131-024-000))

The Combined Development Permit application (PLN070309) came on for public hearing before the Monterey County Zoning Administrator on October 29, 2009. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the Monterey County General Plan,
 - Big Sur Coast Land Use Plan,
 - Monterey County Coastal Implementation Plan, Part 3,
 - Monterey County Zoning Ordinance (Title 20)No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
b) The property is located at 38250 Palo Colorado Road, Big Sur.
(Assessor's Parcel Number 418-131-024-000, Big Sur Coast Land Use Plan. The parcel is zoned "RDR/40 (CZ)" Rural Density Residential/40

acres per unit (Coastal Zone), which allows for residential development. Therefore, the project is an allowed land use for this site.

- c) The proposed project consists of the construction of a 3,771 square foot single family dwelling with an attached 280 square foot carport, a permanent well, alternative septic system design, development within 100 feet of Environmentally Sensitive Habitat and the removal of one Redwood tree (22 inches in diameter). Entitlements include:
- Coastal Administrative Permit for the single family dwelling, well and septic system per Section 20.16.040 (MCC);
 - Coastal Development Permit for development within 100 feet of mapped or field identified Environmentally Sensitive Habitat per Section 20.16.030 (MCC);
 - Coastal Development Permit for the removal of one protected Redwood tree (22 inches in diameter) per Section 20.145.060.A (CIP).

The proposed application meets all site development standards required of the entitlements above.

- d) On August 6, 2008, applicant secured a Coastal Administrative Permit (PLN080262) authorizing construction and use of the well for testing. That permit has been cleared by Environmental Health.
- e) Pursuant to Chapter 20.44.020.C, the Design Control District applies to the Big Sur Coast Land Use Plan. This chapter applies to the visual impacts of structures to adequately mitigate by regulation of the location, size, configuration, materials and colors, only. The proposed application is not located within the critical viewshed. Colors and materials shall be of natural weathered wood and olive green stucco with cedar shingles which blend into the character of the neighborhood.
- f) The project planner conducted a site inspection on March 13, 2008 to verify that the project on the subject parcel conforms to the plans listed above.
- g) The proposed project is located within 100 feet of Environmentally Sensitive Habitat. Pursuant to 20.145.040.A.1.c of the Coastal Implementation plan, a structure may be located within 100 feet of Environmentally Sensitive Habitat if the project does not have the potential to negatively impact the long-term maintenance of the habitat. Biological report prepared by Nicole Nedeff Consulting Ecologist, on June 5, 2008 stated that the proposed project as mitigated will not significantly impact perennial flow in the Rocky Creek and will not result in changes to aquatic or riparian habitat that sustains fish and other aquatic species. (*See Finding #2*)
- h) The project minimizes tree removal in accordance with applicable goals and policies of the Big Sur Coast Land Use Plan. Originally, 10 redwood trees and associated clonal sprouts were to be removed for the installation of a standard septic system. However, removal would have required substantial grading which would cause potential impacts to the streams. Therefore, County staff recommended installing an alternative septic system design to reduce the number of tree removal to one Redwood tree (22 inches in diameter) (*see Finding #7*).
- i) On November 27, 2007, the Big Sur Land Use Advisory Committee (LUAC) recommended a vote of (6 to 0) to approve the project. They

agreed that drain field requirements force the removal of mature trees and that alternate technologies should be allowed.

- j) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN070309.

2. **FINDING: SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:** a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Cal Fire Coastal, Parks, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
- b) Staff identified potential impacts to biological, geologic and hydrology & water quality. Staff prepared a Mitigated Negative Declaration which addresses these issues and mitigates them to a less than significant level. Technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. The project is located within a moderate archaeological sensitivity zone. A Preliminary Cultural Resources Reconnaissance states that no evidence of historic or pre-historic cultural activity was observed during the site reconnaissance and that there is no reason to preclude commencement of development of the project site. A comment letter received from the Native American Heritage Commission states that lack of evidence of archaeological resources does not preclude subsurface existence and recommends provisions for the identification and evaluation of accidentally discovered archaeological resources. Staff has conditioned the project that if, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it (**Condition #4**). The following reports have been prepared:
- "Preliminary Cultural Resources Reconnaissance" (LIB070572), prepared by Susan Morley, Pacific Grove, California, August 2004.
 - "Geotechnical Soils-Foundation and Geoseismic Report" (LIB070570), prepared by Grice Engineering and Geology, Inc., Salinas, California, September 2007.
 - "Geologic Hazards Investigation of Proposed Woodward – Seebaugh Residential Building Site" (LIB070576), prepared by Gasch & Associates, Rancho Cordova, California, October 2006.
 - "Percolation, Groundwater & Contamination Study" (LIB090392), prepared by Grice Engineering, Inc., Salinas, California, October 2004; and revised September 27, 2007; and Addendum No. 1, dated June 26, 2009.

- "Biological Assessment" (LIB090389), prepared by Nicole Nedeff, Consulting Ecologist, Carmel Valley, California, October 1, 2007.
 - "Addendum to Biological Assessment" (LIB090390), prepared by Nicole Nedeff, Consulting Ecologist, Carmel Valley, California, June 5, 2008.
 - "Forest Management Plan" (LIB090391), prepared by Roy Webster, Webster & Associates Professional Foresters, Santa Cruz, California, September, 2007.
- c) Staff conducted a site inspection on March 13, 2008 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN070309.

3. **FINDING: HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by RMA - Planning Department, Cal Fire Coastal, Parks, Public Works, Environmental Health Division, and Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities will be provided by a private well. Due to the biological and hydrologic issues at the site, an alternative non-invasive system pre-approved by the California Regional Water Quality Control Board will be used. This system will eliminate the need for substantial grading and tree removal.
 - c) See Findings #1, #2, and #5 and supporting evidence for PLN070309.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on March 13, 2008 and researched County records to assess if any violation exists on the subject property.
 - c) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN070309.

5. **FINDING: CEQA (Mitigated Negative Declaration)** - On the basis of the whole record before the Monterey County Zoning Administrator, there is no

substantial evidence that the proposed project as designed, conditioned and mitigated, will have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment and analysis of the County.

- EVIDENCE:**
- a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review if there is substantial evidence that the project may have a significant effect on the environment.
 - b) The Monterey County Planning Department prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of the Planning Department and is hereby incorporated by reference (PLN070309).
 - c) The Initial Study identified several potentially significant effects, but revisions have been made to the project and the applicant has agreed to proposed mitigation measures that avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The Initial Study is on file in the RMA-Planning Department and is hereby incorporated by reference (PLN070309).
 - d) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. A Condition Compliance and Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with Monterey County regulations and is designed to ensure compliance during project implementation and is hereby incorporated herein by reference as **Exhibit 1**. The applicant must enter into an "Agreement to Implement a Mitigation Monitoring and/or Reporting Plan as a condition of project approval (**Condition #6**)
 - e) The Draft Mitigated Negative Declaration (MND) for PLN070309 was prepared in accordance with CEQA and circulated for public review from September 15, 2009 through October 15, 2009 (SCH#: 2009091056). Issues that were analyzed in the Draft Mitigated Negative Declaration (MND) include: biological resources, geology and soils, hydrology/water quality, utilities and service systems. However, the MND determined that the project as designed and mitigated reduces impacts to a less than significant level.
 - f) Evidence that has been received and considered includes: the application, technical studies/reports (*see Finding #2*), staff reports that reflect the County's independent judgment, and information and testimony presented during public hearings (as applicable). These documents are on file in the RMA-Planning Department (PLN070309) and are hereby incorporated herein by reference.
 - g) The County received two comments during the public review period. They are as follows:
 - 1) Native American Heritage Commission, dated September 29, 2009, states that "any project that causes a substantial adverse change in the significance of an historical resource, which includes archaeological resources, is a significant effect requiring the preparation of an EIR. To comply with this provision the lead agency is required to assess whether the project will have an adverse impact on historical resources within the area of project

effect (APE), and if so to mitigate that effect. Also, lack of surface evidence of archaeological resources does not preclude their subsurface existence.”

A Preliminary Cultural Resources Reconnaissance prepared by Susan Morley, states that no evidence of historic or pre-historic cultural activity was observed during the site reconnaissance and that there is no reason to preclude commencement of development of the project site. However, staff has conditioned the project that if, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it (**Condition #4**).

2) Department of Forestry and Fire Protection (Cal Fire), dated October 6, 2009, states:

- The project is a single family rural residence located in a High Fire Hazard Zone and could be susceptible to damage by a wildfire. Any structure build on the property would be subject to Public Resources Code 4291 fire clearance requirements in addition to building codes.
- Given the fact that a Coast Redwood (*Sequoia sempervirens*) is deemed to be a “Commercial Species” in the California Forest Practice Rules, a less than three acre conversion Exemption will be required. This one-time exemption is required for property owners who intend to cut or remove trees for structures and other needed improvements. A Registered Professional Forester must prepare this exemption;
- There are trees located in the area exhibiting Sudden Oak Death (SOD) Syndrome symptoms. Measure to mitigate the spread of SOD will have to be taken. Such mitigations could include the washing of vehicles, tools and boots prior to leaving the area. Also, any cut and chipped tanoak materials must be left on site.

Staff has conditioned the project to require the Forester to follow the recommendations received from the Department of Forestry and Fire Protection during the Initial Study comment period (**Conditions #33, #34, and #35**). Roy Webster, Professional Forester, identified the possibility of SOD in the current Forest Management Plan dated September 2007.

- h) The County has considered the comments received during the public review period, and they do not alter the conclusions in the Initial Study and Mitigated Negative Declaration.
- i) Staff analysis contained in the Initial Study and the record as a whole indicate the project could result in changes to the resources listed in Section 753.5(d) of the Department of Fish and Game (DFG) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources.
- j) For purposes of the Fish and Game Code, the project may have the

potential to degrade the fish and wildlife resources upon which the wildlife depends. Therefore, the project will be required to pay the State fee of \$1,993.00 plus a fee of \$50.00 payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination (NOD) (*Condition #5*).

- k) The Monterey County Planning Department, located at 168 W. Alisal, Second Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.

6 **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.145.050 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 3 in the Big Sur Coast Land Use Plan).
 - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN070309
 - e) The project planner conducted a site inspection on March 13, 2008.

7 **FINDING:** **TREE REMOVAL** – The subject project minimizes tree removal in accordance with the applicable goals and policies of the applicable land use plan and the Coastal Implementation Plan.

- EVIDENCE:**
- a) The proposed project includes the removal of one Redwood tree (22 inches in diameter). In accordance with the applicable policies of the Big Sur Coast Land Use Plan and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the authority to grant said permit has been met (20.145.060.A CIP)
 - b) A Forest Management Plan was prepared by Roy Webster in September 2007. Originally, 10 redwood trees and associated clonal sprouts were to be removed for the proposed project. However, removal would have required substantial grading which would cause potential impacts to the streams. Installation of a less invasive alternative septic system design will reduce the number of tree removal to one Redwood tree (22 inches in diameter) The project has been designed and sited to minimize the removal of protected trees to the greatest extent feasible (20.145.060.D.3 CIP). Therefore, the removal will not involve a risk of adverse environmental impacts.
 - c) Measures for tree protection during construction have been incorporated as conditions and include tree protection zones, trunk protection, hand excavation and bridging roots (*Condition #8*).

- d) Native trees to be removed which are 12 inches or more in diameter, when measured at breast height shall be replaced on the parcel (20.145.060.D.6 CIP). However, the Forest Management Plan does not recommend replacement because the subject parcel is a fully stocked stand with 90% canopy closure.
- e) Staff conducted a site inspection on March 13, 2008 to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.
- f) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN070309.

8 **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission

- EVIDENCE:**
- a) Section 20.86.030 Monterey County Zoning Ordinance (Board of Supervisors).
 - b) Section 20.86.080.A.3 Monterey County Zoning Ordinance (Coastal Commission). The project is subject to appeal by/to the California Coastal Commission because Development permitted as a conditional use may be appealed to the Coastal Commission.

DECISION

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

- A. Adopt the Mitigated Negative Declaration; and
- B. Approve the Combined Development Permit, in general conformance with the attached sketch (**Exhibit 2**) and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.
- C. Adopt the Mitigation Monitoring and Reporting Program (**Exhibit 1**)

PASSED AND ADOPTED this 29th day of October 2009



MIKE NOVO, ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE **NOV 02 2009**

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **NOV 12 2009**

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM

MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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

NOTES

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

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

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

2. This permit expires 4 years after the above date of granting thereof unless construction or use is started within this period.

RESOLUTION 070309- EXHIBIT 1
Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: Seebaugh/Woodward
File No: PLN070309 APNs: 418-131-024-000
Approved by: Zoning Administrator Date: October 29, 2009

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

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
RMA – Planning Department						
1.		PD001 - SPECIFIC USES ONLY This Combined Development Permit (PLN070309) consists of 1) Coastal Administrative Permit for the construction of a 3,771 square foot single family dwelling with an attached 280 square foot carport, permanent well (previously approved by PLN080262) an alternative septic system design; 2) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat; and 3) Coastal Development Permit to allow the removal of one Redwood tree (22 inches in diameter) for development. The property is located at 38250 Palo Colorado Road, Big Sur (Assessor's Parcel Number 418-131-024-000), Big Sur Coast Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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. (RMA-Planning Department)	Adhere to conditions and uses specified in the permit. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.	Owner/ Applicant RMA - Planning WRA RMA - Planning	Ongoing unless otherwise stated	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 070309) was approved by the Zoning Administrator for Assessor's Parcel Number 418-131-024-000 on October 29, 2009. The permit was granted subject to 35 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)	Obtain appropriate form from the RMA-Planning Department. The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner/ Applicant RMA- Planning	Prior to the issuance of grading and building permits or commencement of use.	
3.		PD032(A) - PERMIT EXPIRATION The permit shall be granted for a time period of 4 years, to expire on October 29, 2013, unless use of the property or actual construction has begun within this period. (RMA – Planning Department)	The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.	Owner/ Applicant	As stated in the conditions of approval	
4.		PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the 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. (RMA - Planning Department)	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeo- logist	Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
5.		PD005 - FISH AND GAME FEE-NEG DEC/EIR Pursuant to the State Public Resources Code § 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA - Planning Department)	The applicant shall submit a check, payable to the <i>County of Monterey</i> , to the Director of the RMA - Planning Department.	Owner/ Applicant	Within 5 working days of project approval.	
			If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the <i>County of Monterey</i> , to the Director of the RMA - Planning Department.	Owner/ Applicant	Prior to the start of use or the issuance of building or grading permits	
6.		PD006 - MITIGATION MONITORING PROGRAM The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. (RMA - Planning Department)	1) Enter into agreement with the County to implement a Mitigation Monitoring Program. 2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.	Owner/ Applicant	Within 60 days after project approval or prior to the issuance of grading and building permits, whichever occurs first.	
7.		PD007 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. (RMA – Planning Department and Building Services Department)	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner/ Applicant	Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
8.		PD011 – TREE AND ROOT PROTECTION Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the RMA – Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by a certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits.(RMA - Planning Department)	Submit evidence of tree protection to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of grading and/or building permits	
			Submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.	Owner/ Applicant/ Arborist	During Construc- tion	
			Submit photos of the trees on the property to the RMA – Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.	Owner/ Applicant	Prior to final inspection	
9.		PD012(F) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY) The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits	
			Landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to Occupancy	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		shall be submitted to the Monterey County RMA - Planning Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA – Planning Department)	All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	Ongoing	
10.		PD014(C) – LIGHTING – EXTERIOR LIGHTING PLAN (BIG SUR) All exterior lighting shall be unobtrusive, down-lit, compatible with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from critical viewshed viewing areas, as defined in Section 20.145.020.V, are prohibited. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner/ Applicant	Prior to the issuance of building permits.	
			The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to Occupancy / Ongoing	
Monterey County Water Resources Agency						
11.		WR40 - WATER CONSERVATION MEASURES The applicant shall comply with Ordinance No. 3932, 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	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/ occupancy	

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		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)				
Fire Agency Cal Fire Coastal						
12.		FIRE007 - DRIVEWAYS Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends.	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Cal Fire Coastal)				
13.		FIRE008 - GATES All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Cal Fire Coastal)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
14.		FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Cal Fire Coastal)				
15.		FIRE014 – EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL) For development of structures totaling less than 3,000 square feet on a single parcel, the minimum fire protection water supply shall be 4,900 gallons. For development of structures totaling 3,000 square feet or more on a single parcel, the minimum fire protection water supply shall be 9,800 gallons. For development of structures totaling more than 10,000 square feet on a single parcel, the reviewing authority may require additional fire protection water supply. Other water supply alternatives, including ISO Rural Class 8 mobile water systems, may be permitted by the fire authority to provide for the same practical effect. The quantity of water required by this condition shall be in addition to the domestic demand and shall be permanently and immediately available. (Cal Fire Coastal)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
16.		FIRE015 - FIRE HYDRANTS/FIRE VALVES A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings along State Highways and Freeways, May 1988. (Cal Fire Coastal)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
17.		FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS) Manage combustible vegetation within a minimum of 30 feet of structures (or to the property line). Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional fire protection or firebreaks approved by the Reviewing Authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (Cal Fire Coastal)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

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18.		FIRE022 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM - (HAZARDOUS CONDITIONS) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor completed prior to requesting a framing inspection. Due to substandard access, or other mitigating factors, small bathroom(s) and open attached porches, carports, and similar structures shall be protected with fire sprinklers. (Cal Fire Coastal)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
19.		FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE) All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (Cal Fire Coastal)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
Mitigation Measures						
20.	1.	Mitigation Measure #1: An agreement between the Contractor and the applicant shall be signed stating that the contractor fully read and understood the Biological Report and Addendum prepared by Nicole Nedoff on October 1, 2007, and June 5, 2008 and all recommendations shall be adhered to during construction. (RMA - Planning Department)	Monitoring Action #1: A copy of the signed agreement shall be submitted to RMA-Planning Department for review and approval prior to issuance of any grading/building permits. Additional on-going monitoring Action: The Biological Report	Owner/ Applicant	Prior to the issuance of building permits	

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			Recommendations shall be posted and maintained at the project site for the duration of construction.			
21.	2.	Mitigation Measure #2: Riparian habitat buffers and the limit of the work zone shall be protected with temporary plastic "snow" fencing to demarcate Environmentally Sensitive Habitat Areas (Redwood trees) where equipment should not be allowed. (RMA - Planning Department)	Monitoring Action #2: The applicant shall have the contractor sign an agreement that protection of snow fencing will be done prior to any construction. Proof of protective fencing and such agreement shall be submitted to the RMA-Planning Department for review and approval prior to issuance of building permits. Additional on-going monitoring Action: The text of the mitigation measure shall be posted and maintained at the project site for the duration of construction.	Owner/ Applicant	Prior to the issuance of building permits	
22.	3.	Mitigation Measure #3: Silt-stop fencing and coconut fiber rolls shall be installed at appropriate intervals along steep slope contours to minimize soil loss during excavation and prevent the down-slope movement of loose soil during fill placement. Redwood leaf litter shall be stockpiled before soil disturbance begins at all sites and used to cover exposed soils when disturbances are finished. (RMA - Planning Department)	Monitoring Action #3: The applicant shall have the contractor sign an agreement that coconut fibers will be installed at appropriate intervals along steep slope contours prior to any construction. Proof of installation and such agreement shall be submitted to the RMA-Planning Department for review and approval prior to issuance of building permits. Additional on-going monitoring Action: The text of the mitigation measure shall be posted and maintained at the project site for the duration of construction.	Owner/ Applicant	Prior to the issuance of building permits	

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23.	4.	<u>Mitigation Measure #4:</u> During trenching along the existing driveway for the installation of water and sewage pipes, employ Best Management Practices at all times to avoid erosion and runoff. There shall be no side casting of excess fill off the roadway and no scraping of additional fill materials from adjacent habitat areas. (RMA - Planning Department)	<u>Monitoring Action #4:</u> The applicant shall have the contractor sign an agreement that no side casting of excess fill off the roadway and no scraping of additional fill materials from adjacent habitat areas will be done. Proof of such agreement shall be submitted to the RMA-Planning Department for review and approval prior to issuance of building permits. Additional on-going monitoring Action: The text of the mitigation measure shall be posted and maintained at the project site for the duration of construction.	Owner/ Applicant	Prior to the issuance of building permits	
24.	5.	<u>Mitigation Measure #5:</u> A rigorous program of weed eradication shall be developed to control the spread of non-native invasive species, particularly genista, which is present along the right of way fringing Palo Colorado Road. (RMA - Planning Department)	<u>Monitoring Action #5:</u> The Biologist shall provide a program of weed eradication to the applicant. The applicant shall submit a copy to the RMA-Planning Department for review and approval prior to issuance of building permits.	Owner/ Applicant	Prior to the issuance of building permits	
25.	6.	<u>Mitigation Measure #6:</u> Fill shall not be deposited around retained trees, which could compact soils and alter water and air relationships. Excavation contractor shall be careful not to damage stems and/or exposed roots of trees with heavy equipment. Boards or other material shall be used to protect retained trees within 20 feet of the perimeter of soil disturbance. (RMA - Planning Department)	<u>Monitoring Action #6:</u> An agreement between the Contractor and the applicant shall be signed stating that the contractor fully read and understood the Forest Management Plan prepared by Roy Webster on September, 2007, and all recommendations shall be adhered to during construction. A copy of the signed agreement shall be submitted to the RMA-Planning Department for review and approval prior to issuance	Owner/ Applicant	Prior to the issuance of building permits	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
			of any grading/building permits. Additional on-going monitoring Action: The text of the mitigation measure shall be posted and maintained at the project site for the duration of construction.			
26.	7.	<u>Mitigation Measure #7:</u> The applicant shall provide a slope stability evaluation prepared by the Geotechnical Engineer to determine the foundation requirements and recommendations for management of water runoff to maintain erosion and slope stability. An agreement between the Contractor and the applicant shall be signed stating that the contractor fully read and understands the evaluation and all recommendations shall be adhered to during construction. (RMA - Planning Department)	<u>Monitoring Action #7:</u> The applicant shall submit the evaluation to the RMA-Planning Department for review and approval prior to issuance of any building permits.	Owner/ Applicant	Prior to the issuance of building permits	
27.	8.	<u>Mitigation Measure #8:</u> An agreement between the Contractor and the applicant shall be signed stating that the contractor fully read and understood the Geotechnical Soils-Foundation Report prepared by Grice Engineering, dated September 7, 2009, and all recommendations shall be adhered to during construction. (RMA - Planning Department)	<u>Monitoring Action #8:</u> A copy of the agreement shall be submitted to the RMA Planning Department for review and approval prior to issuance of any grading/building permits.	Owner/ Applicant	Prior to the issuance of building permits	
28.	9.	<u>Mitigation Measure #9:</u> The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Stormwater runoff from impervious surfaces shall be dispersed at multiple points, away from and below any septic leach fields, over the least steep available slopes, with erosion control at outlets. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	<u>Monitoring Action #9:</u> Prior to issuance of any grading or building permits, the applicant shall provide a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to the issuance of building permits and/or grading permits	

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29.	10.	<u>Mitigation Measure #10:</u> The Applicant shall have the contractor sign an agreement that all the reports (Percolation, Groundwater & Contamination Study on October 2004, and <u>revised</u> September 27, 2007; and <u>Addendum No. 1</u> , dated June 26, 2009 prepared by Grice Engineering, Inc., Salinas, California were fully read and understood and that all recommendations shall be adhered to during construction. (RMA - Planning Department)	<u>Monitoring Action #10:</u> A copy of the agreement shall be submitted to the RMA-Planning Department for review and approval prior to issuance of any building permits.	Owner/ Applicant	Prior to the issuance of building permits	
30.	11.	<u>Mitigation Measure #11:</u> Subsurface Disposal Exemption- Waiver of Waste Discharge Requirement Pursuant to the Memorandum of Understanding between Monterey County and the Regional Water Quality Control Board – Central Coast Region (RWQCB), Monterey County refers all new alternative onsite wastewater treatment systems to the RWQCB for regulation. A waiver of Waste Discharge Requirements (WDRs) shall be obtained from the RWQCB and submitted to Environmental Health Division (EHD). (Environmental Health)	<u>Monitoring Action #11:</u> The applicant shall submit an application for subsurface disposal exemption – waiver of WDRs to the RWQCB for review and approval. The form can be found at: http://www.waterboards.ca.gov/central_coast/publications_forms/forms/docs/application_for_subsurface_disposal_exempt_submittal.pdf The applicant shall submit evidence to Environmental Health Division (EHD) that the RWQCB has issued individual Waiver of WDRs for this property prior to issuance of any grading and/or building permits.	Owner/ Applicant	Prior to the issuance of building permits	
31.	12.	<u>Mitigation Measure #12:</u> Alternate Wastewater Treatment Systems Requirements: Operations and Maintenance Contract The applicant shall establish a signed operations and maintenance contract from a licensed septic contractor. It shall include: <ul style="list-style-type: none">• Statement that if either party fails to comply with the contract Environmental Health Division will be notified.• Effluent quality reports shall be submitted to Environmental Health Division bi-annually.	<u>Monitoring Action #12:</u> The applicant shall submit a signed operations and maintenance contract from a licensed septic contractor to Environmental Health Division for review and approval, prior to final of building permit. <ul style="list-style-type: none">• All lab results and service reports shall be submitted to the Environmental Health Division twice a year to	Owner/ Applicant	Prior to the issuance of building permits	

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		<ul style="list-style-type: none"> Environmental Health Division shall be notified at each renewal term, and a contract shall be submitted to Environmental Health Division. All testing requirements in county, state and federal regulations shall be complied with. (Environmental Health)	<p>commence six months after use and every six months thereafter.</p> <ul style="list-style-type: none"> All renewed contracts shall be submitted to Environmental Health Division for review and approval. Operations and Maintenance Contract is an ongoing condition. 			
32.	13.	Mitigation Measure #13: Alternate Wastewater Treatment System: Deed Notice The applicant shall record a deed notification with the Monterey County Recorder for parcel 418-131-024-000 with the approved language indicating that an alternative onsite wastewater treatment system is installed on the property. The applicant shall contact Environmental Health Division for specific wording to be included on the deed notification. (Environmental Health)	Monitoring Action #13: Prior to issuance of any grading/building permits, the Deed Notification form shall be prepared by the Environmental Health Division and provided to the applicant for recording. Prior to Final inspection, a copy of the recorded document shall be submitted to the Environmental Health Division.	Owner/ Applicant	Prior to the issuance of building permits	
33.		PDSP0001 – CAL FIRE PRC REQUIREMENTS (NON STANDARD) The Department of Forestry and Fire Protection has identified the project as a single family rural residence located in a High Fire Hazard Zone and could be susceptible to damage by a wildfire. Any structure built on the property would be subject to Public Resources Code 4291 fire clearance requirements in addition to building codes. (RMA - Planning Department)	The Applicant must submit evidence to the RMA Planning Department that recommendations from the Department of Forestry and Protection were followed.	Owner/ Applicant	Prior to the issuance of building permits.	

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34.		PDSP0001 – CAL FIRE FPR REQUIREMENTS (NON STANDARD) Given the fact that a Coast Redwood (Sequoia sempervirens) is deemed to be a “Commercial Species” in the California Forest Practice Rules, a less than three acre conversion Exemption will be required. This one-time exemption is required for property owners who intend to cut or remove trees for structures and other needed improvements. A Registered Professional Forester must prepare this exemption. (RMA - Planning Department)	The Applicant must submit evidence to the RMA Planning Department that recommendations from the Department of Forestry and Protection were followed.	Owner/ Applicant	Prior to the issuance of building permits.	
35.		PDSP0001 – CAL FIRE FPR REQUIREMENTS (NON STANDARD) There are trees located in the area exhibiting Sudden Oak Death (SOD) Syndrome symptoms. Measure to mitigate the spread of SOD will have to be taken. Such mitigations could include the washing of vehicles, tools and boots prior to leaving the area. Also, any cut and chipped tanoak materials must be left on site. (RMA - Planning Department)	Prior to removing Tan Oaks having SOD, the Forester shall submit a plan for the Agricultural Commissioner’s Review. The Applicant must have the professional removing the trees submit evidence to the RMA Planning Department that recommendations from the Department of Forestry and Protection were followed.	Owner/ Applicant	Prior to the issuance of building permits.	

END OF CONDITIONS

Rev. 07/29//2009

NOTES: FROM RASMUSSEN SURVEY

THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.

THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.

UNDERGROUND UTILITIES, IF ANY, WERE NOT LOCATED. INFORMATION REGARDING UNDERGROUND UTILITY LOCATIONS SHOULD BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES OR PUBLIC AGENCIES.

ELEVATIONS ARE BASED ON AN ARBITRARILY ASSUMED DATUM AS NOTED.

GROUND MAY BE MORE IRREGULAR THAN CONTOURS INDICATE.

DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

PARENTHESES DENOTE RECORD DATA.

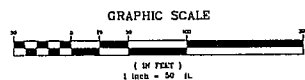
THE CROSS SYMBOL (+) MARKS THE HORIZONTAL POSITION OF THE SPOT ELEVATION SHOWN.

TREE SYMBOLS ARE DRAWN TO SCALE ONLY APPROXIMATELY.

16"R = 16" # REDWOOD

16"K = 16" # OAK

O = TEST BORE



BOUNDARY AND TOPOGRAPHY PROVIDED BY RASMUSSEN LAND SURVEYING, INC.
SOME ELEMENTS MOVED, NOT DISPLAYED OR ALTERED FOR READABILITY. REFER TO THE ORIGINAL FOR COMPLETE DATA

PROJECT NO. 24048	BOUNDARY AND TOPOGRAPHIC SURVEY
	PARCEL C ON PARCEL MAP FILED 10/12/72 IN VOLUME 3, OF PARCEL MAPS AT PAGE 31, IN SECTION 9, T.18S, R.1E, M.D.B.M., COUNTY OF MONTEREY, STATE OF CALIFORNIA
PREPARED FOR:	Jane Woodward

RLS

RASMUSSEN LAND SURVEYING, INC.
P.O. BOX 3135
MONTEREY, CALIFORNIA 93942
(831)375-7240 (831)375-2545 FAX

DATE OF SURVEY: 8/12/2004
DRAWING SCALE: 1"=20'
DRAWN BY: MWM
REVISED:

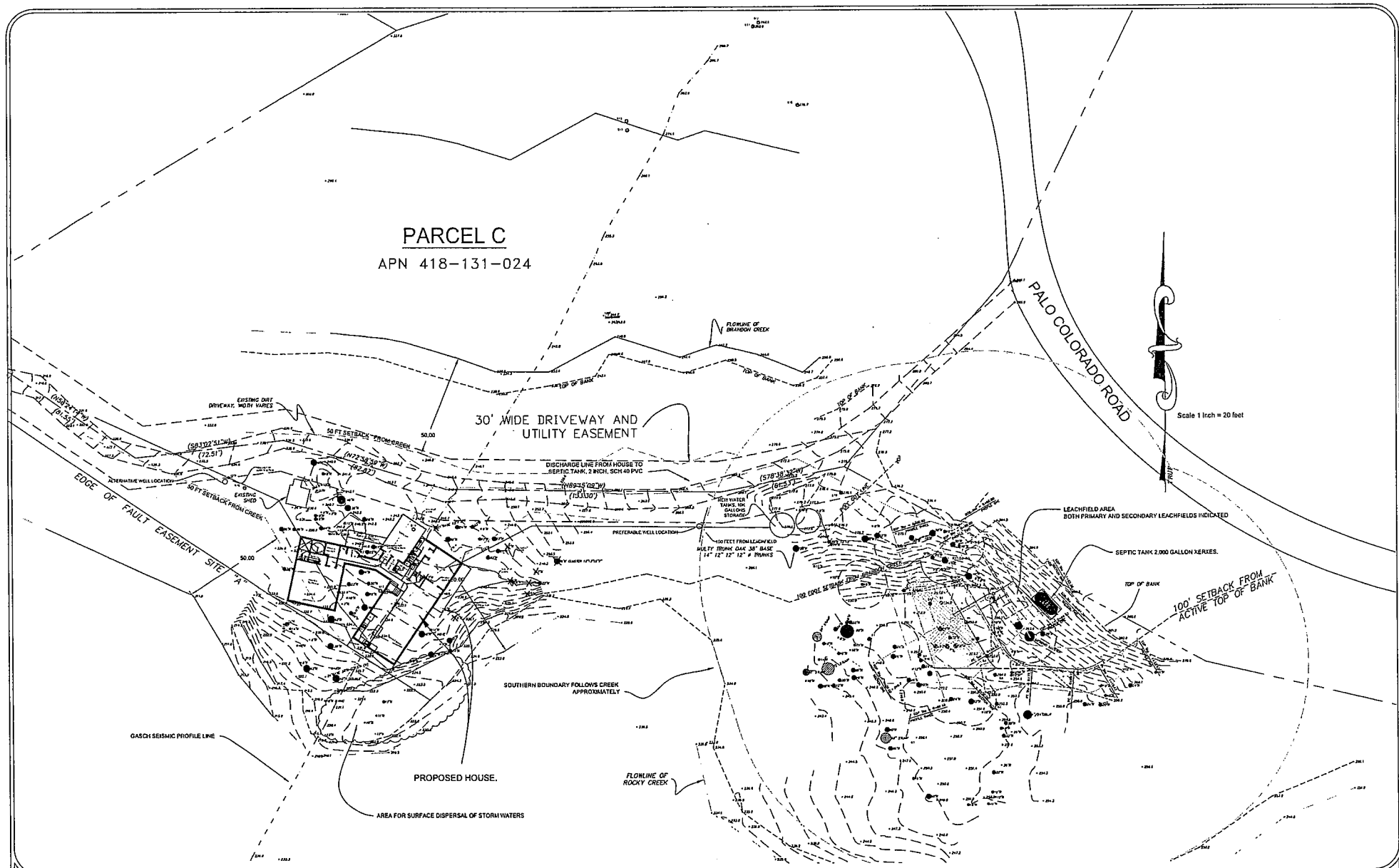
GRICE ENGINEERING INC

ENGINEERING • GEOTECHNICS • HYDROLOGY • SOILS • FOUNDATIONS • EARTH STRUCTURES
561A Brunkan Avenue Salinas, California Salinas (831) 422-9519 Monterey (831) 375-1158 FAX: (831) 422-1896

LAWRENCE E. GRICE, P.E., R.C.E. 66857

SEEBAUGH-WOODWARD RESIDENCE - A.P.N. 418-131-024
PALO COLORADO ROAD, BIG SUR, CALIFORNIA
**SITE PLAN
COMPLETE PARCEL MAP**

SHT 1 OF 2
Date Plotted: _____
SEEBAUGH-WOODWARD ESTATE
FILE NO. 4353-04-01



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PRELIMINARY WITHOUT STAMP AND SIGNATURE

LAWRENCE E. GRICE, P.E., R.C.E. 06857

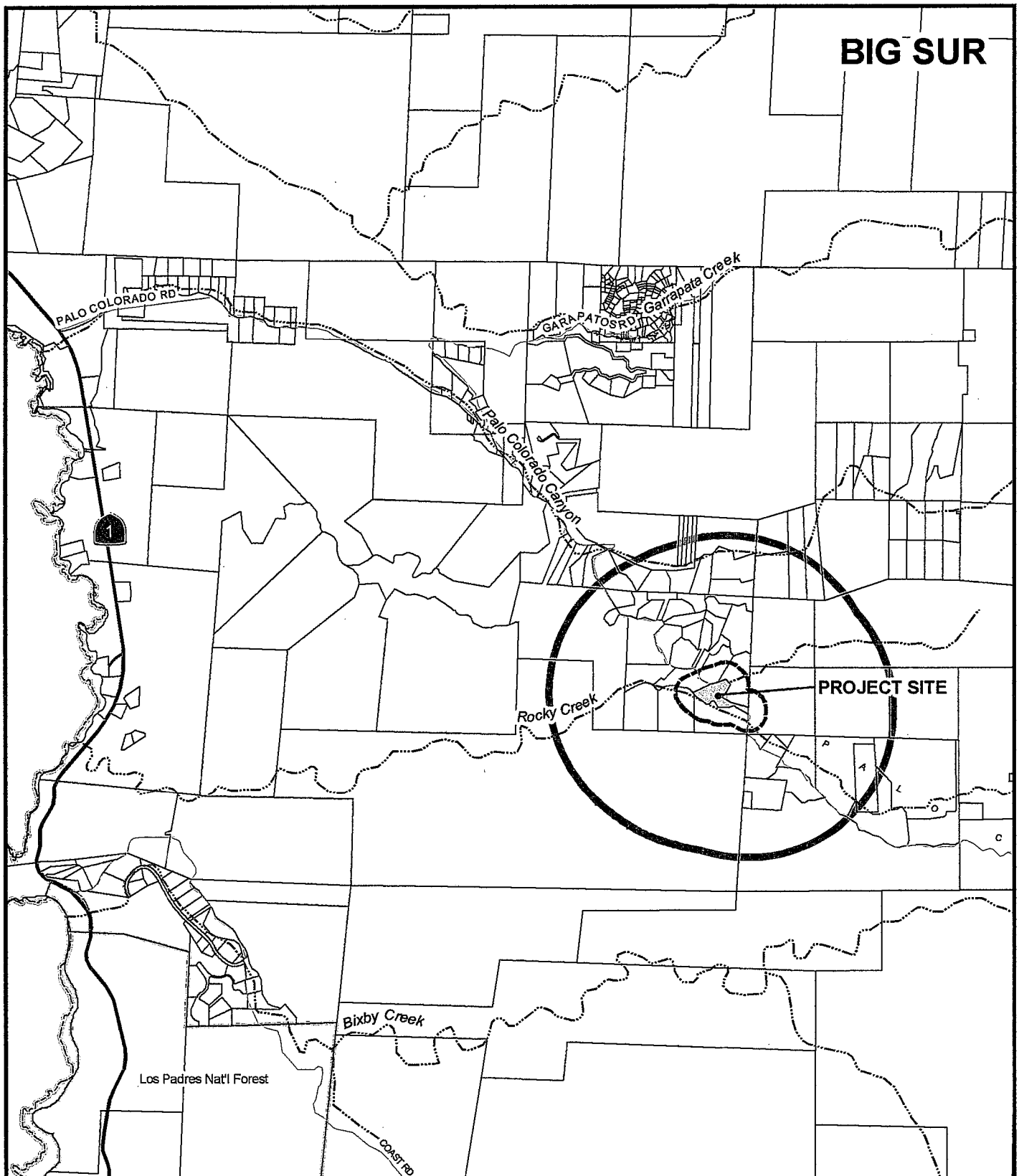
SEEBAGH-WOODWARD RESIDENCE - A.P.N. 418-131-024
PALO COLORADO ROAD, BIG SUR, CALIFORNIA
SITE PLAN WITH BORE LOCATION PLAN
SITE PLAN - HOUSE AND LEACHFIELD AREAS

SHT 2 of 2

Date Plotted:

SEEBAGH-WOODWARD ESTATE
FILE NO. 4353-04.01

BIG SUR

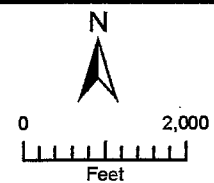


APPLICANT: SEEBAUGH

APN: 418-131-024-000

FILE # PLN070309

 300' Limit  2500' Limit  City Limits



PLANNER: GONZALES