

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

RESOLUTION NO. 06064

A. P. # 008-141-002-000

FINDINGS AND DECISION

In the matter of the application of
Unitarian Church of the Monterey Peninsula (PLN030086)

WHEREAS: The Planning Commission, pursuant to regulations established by local ordinance and state law, has considered, at public hearing, a Combined Development Permit including a Use Permit and Design Approval to allow a 13,753 square foot expansion to an existing 6,732 square foot two-story church including grading (approximately 1,800 cubic yards cut/260 cubic yards fill); and a Use Permit to allow the removal of 7 protected coast live oaks; 85 non-protected Monterey pines will also be removed. The property is located at 490 Aguajito Road, Carmel, Greater Monterey Peninsula Area Plan, and came on regularly for hearing before the Planning Commission on December 20, 2006.

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

FINDINGS OF FACT

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 Greater Monterey Peninsula Area Plan Inventory and Analysis, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for development.

EVIDENCE:

- (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
- (b) The property is located at 490 Aguajito Road, Carmel (Assessor's Parcel Number 008-141-002-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Rural Density Residential, 5.1 acres per unit, Urban Reserve, with Design District and Site Plan review overlays ("RDR/5.1-UR-D-S"). The subject property complies with all the 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 planner conducted site inspections on January 26, 2006 and October 10, 2006 to verify that the project on the subject parcel conforms to the plans listed above.
- (d) The project is not visible from the Highway 1 or Highway 68 travel lanes, and therefore, does not impact the designated scenic corridor.
- (e) The Greater Monterey Peninsula Land Use Advisory Committee (LUAC) voted (2-1) to deny the project on May 19, 2004. Concerns include: parking along Aguajito Road, generation of traffic,

the addition is too large, the use of the church as a community center, and the amount of tree removal.

- (f) 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 PLN030086.

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, Parks, Public Works, Environmental Health Division, and Water Resources Agency, the City of Monterey, the California Department of Transportation (Caltrans), and the Transportation Agency for Monterey County (TAMC). There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
- (b) Technical reports by outside biological, geological, forestry, and transportation consultants indicated that there are not physical or environmental constraints that would indicate that the site is not suitable for the use propose. County staff concurs. The following reports have been prepared:
 - 1) “Biological Report: Unitarian Universalist Church” (LIB040064)_prepared by Jeff Norman, Big Sur, Ca, March 2004.
 - 2) “Geologic Report for proposed additions to an Existing Church” (LIB040065) prepared by Nielsen and Associates, Santa Cruz, Ca, April 2003.
 - 3) “Forest Management Plan for APN 008-141-002-000” (LIB040068) prepared by Staub Forestry and Environmental Consulting, Felton, Ca, February 2004.
 - 4) “Traffic Analysis: Unitarian Universalist Church of the Monterey Peninsula Expansion Project” (LIB040067) prepared by Dowling Associates Inc, Oakland, Ca, July 2003.
 - 5) “Unitarian Church of the Monterey Peninsula Traffic Study,” (LIB060645) prepared by Dowling Associates Inc, Oakland, Ca, July 2006.
- (c) Staff conducted site inspections on January 26, 2006 and October 11, 2006 to verify that the site is suitable for this use.
- (d) Materials in Project File PLN030086.

3. **FINDING: CEQA (Mitigated Negative Declaration):** - On the basis of the whole record before the Planning Commission there is no substantial evidence that the proposed project as designed, conditioned and mitigated, will have a significant effect on the environment. The mitigated negative declaration reflects the independent judgment and analysis of the County.

EVIDENCE:

- (a) Initial Study. Staff conducted an Initial Study and subsequent Mitigated Negative Declaration pursuant to CEQA. The Initial Study identified potentially significant effects to biological resources, geology and soils, and traffic and transportation that could be mitigated to a less than significant level. The applicant has agreed to proposed mitigation measures that mitigate the effects to a point where clearly no significant effects would occur.
- (b) Mitigated Negative Declaration. A Mitigated Negative Declaration was filed with the County Clerk on November 3, 2006, noticed for public review, and circulated to the State Clearinghouse from November 6 to December 5, 2006. Among the studies, data, and reports analyzed as part of the environmental determination include the following:
 - 1. *Geologic Report for Proposed Additions to an Existing Church.* April 2003. Nielsen and Associates, Santa Cruz, CA.
 - 2. *Geotechnical Investigation for Proposed Church Addition.* June 2003. Haro, Kasunich and Associates, Inc, Geotechnical and Coastal Engineers, Watsonville, CA.

3. *Forest Management Plan for APN 008-141-002-000*. February 2004. Staub Forestry and Environmental Consulting. Felton, CA.
4. *Biological Report: Unitarian Universalist Church, Carmel. APN 008-141-002-000*. March 7, 2004. Jeff Norman. Big Sur, CA.
5. *Traffic Analysis: Unitarian Universalist Church of the Monterey Peninsula Expansion Project*. July 31, 2003. Dowling Associates, Inc. Oakland, CA.
6. *Non-Standard Condition Traffic Management Plan for the Unitarian Universalist Church Expansion*. March 4, 2005. Dowling Associates, Oakland, CA.
7. *Supplemental Traffic Management Plan*. October 6, 2005. Dowling Associates, Inc. Oakland, CA.
8. *Supplemental Traffic Analysis*, November 28, 2005. Dowling Associates, Inc. Oakland, CA.
9. *Unitarian Church of the Monterey Peninsula traffic Study*, July 30, 2006. Dowling Associates, Inc. Oakland.
10. *Parking Plan During Church Expansion Project*, February 13, 2006. Sarah Hardgrave.
11. Personal Communication. December 9, 2004. Keith Hinrichsen, California Department of Transportation.

The County of Monterey is the custodian of these documents which are located at 168 West Alisal, Salinas, California. The Planning Commission determines that although the project could have significant impacts, mitigation can reduce these potential impacts to a level of insignificance. Therefore, a Mitigated Negative Declaration and Mitigation Monitoring reporting Plan are hereby adopted by the Planning Commission.

- (c) Mitigation Monitoring Program. A Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with Monterey County regulations and is designed to ensure compliance during project implementation. The applicant/owner must enter into an "Agreement to Implement a Mitigation Monitoring and/or Reporting Plan" as a condition of project approval.
 - (d) Comments. During the Initial Study and Mitigated Negative Declaration circulation period (November 6, 2006 to December 5, 2006), a comment letter was received from the applicants representative, Sarah Hardgrave. The comments are described within the staff report. A revised Initial Study was presented at the Planning Commission meeting to address one of the comments. Because submittal of the staff report was required by November 22, 2006, additional comments received are not reflected in the staff report itself and will be discussed at the public hearing on December 13, 2006.
 - (e) No adverse environmental effects were identified during staff review of the development application during site visits on January 26, 2006 or October 11, 2006.
 - (f) 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:

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

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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) Preceding findings and supporting evidence.

6. **FINDING: TREE REMOVAL** – The project includes a Tree Removal Permit for the removal of seven (7) protected Coast Live Oak trees in accordance with the applicable policies of the Greater Monterey Peninsula Area Plan and the Monterey County Zoning Ordinance (Title 21). The Required Findings in order to grant the permit for tree removal have been met.

EVIDENCE:

- (a) Section 21.64.260 of the Monterey County Zoning Ordinance states “A permit shall be required for the removal of any of these [healthy, native oak and madrone] trees with a trunk diameter in excess of six inches, measured two feet above ground level.”
- (b) A Forest Management Plan (LIB040068) was completed for the project. Mitigation measures included in the plan require the replacement of oak trees at a one-to-one ratio. Acorns are to be gathered from native stock.
- (c) Measures for tree protection during construction have been incorporated as conditions and include tree protection zones, trunk protection, hand excavation and bridging roots.
- (d) The project has been designed and sited to minimize the amount of tree removal required. Redesign of the project from the original submittal reduced tree removal by approximately 50%.
- (e) As mitigated and conditioned, tree removal will not involve a risk of adverse environmental impacts.

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

EVIDENCE:

- (a) Section 21.80.050 Monterey County Zoning Ordinance (Title 21).

DECISION

THEREFORE, it is the decision of the Planning Commission of the County of Monterey that the Mitigated Negative Declaration and Program for Monitoring and/or Reporting on Conditions of Approval be adopted and said application for a Combined Development Permit be granted as shown on the attached sketch and subject to the attached conditions.

PASSED AND ADOPTED this 20th day of December, 2006, by the following vote:

AYES: Brown, Isakson, Vandever, Padilla, Sanchez, Rochester, Ottone
NOES: None
ABSENT: Errea, Salazar
RECUSED: Diehl


MIKE NOVO, SECRETARY

A COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON JAN 10 2007

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE 'JAN 2 0 2007

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

NOTES

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

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

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

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

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

Project Name: Unitarian Universalist Church of the Monterey Peninsula

File No: PLN030086

APN: 008-141-002-000

Approved by: Planning Commission

Date: December 20, 2006

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

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verificat- ion of Complia- nce (name/d ate)</i>
1		<p>PBD029 - SPECIFIC USES ONLY This Combined Development Permit (PLN030086) includes a use permit and design approval to allow a 13,753 square foot expansion to an existing 6,732 square foot two-story church including grading (approximately 1,800 cubic yards cut/260 cubic yards fill); and a use permit to allow the removal of 7 protected coast live oaks; 85 non-protected Monterey pines will also be removed. The property is located at 490 Aguajito Road, Carmel (Assessor's Parcel Number 008-141-002-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action.</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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		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 and Building Inspection]				
2		PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution No. 06064) was approved by the Planning Commission for Assessor's Parcel Number: 008-141-002-000 on December 20, 2006. 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 RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)	Proof of recordation of this notice shall be furnished to RMA – Planning Department.	Owner/ Applicant	Prior to issuance of grading and building permits or start of use.	
3		PBD018(B) - LANDSCAPE PLAN AND MAINTENANCE (OTHER THAN SINGLE FAMILY DWELLING) The site shall be landscaped. At least 60 days prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA-Planning Department for approval. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping. The landscaping shall be	Submit landscape plans and contractor's estimate to the RMA-Planning Department for review and approval.	Owner/ Applicant/ Contractor	At least 60 days prior to final inspection or occupancy	
			All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free,	Owner/ Applicant	Ongoing	

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		installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA-Planning Department)	weed-free, healthy, growing condition.			
4		PBD021 – 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	Ongoing	
5		PBD022 - MITIGATION MONITORING PROGRAM The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey	1) Enter into agreement with the County to implement a Mitigation Monitoring Program. 2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.	Owner/ Applicant	Within 60 days after project approval or prior to issuance of grading and building permits, whichever	

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		at the time the property owner submits the signed mitigation monitoring agreement. (RMA-Planning Department)			occurs first.	
6		PBD030 - STOP WORK - RESOURCES FOUND 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	
7		PBD032(B) – TREE AND ROOT PROTECTION Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection shall	Submit evidence of tree protection to the RMA-Planning Department for review and approval.	Owner/ Applicant	Prior to Issuance of Grading and/or Building Permits	

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		be demonstrated prior to issuance of building permits subject to the approval of the Director of the RMA-Planning Department. (RMA-Planning Department)				
8		PBD012 - FISH AND GAME FEE-NEG DEC/EIR Pursuant to the State Public Resources Code, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA-Planning Department)	The applicant shall submit a check, payable to the <i>County of Monterey</i> , to the Director of the RMA-Planning Department	Owner/ Applicant	Within 5 working days of project approval.	
9		PBD034 - UTILITIES - UNDERGROUND All new utility and distribution lines shall be placed underground. (RMA-Planning Department; Public Works)	None	Owner/ Applicant	Ongoing	
10		PBDSP001 – SAFETY MEASURES (NON-STANDARD) The applicant shall adhere to the safety and security measures as detailed in the June 14, 2004 memo received from the Monterey County Sheriff's Department. These measures shall be met to the satisfaction of the Sheriff's Department. (RMA-Planning)	The applicant shall have the site inspected by the Monterey County Sheriff's Department	Owner/ Applicant	Prior to Occupancy	

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11		<p>PBDSP002 - OPERATIONAL PLAN (NON-STANDARD)</p> <p>The applicant shall submit an Operations Plan for the facility that outlines the hours and maximum number of participants for the various components included with this application. Said plan shall include but not be limited to:</p> <ul style="list-style-type: none"> - Membership - IHELP program - Activities/Programs/Services conducted during the weekday PM peak hour. <p>(Planning Department)</p>	<p>Submit Operations Plan to the Director of the Planning Department for review and approval.</p>	<p>Owner/ Applicant</p>	<p>Prior to the issuance of Building Permits.</p>	
12		<p>FIRE002 - ROADWAY ENGINEERING</p> <p>The grade for all roads shall not exceed 15 percent. Where road grades exceed 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 length of vertical curves in roadways, exclusive of gutters, ditches and drainage structures designed to hold or divert water, shall not be less than 100 feet. No roadway turn shall have a horizontal inside radius of less than 50 feet. A roadway turn radius of 50 to 100 feet is required to have an additional 4 feet of roadway surface. A roadway turn radius of 100 to 200 feet is required to have an additional 2 feet of roadway surface. Roadway turnarounds shall be required on dead-end roads in excess of 150 feet of surface length. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Carmel Highlands 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 department clearance inspection for each phase of development</p>	<p>Owner/ Applicant</p>	<p>Prior to issuance of grading and/or building permit.</p> <p>Prior to final building inspection</p>	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verifica- tion of Complia- nce (name/d ate)
13		<p>FIRE011 - ADDRESSES FOR BUILDINGS</p> <p>All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance.</p> <p>(Carmel Highlands 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>Owner/ Applicant</p> <p>Owner/ Applicant</p>	<p>Prior to issuance of grading permit.</p> <p>Prior to final inspection</p>	

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14		<p>FIRE015 - FIRE HYDRANTS/FIRE VALVES A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire 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 Highlands 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 department clearance inspection.</p>	<p>Owner/ Applicant</p> <p>Owner/ Applicant</p>	<p>Prior to issuance of grading and/or building permit.</p> <p>Prior to final building inspection</p>	
15		<p>FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM 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</p>	<p>Applicant shall enumerate as "Fire Dept. Notes" on plans.</p>	<p>Owner/ Applicant</p>	<p>Prior to issuance of building permit.</p>	

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		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 Protection District)	Applicant shall schedule fire department rough sprinkler inspection. Applicant shall schedule fire department final sprinkler inspection	Owner/ Applicant Owner/ Applicant	Prior to framing inspection Prior to final building inspection	
16		FIRE023 - FIRE ALARM SYSTEM - (COMMERCIAL) The building(s) shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72. 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. (Carmel Highlands Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans. Applicant shall submit fire alarm plans and obtain approval Applicant shall schedule fire alarm system acceptance test.	Owner/ Applicant Owner/ Applicant Owner/ Applicant	Prior to issuance of building permit. Prior to rough sprinkler or framing inspection Prior to final building inspection	
17		FIRE029 - ROOF CONSTRUCTION - (CYPRESS FPD & PEBBLE BEACH CSD) All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (Carmel Highlands Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Owner/ Applicant	Prior to issuance of building permit.	

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18		EH1 - WATER SYSTEM PERMIT Obtain a new or amended water system permit from the Division of Environmental Health. (Environmental Health)	Submit necessary application, reports and testing results to EH for review and approval.	CA Licensed Engineer /Owner/ Applicant	Prior to issuance of grading/building permits	
19		WR8 - COMPLETION CERTIFICATION The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater detention/retention facilities have been constructed in accordance with approved plans. (Water Resources Agency)	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/ Engineer/ Contractor	Prior to final inspection	
20		WR0040 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: 1. 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. 2. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low		Owner/ Applicant	Prior to final Building Inspection	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)				
21		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)	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
22		WR45 - WELL INFORMATION The applicant shall provide the Water Resources Agency information on the well to serve the project including a map showing the well location and any available well logs/e-logs. (Water Resources Agency)	Submit all applicable well information to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	
23		WRSP001- STORMWATER DETENTION (NON-STANDARD) The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer addressing on-site and off-site impacts with supporting calculations and construction details. The plan shall include construction details for the detention pond. The pond outlet shall be sized to release the 10-year predevelopment rate. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of grading and/or building permits	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
24		PW0007 – PARKING STANDARD The parking shall meet the standards of the Zoning Ordinance and be approved by the Director of the RMA-Planning Department. (Public Works)	Applicant's engineer or architect shall prepare a parking plan for review and approval.	Owner/ Applicant/ Engineer	Prior to Issuance of Building/Grading Permits	
25		PWSP001 - NO PARKING (NON STANDARD) All church related parking shall be contained within the designated church parking lots. There shall be no parking along Aguajito road. (Public Works)	The applicant shall petition the County to implement no parking along the frontage of Aguajito Road.	Owner/ Applicant	Prior to the Issuance of Building/Grading Permits	
26	1	PBDSP003 – TREE PROTECTION In order to minimize impacts to existing trees the applicant shall implement the following tree protection measures to be included on building and grading plans: 1. Around each tree or group of trees to be preserved next to construction areas, a boundary of protective fencing, preferably metal link, supported by wood or metal stakes shall be erected along the approximate driplines of such protected trees to define the construction project boundary and tree protection zones prior to commencement of site grading. The contractor should install protective fencing that intrudes within tree driplines only with on-site consultation and approval of a forester or qualified arborist. Demolition, excavation and construction activities and materials shall be kept within the development area. 2. No storage of equipment or construction materials or the parking of vehicles is permitted within the tree protection zones so identified.	Monitoring Action #1A: Prior to the issuance of building or grading permits; the applicant shall include the tree protection measures as notes on building and grading plans. Said plans shall be submitted to the Director of the RMA-Planning Department for review and approval. Monitoring Action #1B: Prior to the start of construction or grading, the applicant shall provide a report with photographs from a qualified forester or certified arborist to the Director of the RMA-Planning Department. Said report shall verify that the tree protection measures are in place and have been inspected by a qualified forester or arborist and that the contractor has been informed of the	Owner/ Applicant	Prior to issuance of Building/Grading Permits	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land-Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verifica- tion of Complia- nce (name/d ate)
		<p>3. No soil may be removed from within the dripline of any tree and no fill of additional soil can exceed two inches (2") within the driplines of trees, unless it is part of approved construction and is reviewed by a qualified forester or certified arborist. Because existing trees are sensitive to the addition of fill, excavated material must either be removed from the site, incorporated as engineered fill beneath driveway, parking areas or the structure, or retained away from all tree trunks (a minimum of one foot clearance) and as much rooting areas as possible. See specific tree applications under #8 below.</p> <p>4. Bark injury to any tree from equipment or materials is not acceptable and is prevented by respecting the protective fencing described above.</p> <p>5. No significant tree as defined by County code may be removed or trimmed unless authorized under the Forest Management Plan or County regulations. Tree crowns that lean into the construction area should be pruned prior to commencement of excavation and construction to minimize potential for inadvertent damage.</p> <p>6. Roots exposed by excavation must be pruned flush with the soil surface and recovered with soil as quickly as possible to promote callusing, closure and healthy regrowth. If exposed roots cannot be quickly recovered with soil, they should be covered with burlap or other suitable fabric and kept moist by regular watering until they are recovered with soil.</p> <p>7. All tree work shall be monitored by a qualified forester or certified arborist and work completed by</p>	<p>required protection measures.</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>Verifica- tion of Complia- nce (name/d ate)</i>
		<p>qualified tree personnel. Pruning will be required prior to commencement of construction in order to minimize hazard and provide sufficient and safe clearance for approved construction. Oaks should not be trimmed during periods of rapid growth in the spring and early summer so that deformed “witches broom” growth is not stimulated.</p> <p>8. Trees closest to foundation and slab perimeters or significant cuts and fills are at the greatest risk of damage from construction activities. Although coast live oaks and Monterey pines can be fairly tolerant of root loss due to excavation, excavation in a straight line any closer than four trunk diameters from a tree base puts a tree at risk. In such cases, excavation should be done by hand once the first roots are encountered so that the roots can be exposed and preserved as much as feasible by tunneling under or bridging over roots with stem wall or slab features or utility, sewer or storm drain trenches. A forester or arborist shall be consulted as final grading and construction drawings are prepared in order to identify areas where special construction methods or materials will enhance retention of healthy, low hazard trees. Among the special measures to be considered are:</p> <ul style="list-style-type: none"> ▪ Tree wells or other retaining structures to retain fill away from existing trunks, especially along the outside of the new access and parking road loop west of the buildings. Protections for other trees shall be made on an individual basis by a qualified forester or certified arborist. 				

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		<ul style="list-style-type: none"> ▪ Construct new parking areas near existing trees with a minimum of grading below the level of the duff layer and build the surface up, adding base material rather than recessing it 2-6 inches into the top layers of soil as is the common engineering specification for compacted subgrades. Some aboveground retention of surfacing may be needed as a result. Hand rather than machine removal of the duff layer is recommended. Surfacing should be permeable or semi-permeable material. ▪ Minimize impacts to retained oak #220 by eastern building addition using grade beam rather than stem wall foundation construction to protect roots. Adjust eave design to avoid excessive pruning. ▪ Stumps of larger trees approved for removal that are close to trees being retained should be ground out rather than simply excavated out to minimize damage to retained tree roots that are intertwined with roots of the tree being removed. 				

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27	2	<p>PBDSP004 – TREE REPLACEMENT To enhance biological resources on site, removed trees shall be replaced with suitable local native Monterey pine saplings, consistent with the Forest Management Plan prepared by Staub Forestry and Environmental Consulting dated February 2004. (RMA-Planning Department)</p>	<p>Monitoring Action #2a: Prior to occupancy; the applicant shall include three (3) copies of a planting plan with the required landscaping plan and submit to the Director of the RMA-Planning Department for approval. The plan shall be in sufficient detail to identify the location, species, and size of the replacement specimens.</p>	Owner/ Applicant	Prior to Occupancy	
			<p>Monitoring Action #2b: A qualified Biologist, Forester or Arborist shall monitor the plantings: within three months following the completion of the development, two years after the completion of the development, and four years after the completion of the development. Monitoring reports shall be submitted to the Director of the RMA-Planning Department for review. Establishment success shall be 100 percent. Should the success rate not be met at any time, new trees shall be planted and monitoring times repeated.</p>	Qualified Biologist, Forester, or Arborist	Three months following the completion of the development, two years after the completion of the development, and four years after the completion of the development.	

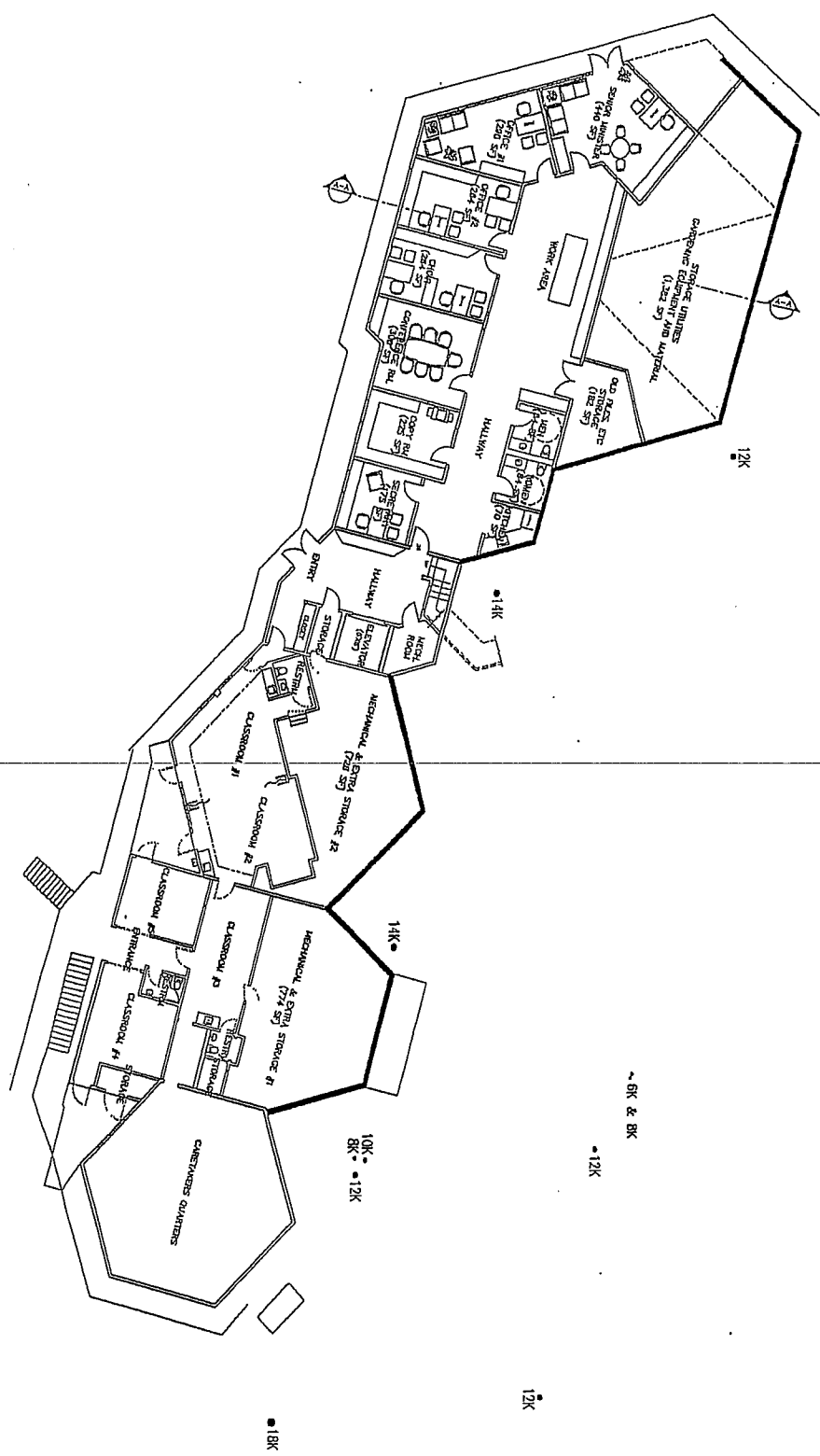
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
28	3	<p>PBDSP005 – FOREST REPLACEMENT PROGRAM</p> <p>To maintain the health of the forest, the applicant shall implement a Monterey pine replacement program, in accordance with the Forest Management Plan prepared by Staub Forestry and Environmental Consulting (February 2004), whereby diseased, dying and/or dead trees will be removed and disease-resistant pines replanted in their place. The seed bank from which these trees will be grown will consist of at least 10 different Monterey pines growing on the UUCMP property to ensure site-specific genetic diversity. Replacement trees can be outplanted within the areas undisturbed by the project.</p> <p>(RMA-Planning Department)</p>	<p>Monitoring Action #3: A qualified Biologist, Forester or Arborist shall monitor the plantings: within three months following the completion of the development, two years after the completion of the development, and four years after the completion of the development. Monitoring reports shall be submitted to the Director of the RMA-Planning Department for review. Establishment success shall be 100 percent. Should the success rate not be met at any time, new trees shall be planted and monitoring times repeated.</p>	Qualified Biologist, Forster, or Arborist	Three months following the completion of the development, two years after the completion of the development, and four years after the completion of the development.	
29	4	<p>PBDSP006 – PINE HABITAT</p> <p>In order to enhance Monterey pine habitat, the applicant shall implement an exotic plant species eradication program.</p> <p>(RMA-Planning Department)</p>	<p>Monitoring Action #4: Prior to occupancy, the applicant shall submit three (3) copies of an invasive species eradication program with the required landscaping plan to the Director of the RMA Planning Department for review and approval; the eradication program shall follow the recommendations contained in Jeff Norman's Biological Report (2003), including hand-pulling and the application of suitable herbicides.</p>	Owner/ Applicant	Prior to Occupancy	

<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>Verifica- tion of Complia- nce (name/d ate)</i>
30	5	<p>PBDSP007 – NESTING & MIGRATORY SPECIES</p> <p>To reduce impacts to nesting bird taxa, tree removal should be conducted during the non-breeding season, i.e., between the months of September and January, inclusive.</p> <p>(RMA-Planning Department)</p>	<p>Monitoring Action #5: Prior to the removal of any trees, the applicant shall submit a tree removal schedule to the Director of the RMA-Planning Department for review and approval; said schedule shall be incorporated into the final grading or building plans.</p>	Owner/ Applicant	Prior to tree removal	
31	6	<p>PBDSP008 – SOIL EROSION</p> <p>To reduce erosion related impacts, areas to be graded or to receive building foundations should be cleared of all loose fill, debris, foundations, trees not designated to remain, or other unsuitable material. Areas to receive engineered fill should be scarified, moisture conditioned, and compacted to a relative density of 90 percent. Any imported fill should be free of wood, brush, roots, grass, debris, and other deleterious materials and be approved by the project geotechnical engineer. Any disturbed slopes should be planted with erosion resistant material after construction.</p> <p>(RMA-Planning Department)</p>	<p>Monitoring Action #6: Prior to the issuance of building or grading permits, the applicant shall submit grading plans which 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. These plans shall be reviewed and approved by the Director of the RMA-Planning Department.</p>	Owner/ Applicant	Prior to the issuance of building or grading permits	
32	7	<p>PBDSP009 – TAMC REGIONAL FEE</p> <p>To reduce impacts to the Highway 1/Highway 68 intersection and the Highway 68 /Highway 1 roadway segments, the applicant shall contribute to the regional improvement fees established by the Transportation Agency of Monterey County.</p> <p>(RMA-Planning Department)</p>	<p>Monitoring Action #7: Prior to the issuance of a building permit, the applicant shall provide the Director of the RMA-Planning Department with written clearance from the Public Works Department that the TAMC Regional fee has been paid.</p>	Owner/ Applicant	Prior to the issuance of a building permit	

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33	8	<p>PBDSP010 – ACTIVITIES/EVENTS In order to avoid weekday PM peak hour impacts due to accessory church activities, these activities shall not exceed the existing conditions as identified within the traffic report prepared for the project. One time or annual special events should be limited to Saturday, Sunday or holidays. If one time special events are proposed during the weekday, these events shall be scheduled to avoid arrivals or departures during the PM peak hour.</p> <p>(RMA-Planning Department)</p>	<p>Monitoring Action #8: The applicant shall submit an annual monitoring report of all activities similar to the 2002 Building Use Report submitted with the application. This report shall identify all on-going PM peak hour activities/events and 1-time/annual special events including the date and time of the activity and number of participants. Upon completion of the expansion, the applicant shall annually update and resubmit the Report for a period of five years. An increase in the number of PM peak vehicle trips resulting from increased activities and/or participants as listed in the 2004 PM Peak Activity Plan, shall require an amendment to this Use Permit.</p>	Owner/ Applicant	Annually for a period of five years	

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34	9	<p>PBDSP011 – HAZARDS To ensure a clear line of sight, the applicant shall:</p> <ol style="list-style-type: none"> 1) Eliminate vegetation for a minimum setback of 10 feet from Aguajito Road for a distance of 50 feet east of the driveway along Aguajito Road; 2) Move the existing mailbox a minimum of 10 feet back from the edge of Aguajito Road and a STOP line shall be painted on the driveway at the edge of the County Right-of-Way. <p>No sensitive species as identified in the Biological Survey and Forest Management Plan shall be removed by these activities. (RMA-Planning Department)</p>	<p>Monitoring Action #9A: Prior to the issuance of building permits, a qualified biologist shall update the Biological Survey to include vegetation proposed for removal. The applicant shall submit the updated survey to the RMA-Planning Department for review.</p> <p>Monitoring Action #9B: Prior to final inspection, the applicant shall submit photos of removed vegetation, relocated mailbox, and painted STOP line to the RMA-Planning Department and Public Works for review.</p>	<p>Qualified Biologist/ Owner/ Applicant</p> <p>Owner/ Applicant</p>	<p>Prior to the issuance of building permits</p> <p>Prior to final inspection</p>	

END OF CONDITIONS



LOWER LEVEL PLAN

1/5-1/4"

A-1.1	LOWER LEVEL PLAN	DATE	2/14/03	UNITARIAN UNIVERSALIST CHURCH OF MONTEREY PENINSULA 450 AQUATTO ROAD, MONTEREY, CA	SHEFFO ARCHITECTURAL ARCHITECTS 1-732K 2700 Hill Street Pacific Grove, CA 93954 (408) 375-3010 (408) 375-3000 fax E-mail: sheffo@sheffo.com Andrew A. Sheffo	REVISION	
		BY	AS SHOWN				
		TYPE	KW				
		NO.	9922				
		PL.					

SUMMARY

1. FLOOR AREA RATIO

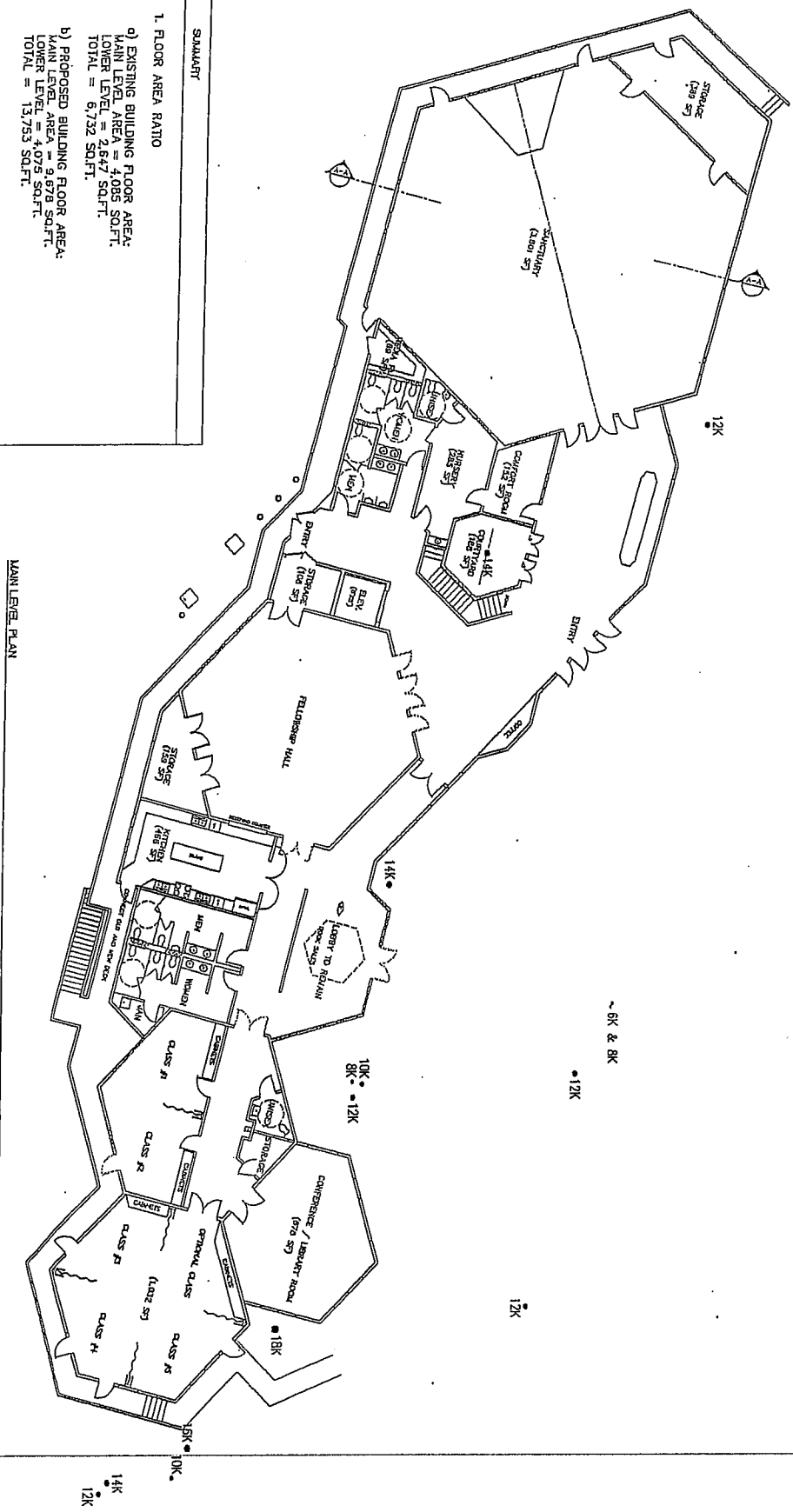
a) EXISTING BUILDING FLOOR AREA:
 MAIN LEVEL AREA = 4,085 SQ.FT.
 LOWER LEVEL = 2,547 SQ.FT.
 TOTAL = 6,732 SQ.FT.

b) PROPOSED BUILDING FLOOR AREA:
 MAIN LEVEL AREA = 4,085 SQ.FT.
 LOWER LEVEL = 4,075 SQ.FT.
 TOTAL = 13,763 SQ.FT.

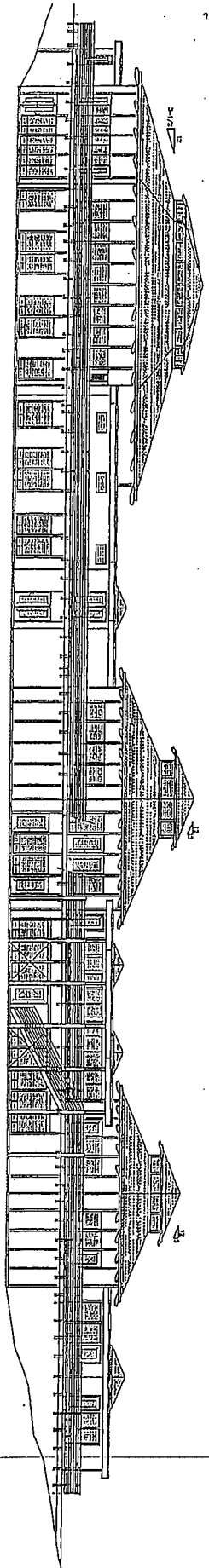
2. STRUCTURE SITE COVERAGE

a) EXISTING BUILDING FOOT PRINT:
 EXISTING SITE COVERAGE = 4,085 SQ.FT.

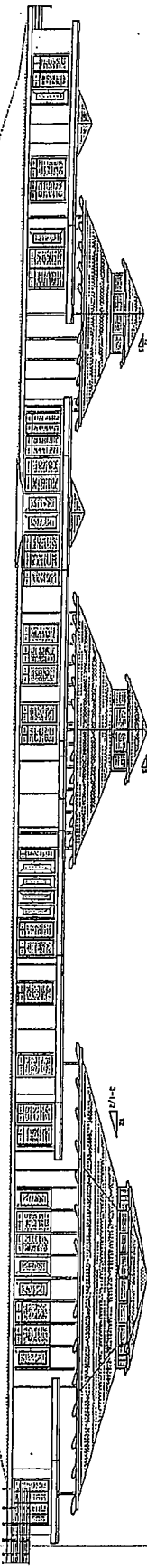
b) PROPOSED BUILDING FOOT PRINT:
 NEW SITE COVERAGE = (3,678 + 4,085) = 13,763 SQ.FT.



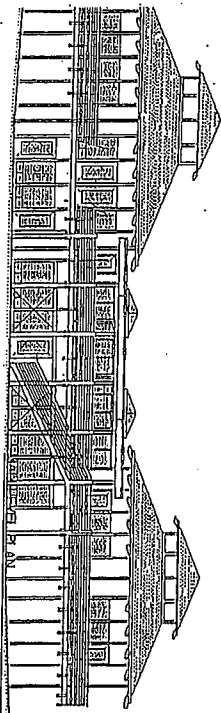
A-1.0	MAIN LEVEL PLAN	DATE	2/14/03	SYNOPSIS INTERNATIONAL ARCHITECTS 4-1200 P.O. Box 7724 1001 North Street, 4th Floor San Jose, CA 95133 (415) 285-2400 FAX: (415) 285-2401 www.synopsis.com	REVISIONS
		AS SHOWN	KW		
UNITARIAN UNIVERSALIST CHURCH OF MONTEREY PENNSULA 490 AQUAJITO ROAD, MONTEREY, CA					



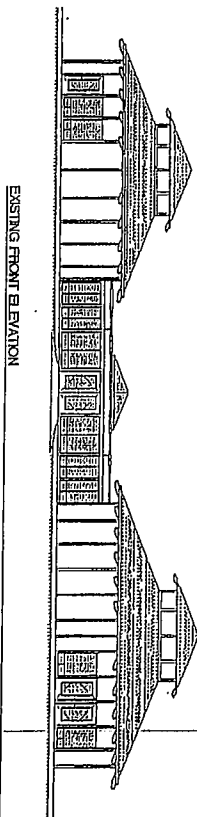
REAR ELEVATION



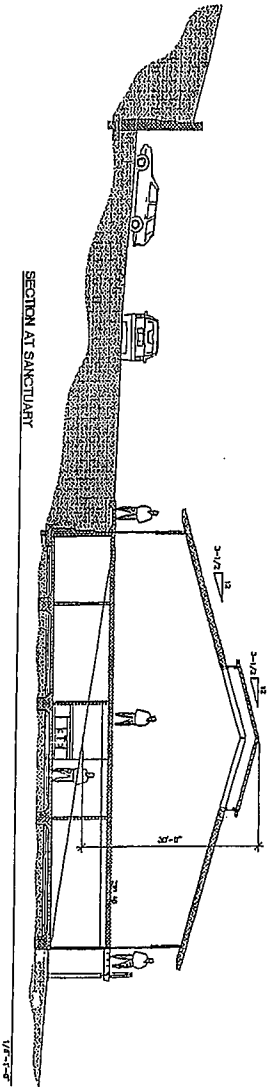
FRONT ELEVATION



EXISTING REAR ELEVATION

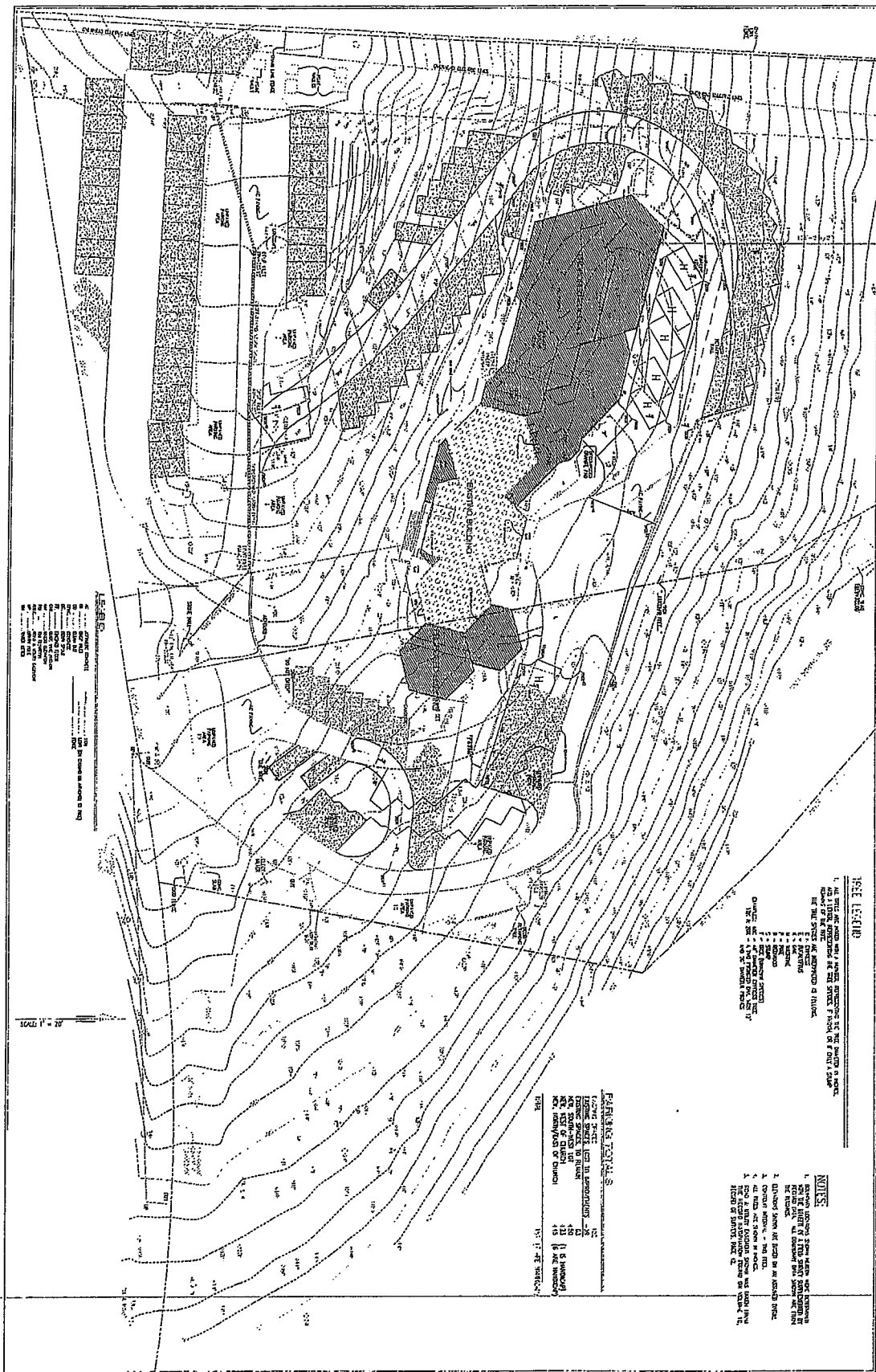


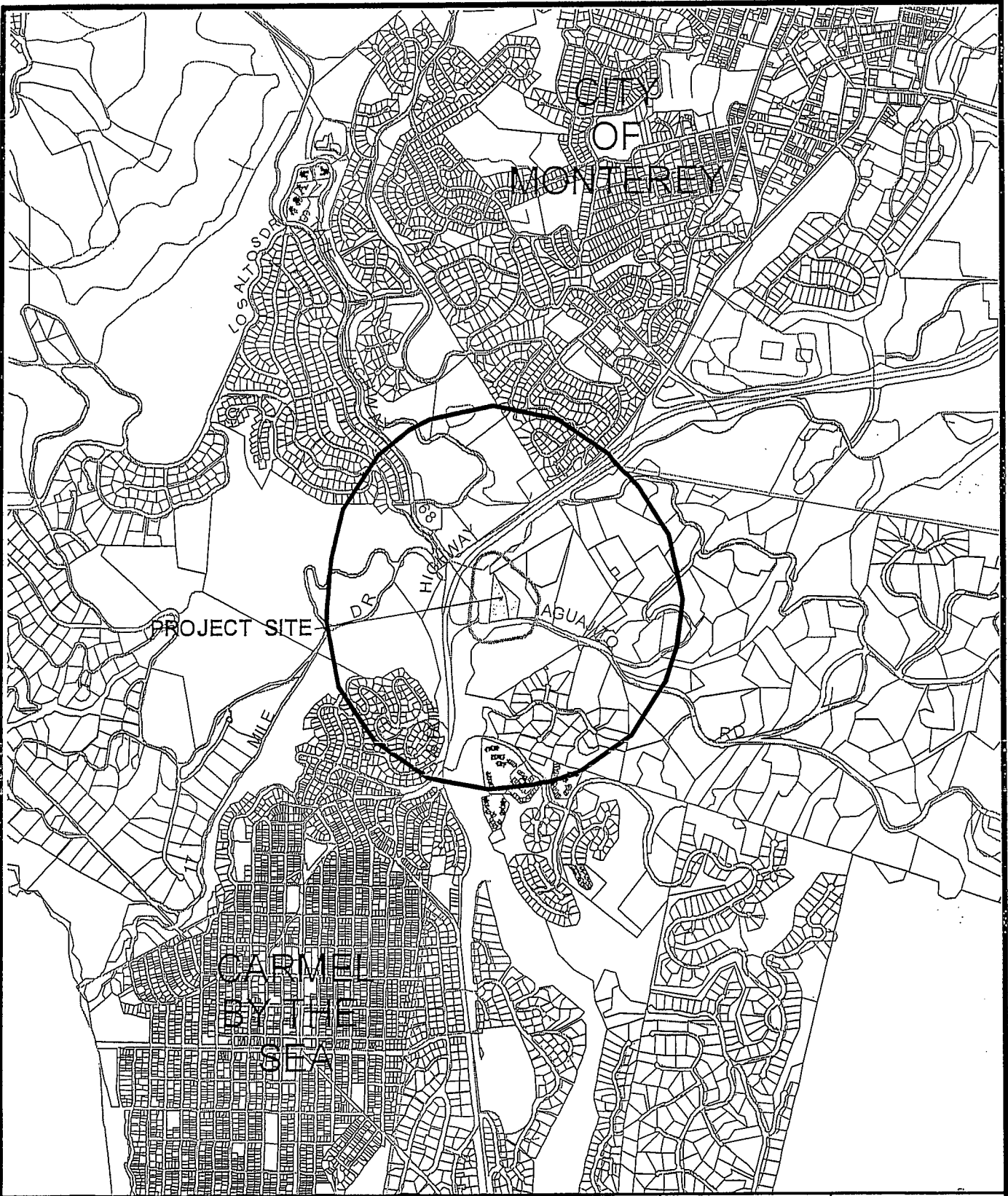
EXISTING FRONT ELEVATION



SECTION AT SANCTUARY

A-5.0	ELEVATIONS AND SECTION	Date	2/14/03	UNITARIAN UNIVERSALIST CHURCH OF MONTEREY PENINSULA 490 AGUAJITO ROAD, MONTEREY, CA	EIFFO INTERNATIONAL ARCHITECTS P.O. Box 3721 Costa Mesa, CA 92626 (714) 440-3000 Fax www.eiffo.com	REVISIONS <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>								
Drawn by	AS SHOWN	Scale	KW											
Plot No.	9932													







APPLICANT: UNITARIAN CHURCH OF THE MONTEREY

APN: 008-141-002-000 & 088-141-014-000

FILE# PLN 030086

 300' Limit

 2500' Limit.

