

MONTEREY COUNTY PLANNING COMMISSION

Meeting: December 13, 2006 Time: 10:30 AM	Agenda Item No.: 5
Project Description: Combined Development permit to allow salmonid habitat restoration and site specific roadway treatments along 12.5 miles of the Garrapata Creek Watershed to aid erosion control and alleviate exacerbated sedimentation. The project includes the maintenance and enhancement of 25 stream crossings, decommissioning of six stream crossings, excavation of 24 unstable road fill sites, outsloping of 3,300 feet of roadway, the installation of 96 rolling dips, as well as the excavation and on-site relocation of approximately 7,545 cubic yards of fill material; the project further includes a Coastal Development permit to allow development within 100 feet of environmentally sensitive habitat, and a Coastal Development permit to allow development on slopes greater than 30%.	
Project Location: Garrapata Creek Watershed, Big Sur Area, Coastal Zone	APN: 243-301-013-000, 243-321-011-000, 243-321-009-000, 243-321-007-000, 243-321-008-000, 418-071-042-000, 418-071-067-000, 418-071-035-000, 418-071-026-000, 417-021-043-000, 417-021-035-000, 243-311-011-000, 417-021-030-000, 418-041-005-000, 418-071-085-000, 418-051-012-000, 418-051-006-000, 243-321-012-000.
Planning File Number: PLN050445	Name: Garrapata Creek Watershed Representative: Lisa Kleissner
Plan Area: Big Sur Land Use Plan	Flagged and staked: No
Zoning Designation: : “WSC/40-D(CZ) and RDR/40-D(CZ)” [Watershed and Scenic Conservation, 40 acres per unit with Design control overlay(Coastal Zone) and Rural Density Residential, 40 acres per unit with Design Control overlay (Coastal Zone)]	
CEQA Action: Mitigated Negative Declaration as adopted by the Department of Fish and Game	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Consider the California Department of Fish and Game 2004 Fisheries Restoration Grant Program Mitigated Negative Declaration (**Exhibit F**), and
2. Approve the Coastal Development Permit based on the Findings and Evidence (**Exhibit C**) and subject to the recommended Conditions (**Exhibit D**).

PROJECT OVERVIEW:

The project includes the construction and implementation of erosion control measures designed to alleviate sedimentation within the Garrapata Creek Watershed. Approximately 12.5 miles of roadway within the watershed will be enhanced while 1.5 miles of roadway will be decommissioned. Proposed road treatments include enhancement of 25 stream crossings, including the replacement of 12 stream crossing culverts and construction of three (3) armored fills or fords at stream crossing sites, decommissioning of six (6) stream crossings, the installation of 96 rolling dips and six (6) cross-road drains on roads to be decommissioned, outsloping of 3,300 feet of roadway and the excavation of 24 unstable fill sites. A total of 90 sites will receive specific treatment as identified in **Exhibit E**. These 90 sites are located within the following five (5) primary areas: Joshua Creek Ecological Reserve, roads that access the proposed Kleissner Caretaker unit, access

roads and driveways within the Garrapata Trout Farm, access roads within the Glen Deven Ranch, and portions of Garrapatos Road.

The project is included in the California Department of Fish and Game (CDFG) 2004 Fisheries Restoration Grant Program. This program is designed to enhance and improve salmonid habitat in various streams and rivers within designated coastal California Counties. Acting as the Lead Agency, the CDFG circulated and certified a Mitigated Negative Declaration for the Fisheries Restoration Grant Program. However, due to the sensitive nature and location of the project, site specific biological (LIB060494) and archaeological assessments (LIB060636) were completed. It was determined through these assessments that while the project may result in potentially significant short-term impacts to biological resources and cultural or historic resources, these impacts can be mitigated to a less than significant level. See **Exhibit B** for a more detailed discussion.

OTHER AGENCY INVOLVEMENT:

- ✓ California Department of Forestry
- ✓ Public Works Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency
- ✓ California Coastal Commission

The above checked agencies and departments have reviewed this project. Conditions recommended by RMA-Planning Department, the Water Resources Agency and the California Department of Forestry have been incorporated into the condition compliance reporting plan (**Exhibit D**).

The Big Sur Land Use Advisory Committee recommended approval of the project (7-0) on October 24, 2006 with the following comments: support intention to do work in a manner to minimize spread of exotics, and applaud the collaborative private/public effort exemplified by the ongoing watershed project.

Note: The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission in accordance with Section 20.86.030 and 20.86.080 of the Monterey County Zoning Ordinance (Title 20)

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Associate Planner
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November 14, 2006

cc: Planning Commission Members (10); County Counsel; California Department of Forestry; Public Works Department; Environmental Health Division; Water Resources Agency; California Coastal Commission; Bob Schubert; Carl Holm; Shandell Frank; Carol Allen; Lisa Kleissner, File PLN050445.

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Project Overview
	Exhibit C	Recommended Findings and Evidence
	Exhibit D	Recommended Conditions of Approval
	Exhibit E	Treatment Log and Location Maps
	Exhibit F	Mitigated Negative Declaration

This report was reviewed by Bob Schubert, Acting Planning and Building Service Manager

EXHIBIT B PROJECT OVERVIEW

Background

The California Department of Fish and Game (CDFG) 2004 Fisheries Restoration Grant Program is designed to aid 12 coastal counties with the enhancement and restoration of salmonid habitat. Because many of the streams and rivers are located within complex watersheds that include public and private access roads, the measures employed include a combination of roadway and stream alterations. In an effort to ensure consistent practices are employed, enhancement projects participating in the grant program are required to adhere to regulations within the California Salmonid Stream Habitat Restoration Manual written by the CDFG. In accordance with the California Environmental Quality Act (CEQA) a Mitigated Negative Declaration was circulated and certified for the program. Although programmatic in scope, the Mitigated Negative Declaration addresses potential impacts to soil, vegetation, wildlife, water quality, and aquatic life in all 12 counties. The CDFG found that while the project may have the potential to cause minor short-term impacts, incorporation of the mitigation measures will lessen such impacts to a less than significant level. Upon review of the project scope and Mitigated Negative Declaration, the Army Corps of Engineers issued a Regional General Permit NO. 12 for the grant program. All participating counties are required to adhere not only to the mitigation measures as listed in the programmatic Mitigated Negative Declaration but also the conditions of approval as attached to the Regional General Permit. While it is recognized that disturbance of the environment will occur as a result of these projects, CDFG and the Army Corps of Engineers have determined that the projects will achieve a net benefit to the environment by enhancing and maintaining quality salmonid spawning and rearing habitat.

Proposed Project

The Garrapata Creek Watershed project includes roadway and stream enhancements within five (5) primary areas; Joshua Creek Ecological reserve, Kleissner Caretaker Road, Garrapata Trout Farm, Glen Deven Ranch and Garrapatos Road. The goal of the project is to reduce watershed sedimentation throughout the lower Garrapata Creek Watershed by remediating erosional hazards along these unpaved roads in the drainage. Treatments for the project are considered typical and are included within the CDFG California Salmonid Stream Habitat Restoration Manual. Because existing roadways within the Watershed are experiencing such severe erosion, approximately 12.5 miles of roadway will be enhanced and 1.5 miles of roadway will be decommissioned. To ensure effective drainage occurs within the Watershed, in stream activities entail upgrades to 25 stream crossings including the replacement of 12 stream crossing culverts and the construction of three (3) armored fills or fords at stream crossing sites. Development is not proposed within the Critical Viewshed. Upon completion of the project, these treatments will improve habitat conditions in lower Garrapata and Joshua Creeks for the Federally Threatened South/Central Coast Steelhead. Detailed site specific road treatment logs and location maps are attached as **Exhibit E**.

On August 10, 2005 the CDFG issued the Garrapata Creek Watershed project a 1602 Lake and Streambed Alteration Agreement for the project as described. The Agreement is accompanied by detailed conditions designed to protect sensitive resources during implementation of the project. The applicant is required to give a copy of the Agreement with attached project description and project conditions to the contractor and subcontractors to keep onsite at all times.

Environmentally Sensitive Habitat. Big Sur Land Use Plan Policy 3.3.1, Environmentally Sensitive Habitats, prohibits development, including vegetation removal, excavation, grading, filing, and the construction of roads and structures within environmentally sensitive habitat areas if it results in any potential disruption of habitat value. Implementation of the proposed project will require work within or near the following sensitive resources: Smith's blue butterfly, redwood forest, riparian corridors, wetland habitat, California red-legged frog habitat, and Western pond turtle habitat. Although stream flow will not be impacted, the very nature of the project requires some disruption to habitat values including vegetation removal and the introduction of heavy machinery. These disruptions will be short-term and as required by the California Salmonid Stream Habitat Restoration Manual, these sensitive areas must be either avoided or restored. Although no tree removal is proposed for the project, removal of Seacliff buckwheat, the host plant for the Smith's blue butterfly may occur. Removal of this host plant would cause an incidental take of the Smith's blue butterfly. Condition #5 requires the applicants to apply for and receive a take permit from the proper authority before continuing the project. Restoration of this habitat area will also be required. As concluded by the biological assessment (LIB060494) restoration of habitat values and the long-term maintenance of identified habitat areas are further assured by adherence to the mitigation measures from the 2004 Fisheries Restoration Grant Program and implementation of the 1602 Agreement conditions which include revegetation of native species and exotic species removal.

Water Resources. Big Sur Land Use Plan policies 3.4.2 (2) and 3.4.2 (4) require adherence to best watershed planning principles and technical assistance from appropriate public agencies to ensure proper management and protection of Big Sur's water resources. The proposed project is designed to enhance the Garrapata Creek Watershed by decreasing the amount of erosion and sedimentation entering the creeks and streams via unpaved and improperly drained roads. The project will not divert surface flows or impact groundwater supplies and is included in the 2004 Fisheries Restoration Grant Program stewarded by the California Department of Fish and Game (CDFG). All treatments and proposed enhancements are defined within the CDFG California Salmonid Stream Habitat Restoration Manual. This manual is utilized for all enhancement projects participating in the grant program to ensure impacts to water resources are less than significant.

30% Slope. In accordance with Big Sur Coastal Implementation Plan Section 20.145.140 (4), development shall not be located on slopes 30% or greater unless no feasible alternative exists or the development better achieves the resource protection objectives and policies of the Big Sur Coast Land Use Plan. Portions of the proposed project include treatments on slopes 30% or greater. These treatments are required to lessen the amount of erosion and sedimentation entering the creeks and streams of the Garrapata Creek Watershed. Enhancing only those areas that are either flat or relatively flat will not adequately address the problem. Sediment must be redirected from the top of the Watershed to the bottom to ensure it is dispersed in the proper locations and does not end up in the creeks or streams causing significant damage to valuable resources.

CEQA Review. Acting as the Lead Agency, the CDFG completed a Mitigated Negative Declaration for the 2004 Fisheries Restoration Grant Program. While programmatic in scope, the Mitigated Negative Declaration addresses potential impacts to soil, vegetation, wildlife, water quality, and aquatic life in all 12 counties. The CDFG determined that impacts to these resources can be mitigated to a less than significant level. Due to the presence of environmentally sensitive habitat areas and potential historic or cultural resources within the Garrapata Creek Watershed, project specific biological and archaeological assessments were completed. These assessments concluded that implementation of the proposed mitigation measures in combination with all proposed conditions will decrease impacts to these resources to a less than significant level.

EXHIBIT C
RECOMMENDED FINDINGS AND EVIDENCE

1. **FINDING:** **CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, the Big Sur Coast Land Use Plan, the Monterey County Coastal Implementation Plan (Part 3), and the Monterey County Zoning Ordinance (Title 20), which designates this area as appropriate for development.

EVIDENCE: (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. 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 properties are located within the Garrapata Creek Watershed (Assessor's Parcel Numbers 243-301-013-000, 243-321-011-000, 243-321-009-000, 243-321-007-000, 243-321-008-000, 418-071-042-000, 418-071-067-000, 418-071-035-000, 418-071-026-000, 417-021-043-000, 417-021-035-000, 243-311-011-000, 417-021-030-000, 418-041-005-000, 418-071-085-000, 418-051-012-000, 418-051-006-000, 243-321-012-000), Big Sur Land Use Plan. The parcels are zoned Watershed and Scenic Conservation district, forty acres per unit, Design control overlay and Rural Density Residential, forty acres per unit, Design control overlay ("WSC/40-D" and "RDR/40-D"). The subject properties comply with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 20, and are therefore suitable for the proposed development.

(c) The project planner conducted a site inspection on September 25, 2006 to verify that the project on the subject parcel conforms to the plans listed above.

(d) The project includes the restoration and enhancement of the Garrapata Creek Watershed, portions of which are on slopes greater than 30%. Development on these portions is necessary to the implementation of the project. Therefore, there is no feasible alternative which would allow development on slopes of less than 30%.

(e) Development will occur within 100-feet of environmentally sensitive habitat areas including riparian corridors, wetlands, redwood forest, and stands of Seacliff buckwheat. As concluded by the site specific biological assessment (LIB060494) the project, as conditioned and mitigated, will not negatively impact the long-term maintenance of these habitat areas.

(f) Development is not proposed within the Critical Viewshed.

(g) The proposed watershed restoration techniques were designed by the California Department of Fish and Game in order to protect and enhance the terrestrial and aquatic environment.

(h) The project was referred to the Big Sur Land Use Advisory Committee (LUAC) for review. On October 24, 2006, the LUAC recommended approval of the project (7-0) with the following comments: support intention to do work in a manner to minimize spread of exotics, and

applaud the collaborative private/public effort exemplified by the ongoing watershed project.

- (i) 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 PLN050445.

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, California Department of Forestry Coastal District, California Coastal Commission, 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) Technical reports by outside biological and archaeological consultants indicated that there are not physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff concurs. The following site specific reports have been prepared:

- 1) “Biological Assessment of Proposed Road Treatment Areas Garrapata Creek Watershed,” (LIB060494) prepared by Nicole Nedeff, Carmel Valley, CA, December 2005.

- 2) “Garrapata Creek Watershed Restoration Project Sensitive Plant Survey Report,” (LIB060637) prepared by Sunny Bennett, Humboldt, CA, January 2005.

- 3) “A Cultural Resources Investigation of the Garrapata Creek Watershed Restoration Implementation Project, located in Monterey County, California,” (LIB060636) prepared by Amanda Cannon and James Roscoe, Arcata, CA, January 2005.

- (c) “Preliminary Archaeological Reconnaissance of Assessor’s Parcel Numbers 243-321-007-000, 243-321-008-000, 243-321-009-000, 243-321-011-000,” (LIB060635) prepared by Mary Doane and Trudy Haversat, Salinas, CA, October 1998.

- (d) Staff conducted a site inspection on September 25, 2006 to verify that the site is suitable for this use.

- (e) Materials in Project File PLN050445.

3. FINDING: CEQA (Mitigated Negative Declaration)- The project is subject to environmental review pursuant to the requirements of the California Environmental Quality Act (CEQA). The California Department of Fish and Game is considered the Lead Agency completing and distributing a Mitigated Negative Declaration for The 2004 Fisheries Restoration Grant Program. As the Lead Agency, the Department of Fish and Game determined that impacts associated with specific projects proposed under the grant program can be mitigated to a less than significant level. As per CEQA Article 4, Section 15050, the Planning Commission, as the decision-making body of a Responsible Agency, hereby certifies that it reviewed and considered the information contained in the Lead Agency’s Mitigated Negative Declaration prior to acting upon or approving the project.

EVIDENCE: (a) The following documents are on file in the RMA-Planning Department office located at 168 West Alisal, Salinas, CA, and are hereby incorporated by reference (PLN050445, Garrapata Creek Watershed):

- Notice of Determination and Mitigated Negative Declaration, “The 2004 Fisheries Restoration Grant Program,” Bob Coey and Gary Flosi Department of Fish and Game, July 7, 2004.
 - California Salmonid Stream Habitat Restoration Manual, California Department of Fish and Game, 2002.
- (b) All projects will adhere to guidelines contained in the Department of Fish and Game California Salmonid Stream Habitat Restoration Manual.
- (c) The grant program was required to receive a Regional General Permit from the Army Corps of Engineers prior to implementation. This permit contains further conditions including restoration, enhancement and avoidance to ensure the protection of the environment.
- (d) The Department of Fish and Game issued the applicant a Lake and Streambed Alteration Agreement (1602) which includes measures designed to avoid potential impacts to Seacliff buckwheat and steelhead trout.
- (e) Biological Assessment (LIB060494) prepared for the project concluded that implementation of the project in conjunction with the proposed conditions and mitigation measures will reduce potential impacts to biological resources to a less than significant level.
- (f) Cultural Resources Investigation (LIB060636) prepared for the project concluded that impacts to potential cultural or historic resources can be avoided.
- (g) There are no changes in the project or unusual circumstances that exist which would necessitate additional environmental review by the County of Monterey.
- (h) No adverse environmental effects were identified during staff review of the development application or during a site visit on September 25, 2006.
- (i) There is no evidence in the record as a whole that the proposed project as conditioned and mitigated will cause a significant environmental impact.
- (j) See preceding and following findings and supporting evidence.

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. Zoning violation abatement costs, if any, have been paid.

EVIDENCE: Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.

5. **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: Preceding findings and supporting evidence.

6. FINDING: PUBLIC ACCESS- The project is in conformance with the public access and public recreation policies of the Coastal Act and the Local Coastal Program, and does not interfere with any form of historic public use or trust rights. No access is required as part of the project and no substantial adverse impacts on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan, can be demonstrated

EVIDENCE: (a) The project includes the implementation of salmonid habitat restoration techniques and erosion control measures on public and private roads within the Garrapata Creek Watershed located on the easterly side of Highway 1.
(b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
(c) Staff site visit on September 25, 2006.

7. FINDING: ENVIRONMENTALLY SENSITIVE HABITAT- The project as designed, mitigated and conditioned is consistent with policies of the Big Sur Land Use Plan concerning ESHA (Chapter 3).

EVIDENCE: (a) The project includes the restoration and enhancement of the Garrapata Creek Watershed, an area containing significant amounts of environmentally sensitive habitat including riparian corridors, wetlands, redwood forest, and Seacliff buckwheat.
(b) Implementation of the project will ensure the long-term maintenance of the habitat by decreasing the amount of sedimentation and erosion that enters the watershed.
(c) All habitat improvements will be carried out in accordance with techniques described in the Department of Fish and Game's California Salmonid Stream Habitat Restoration Manual.
(d) As the Lead Agency, the Department of Fish and Game has determined potential impacts to environmentally sensitive habitat can be mitigated to a less than significant level.
(e) Army Corps of Engineer General Permit No. 12 and the Department of Fish and Game 1602 Permit include measures to protect, enhance and restore environmentally sensitive habitat areas within the project site.
(f) Staff site visit on September 25, 2006.

8. FINDING: APPEALABILITY - The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

EVIDENCE: Section 20.86.030 and Section 20.86.080 Monterey County Zoning Ordinance (Title 20).

EXHIBIT D
RMA-PLANNING DEPARTMENT
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: Garrapata Creek Watershed

File No: PLN050445

APNs: 243-301-013-000, 243-321-011-000, 243-321-009-000, 243-321-007-000, 243-321-008-000, 418-071-042-000, 418-071-067-000, 418-071-035-000, 418-071-026-000, 417-021-043-000, 417-021-035-000, 243-311-011-000, 417-021-030-000, 418-041-005-000, 418-071-085-000, 418-051-012-000, 418-051-006-000, 243-321-012-000

Approved by: Planning Commission

Date: December 13, 2006

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

<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>Verificati on of Complian ce (name/dat e)</i>
1		<p>PBD029 - SPECIFIC USES ONLY This Combined Development permit (PLN050445) allows salmonid habitat restoration and site specific roadway treatments along 12.5 miles of the Garrapata Creek Watershed to aid erosion control and alleviate exacerbated sedimentation. There are 90 identified sites scheduled for treatment; 25 stream crossings, 24 potential road related landslides and fill failures, and 41 other sites including ditch relief culverts and gullies. The project includes the maintenance and enhancement of 25 stream crossings, decommissioning of six stream crossings, excavation of 24 unstable road fill sites, replacement of 12 stream crossing culverts, outsloping of 3,300 feet of roadway, the installation of 96 rolling dips, as well as the excavation and on-site relocation of approximately 7,545 cubic yards of fill material; the project further includes a Coastal Development permit to allow development within 100 feet of environmentally sensitive habitat, and a Coastal</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	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>Verificati on of Complian ce (name/dat e)</i>
		<p>Development permit to allow development on slopes greater than 30%. The properties are located within the Garrapata Creek Watershed (Assessor's Parcel Numbers : 243-301-013-000, 243-321-011-000, 243-321-009-000, 243-321-007-000, 243-321-008-000, 418-071-042-000, 418-071-067-000, 418-071-035-000, 418-071-026-000, 417-021-043-000, 417-021-035-000, 243-311-011-000, 417-021-030-000, 418-041-005-000, 418-071-085-000, 418-051-012-000, 418-051-006-000, 243-321-012-000), Big Sur Land Use Plan. This permit was approved 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 RMA - Planning Department. 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.</p> <p>[Resource Management Agency (RMA) - Planning Department]</p>				

<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		<p>PBD025 - NOTICE-PERMIT APPROVAL</p> <p>The applicant shall record a notice which states: "A permit (Resolution No. 050445) was approved by the Planning Commission for Assessor's Parcel Numbers : 243-301-013-000, 243-321-011-000, 243-321-009-000, 243-321-007-000, 243-321-008-000, 418-071-042-000, 418-071-067-000, 418-071-035-000, 418-071-026-000, 417-021-043-000, 417-021-035-000, 243-311-011-000, 417-021-030-000, 418-041-005-000, 418-071-085-000, 418-051-012-000, 418-051-006-000, 243-321-012-000, on December 13, 2006. The permit was granted subject to 10 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)</p>	Proof of recordation of this notice shall be furnished to RMA – Planning Department.	Owner/ Applicant	Prior to issuance of grading and building permits or start of use.	
3		<p>PBD014 - GRADING-WINTER RESTRICTION</p> <p>No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of the RMA-Planning Department. (RMA-Planning Department)</p>	None	Owner/ Applicant	Ongoing	
4		<p>PBDSP-001 TAKE PERMIT</p> <p>As identified in the project specific Biological Assessment (LIB060494), a take may occur as a result of the project. Therefore, the applicant shall apply for and secure a take permit from the appropriate agency prior to commencement of the project. (RMA-Planning Department)</p>	Submit copy of the take permit to the Director of the RMA-Planning Department for review.	Owner/ Applicant	Prior to issuance of grading permit.	

<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		<p>PBDSP-002 IMPLEMENTATION OF PROPOSED MITIGATION MEASURES</p> <p>As the Lead Agency the Department of Fish and Game adopted and certified a Mitigated Negative Declaration for the 2004 Fisheries Restoration Grant Program. The proposed project is included among this program and therefore shall adhere to the Mitigation Measures and Monitoring and Reporting Program as outlined in Appendix B of the Mitigated Negative Declaration. (RMA-Planning Department)</p>	Submit all monitoring reports to the Director of the RMA-Planning Department for review.	Owner/ Applicant	Ongoing	
6		<p>PBDSP-003 ADHERENCE TO PERMIT CONDITIONS</p> <p>The 2004 Fisheries Grant Program received a Regional General Permit No. 12 from the Army Corps of Engineers. This permit included 13 general conditions. Because the proposed project is included among the grant program, the project shall adhere to the general conditions as described within the Regional General Permit. (RMA-Planning Department)</p>	Submit evidence of condition compliance to the Director of the RMA-Planning Department for review.	Owner/ Applicant	Ongoing	
7		<p>PBDSP-004 1602 LAKE AND STREAMBED ALTERATION AGREEMENT</p> <p>The project was granted a 1602 Lake and Streambed Alteration Agreement from the Department of Fish and Game on August 10, 2005. The agreement includes mitigation measures designed to avoid significant impacts to sensitive species. The project shall adhere to all measures as identified within the 1602 permit. (RMA-Planning Department)</p>	Submit all monitoring reports to the Director of the RMA-Planning Department for review.	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		<p>FIRE008 - GATES</p> <p>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.</p> <p>(California Department of Forestry)</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire department clearance inspection.</p>	<p>Owner/ Applicant</p> <p>Owner/ Applicant</p>	<p>Prior to issuance of grading and/or building permit.</p> <p>Prior to final inspection</p>	
9		<p>FIRE011 - ADDRESSES FOR BUILDINGS</p> <p>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 signs along one-way roads shall be visible from both</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Owner/ Applicant</p> <p>Owner/ Applicant</p>	<p>Prior to issuance of grading permit.</p> <p>Prior to final inspection</p>	

<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>
		<p>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.</p> <p>(California Department of Forestry)</p>				
10		<p>ROAD DRAINAGE AND IMPROVEMENT PLAN Prior to issuance of any grading or building permits, a road drainage and improvement plan shall be prepared by a registered civil engineer. (Water Resources Agency)</p>	Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of Demolition Grading and/or Building Permits.	

