

MONTEREY COUNTY PLANNING COMMISSION

Meeting: July 25, 2007	Time: 9:10 AM	Agenda Item No.: 4
Project Description: Combined Development Permit consisting of: 1) Use Permit to allow the removal of 18 protected oak trees; 2) Use Permit to allow development on slopes in excess of 30%; 3) Administrative Permit to allow the construction of a 7,070 square foot single family residence, detached 578 square foot two-car garage, a 410 square foot guesthouse; a 1,680 square-foot barn/workshop in a Site Plan Review Zoning District; 4) Administrative permit to allow a 1,157 square foot caretaker unit; and 5) Design Approval. Grading is approximately 3,200 cubic yards cut and 750 cubic yards fill.		
Project Location: 5, 5A and 5B Vista Cielo, Carmel Valley		APN: 239-051-036-000
Planning File Number: PLN070058		Name: Matthew L. Witte, TR, Property Owner
Plan Area: Greater Monterey Peninsula Area Plan		Flagged and staked: Yes
Zoning Designation: "RC/40-D-S" [Resource Conservation, 40 acres per unit with Design Control, and Site Plan Review zoning district]		
CEQA Action: EIR Addendum prepared pursuant to Article 11, Section 15164		
Department: RMA - Planning Department		

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Consider the Addendum (**Exhibit I**) and the Environmental Impact Report for the Santa Lucia Preserve (EIR 94-005);
2. Approve the Combined Development Permit based on the Findings and Evidence (**Exhibit C**) and subject to the recommended Conditions (**Exhibit D**).

PROJECT OVERVIEW:

The subject 49.1 acre unimproved parcel is located within the Santa Lucia Preserve, approximately nine miles east of State Highway 1. The surrounding parcels are large 20 to 40-acre or greater parcels in a rural density residential development. The Homeland boundary, or building envelope, is a constricted 1.8 acre site. It is narrow and follows along the top of a small ridge descending to the southeast from a higher ridge where the road is located. The development involves 37% of the homeland envelope, but only 1% of the entire parcel. The project was designed to avoid the removal of protected and landmark oak trees, development in slopes over 30%, and minimize the visual impact. The project is sited within open areas of the homeland envelope within the surrounding oak trees. In order to accomplish these goals the structures are located in three separate development areas: the barn/garage and workshop, a caretaker unit, attached guesthouse, swimming pool and associated facilities, and the main residence and detached garage.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

An addendum has been prepared per CEQA Guidelines Article 11, Section 15164 (**Exhibit I**). Relevant excerpts of the Santa Lucia Preserve Environmental Impact Report (EIR) are attached as **Exhibit J**. The entire EIR is available for review at the RMA – Planning Department.

OTHER AGENCY INVOLVEMENT:

- ✓ Carmel Valley Fire Protection District
- ✓ Public Works Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency

The above checked agencies and departments have reviewed this project. Conditions recommended by the Carmel Valley Fire Protection District, Public Works Department, Environmental Health Division, and Water Resources Agency have been incorporated into the condition compliance reporting plan (**Exhibit D**).

The project was not referred to a Land Use Advisory Committee (LUAC) for review, as no LUAC exists for this area of the county.

Note: The decision on this project is appealable to the Board of Supervisors.

Paula Bradley, MCP, AICP, Associate Planner
(831) 755-5158, bradley@co.monterey.ca.us
June 28, 2007

cc: Planning Commission (10); County Counsel; Carmel Valley Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; Bob Schubert, Planning & Building Services Manager; Paula Bradley, Planner; Carol Allen, Planning Commission Secretary; Property Owner/Applicant; Joel Panzer, Maureen Wruck Planning Consultants LLC., Agent; Planning File PLN070058.

Attachments: Exhibit A Project Data Sheet
Exhibit B Discussion
Exhibit C Recommended Findings and Evidence
Exhibit D Recommended Conditions of Approval
Exhibit E Letter request for the Caretaker Unit
Exhibit F Design Approval Request Form
Exhibit G Assessors Parcel Map, Vicinity Map, Site Plan, Elevations, Floor Plans
Exhibit H Forest Management Plan dated April 11, 2007 and addendum letter report regarding additional tree removal dated June 7, 2007, prepared by Frank Ono, Certified Arborist
Exhibit I Addendum Pursuant to CEQA, Article 11, Section 15164 for PLN070058
Exhibit J Santa Lucia Preserve Environmental Impact Report: Summary, Chapter 2, Project Description, and the Impacts and Mitigation Measures subsection of Chapter 11, Biological

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

EXHIBIT B DISCUSSION

The subject 49.1 acre unimproved parcel is located within the Santa Lucia Preserve, approximately nine miles east of State Highway 1. The surrounding parcels are large 20 to 40-acre or greater parcels in rural-density residential development. The Homeland boundary is a constricted 1.8 acre site. It is narrow and follows along the top of a small ridge descending to the southeast from a higher ridge where the road is located. The development involves 37% of the homeland envelope, but only 1% of the entire parcel. The project was designed to minimize the removal of protected and landmark oak trees, development in slopes over 30%, and reduce the visual impact. The project is sited within open areas of the homeland envelope the surrounding oak trees, although a portion of the home may be visible from a distance from private roads or sites within the preserve. In order to accomplish these goals, the structures are located in three separate development areas: the barn/garage and workshop, a caretaker unit, guesthouse and pool and associated facilities, and the main residence and detached garage. The structures are located along the length of an old ranch road descending from the ridge above with man-made 30% slopes. The development has a can and will serve letter from the Santa Lucia Preserve Community Services District for water and sanitary sewer services. The project includes:

- Removal of 18 protected oak trees
- Development on slopes in excess of 30%
- 7,070 square foot single family residence and detached 578 square foot two-car garage
- 410 square foot guesthouse
- 1,680 square foot barn/workshop
- 1,157 square foot caretaker unit
- Design Approval
- Retaining and landscape walls
- Grading is approximately 3,200 cubic yards cut and 750 cubic yards fill

Design

The design of the structures is split-level, primarily one-story home with a smaller two-story section (approximately 640 square foot footprint) with a master bedroom and small office below a study and enclosed terrace. The maximum height based on average natural grade is 26 feet, where 30 feet is allowed. The height at the peak is 26 feet at the east elevation for the main residence and 21 feet for the barn. The west elevation of home, with a view of the valley, may be visible from a distance from private roads or sites within the preserve, but for the most the development is designed to fit into the topography and is screened by the surrounding trees. A lower level has a wine cellar and media room below the kitchen, dining and living room and grand room. Proposed materials include a combination of natural materials. The exterior is stone and natural finish wood siding, board formed concrete, steel window framing and bracing with glass panels. Site improvements include natural stone landscaping and retaining walls, landscaping, stone hardscape areas for both interior and exterior terraces, a crushed stone surface auto court and decomposed granite natural driveway instead of impervious asphalt. The roof forms includes shed and gables with preweathered metal roofing over exposed roof joists and high open ceilings. Colors and materials will blend in with the natural environment.

Tree Removal

The 49.1 acre property includes a mixed oak forest with perennial shrubs on the perimeter of the 1.8 acre homeland envelope. The development involves 37% of the homeland envelope, but only 1% of the entire parcel. The project was designed to minimize removal of protected trees and

development in slopes over 30%. The building site is fairly open with trees located on the perimeter with a range of sizes from 4 to 48 inches. The site supports a noncontinuous canopy of stands of Valley oaks, Coast live oaks, blue oaks and a few madrones, shrubs and non-native grasses. The overall condition of the oak forest on the property is moderate condition and healthy. The total protected oaks to be removed is 18, including 13 coast live oaks and 5 deciduous valley or blue oaks in the homeland area. No landmark oaks will be removed. The owner and arborist collaborated in the site and design of the home to minimize oak tree removal. Some oaks in close proximity to the structures will be trimmed instead of removed. Staff concurs that for this project design, the number of trees proposed for removal is the minimum required under the circumstances of the case.

Locations for replacement trees are proposed on the landscape plans in open areas on the parcel. The arborist discouraged transplanting trees on this parcel. Instead the use of smaller new planting stock is recommended as studies have shown that they adapt to the site and grow better over the long term. A Forest Management Plan dated April 11, 2007 and addendum letter report regarding additional tree removal, dated June 7, 2007, was prepared by Frank Ono, Certified Arborist (see Exhibit H).

Development on 30% Slopes

The 1.8 acre homeland envelope is a narrow elongated area along a soft ridge sloping down to the southeast and dropping off steeply except for where it is accessed from Vista Cielo to the northwest. Slopes are approximately 5-7% on the homeland area, with 30% slopes on the perimeter of the building envelope to the north, east and southeast. There is an existing old ranch road cut that created small areas of man-made 30% slope where retaining or landscape walls are proposed. Only a small portion of the garage and main residence, approximately 500 square feet, involves development on 30% slope. The structures and driveway areas have been sited to minimize development on 30% slopes and the main residence is located in the widest open area within the homeland envelope. The resulting site design is a balances minimizing development on 30% slopes and protected tree removal. There is no alternative site that would further minimize development on slopes over 30%. A slope density map was submitted which shows small narrow areas of man-made 30% slope and the portion of the garage and residence on 30% slope. Grading (approximately 3,200 cubic yards cut and 750 cubic yards fill) is primarily a result of excavation of the lower level of the residence which sets into the topography.

California Environmental Quality Act (CEQA)

On February 6, 1996, Board of Supervisors Resolution No. 96-059 certified the final Environmental Impact Report (EIR No. 94-005) for the Santa Lucia Preserve. Combined Development, Resolution No. 96-060, approved the removal of 451 protected trees for building sites and 1,029 protected trees for roads and driveways subject to the recommendations prescribed by the "Rancho San Carlos Forest Management Plan" prepared by Ralph Osterling Consultants, Inc., San Mateo, February 18, 1984. A component of the EIR examined a "worse case" scenario regarding complete tree removal for each building envelope (with trees) proposed in the map for the Santa Lucia Preserve. This parcel, Lot No. 72 (formerly SF-2), of the Rancho San Carlos subdivision was not allotted tree removal for the building site and therefore tree removal is subject to approval of a Use Permit is required pursuant to County Code. As such, the applicant requests a Use Permit pursuant to Section 21.64.260.D.3 of the Monterey County Zoning Ordinance (Title 21). Although no tree removal was allocated to this lot, the environmental implications of tree removal within the designated building envelopes have been addressed by the aforementioned EIR. Applicable mitigation measures from the EIR are incorporated as conditions of approval and include a 3:1 replacement ratio for protected trees, a 5:1 replacement ratio for landmark trees, and

a pre-construction survey for protected wildlife. See conditions 8 and 14 in Exhibit D. Staff has prepared an Addendum to the Santa Lucia Preserve Final Environmental Impact Report to address site-specific conditions and the scope of work for the proposed project in accordance with Article 11, Section 15164 of the California Environmental Quality Act.

No unusual circumstances, unresolved issues, or adverse environmental impacts were identified during project review. The project, as described and conditioned, is consistent with all applicable County of Monterey policies and regulations.

Conclusion

The proposed residential development is consistent with the General Plan and applicable Zoning designations. The project design incorporates tree protection, and minimizes development on slopes exceeding 30%. The materials and colors blend in with the natural landscape and are in keeping with materials and treatment approved for other residences and structures in the Santa Lucia Preserve.

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 Greater Monterey Peninsula Area Plan, the Monterey County Zoning Ordinance (Title 21), and the Comprehensive Development Plan for the Santa Lucia Preserve, which designates this area as appropriate for residential 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 property is located at 5, 5A and 5B Vista Cielo, Carmel (Assessor's Parcel Number 239-051-036-000), Greater Monterey Peninsula Area Plan. The parcel is zoned "RC/40-D-S" or Resource Conservation, 40 acres per unit with Design Control, and Site Plan Review zoning district overlays. The subject property complies with all rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21, and is therefore suitable for the proposed development.

(c) The project for a single-family dwelling with detached garage, caretaker unit, guesthouse; and barn/garage/workshop, are uses allowed in accordance with Sections 21.36.030(A) and (B), 21.36.040(B) and is consistent with the development standards of Section 21.36.060, 21.64.020, and 21.64.030 of the Monterey County Zoning Ordinance (Title 21).

(d) Design Control or "D" zoning requires design review of structures to assures the protection of the public viewshed, neighborhood character, and the visually integrity of certain developments without imposing undue restrictions on private property. The project design, materials and colors blend with the natural landscape and are in keeping with materials and treatment approved for other residences and structures in the Santa Lucia Preserve. The Design Approval application is attached to the July 25, 2007 Staff Report as Exhibit F.

(e) The project planner conducted a site inspection on April 16, 2007 to verify that the project on the subject parcel conforms to the plans listed above.

(f) The project was not referred to a Land Use Advisory Committee (LUAC) for review, as no LUAC exists for this area of the county.

(g) The application, project plans, and related support materials submitted by the project applicant to the Monterey County Resource Management Agency - Planning Department for the proposed development found in Project File PLN070058.

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, Carmel Valley Fire Protection District, 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) A Forest Management Plan, dated April 11, 2007 (Library No. LIB070287), and an addendum letter report regarding additional tree removal dated June 7, 2007 (Library No. LIB070288), prepared by Frank Ono, Certified Arborist, which support that there are no physical or environmental constraints that would indicate the site is not suitable for the use proposed.
- (c) A “Geotechnical Investigation for a new residence at 5 Vista Cielo Road Santa Lucia Preserve, Monterey County”, was prepared by Cleary Consultants, Inc., dated March 2007. All development shall be in accordance with this report.
- (d) Staff conducted a site visit on April 16, 2007 to verify that the site is suitable for this use.
- (e) Materials in Project File PLN070058.

3. FINDING: TREE REMOVAL (Minimum Required and Adverse Environmental Impacts) – The project, as conditioned, is consistent with the regulations for Preservation of Oak and Other Protected Trees, Section 21.64.260.D of the Monterey County Zoning Ordinance (Title 21). As such, the proposed tree removal is the minimum required under the circumstances of the case and will not involve a risk of adverse environmental impacts.

EVIDENCE: (a) The Santa Lucia Preserve Environmental Impact Report (EIR No. 94-005), Resolution No. 96-059 addressed the environmental implications and Combined Development, Resolution No. 96-060, approved the removal of 451 protected trees for building sites and 1,029 protected trees for roads and driveways subject to the recommendations prescribed by the “Rancho San Carlos Forest Management Plan” prepared by Ralph Osterling Consultants, Inc., San Mateo, February 18, 1984. The subject parcel, Lot No. 72 (formerly SF-2) of the Rancho San Carlos Subdivision was not allotted the removal of protected trees within the building site/homeland area. Tree removal for building sites not approved by the Rancho San Carlos Building Site Tree Removal Summary, as contained within the “Rancho San Carlos Forest Management Plan,” requires a Use Permit pursuant to County Code. As such, the applicant requests a Use Permit pursuant to Section 21.64.260.D.3 of the Monterey County Zoning Ordinance (Title 21).

(b) The property is forested by a mixed oak forest with perennial shrubs on the perimeter of the homeland envelope. The building site is fairly open with trees located on the perimeter with a range of sizes from 4 to 48 inches. The site supports a noncontinuous canopy of stands of Valley oaks, Coast live oaks, blue oaks and a few madrones, shrubs and non-native grasses. The overall condition of the oak forest on the property is moderate condition and health. The total protected oaks to be removed is 18 including 13 coast live oak and 5 deciduous valley or blue oaks in the homeland area. No landmark oaks will be removed. The structures have been located to minimize protected and landmark oak tree removal. Locations for replacement tree are proposed on the landscape plans in open areas on the parcel. Transplanting trees was discouraged for this parcel. Instead the use of smaller new planting stock is recommended as studies have shown that they adapt to the site and grow better over the long term. A Forest Management Plan, dated April 11, 2007 (Library No. LIB070287) and an addendum letter report regarding additional tree removal dated June 7, 2007 (Library No. LIB070288), prepared by Frank Ono, Certified Arborist.

- (b) The Monterey County Zoning Ordinance, Section 21.64.260.D.4 requires replacement at a rate of 1:1 for protected tree species removed. However, the Santa Lucia Preserve EIR, Resolution No. 96-059 requires implementation of Mitigation Measure No.s 27 and 36 based on the Santa Lucia Preserve Combined Development Permit requiring the replacement of non-landmark oak trees at a 3:1 ratio and replace landmark trees at a 5:1 ratio. Replacement trees are to be monitored for a period of not less than 5 years after planting and must attain a success ratio threshold of no less than 90%. This has been incorporated into the project as Condition No. 8.
- (c) The application, 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 PLN070058.
- (d) Staff conducted an on-site inspection on April 16, 2007 to verify that the proposed tree removal plan is consistent with the site conditions.

4. FINDING: DEVELOPMENT ON SLOPES IN EXCESS OF 30% - The project, as conditioned, is consistent with the Regulations for Development on Slopes in Excess of 30%, Section 21.64.230 of the Monterey County Zoning Ordinance (Title 21). As such, there exists no feasible alternative which would allow development to occur on slopes less than 30%.

- EVIDENCE:**
- (a) The 1.8 acre homeland envelope is a narrow elongated constricted area along a soft ridge sloping down to the southeast and dropping off steeply except for where it is accessed from Vista Cielo to the northwest. Slopes are approximately 5-7% on the homeland area, with 30% slopes on the perimeter of the building envelope to the north, east and southeast. There is an existing old ranch road cut that created small areas of 30% slope where retaining or landscape walls are proposed. Only a small portion of the garage and main residence, approximately 500 square feet, involves development on 30% slope. The structures and driveway areas have been sited to minimize development on 30% slopes. Staff finds that the residence is sited on the flatter portion of the building envelope and that there is no alternative location or site design that would avoid development of a small area of 30% slope other than decrease the footprint of the main residence or reduce the number of structures on the site.
 - (b) The site is located within a VI “very high”, III “moderate”, and a portion “undetermined” seismic hazard zone. Condition No. 11, requires that the design and construction of buildings comply with the Uniform Building Code Zone IV criteria, subject to verification by the Director of RMA-Building Department prior to the issuance of building permits and prior to final occupancy of habitable structures. Condition No. 12 has been incorporated requiring that geotechnical certification be submitted to the Director of the RMA - Planning Department for review and approval prior to final building inspection. A Geotechnical Investigation, dated March 2007, was prepared by Cleary Consultants and is on record in the Monterey County RMA - Planning Department.
 - (c) A Slope Map was submitted October 25, 2006 with areas exceeding 30% slopes shaded.
 - (d) The application, plans, and related support materials submitted by the project applicant to the Monterey County Planning and Building Inspection

Department for the proposed development found in Planning File No. PLN070058.

- (e) Staff conducted a site inspection on April 16, 2007 to verify that no feasible alternative exists for this project design.

7. FINDING: CARETAKER UNIT – The project, as conditioned, is consistent with the Regulations for Caretaker Units, Section 21.64.030 of the Monterey County Zoning Ordinance (Title 21). Pursuant to Section 21.64.030.D.1, the establishment, maintenance, or operation of the use or building applied for will not under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County. Pursuant to Section 21.64.030.D.2, the proposed project, complies with the regulations for caretaker units, as provided at Chapter 21.64.030(C) of the Monterey County Zoning Ordinance (Title 21). Pursuant to Section 21.64.030.D.3, the proposed caretaker unit complies with all applicable requirements of the Resource Conservation District, Design Control, and Site Plan Review (“RC/40-D-S”) districts as provided at Chapters 21.36, 21.44, and 21.45 of the Monterey County Zoning Ordinance (Title 21). Pursuant to Section 21.64.030.D.4, adequate sewage disposal and water supply facilities exist or are readily available to the site, as approved by the Director of Environmental Health.

- EVIDENCE:**
- (a) The project as described in the application and accompanying materials was reviewed by the Planning Department, Carmel Valley Fire Protection District, Public Works Department, Environmental Health Division, and the Water Resources Agency. The respective departments have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood; or the county in general.
 - (b) The project for a caretaker unit is a use allowed subject to securing an Administrative Permit in accordance with Section 21.36.040.B and is consistent with the development standards of Section 21.36.060 and the regulations for caretaker units as provided at Section 21.64.030.
 - (c) The project complies with the regulations for caretaker units in accordance with Section 21.64.030. Design Approval has been incorporated into the project.
 - (d) The project complies with the regulations for Design Control Zoning Districts in accordance with Chapter 21.44 of the Monterey County Zoning Ordinance (Title 21).
 - (e) The project complies with the regulations for Site Plan Review Zoning Districts in accordance with Chapter 21.45 of the Monterey County Zoning Ordinance (Title 21). An Administrative Permit has incorporated pursuant to Section 21.45.040.A and B, which requires an Administrative Permit for all development within a Site Plan Review Zoning District.
 - (f) The application, plans, and related support materials were reviewed by the Environmental Health Department during Inter-Departmental Review (IDR) April 24., 2007.
 - (g) See Finding No. 8, Health and Safety.
 - (h) Staff conducted a site inspection on April 16, 2007 to verify that the project would not present adverse impacts to the general welfare of persons residing or working in the neighborhood or to the general welfare of the County.

(i) Materials in Planning File No. PLN070058.

5. FINDING: CEQA - The project, as conditioned and mitigated, will not have significant environmental impacts.

EVIDENCE: (a) The development is contained in an area analyzed by the Final EIR for the Santa Lucia Preserve (EIR 94-005), Resolution No. 96-059, Planning File No.s PC94067 and PC94218, State Clearinghouse No.s SCH# 1994083019 and 1995023036, as an area for disturbance (pre-determined building site).
(b) Addendum to the Santa Lucia Preserve (EIR 94-005), Resolution No. 96-059, Pursuant to CEQA, Article 11 Section 15164 prepared for the Matthew L. Witte, TR, Combined Development Permit, Planning File No. PLN070058.
(c) The project, as conditioned is consistent with the conclusions and mitigations contained in the certified Santa Lucia Preserve Final EIR No. 94-005, Resolution No. 96-059, Planning File No.s PC94067 and PC94218, State Clearinghouse No.s SCH# 1994083019 and 1995023036.
(d) A Forest Management Plan, dated April 11, 2007 (Library No. LIB070287). and an addendum letter report regarding additional tree removal dated June 7, 2007 (Library No. LIB070288), prepared by Frank Ono, Certified Arborist.
(e) The site is not considered an oak woodlands as defined in the Public Resources Code §4793(e), Fish and Game Code §1361(h), and Health and Safety Code §42801.
(f) There are no changes in the project description, changes in circumstances, or significant new information that would result in new significant environmental effects or a substantial increase in the severity of environmental impacts not already analyzed in the Santa Lucia Preserve EIR.
(g) No significantly adverse environmental impacts were identified during staff review of the development application during the site visit on April 16, 2007.

6. 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.

7. 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.

9. FINDING: APPEALABILITY - The decision on this project is appealable to the Board of Supervisors.

EVIDENCE: Sections 21.80.040(D) of the Monterey County Zoning Ordinance (Title 21).

EXHIBIT D
Monterey County Resources Management Agency
Planning Department
Condition Compliance Reporting Plan

Project Name: Matthew L. Witte, TR

File No: PLN070058

Approved by: Planning Commission

APN: 239-051-036-000

Date: July 25, 2007

**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>Verification of Compliance (name/date)</i>
1.		<p>PD001 - SPECIFIC USES ONLY This Combined Development Permit consisting of: 1) A Use Permit to allow the removal of 18 protected oak trees; A Use Permit to allow development on slopes in excess of 30%; 3) An Administrative Permit to allow the construction of a 7,070 square foot single family residence, detached 578 square foot two-car garage, a 410 square foot guesthouse; a 1,680 square foot barn/workshop in a Site Plan Review Zoning District; 4) An Administrative permit to allow a 1,157 square foot caretaker unit; and 5) a Design Approval. Grading is approximately 3,200 cubic yards cut and 750 cubic yards fill. The property is located at 5, 5A and 5B Vista Cielo, Carmel (Assessor's Parcel Number 239-051-036-000), Santa Lucia Preserve, Greater Monterey Peninsula Area. 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 the Resource Management Agency - 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</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>Verification of Compliance (name/date)</i>
		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. [Resource Management Agency (RMA) - Planning Department]				
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution No. _____) was approved by the Planning Commission for Assessor's Parcel Number 239-051-036-000 on July 25, 2007. The permit was granted subject to 34 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County Resource Management Agency - 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)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits or commencement of use.	
3.		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	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/ Archaeologist	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>
		Department)				
4.		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	
5.		PD009 - GEOTECHNICAL CERTIFICATION Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA – Planning Department and Building Services Department)	Submit certification by the geotechnical consultant to the RMA – Building Services Department showing project’s compliance with the geotechnical report.	Owner/ Applicant/ Geotechnical Consultant	Prior to final inspection	
6.		PDSP002- EROSION CONTROL PLAN AND SCHEDULE - SANTA LUCIA PRESERVE (NON-STANDARD) The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA – Planning and Director of Building Services. The plan shall implement erosion control measures set forth in the Preliminary Drainage and Erosion Control Report, as well as erosion control plans prepared pursuant to the County’s Erosion Control Ordinance, as well as the Storm Water Pollution Prevention Plan required by the State Water Resources Control Board (see Chapter 9. Runoff, Flooding, and Water Quality of the Santa Lucia Preserve Environmental Impact Report). All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation	An Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.	Owner/ Applicant	Prior to the issuance of grading and building permits	
			Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.	Owner/ Applicant	Ongoing	
			Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department	Owner/ Applicant	Prior to final inspection	

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		schedule of measures for the prevention and control of erosion, siltation, and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. (RMA - Planning Department and RMA - Building Services Department)				
7.		PDSP003 - TREE AND ROOT PROTECTION - SANTA LUCIA PRESERVE (NON-STANDARD) Tree and root protection shall include the implementation of the “Rancho San Carlos Forest Management Plan” prepared by Ralph Osterling Consultants, Inc., San Mateo, February 18, 1984 and a “Forest Management Plan” was prepared for this parcel by Staub Forestry and Environmental Consulting, dated August 2006 (Library No. LIB060624). 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 Construction	
			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	

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8.		<p>PDSP004 – TREE REPLACEMENT - SANTA LUCIA PRESERVE (NON-STANDARD)</p> <p>That all non-landmark oak trees removed as a result of the project at a 3:1 replacement ratio and replace landmark trees at a 5:1 ratio. That all oak trees removed shall be replaced in on-site areas suitable for supporting oak species as determined by a qualified resource ecologist. The minimum replacement size shall be 5 gallons. Nursery and/or field propagation of oak seedlings and/or saplings shall be initiated prior to the onset of the particular development phase that results in the loss of oak trees. The reforestation program shall include a monitoring element that guarantees a success period of not less than 5 years after planting and a success ratio threshold of no less than 90%. At five years, a report shall be prepared by a registered forester or arborist and submitted to the Planning Department for review and approval of the Director of Planning describing reforestation activities conducted during the year and shall describe success rates and corrective measures provided to adjust program based on earlier successes or failures. This condition shall cease once the required number of replacement trees for a particular phase have passed the five year anniversary completion date required for plan success. (Santa Lucia Preserve EIR MM 36) (RMA – Planning Department)</p>	The applicant shall provide evidence after five years that tree planting has been successful.	Owner/ Applicant	5 years after successful tree planting	
9.		<p>PD035 - UTILITIES - UNDERGROUND</p> <p>All new utility and distribution lines shall be placed underground. (RMA – Planning Department; Public Works)</p>	None	Applicant/ Owner	Ongoing	

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10.		<p>PDSP005 - LANDSCAPE PLAN AND MAINTENANCE - SANTA LUCIA PRESERVE (NON-STANDARD)</p> <p>The site shall be landscaped. At least three (3) weeks prior to occupancy, 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.</p> <p>Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department.</p> <p>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 and shall implement the following:</p> <ol style="list-style-type: none"> 1. Spread of Invasive Species: Implement the provisions of the Resource Management Plan for the San Carlos Ranch (1994) which specify that non-native species known to be invasive shall not be used in landscaping, that invasive exotics shall be controlled by revegetation of disturbed areas with native plants, that the use of landscape species known to be invasive shall be prohibited, and that species such as French broom and pampas grass shall be actively eradicated. 2. Landscape Irrigation: Selection of landscape species shall emphasize species not requiring irrigation such as drought-tolerant native species from local sources, or drought-tolerant non-natives that are known to be non-invasive. If irrigation systems are installed, they shall be designed to minimize runoff of irrigation 	<p>Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval.</p> <p>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.</p>	<p>Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect</p> <p>Owner/ Applicant</p>	<p>At least three (3) weeks prior to final inspection or occupancy</p> <p>Ongoing</p>	

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		<p>water into adjacent areas of native vegetation. To avoid irrigation runoff into sensitive coastal prairie habitat in the building envelopes for Lots 11 and 28, irrigation and planting plans for these lots shall clearly demonstrate system type and limits of irrigation for County review.</p> <p>3. Fertilizer and Pesticide Application: In the design of landscaping, emphasis shall be placed on the use of species not requiring herbicides, pesticides, or fertilizers.</p> <p>(RMA – Planning Department)</p>				
11.		<p>PD016 – NOTICE OF REPORT</p> <p>Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder, which states:</p> <ol style="list-style-type: none"> 1. “A Forest Management Plan, dated April 11, 2007, prepared by Frank Ono, Certified Arborist, is on record in the Monterey County RMA - Planning Department (Library No. LIB070287). All development shall be in accordance with this report.” 2. “A Forest Management Plan Addendum letter report regarding additional tree removal, dated June 7, 2007, prepared by Frank Ono, Certified Arborist, is on record in the Monterey County RMA - Planning Department (Library No. LIB070288). All development shall be in accordance with this report.” 3. “A “Geotechnical Investigation for a new residence at 5 Vista Cielo Road Santa Lucia Preserve, Monterey County”, was prepared by Cleary Consultants, Inc., dated March 2007 and is on record in the Monterey County RMA - 	Proof of recordation of this notice shall be furnished to RMA - PD.	Owner/ Applicant	Prior to issuance of grading and building permits	

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		Planning Department (Library No. LIB070286). All development shall be in accordance with this report." (RMA – Planning Department)				
12.		PDSP006 - SEISMIC ZONE IV - SANTA LUCIA PRESERVE (NON-STANDARD) Design and construction of buildings shall comply with the Uniform Building Code Zone IV criteria, which shall be verified by the Director of RMA – Building Services. (SLP EIR MM 4) (RMA – Planning Department)	Submit required report(s) and/or information to the Director of RMA – Building Services	Owner/ Applicant	Prior to the issuance of building permits and/or prior to final occupancy of habitable structures.	
13.		PD043 – GRADING PERMITS REQUIRED A grading permit is required for new private single family access driveways greater than fifty (50) feet in total length that require 100 cubic yards or more of earthwork. An over the counter (OTC) grading permit may be issued for new private single family access driveways greater than fifty (50) feet in total length that require less than 100 cubic yards of earthwork. (RMA – Planning Department and Building Services Department)	If applicable, apply and receive the appropriate grading permit from Monterey County RMA – Building Services Department.	Owner/ Applicant/ Engineer	Prior to the issuance of grading or building permits	
14.		PDSP008 – PRECONSTRUCTION SURVEY, SANTA LUCIA PRESERVE (NON-STANDARD) The following specific measures shall be implemented to avoid or mitigate for the potential impacts of development to individual bat and bird species requiring one of, or a combination of, riparian, grassland, and woodland/forest	A report summarizing their findings and proposed mitigation measures shall be submitted to the Director of Planning. If no bats and/or raptors are found, then no further action is required.	Applicant	Prior to site disturbance and and/or the use of heavy equipment to clear the site	

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		<p>habitats: Measures specified in Mitigation Measure 11.9 for special-status species providing for pre-construction surveys and construction phase monitoring (general special-status wildlife species measures).</p> <ol style="list-style-type: none"> 1. <u>Bats</u>. If construction is to begin before August 1, before young have fledged, surveys for special-status bat species shall be performed. If maternity roosts are located during pre-construction surveys, a qualified biologist shall establish a 300-foot buffer around each roost for the duration of the breeding season (until such time as the young are fully fledged) to prevent roost harassment and brood mortality. If colonial roosts are found, removal of the tree may only occur during the day after an exclusionary device is installed in the opening to the roost. A qualified bat expert must supervise the placement and examine the success of the exclusionary device before the removal of any confirmed roosts. 2. <u>Raptors</u>. If construction is to begin before August 1, before young have fledged, pre-construction surveys for nesting raptors are required. If raptor nests are located during pre-construction surveys, a qualified biologist shall establish a 300-foot buffer around each nest for the duration of the breeding season (until such time as the young are fully fledged) to prevent nest harassment and brood mortality. If trees known to support raptor nests cannot be avoided, removal of these trees may only occur during the non-breeding season (August 1 through April 15). <p>(SLP EIR MM 35) (RMA – Planning Department)</p>	<p>In the event that bats and/or raptors are found using these trees, the biological survey shall provide a list of proposed mitigations necessary to protect bat species</p>	<p>Applicant</p>	<p>Prior to site disturbance and and/or the use of heavy equipment to clear the site</p>	

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15.		<p>PD019(A) – DEED RESTRICTION – GUESTHOUSE (INLAND)</p> <p>The applicant shall record a deed restriction stating the regulations applicable to a Guesthouse as follows:</p> <ul style="list-style-type: none"> • Only one guesthouse shall be allowed per lot. • Detached guesthouses shall be located in close proximity to the principal residence. • The guesthouse shall share the same utilities with the main residence, unless prohibited by public health requirements. • The guesthouse shall not have cooking or kitchen facilities, including but not limited to microwave ovens, hot plates and toaster ovens. • The guesthouse shall have a maximum of six (6) linear feet of counter space, excluding counter space in a bathroom. There shall be a maximum of eight (8) square feet of cabinet space, excluding clothes closets. • The guesthouse shall not exceed 600 square feet of livable floor area. • The guesthouse shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect. • Subsequent subdivisions which divide a main residence from a guesthouse shall be prohibited. • The guesthouse shall be designed in such a manner as to be visually consistent and compatible with the main residence on site and other residences in the area. • The guesthouse height shall not exceed 15 feet nor be more than one story. <p>(RMA – Planning Department)</p>	<p>Submit signed and notarized Deed Restriction to the Director of RMA – Planning Department for review and signature by the County.</p>	Owner/ Applicant	Prior to the issuance of grading or building permits	
			<p>Proof of recordation of the Deed Restriction shall be submitted to the RMA – Planning Department.</p>	Owner/ Applicant	Prior to the issuance of grading or building permits	

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16.		PD018 – DEED RESTRICTION – CARETAKER UNIT (INLAND OR COASTAL) The applicant shall record a deed restriction stating “The caretaker unit shall not be separately rented, let or leased to other than the caretaker whether compensation be direct or indirect.” (RMA – Planning Department)	Submit signed and notarized Deed Restriction to the Director of RMA – Planning Department for review and signature by the County.	Owner/ Applicant	Prior to the issuance of grading or building permits	
			Proof of recordation of the Deed Restriction shall be submitted to the RMA – Planning Department.	Owner/ Applicant	Prior to the issuance of grading or building permits	
17.		PD0SP006 – GLAZING TO MINIMIZE REFLECTIVITY Glazing shall be a low-e II or low-e III product to minimize reflectivity. (RMA – Planning Department)	Submit specifications of glazing type to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of building permits	
18.		PW0006 – CARMEL VALLEY The Applicant shall pay the Greater Monterey Peninsula Area Plan Area Traffic Mitigation fee pursuant to the Board of Supervisors Resolution NO. 95-140, adopted September 12, 1995 (Fees are updated annually based on CCI). (Public Works)	Applicant shall pay to PBI the required traffic mitigation fee.	Owner/ Applicant	Prior to Building Permits Issuance	
19.		PW0040 – HIGHWAY 1 SHORT TERM IMPROVEMENTS Applicant shall Contribute \$756.00 (2006 Dollars) to County of Monterey as payment of the project’s pro rata share at the cost of short-term operational improvements to State Highway One. (Public Works)	Applicant shall pay to PBI required Traffic Mitigation Fee.	Owner/ Applicant	Prior to Issuance of Building Permits	

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20.		<p>WR40 - WATER CONSERVATION MEASURES</p> <p>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:</p> <ol style="list-style-type: none"> a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system. b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency) 	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
21.		<p>WRSP01 - DRAINAGE PLAN</p> <p>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. The plan shall include stormwater dispersion facilities to mitigate the impact of impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (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 grading or building permits	
22.		<p>WRSP02 - COMPLETION CERTIFICATION</p> <p>The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater dispersion facilities have been constructed in accordance with approved plans. (Water Resources Agency)</p>	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Owner/ Applicant	Prior to final inspection	

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23.		<p>FIRE007 - DRIVEWAYS</p> <p>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. 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.</p> <p>(Carmel Valley Fire Protection District)</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p>	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection.</p>	

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24.		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. (Carmel Valley Fire Protection District)	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.	
25.		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 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	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	

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		shall be posted prior to requesting final clearance. (Carmel Valley Fire Protection District)				
26.		<p>FIRE015 – (NONSTANDARD) FIRE HYDRANTS/FIRE VALVES See FIRE030 for additional conditions 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 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. (Carmel Valley Fire Protection District)</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>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p> <p>Prior to final building inspection</p>	

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27.		FIRE019 – (NONSTANDARD) DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) Remove combustible vegetation from within a minimum of 100 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire 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. (Carmel Valley Fire Protection District)	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	
28.		FIRE021 – (NONSTANDARD) FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) See FIRE030 for additional conditions All buildings 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 and completed prior to requesting a framing inspection. (Carmel Valley Fire Protection District)	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	
29.		FIRE024 – (NONSTANDARD) FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING) (See FIRE030 for additional conditions)	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	

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		<p>All buildings shall be fully protected with an approved household fire warning system as defined by NFPA Standard 72. Plans and specifications for the household fire warning system shall be submitted by a California licensed C-10 contractor and approved prior to installation. Household fire warning systems installed in lieu of single-station smoke alarms required by the Uniform Building Code shall be required to be placarded as permanent building equipment. All buildings and structures shall be fully protected with an approved and listed central station automatic fire alarm system as defined by NFPA Standard 72. The fire alarm system shall be addressable by point/device. A minimum of three (3) sets of plans and specifications for the fire alarm system shall be submitted by a California licensed c-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. A fully automatic alarm system installed in lieu of single-station smoke alarms required by the uniform building code shall be required to be placarded as permanent building equipment. The fire alarm system shall supervise the fire sprinkler system and local fire alarm bell(s) shall be installed and maintained. (Carmel Valley Fire Protection District)</p>	Applicant shall submit fire alarm plans and obtain approval.	Applicant or owner	Prior to rough sprinkler or framing inspection	
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	
30.		<p>FIRE028 - ROOF CONSTRUCTION - (CARMEL VALLEY FPD) 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. (Carmel Valley Fire Protection District)</p>	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	

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31.		<p>FIRESPO30 – FIRE ALARM SYSTEM – (NON-STANDARD)</p> <p>1. The applicant shall meet with the Fire District regarding placement of dry standpipes prior to submission of the grading permit(s).</p> <p>2. FIRE015 FIRE HYDRANTS/VALVES</p> <p>A. The hydrant on Vista Del Cielo must be within 1,000 feet by driveway and road from the main entrance of the residence.</p> <p>B. Fire Department connections (FDC’s) and dry standpipes with fire valves, gated wyes and approved fire attack hoses lines and nozzles are required. The hose lines must be on hose reels in approved cabinets. The locations for the inlets and outlets are to be determined by the Carmel Valley Fire District. A minimum of four sets of plans including flow calculation, soil report, thrust block dimensions, anodes etc. as per NFPA 14, 24, and Other applicable codes and standards must be submitted to and approved by the Carmel Valley Fire Protection District prior to installation. An underground inspection is required before the pipes can be covered. The dry standpipe system including the hose lines, nozzles, and cabinets must be serviced and maintained as per CFC, NFPA standards and manufacturers recommendations. Driveway turnouts for fire apparatus are required at the locations of the FDC’s (See FIIRE007 for turnouts dimensions)</p> <p>3. ADDITIONAL TO FIRE019 - DEFENSIBLE SPACE REQUIREMENTS: The defensible space requirements under FIRE019 is 100 feet.</p> <p>4. ADDITIONAL TO FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS –</p>	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of grading or building permit as noted.	

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		<p>FIRE SPRINKLER SYSTEMS (STANDARD): <u>All</u> Buildings and structures shall be fully protected with an automatic fire sprinkler system as defined by NFPA Standard 13D.</p> <p>5. ADDITIONAL TO FIRE024- FIRE ALARM SYSTEM: All buildings and structures shall be fully protected with an approved and listed central station automatic fire alarm system as defined by NFPA standards 72 (2002 edition). The fire alarm system shall be addressable by point/device. A minimum of three (3) sets of plans and specifications for the fire alarm system shall be submitted by a California Licensed C-10 Contractor and approved prior to requesting a rough sprinkler system or framing inspection. This fully automatic alarm system shall be placarded as permanent building equipment. The fire alarm system shall supervise the fire sprinkler system and local fire alarm bells(s) shall be installed and maintained.</p> <p>6. Attach Fire District’s conditions to plans the full text of all the required fire conditions must be noted on all plans (building and grading) as “Fire Department Notes”. The Fire District will not accept or approve building or grading plans without the “Fire Department Notes”.</p> <p>7. Other conditions and/or requirements may apply. (Carmel Valley Fire Protection District)</p>				
32.		<p>FIRESP001 - FIRE HYDRANTS/FIRE VALVES (NON-STANDARD) 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</p>	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.	

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		<p>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. Fire department connections (FDC's) and dry standpipes with fire valves and approved fire attack hoses lines and nozzles are required. These hose lines must be on hose reels in approved cabinets. The locations of the inlets and outlets are to be determined by the Carmel Valley Fire Protection District. A minimum of four (4) sets of plans including flow calculations, soil report, thrust block dimensions, etc. as per NFPA 14, 24 and others applicable codes and standards must be submitted to and approved by the Carmel Valley Fire Protection District prior to installation. An underground inspection is required before the pipes can be covered. The dry standpipe system including the hose lines, nozzles, and cabinets must be serviced and maintains as per NFPA standards and manufacturers recommendations. Drive way turnouts for fire apparatus is required at the locations of the FDC's.</p> <p>(Carmel Valley Fire Protection District)</p>	<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building 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>
33.		FIRES002 – FIRE ALARM SYSTEM – (NON-STANDARD) All buildings and structures shall be fully protected with an approved and listed central station automatic fire alarm system as defined by NFPA Standard 72. The fire alarm system shall be addressable by point/device. A minimum of three (3) sets of plans and specifications for the fire alarm system shall be submitted by a California licensed c-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. A fully automatic alarm system installed in lieu of single-station smoke alarms required by the uniform building code shall be required to be placarded as permanent building equipment. The fire alarm system shall supervise the fire sprinkler system and local fire alarm bell(s) shall be installed and maintained. (Carmel Valley Fire Protection District)	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall submit fire alarm plans and obtain approval.	Applicant or owner	Prior to rough sprinkler or framing inspection	
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	
34.		FIRES003 – SWIMMING POOL CONNECTION (NON-STANDARD) Swimming pool connection requirement the swimming pool must be plumbed to allow connection to firefighting equipment and shall be installed as described in the fire district’s “swimming pool connection requirements”. (Carmel Valley Fire Protection District)	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	

End of Conditions