

MONTEREY COUNTY PLANNING COMMISSION

Meeting: October 29, 2008 Time: 9:00 A.M	Agenda Item No.: 1
Project Description: Continued from October 8, 2008 Planning Commission hearing. Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow the construction of a 5,186 square foot two-story single family dwelling with a 540 square foot underground mechanical room and a 638 square foot attached two-car garage, retaining walls, and grading (approximately 1,400 cubic yards of cut); 2) a Coastal Administrative Permit for the conversion of a test well into a permanent well; and 3) a Coastal Development Permit to allow development on slopes 30% or greater.	
Project Location: 2973 Cuesta Way, Carmel	APN: 243-052-049-000
Planning File Number: PLN000072	Name: Eileen B. Mayl TR, Property Owner
Plan Area: Carmel Area Land Use Plan	Flagged and staked: Yes
Zoning Designation: : “MDR/2-D(18)(CZ) [Medium Density Residential, 2 units per acre with a Design Control Overlay District and an 18-foot height limit (Coastal Zone)]	
CEQA Action: Categorically Exempt per Section 15303(a)	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Planning Commission approve the Combined Development Permit based on the Findings and Evidence (**Exhibit C**) and subject to the recommended Conditions (**Exhibit D**).

PROJECT SUMMARY:

The proposed project was previously heard at the October 8, 2008 Planning Commission hearing. The Planning Commission voted to continue the project to allow staff ample time to provide more information regarding: allowing the development on slopes in excess of 30%, drainage, and water quality. Staff has revised Finding Nos. 5 and 7 as well as conditions 5, 17, and 18.

The subject property is a 13,065 square foot lot located at 2973 Cuesta Way, Carmel (Assessor’s Parcel Number 243-052-049-000) within the Carmel Area Land Use Plan. The applicant proposes to construct a 5,186 square foot single family dwelling. The lower story will have 1,547 square-feet of living space, a 540 square foot underground mechanical room which will house two 5,000 gallon water tanks, and a 638 square foot two-car garage. The upper story will consist of 2,461 square-feet of living space. Construction and site improvements will require 1,400 cubic yards of grading as well as development on slopes in excess of 30%. According to Monterey County Zoning Maps, the subject property has a zoning designation of Medium Density Residential, two units per acre with a Design Control Overlay and an 18-foot height limit within the Coastal Zone [MDR/2-D(18)(CZ)]. The Monterey County Zoning Ordinance allows single family dwellings within Medium Density Residential Districts.

The proposed project and subject property were reviewed by staff and a site visit was conducted on November 14, 2006. Potential issues regarding water quality, slope stability, drainage, erosion and sediment control, and development on slopes in excess of 30% were analyzed. A detailed discussion of these issues is included in Exhibit B of the Staff Report.

The proposed project is exempt from the California Environmental Quality Act pursuant to the provisions of Section 15303(a) of the CEQA Guidelines. Based on resource information contained in the Carmel Area Land Use Plan, the Carmel Coastal Implementation Plan (Part 4),

the Monterey County Zoning Ordinance (Title 20), application materials, and site visits, staff finds that this project has no issues remaining.

OTHER AGENCY INVOLVEMENT:

- ✓ Carmel Highlands 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 Water Resources Agency, Environmental Health Division, Public Works Department and the Carmel Highlands Fire Protection District have been incorporated into the condition compliance reporting plan (**Exhibit D**).

The project was referred to the Carmel/Carmel Highlands Land Use Advisory Committee (LUAC) for review on June 16, 2008. The project was recommended for approval by a 3-2 vote with one committee member absent. The LUAC recommended that: (1) a Geotechnical Engineer review the plans closely regarding slope stability and drainage; and (2) no retaining walls or terracing of backyard slope be made which may cause slope failure. The geotechnical engineer has reviewed the project and recommendations were incorporated in the Geotechnical Report by Soil Surveys, Inc. dated August 3, 2000 (LIB080246). A condition of approval (Condition No. 5) requires the applicant to submit certification from a geotechnical engineer that all development has been constructed in accordance with the Geotechnical Report. The Water Resources Agency has reviewed the project and report and has added a condition of approval (Condition No. 17) requiring the applicant to submit a drainage plan prepared by a civil engineer which incorporates the recommendations of the Roper Engineering report.

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

Anna V Quenga
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September 18, 2008

cc: Front Counter Copy; Planning Commission Members (10); County Counsel; Carmel Highlands Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; Jacqueline Onciano, Planning Services Manager; Anna V Quenga, Planner; Carol Allen; Eileen B Mayl, TR, Applicant; Daniel Curran, Agent; File PLN000072; Robert Ord III, neighbor; Robert Schiffer, neighbor; Stan Schiffer, neighbor.

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Project Discussion
	Exhibit C	Recommended Findings and Evidence
	Exhibit D	Recommended Conditions of Approval
	Exhibit E	Vicinity Map
	Exhibit F	Site Plan, Floor Plan and Elevations
	Exhibit G	LUAC Minutes
	Exhibit H	Technical Reports
	Exhibit I	Letter of Concern from Neighboring Property Owner
	Exhibit J	Justification Letter for Development on Slopes in Excess of 30%
	Exhibit K	Water Treatment Letter by Beirman Hydrogeologic

This report was reviewed by Jacqueline Onciano, Planning Services Manager

EXHIBIT A

Project Information for PLN000072

Project Title: MAYL DR & MRS NATHAN

Location: 2973 CUESTA WY CARMEL	Primary APN: 243-052-049-000
Applicable Plan: Carmel Land Use Plan	Coastal Zone: Yes
Permit Type: Combined Development Permit	Zoning: MDR/2-D(18) CZ
Environmental Status:	Plan Designation: MEDIUM DENSITY R
Advisory Committee: Carmel/Carmel Highlands	Final Action Deadline (884):

Project Site Data:

Lot Size: 13065	Coverage Allowed: 35%
Existing Structures (sf): 0	Coverage Proposed: 22%
Proposed Structures (sf): 5288	Height Allowed: 18'
Total Sq. Ft.: 5288	Height Proposed: 18'
	FAR Allowed: 45%
	FAR Proposed: 40%

Resource Zones and Reports:

Environmentally Sensitive Habitat: No	Erosion Hazard Zone: NO DATA
Biological Report #: N/A	Soils Report #: LIB080243
Forest Management Rpt. #: N/A	
Archaeological Sensitivity Zone: HIGH	Geologic Hazard Zone: I
Archaeological Report #: LIB080244	Geologic Report #: LIB080247
Fire Hazard Zone: URBAN	Traffic Report #: N/A

Other Information:

Water Source: WELL	Sewage Disposal (method): SEWER
Water Dist/Co: MPWMD	Sewer District Name: MPRWM
Fire District: CARMEL HIGHLANDS FPD	Grading (cubic yds.): 950.0
Tree Removal: N/A	

EXHIBIT B PROJECT DISCUSSION

Project History

The proposed project was applied for in August 15, 2000. The project was subsequently suspended pending water allocation on September 20, 2000. On December 18, 2006 an application for a test well was submitted (PLN060653) and approved on May 9, 2007 (Resolution No. 060653), and a test well was drilled. The well was found to produce a sufficient amount of water to sustain the construction of a single family dwelling.

Water Quality

The proposed project was reviewed by the Environmental Health Department and it was found that the water from the test well is high in fluoride. The maximum contaminant level for fluoride is 2mg/L. The results for the subject parcel's water are 2.4mg/L. Children under the age of nine should not drink water containing more than 2mg/L of fluoride as they may develop dental fluorosis (discoloration of their permanent teeth). It was also found that the water exceeds: the secondary maximum contaminant level for Manganese; the recommended drinking water level for chloride and sulfate; and the short term drinking water level for conductivity and Total Dissolved Solids (TDS). Therefore, the Environmental Health Department requires that the applicant record a deed notification with the Monterey County Recorder (see Condition No. 18) to inform any future owners of the water quality conditions.

Slope Stability

The Geological Report, prepared by CapRock, dated July 19, 2000 (LIB080247) indicates that during the field investigation, no evidence of slope failures on the subject property was observed. The subject property is underlain with granitic bedrock, which is unlikely to fail unless it is highly weathered or fractured and subjected to severe shaking or extended severe rainfall. Aerial photographs from 1939 through 1997 were examined for evidence of past slope instability. Photographs from 1939 and 1949 indicate possible evidence of some small past slope failure. Three possible failures were evident on the northeast slope of the ridge on which the subject property is located. It is likely that the easternmost of the three failures might extend onto the subject property. The scarps and slide masses were not well defined in the photographs suggesting that they occurred well in the past and/or were quite shallow. The neighboring property owner to the northeast (Assessor's Parcel Number 243-052-042-000), states that during the El Niño winter storms of 1997-98 a slope failure had occurred. Through verbal communication with Ms. Vicki Odello¹, a registered civil engineer, it was found that the slope failure was shallow, from 0 to 5 feet thick. The earth materials consisted of a shallow, clayey decomposed granite layer that was overlying harder granite bedrock. Ms. Odello stated that the slope failure did not occur on the slopes of the subject property, but in the Pacific Bell right-of-way which is in between the subject property and a neighboring property. From the appearance of the failed material, Ms. Odello concluded that the failure may have just involved fill material emplaced during construction of the right of way. Since the geologic material underlying the subject property may have the potential for slope failure and nearby portions of the northeastern slope of the ridge on which the subject property is located may have failed in the past, there is a potential for slope failure. Therefore, the applicant must comply with the recommendations of

¹ Ms. Vicki Odello was the registered civil engineer who designed the 25-foot retaining wall which was constructed in response to the slope failure within the Pacific Bell right-of-way, which also houses a private sewer line. Detailed plans for the retaining wall were not available however verbal communication occurred between Ms. Odello and Robert Barmisnski of CapRock. Results of the conversation can be found in the Geologic Report by CapRock, dated July 19, 2000.

the geotechnical engineer and is required to submit documentation to the RMA-Planning Department that all development has been constructed in accordance with the Geotechnical Report by Soil Surveys Inc., dated August 3, 2000 (Condition No. 5).

Drainage

Roper Engineering analyzed the project to determine the appropriate drainage improvements. A report dated July 6, 2000 was submitted to the County of Monterey delineating Jeff Roper's conclusion. It was found that due to the steep angle of the slope (30%) on the rear portion of the property and the close proximity to neighboring lots the storm drainage should not be allowed to flow downhill towards the northeast. It was recommended that a cistern be installed in the lower yard area of the subject property and have the drainage from the driveway, lower yard areas and some of the roof downspouts directed towards it. A sump pump will siphon the collected water up to the gutter along Cuesta Way. The remaining higher areas will have the drainage directed towards the gutter along Cuesta Way. As an alternative, an additional drainage system was suggested; however, it may be more difficult. The drainage from the single family dwelling could be carried northeast via a storm drain pipe and directed to Ribera Road between existing homes which adjoin the rear of the subject parcel. The applicant would have to obtain permission from one of the homeowners and perhaps acquire a storm drainage easement for installation and maintenance of the pipe. Due to the difficulty of the alternative, the first drainage solution is more feasible. The Water Resources Agency has reviewed the project and report and has added a condition of approval (Condition No. 17) requiring the applicant to submit a drainage plan prepared by a civil engineer which incorporates the recommendations of the Roper Engineering report. The condition includes numerical data that will be required by the Water Resources Agency.

Erosion and Sediment Control

Pursuant to Policy No. 2.4.4.C of the Carmel Area Land Use Plan, the applicant shall provide a Plan for erosion and sedimentation control. A non standard condition of approval (Condition No. 6) was added to ensure that the erosion control plan be in compliance with the requirements set forth in Section 20.146.050.E.4 of the Carmel Coastal Implementation Plan. A Condition of approval (Condition No. 7) requires the applicant to install sediment basins in conjunction with initial grading operation. The sediment basins shall be maintained throughout the development process to remove sediment and run-off waters. All sediment shall be retained on-site.

Development on Slopes in Excess of 30%

The subject property is relatively level from the southern property line and gently slopes towards the north for approximately 65-feet. At that point, the slope rapidly steepens with an average slope of 39%, leaving more than half of the lot in slopes in excess of 30%. If the proposed single family dwelling were relocated to avoid slopes in excess of 30%, the structure, which is 60-feet at its widest, would require a variance to reduce the front yard setback from the required 20-feet to four feet. Relocation would also require a larger amount of grading for excavation in order for the single family dwelling to meet the 18-foot height limit. A rough estimate of the lower floor volume would be approximately 27,250 cubic feet

$$2,725 \text{ square feet (area of lower floor)} \times 10 \text{ feet (approximate height of ceiling)} = 27,250 \text{ ft}^3$$

Policy 2.7.4.1 of the Carmel Land Area Use Plan states that "All development shall be sited and designed to conform to site topography and to minimize grading and other site preparation activities." Therefore, not only would the relocation of the single family dwelling require a variance to the Site Development Standards, it would be inconsistent with the Carmel Area Land Use Plan.

EXHIBIT C

RECOMMENDED FINDINGS AND EVIDENCE

1. FINDING: CONSISTENCY – The project as described in Condition No. 1, and as conditioned, is consistent with the policies, requirements, and standards of the Carmel Area Land Use Plan, Carmel Coastal Implementation Plan (Part 4), Part 6 of the Coastal Implementation Plan (Appendices), and the Monterey County Zoning Ordinance (Title 20), 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 2973 Cuesta Way, Carmel (Assessor's Parcel Number 243-052-049-000), Carmel Land Use Plan. The parcel is zoned Medium Density Residential, 2 units per acre with a Design Control Overlay District and an 18-foot height limit (Coastal Zone) ["MDR/2-D(18)(CZ)"] which allows the construction of a single family dwelling. Therefore, the property is suitable for the proposed development.
 - (c) The project planner conducted a site inspection on November 14, 2006 to verify that the project on the subject parcel conforms to the plans listed above.
 - (d) The proposed project was applied for on August 15, 2000. The project was subsequently suspended pending water allocation. On December 18, 2006 a test well application was submitted (PLN060653), approved on May 9, 2007 (Resolution No. 060653) and the test well was drilled. The well was found to produce sufficient amount of water to sustain the construction of a single family dwelling. For further discussion regarding water quality please see Finding 5, Evidence a.
 - (e) The project was referred to the Carmel/Carmel Highlands Land Use Advisory Committee (LUAC) for review on June 16, 2008. The project was recommended for approval by a 3-2 vote with one committee member absent. The LUAC recommended that: (1) a Geotechnical Engineer review the plans closely regarding slope stability and drainage; and (2) no retaining walls or terracing of backyard slope be made which may cause slope failure. The geotechnical engineer has reviewed the project and recommendations were incorporated in the Geotechnical Report by Soil Surveys, Inc. dated August 3, 2000 (LIB080246). A condition of approval (Condition No. 5) requires the applicant to submit certification from a geotechnical engineer that all development has been constructed in accordance with the Geotechnical Report. The Water Resources Agency has reviewed the project and report and has added a condition of approval (Condition No. 17) requiring the applicant to submit a drainage plan prepared by a civil engineer which incorporates the recommendations of the Roper Engineering report.
 - (f) Policy No. 2.2.3.6.10.C of the Carmel Area Land Use Plan and Section 20.146.030.C.1 of the Coastal Implementation Plan requires that structures be subordinate to and blend into the environment, using appropriate

materials and that the exterior must give the general appearance of natural materials by utilizing earth tone colors. The surrounding environment where the single family dwelling is proposed is residential development, the Carmel Meadows Subdivision. The proposed colors and materials consist of: light or dark beige cement plaster for the exterior walls, dark grey asphalt shingles for the roof, light brown clad windows, natural stone veneer, brown stained wood garage doors, off white wood columns, and copper gutters.

- (g) Staff received correspondence (see Exhibit I) from a neighboring property owner, Robert Ord, III expressing concerns regarding (1) health and safety during grading and construction activities (i.e. “debris, material, equipment, ect. from rolling down the steep slope from the project site to our yard and home”), (2) the stability of the steep hillside leading from the project site to our home, (3) rain runoff from the roof and other surfaces on the house and property, (4) protection during grading and construction of retaining walls, and (5) visual impact. Staff has reviewed the application materials and the aforementioned concerns are addressed in Findings 2 and 5 and Finding 6, Evidence e of this staff report. The neighboring property owner has been notified of the public hearing and has been mailed a copy of this staff report.
- (h) 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 No. PLN000072.

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 Highlands Fire Protection District, RMA - 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. The recommended conditions have been incorporated.
 - (b) Technical reports by outside archaeological, geological, and geotechnical consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff concurs. The following reports have been prepared:
 - i. “Preliminary Archaeological Reconnaissance” (LIB080244) prepared by Archaeological Consulting, Salinas, CA, April 27, 2000.
 - ii. “Geotechnical Investigation” (LIB080243) prepared by Soil Surveys Inc., Salinas, CA, August 3, 2000.
 - iii. “Geological Report” (LIB080247) prepared by CapRock Environmental and Engineering Geology, Salinas, CA, July 19, 2000.
 - iv. “Drainage Analysis” (LIB080499) prepared by Roper Engineering, Watsonville, CA, July 6, 2000.
 - (c) The proposed project was reviewed by the Environmental Health Department and a condition of approval (Condition No. 18) requires that the applicant record a deed notification with the Monterey County

Recorder to inform any future owners of the water quality conditions. For further discussion refer to Finding No. 5, Evidence a.

- (d) The Water Resources Agency has reviewed the project and has added a condition of approval (Condition No. 17) requiring the applicant to submit a drainage plan prepared by a civil engineer which incorporates the recommendations of the Roper Engineering report (Library No. LIB080499) dated July 6, 2000 as well as numerical data for the required amount of drainage that will need to be captured. For further discussion refer to Finding No. 5, Evidence c.
- (e) Sewer service will be provided by the Carmel Area Wastewater District.
- (f) Staff conducted a site inspection on November 14, 2006 to verify that the site is suitable for this use.
- (g) Materials in Project File PLN000072.

3. FINDING: CEQA (Exempt): - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- (a) California Environmental Quality Act (CEQA) Guidelines Section 15303, categorically exempts the construction of the first single family dwelling.
 - (b) No adverse environmental effects were identified during staff review of the development application during a site visit on November 14, 2006.
 - (c) 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 RMA - 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:** (a) The majority of the homes within the Carmel Meadows Subdivision are serviced by Cal Am for water purposes. However, there is a moratorium on new service connections; therefore the applicant drilled a test well in 2006 (PLN060653). The site of the test well was determined by the well driller and a well specialist from the Environmental Health Department. Due to site constraints, the approved well site was the only practical location for the test well. The proposed project was reviewed by the Environmental Health Department and it was found that the water from the well is high in fluoride. The maximum contaminant level for fluoride is 2mg/L and the results for the subject parcel's water are 2.4mg/L. Children under the age of nine should not drink water containing more than 2mg/L of fluoride as they may develop dental fluorosis (discoloration of their permanent teeth). It was also found that the water exceeds: the secondary maximum contaminant level for Manganese; the recommended

drinking water level for chloride and sulfate; and the short term drinking water level for conductivity and Total Dissolved Solids (TDS). Therefore, the Environmental Health Department requires that the applicant record a deed notification with the Monterey County Recorder (see Condition No. 18) to inform any future owners of the water quality conditions as of November 2, 2007. The approval of the combined development permit requires that the applicant agree to install and maintain a water treatment unit (see Condition No. 19). The applicant has submitted a letter by Bierman Hydrogeologic, dated October 16, 2008, which provides information for the proposed treatment system (Exhibit K of the Planning Commission Staff Report dated October 29, 2008). Therefore, the project will not result in a situation where health, life, and safety will be impacted by water quality.

- (b) The Geological Report by CapRock, dated July 19, 2000 (LIB080247) indicates that during field investigation, no evidence of slope failures on the subject property was observed. The subject property is underlain with granitic bedrock, which is unlikely to fail unless it is highly weathered or fractured and subjected to severe shaking or extended severe rainfall. Aerial photographs from 1939 through 1997 were examined for evidence of past slope instability. Photographs from 1939 and 1949 showed possible evidence of some small past slope failure. Three possible failures were evident on the northeast slope of the ridge on which the subject property is located. It is possible that the easternmost of the three failures might extend onto the subject property. The scarps and slide masses were not well defined in the photographs suggesting that they occurred well in the past and/or were quite shallow. The neighboring property owner to the northeast (Assessor's Parcel Number 243-052-042-000), states that during the El Niño winter storms of 1997-98 a slope failure had occurred. Through verbal communication with Ms. Vicki Odello¹, a registered civil engineer, it was found that the slope failure was shallow, from 0 to 5 feet thick. The earth materials consisted of a shallow, clayey decomposed granite layer that was overlying harder granite bedrock. Ms. Odello stated that the slope failure did not occur on the slopes of the subject property, but in the Pacific Bell right-of-way which is in between the subject property and a neighboring property. From the appearance of the failed material, Ms. Odello concluded that the failure may have just involved fill material emplaced during construction of the right of way. Since the geologic material underlying the subject property may have the potential for slope failure and nearby portions of the northeastern slope of the ridge on which the subject property is located may have failed in the past, there is a potential for slope failure. Therefore, the applicant must comply with the recommendations of the geotechnical engineer and is required to submit documentation to the RMA-Planning Department that all development has been constructed in accordance with the Geotechnical Report by Soil Surveys Inc., dated August 3, 2000 (Condition No. 5). The geotechnical report requires that a geotechnical engineer examine the

¹ Ms. Vicki Odello was the registered civil engineer who designed the 25-foot retaining wall which was constructed in response to the slope failure within the Pacific Bell right-of-way, which also houses a private sewer line. Detailed plans for the retaining wall were not available however verbal communication occurred between Ms. Odello and Robert Barmisnski of CapRock. Results of the conversation can be found in the Geologic Report by CapRock, dated July 19, 2000.

building plans for the projects foundation prior to the beginning of construction. In addition, the report recommends that the garage excavation, retaining wall footing excavations and foundation footing excavations be checked and approved by the geotechnical engineer.

- (c) Roper Engineering analyzed the project to determine the appropriate drainage improvements. A report dated July 6, 2000 (LIB080499) was submitted to the County of Monterey delineating Jeff Roper's conclusion. It was found that due to the steep angle of the slope (30%) on the rear portion of the property and the close proximity to neighboring lots the storm drainage should not be allowed to flow downhill towards the northeast. It was recommended that a cistern be installed in the lower yard area of the subject property and have the drainage from the driveway, lower yard areas and some of the roof downspouts directed towards it. A sump pump will siphon the collected water up to the gutter along Cuesta Way. The remaining higher areas will have the drainage directed towards the gutter along Cuesta Way. As an alternative, an additional drainage system was suggested; however, it may be more difficult to construct. The drainage from the subject property could be carried northeast via a storm drain pipe and directed to Ribera Road between existing homes which adjoin the rear of the subject parcel. The applicant would have to obtain permission from one of the homeowners and perhaps acquire a storm drainage easement for installation and maintenance of the pipe. Due to the difficulty of the alternative, the first drainage solution is more feasible. The Water Resources Agency has reviewed the project and the drainage report and has added a condition of approval (Condition No. 17) requiring the applicant to submit a drainage plan prepared by a civil engineer which incorporates the recommendations of the Roper Engineering report as well as numerical data for the required amount of drainage that will need to be captured.
- (d) Pursuant to Policy No. 2.4.4.C of the Carmel Area Land Use Plan, the applicant shall provide a Plan for erosion and sedimentation control. A non standard condition of approval (Condition No. 6) was added to ensure that the erosion control plan be in compliance with the requirements set forth in Section 20.146.050.E.4 of the Carmel Coastal Implementation Plan. A Condition of approval (Condition No. 7) requires the applicant to install sediment basins in conjunction with initial grading operation. The sediment basins shall be maintained throughout the development process to remove sediment and run-off waters. All sediment shall be retained on-site.

6. FINDING: PUBLIC ACCESS - The project is in conformance with the public access and public recreation policies of the Coastal Act and 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 as no substantial adverse impact 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 subject property is not described as an area where the Local Coastal Program requires access.

- (b) The subject property is not indicated as part of any designated trails or shoreline access as shown in Figure 3, of the Public Access Map and complies with the Carmel Area Land Use Plan.
- (c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
- (d) There are two public access points to the southern portion of the Carmel River Beach off of Ribera Road. The subject property is more than 1,000 feet east of the access points and construction of the single family dwelling will not interfere with any public uses.
- (e) Policy No. 5.3.3.4.c of the Carmel Area Land Use Plan protects “Visual Access” and requires that structures and landscaping placed upon land on the west side of Highway 1 shall be sited and designed to retain public views of the shoreline. The subject property is located on the west side of Highway 1; however, the shoreline is not visible from the highway therefore construction of the single family dwelling will not obstruct any existing visual access.
- (f) Staff conducted a site visit on November 14, 2006.

7. FINDING: DEVELOPMENT ON SLOPES IN EXCESS OF 30% - There is no feasible alternative that would allow development to occur on slopes less than 30% and the proposed development better achieves the goals, policies and objectives of the Carmel Area Land Use Plan and the Monterey County Zoning Ordinance (Title 20) than other development alternatives.

- EVIDENCE:** (a) Staff has reviewed the project plans and visited the site to analyze possible development alternatives. The parcel, .29 of an acre (13,065 square feet), consists of topography that slopes gently north for approximately 65 feet then rapidly steepens with an average slope of 39%, leaving more than half of the lot in slopes in excess of 30%. The proposed single family dwelling was carefully designed to avoid slopes in excess of 30% as much as possible, adhere to the site development standards, and blend with the character of the neighborhood. If the proposed single family dwelling was redesigned to avoid development on slopes of 30%, the structure would not meet the needs of the property owner nor would it be consistent with the surrounding neighborhood character. Considering the 20 foot front yard setback, there is approximately 2,300 square feet of area which is under 30% slope. Providing a 500 square foot garage for off street parking and 500 square feet for the well and necessary service setbacks, the owners would be left approximately 1,300 square feet of living space. The proposed single family dwelling also includes a mechanical room that will house two 5,000 gallon water tanks (one for domestic use and one for fire suppression); this portion of the mechanical room is approximately 306 square feet. Should this remain in the redesign of the structure, the living area would be further reduced to less than 1,000 square feet; leaving the applicants with the proposed kitchen, the proposed master bedroom, a closet, bathroom and living room. The single family dwellings within the Carmel Meadows Subdivision are estate homes, therefore a 1,000 square foot single family dwelling with a 500 square foot two-car garage and a 306 square foot mechanical room would not be consistent with the area in keeping within the size, quality, and character of the neighborhood.
- (b) As an additional alternative, staff has considered relocation of the same design. If the proposed single family dwelling were relocated to avoid

slopes in excess of 30%, the structure, which is 60-feet at its widest, would require a variance to reduce the front yard setback from the required 20-feet to four feet. Relocation would also require a larger amount of grading for excavation in order for the single family dwelling to meet the 18-foot height limit. A rough estimate of the lower floor volume would be approximately 27,250 cubic feet.

$$\begin{array}{r} 2,725 \text{ square feet} \\ \text{(area of lower floor)} \end{array} \quad \times \quad \begin{array}{r} 10 \text{ feet (approximate} \\ \text{height of ceiling)} \end{array} \quad = \quad 27,250 \text{ ft}^3$$

This alternative proves to be infeasible due to the location of the well and necessary setbacks [see Finding 5, evidence (a) for well location information].

- (c) Policy 2.7.4.1 of the Carmel Area Land Use Plan states that “All development shall be sited and designed to conform to site topography and to minimize grading and other site preparation activities.” Therefore, not only would the relocation of the single family dwelling require a variance to the Site Development Standards, it would be inconsistent with the Carmel Area Land Use Plan. Furthermore, due to required setbacks from wells, this option will not be feasible.
- (d) The application, plans, justification letter from the applicant dated October 9, 2008, and related support materials submitted by the project applicant to the Monterey County RMA-Planning Department for the proposed development found in Project File No. PLN000072.

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

EVIDENCE: Section 20.86.010 and Section 20.86.080 Monterey County Zoning Ordinance (Title 20).

EXHIBIT D Monterey County Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: Mayl File No: PLN000072 Approved by: Planning Commission	APN: 243-041-049-000 Date: October 8, 2008
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**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</p> <p>This Combined Development permit (PLN000027) allows the construction of a 5,186 square foot two-story single family dwelling with a 540 square foot underground mechanical room and a 638 square foot attached two-car garage, retaining walls, and grading (approximately 1,400 cubic yards of cut); the establishment of a domestic well; and development on slopes 30% or greater. The property is located at 2973 Cuesta Way, Carmel (Assessor's Parcel Number 243-052-049-000), Carmel Area 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 the 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. To the extent that the County has delegated any condition compliance or mitigation</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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		monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)				
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the Planning Commission for Assessor's Parcel Number 243-052-049-000 on October 8, 2008. The permit was granted subject to 22 23 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 the 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 Department)	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeologist	Ongoing	

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4.		<p>PD004 - INDEMNIFICATION AGREEMENT</p> <p>The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (RMA - Planning Department)</p>	<p>Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.</p>	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable	

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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 prepared by Soil Surveys Inc., dated August 3, 2000 and an updated letter prepared by Soil Surveys Inc., dated . (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	Prior to final inspection	
6.		PDSP001 - EROSION CONTROL PLAN AND SCHEDULE (NON-STANDARD) The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA – Planning Department and Director of Building Services. The Erosion Control Plan shall contain, at the minimum, the following elements: 1) Location map; 2) Plot plan (to scale) showing the entire parcel and proposed structures, roads, fencing, vegetation removal, landscaping, and drainage and hydrologic features; 3) Map showing contours and areas of the parcel with slopes of 0%-10%; 10%-25% and over 25%; 4) Map showing soil types and erosion potential hazards according to soil type; 5) To-scale grading plan delineating existing contours, proposed finished contours, areas of cut and fill, areas of vegetation clearance and disturbance during construction and cross-sections, with the plan being of sufficient scale and contour interval to clearly delineate the proposed grading; 6) Description and assessment of potential erosion and drainage impacts from the proposed	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 Department 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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		<p>development with a depiction on a map where appropriate;</p> <p>7) Detailed plans of all surface and subsurface drainage devices, dams, channels and other drainage device to be constructed as part of the proposed development. Include measure to retain stormwater runoff resulting from a 20-year recurrence interval storm. All proposed measures must be consistent with the resource protection standards of the Carmel Area Land Use Plan and with the provisions of the Erosion Control Ordinance (Monterey County Code 16.12);</p> <p>8) Detailed plans of all erosion control devices and measures to be implemented as part of the development, including landscaping and revegetation of bare ground resulting from the proposed development and measures to assure that the plantings will maintain a continuous vegetative cover throughout the year. 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;</p> <p>9) The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established.</p> <p>This program shall be approved by the Director of RMA - Planning Department and Director of RMA - Building Services. (RMA - Planning Department and RMA - Building Services Department)</p>				

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7.		PDSP002 – SEDIMENT BASIN (NON-STANDARD) Sediment basins (e.g. debris basins, desliting basins, or silt traps) shall be installed in conjunction with the initial grading operations and maintained through the development process to remove sediment and runoff waters. All sediment shall be retained onsite. (RMA - Planning Department and RMA - Building Services Department)	A Sediment Basin Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.	Contractor / Applicant/ Owner	Prior to the issuance of grading and building permits	
	Comply with the recommendations of the Sediment Basin Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.		Contractor / Applicant/ Owner	On going till project completion		
	Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department		Contractor / Applicant/ Owner	Prior to final of grading and building permits		

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8.		<p>PDSP003- CONSTRUCTION MANAGEMENT PLAN (CMP) AND BEST MANAGEMENT PRACTICES (BMP'S)</p> <p>The applicant shall submit a Construction Management Plan (CMP) for review and approval to the Director of RMA-Planning Department, RMA-Building Services, and the RMA-Public Works Department including the following:</p> <ul style="list-style-type: none"> • The duration of the construction • hours of operation • an estimate of the number of truck trips that will be generated • truck routes • number of construction workers • parking areas for both equipment and workers • locations of truck staging areas. (All staging areas and all refueling and maintenance of vehicles and other equipment shall occur on the subject property and not to encroach onto any neighboring property.) <p>Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. The project contractor shall submit monthly reports certifying compliance with this monitoring action for review and approval by the RMA-Director of Planning. (RMA-Planning Department)</p>	<p>The permittee shall submit activity reports for the project that describes the construction methodology including dust control, hours of operation, staging areas to avoid traffic impacts, conformance with reports prepared for the subject parcel, and contains other measures to ensure that there are minimum impacts to the people residing in the area.</p> <p>If during construction, potentially harmful impacts to the adjacent properties or the neighborhood are identified work shall be stopped at the site and the RMA-Planning Department shall be contacted to assess the situation and formulate appropriate action.</p>	Contractor / Applicant/ Owner	Prior to the issuance of grading and building permits	

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			Submit a construction activity report including photographs and activity logs where applicable that document how Best Management Practices were implemented and followed during construction and grading activities	Contractor / Applicant/ Owner	Prior to final of grading and building permits	
9.		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	
10.		PD012(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY) 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. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval.	Owner/ Applicant/ Licensed Landscape Contractor / Licensed Landscape Architect	At least three (3) weeks prior to final inspection or occupancy	

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		proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA – Planning Department)	All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	Ongoing	
11.		PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner/ Applicant	Prior to the issuance of building permits.	
			The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to Occupancy / Ongoing	

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12.		PD016 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Geological report has been prepared for this parcel by CapRock Environmental & Engineering Geology, dated July 19, 2000 and is on record in the Monterey County RMA - Planning Department , Library No. LIB080247. All development shall be in accordance with this report." (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.	
13.		PD035 - UTILITIES - UNDERGROUND All new utility and distribution lines shall be placed underground. (RMA - Planning Department; Public Works)	Install and maintain utility and distribution lines underground.	Owner/ Applicant	Ongoing	
14.		PD041 – HEIGHT VERIFICATION The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA – Planning Department and Building Services Department)	1) The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection	Owner/ Applicant	Prior to the issuance of grading or building permits	
			2) The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.	Owner/ Applicant/ Engineer	Prior to the final inspection	

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15.		<p>WR40 - WATER CONSERVATION MEASURES The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</p> <p>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.</p> <p>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)</p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
16.		<p>WR43 - WATER AVAILABILITY CERTIFICATION The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)</p>	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
17.		<p>WRSP001 – DRAINAGE PLAN (NON-STANDARD) A drainage plan shall be prepared by a registered civil engineer incorporating the recommendations in the Roper Engineering report for the proposed residence, dated July 6, 2000. Necessary improvements shall be constructed in accordance with approved plans. <u>The recommended cistern shall be designed to store impervious surface stormwater runoff resulting from a 25-year 6-hour storm.</u> (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 any grading or building permits	

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18.		<p><u>EHSP001 – DEED NOTIFICATION (NON-STANDARD)</u></p> <p><u>A deed notification shall be recorded with the Monterey County Recorder on assessors parcel number 243-052-049-000 which states:</u></p> <p><u>“Based on a water quality analysis taken on November 2, 2007, the quality exceeds:</u></p> <ul style="list-style-type: none"> • <u>the State Maximum Contaminant Level for fluoride</u> • <u>the State secondary maximum contaminant level for Manganese</u> • <u>the recommended drinking water level for chloride ad sulfate</u> • <u>the short term drinking water level for conductivity and total dissolved solids.</u> <p><u>Treatment may be necessary to bring the water within state quality standards. It is the owner’s responsibility to provide potable drinking water within the property.”</u></p> <p><u>(Environmental Health)</u></p>	<ul style="list-style-type: none"> • <u>Record deed notification.</u> • <u>Provide proof to Environmental Health that the deed has been recorded.</u> 	CA Licensed Engineer /Owner/ Applicant	Prior to issuance of building permit.	
19.		<p><u>EHSP002 – INSTALLATION AND MAINTENANCE AGREEMENT FOR WATER TREATMENT (NON-STANDARD)</u></p> <p><u>With the approval of this Combined Development Permit, the owner agrees to install and maintain a treatment unit to provide potable drinking water to the home. The treatment unit must bring the level of fluoride under the state maximum contaminate levels.</u></p> <p><u>(Environmental Health)</u></p>	<ul style="list-style-type: none"> • <u>Submit treatment system plans to EHD for review and approval.</u> • <u>Owner shall disclose to any subsequent purchasers, tenants and assigns the obligation to maintain the treatment system.</u> 	CA Licensed Engineer /Owner/ Applicant	Prior to issuance of building permit.	

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20.		PW0005 – ENCROACHMENT (STD DRIVEWAY) Obtain an encroachment permit from the Department of Public Works and construct a standard driveway connection to Cuesta Way. (Public Works)	Applicant shall obtain an encroachment permit from Department of Public Works prior to issuance of building permits and complete improvement prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.	Owner/ Applicant	Prior to Building/ Grading Permits Issuance	
21.		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 shall be posted prior to requesting final clearance. (Carmel Highlands Fire District)	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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22.		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Carmel Highlands Fire 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	
23.		FIRE030 - ROOF CONSTRUCTION (NON-STANDARD) The structures shall require a minimum of ICBO Class A roof construction. (Carmel Highlands Fire District)	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	

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