

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

RESOLUTION NO. 08026

A. P. # 416-193-013-000

In the matter of the application of
Douglas and Lu Ann Meador TRS (PLN060378)

FINDINGS AND DECISION

WHEREAS: The Planning Commission, pursuant to regulations established by local ordinance and state law, has considered, at public hearing, a Combined Development Permit, consisting of: (1) a Use Permit for development on slopes in excess of 30% to allow the demolition of an existing drainage facility, the construction of a replacement drainage facility required to mitigate stormwater runoff within subwatershed no. 7 as defined in the Canyon Del Rey Watershed Master Drainage Plan, and grading (approx. 7,200 cu. yds. cut/ 7,200 cu. yds. fill); and (2) an Administrative Permit to allow development within a Site Plan Review district or "S" zoning district. The property is located at 24700 Bit Road, Monterey, Greater Monterey Peninsula Area Plan, and came on regularly for hearing before the Planning Commission on July 9, 2008.

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

FINDINGS OF FACT

- 1. FINDING: CONSISTENCY** – The subject Combined Development Permit (PLN060378), as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, Greater Monterey Peninsula Area Plan, Greater Monterey Peninsula Area Plan Inventory and Analysis, and the Monterey County Zoning Ordinance (Title 21), 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 24700 Bit Road, Monterey (Assessor's Parcel Number 416-193-013-000), Greater Monterey Peninsula Area Plan. The property is zoned "RDR/B-6-D-S" or Rural Density Residential with Building Site, Design Control, and Site Plan Review zoning district overlays. The property complies with the size requirements of the land use and zoning designations.
 - (c) Site Plan Review or "S" zoning requires review of development in those areas of the County of Monterey where development, by reason of its location has the potential to adversely affect or be adversely affected by natural resources or site constraints, without imposing undue restrictions on private property. Section 21.45.040.C of the Monterey County Zoning Ordinance (Title 21) requires an Administrative Permit for the construction of structures, additions, deposit, or removal of materials. As such, this Combined Development Permit includes an Administrative Permit for the site improvements within the drainage easement.
 - (d) Design Control or "D" zoning requires design review of structures to assure the protection of the public viewshed, neighborhood character, and the visual integrity of certain developments without imposing undue restrictions on private property. The

construction of structures is not part of the subject application and therefore a Design Approval application is not incorporated.

- (e) Monterey County Code, Section 21.64.230.C requires a Use Permit for development on slopes exceeding 30%. See Finding 4.
- (f) The project was referred to the Greater Monterey Peninsula (LUAC) on August 16, 2006. The LUAC recommended approval of the site improvements with a 3-0 vote with one member absent to include the condition that the Applicants install a grate over the culvert, which passes under Bit Road. This recommendation has been incorporated as Condition of Approval No. 9. The minutes are attached as Exhibit G of the July 9, 2008 Planning Commission Staff Report.
- (g) The project planner conducted a site inspection on July 13, 2006 to verify that the project on the subject parcel conforms to the plans listed above.
- (h) The application, project plans, and related support materials submitted by the project applicant to the Monterey County Resource Management Agency – Planning Department for the proposed development found in Project File PLN060378.

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, Salinas Rural Fire Protection District, Parks Department, Public Works, Environmental Health Division, Water Resources Agency, and Housing & Redevelopment. 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) The property is located at 24700 Bit Road, Monterey (Assessor's Parcel Number 416-193-013-000), Greater Monterey Peninsula Area Plan. The property is zoned "RDR/B-6-D-S" or Rural Density Residential with Building Site, Design Control, and Site Plan Review zoning district overlays. The property complies with the size requirements of the land use and zoning designations.
 - (c) On June 12, 2008, the Minor Subdivision Committee approved Planning File No. PLN070643, an Amendment to the Mesa Hills West Final Map recorded at Volume 17, Page 12 of Parcel Maps (Resolution No. MS 84-40) to include the abandonment of an existing 145,600 square foot drainage easement boundary and the dedication of a 25,000 square foot drainage easement boundary. It is necessary to amend the Mesa Hills West Final Map, attached as Exhibit H of the July 9, 2008 Planning Commission Staff Report, because small portions of the proposed drainage improvements would occur outside the existing drainage easement boundary. The subject development application, the second phase of this project, requests a Combined Development Permit to allow the demolition of an existing drainage facility, the construction of a replacement drainage facility and grading (approx. 7,200 cu. yds. cut/ 7,200 cu. yds. fill). In order to complete these improvements, the applicants must secure a Use Permit for development on slopes in excess of 30% for the demolition and construction of the drainage facility and an Administrative Permit to allow development within a Site Plan Review district or "S" zoning district. The Applicants are proposing to replace the existing pond designed to limit the 100-year post-development runoff rate to the 2-year pre-development rate. The pond is designed with 9,163 cubic feet of silt storage capacity and 41,852 cubic feet of stormwater storage capacity. The design criterion exceeds the County stormwater detention standards for new development.

- (d) The parcel was created by the Mesa Hills West Subdivision in 1982. The resolution and tentative map of the subdivision are attached as Exhibit H & I to the July 9, 2008 Planning Commission Staff Report. The Final EIR prepared for the Mesa Hills West Subdivision indicates that the subject parcel and respective drainage infrastructure was designed to accommodate Sub-watershed No. 7 of the Canyon del Rey Watershed. The Sub watershed No. 7 has a tributary drainage of 196 acres that includes Lots 31-33, 36-47, and portions of Lots 1, 26, 27, 28, 29, 30, 34, and 35 of the Mesa West Subdivision. The subject 40-acre property was a remainder parcel of the Mesa West Subdivision, which contained a drainage facility as prescribed by the project's EIR, specifically as Mitigation Measure No. 9, which required on-site drainage for the Mesa West Subdivision area to be directed to three retention/siltation basins. The drainage facility on the subject parcel is one of these three retention/siltation basins. The drainage easement in its present configuration was recorded on the property as a result of Minor Subdivision Amendment Resolution No. 88-90 (John Bolten Minor Subdivision).
- (e) In 1986, the John Bolten Minor Subdivision and the adoption of Minor Subdivision Resolution No. 84-40, attached as Exhibit J to the July 9, 2008 Planning Commission Staff Report, further subdivided the subject 40-acre parcel. This subdivision resulted in the creation of Parcel A, a 20.886-acre parcel, and Parcel B, a 19.114-acre parcel. Parcel A, consists of 19.84 acres in scenic easement and 1.046 acres available for residential development. Parcel B consists of 10.655 acres in scenic easement, the road alignment for Boots Road, and the subject drainage easement. It is important to note that Conditions 10 and 11 of Subdivision Resolution No 88-90 specifically address concerns regarding the dam. Condition No. 10 requires that "a study be done by a Registered Civil Engineer to determine the adequacy and condition of the dam and the adequacy of the pond for its intended purpose of storm water detention." In addition, Condition No. 11 specifies that the future owners of the Parcel 2 are responsible to ensure that inspections and maintenance of the dam occur on a regular basis. In 1988, an Amendment to the John Bolten Minor Subdivision Resolution No. 88-90 (Exhibit K to the July 9, 2008 Planning Commission Staff Report) amended the original subdivision approval. This amendment modified Condition No. 11 from requiring that the property owner be responsible for the regular inspection and maintenance of the dam to requiring the Boots Road Maintenance Association be responsible for the maintenance of the dam, outlet facilities, and the periodic removal of accumulated sediment. The current property owner, Douglas & Lu Ann Meador, requests the subject application for the drainage easement amendment, however correspondence attached as Exhibit O to the July 9, 2008 Planning Commission Staff Report, confirms that their request is an action on behalf of the Boots Road Maintenance Association.
- (f) Drainage Report prepared by WWD Corporation for Meador Property, Assessor's Parcel Number 416-193-013-000 dated March 2007 (LIB070165).
- (g) Drainage Report prepared by WWD Corporation for Meador Property, Assessor's Parcel Number 416-193-013-000 dated May 15, 2006 (LIB080281).
- (h) Staff conducted a site visit on July 13, 2006 to verify that the site is suitable for this use.
- (i) The application, project plans, and related support materials submitted by the project applicant to the Monterey County Resource Management Agency – Planning Department for the proposed development found in Project File No. PLN060378.

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 15302. Class 2 categorically exempts the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The existing drainage easement is a like-for-like replacement of the existing drainage facility that is failing.
- (b) On June 12, 2008, the Minor Subdivision Committee approved Planning File No. PLN070643, an Amendment to the Mesa Hills West Final Map recorded at Volume 17, Page 12 of Parcel Maps (Resolution No. MS 84-40) to include the abandonment of an existing 145,600 square foot drainage easement boundary and the dedication of a 25,000 square foot drainage easement boundary. It is necessary to amend the Mesa Hills West Final Map, attached as Exhibit H of the July 9, 2008 Planning Commission Staff Report, because small portions of the proposed drainage improvements would occur outside the existing drainage easement boundary. The subject development application, the second phase of this project, requests a Combined Development Permit to allow the demolition of an existing drainage facility, the construction of a replacement drainage facility and grading (approx. 7,200 cu. yds. cut/ 7,200 cu. yds. fill). In order to complete these improvements, the applicants must secure a Use Permit for development on slopes in excess of 30% for the demolition and construction of the drainage facility and an Administrative Permit to allow development within a Site Plan Review district or "S" zoning district. The Applicants are proposing to replace the existing pond designed to limit the 100-year post-development runoff rate to the 2-year pre-development rate. The pond is designed with 9,163 cubic feet of silt storage capacity and 41,852 cubic feet of stormwater storage capacity. The design criterion exceeds the County stormwater detention standards for new development. No adverse environmental effects were identified during staff review of the project application and during site-visits on July 13, 2006.
- (c) See preceding and following findings and supporting evidence.

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

- EVIDENCE:** (a) The subject property consists of scenic easement, drainage easement, and a small portion available for residential development. The property owners request to improve the existing drainage facility located on the property within the drainage easement. Improvements to the dam are necessary to comply with Water Resources Agency requests for improvements to the flow and capacity capabilities of the failing dam in its present conditions. In order to make these improvements entitlements must be secured for (1) an amendment to the subdivision's parcel map to allow the adjustment of existing drainage easement boundary (PLN070643) and (2) the physical site improvements for grading (PLN060378). On June 12, 2008, the Minor Subdivision Committee approved Planning File No. PLN070643, an Amendment to the Mesa Hills West Final Map recorded at Volume 17, Page 12 of Parcel Maps (Resolution No. MS 84-40) to include the abandonment of an existing 145,600 square foot drainage easement boundary and the dedication of a 25,000 square foot drainage easement boundary. It is necessary to amend the Mesa Hills West Final Map

(attached as Exhibit H to the July 9, 2008 Planning Commission Staff Report) because small portions of the proposed drainage improvements would occur outside the existing drainage easement boundary.

- (b) The Mesa Hills West Subdivision created the parcel in 1982. The resolution and tentative map of the subdivision are attached as Exhibits H & I to the July 9, 2008 Planning Commission Staff Report. The Final EIR prepared for the Mesa Hills West Subdivision indicates that the subject parcel and respective drainage infrastructure was designed to accommodate Sub-watershed No. 7 of the Canyon del Rey Watershed. The Sub watershed No. 7 has a tributary drainage of 196 acres that includes Lots 31-33, 36-47, and portions of Lots 1, 26, 27, 28, 29, 30, 34, and 35 of the Mesa West Subdivision. The subject 40-acre property was a remainder parcel of the Mesa West Subdivision, which contained a drainage facility as prescribed by the project's EIR, specifically as Mitigation Measure No. 9, which required on-site drainage for the Mesa West Subdivision area to be directed to three retention/siltation basins. The drainage facility on the subject parcel is one of these three retention/siltation basins. The drainage easement in its present configuration was recorded on the property as a result of Minor Subdivision Amendment Resolution No. 88-90 (John Bolten Minor Subdivision).
- (c) Monterey County Code, Section 21.64.230.C requires a Use Permit for development on slopes exceeding 30%; there are no exceptions to this requirement. The applicants request to demolish and construct a drainage facility on-site, which will require the movement of approximately 7,200 cubic yards of soil. The existing facility is best described as a wide pond with a berm at the northern face. The berm is approximately 210 linear feet in length, 60 linear feet wide, and 10 feet in height. Along the eastern border of the drainage easement earth movement is proposed on slopes exceeding 30% to allow the recontouring of the land surrounding the new drainage facility as shown at Figure 1 below. County code requires the development on slopes exceeding 30% be the minimum required under the circumstances of the case. The proposed development on slopes exceeding 30% consist of the removal of the berm and recontouring adjacent areas to provide a natural blend with the surrounding landscape. Considering development consists of deconstructing man-made slopes and balancing soil materials on-site there does not appear to be areas that will unnecessarily be disturbed by the proposed construction activities.
- (d) The site is located within a V or "moderate" landslide and erosion susceptibility zone and within a VI or "very high" seismic hazard zone. Condition No. 5 has been incorporated requiring that geotechnical certification be submitted to the Director of the RMA - Planning Department for review and approval prior to final building inspection.
- (e) Drainage Report prepared by WWD Corporation for Meador Property, Assessor's Parcel Number 416-193-013-000 dated March 2007 (LIB070165).
- (f) Drainage Report prepared by WWD Corporation for Meador Property, Assessor's Parcel Number 416-193-013-000 dated May 15, 2006 (LIB0080281).
- (g) Staff conducted a site visit on July 13, 2006 to verify that development on slopes exceeding 30% is the minimum required under the circumstances of the case.
- (h) The application, project plans, and related support materials submitted by the project Applicant to the Monterey County Resource Management Agency – Planning Department for the proposed development found in Project File PLN060378.

5. 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.
(b) See Findings 1 and 2.

6. 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: See Findings 1, 2, and 4.

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

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

DECISION

THEREFORE, it is the decision of the Planning Commission of the County of Monterey that 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 9th day of July, 2008, by the following vote:

AYES: Brown, Diehl, Rochester, Isakson, Ottone, Padilla, Vandever

NOES: None

ABSENT: Pessagno, Salazar, Sanchez



MIKE NOVO, SECRETARY

A COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON JUL 18 2008

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 JUL 28 2008

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 RMA - Planning and RMA - Building Services Department offices in Salinas.

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

**Monterey County Resources Management Agency
Planning Department
Condition Compliance and Mitigation Monitoring
Reporting Plan**

Project Name: Douglas & Lu Ann Meador TRS

File No: PLN060378

APN: 416-193-013-000

Approved by: Planning Commission

Date: July 9, 2008

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

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1.		<p>PD001 - SPECIFIC USES ONLY This Combined Development Permit Minor Subdivision Amendment (PLN060378) allows: (1) a Use Permit for development on slopes in excess of 30% to allow the demolition of an existing drainage facility, the construction of a replacement drainage facility required to mitigate stormwater runoff within subwatershed no. 7 as defined in the Canyon Del Rey Watershed Master Drainage Plan, and grading (approx. 7,200 cu. yds. cut / 7,200 cu. yds. fill); and (2) an Administrative Permit to allow development within a Site Plan Review district or "S" zoning district. The property is located at 24700 Bit Road, Monterey (Assessor's Parcel Number 416-193-013-000), Greater Monterey Peninsula area. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the 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</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

		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 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 Combined Development Permit (Resolution 08026) was approved by the Planning Commission for Assessor's Parcel Number 416-193-013-000 on July 9, 2008 . The Combined Development Permit was granted subject to 13 conditions of approval, which run with the land. A copy of the Combined Development 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.		PD004 - INDEMNIFICATION AGREEMENT 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	Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County. Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the parcel

		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)			map, whichever occurs first and as applicable	
4.		PD007 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. (RMA – Planning Department and Building Services Department)	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner/ Applicant	Ongoing	
5.		PD009 - GEOTECHNICAL CERTIFICATION Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA – Planning Department and Building Services Department)	Submit certification by the geotechnical consultant to the RMA – Building Services Department showing project's compliance with the geotechnical report.	Owner/ Applicant/ Geotechnical Consultant	Prior to final inspection	
6.		PD010 - EROSION CONTROL PLAN AND SCHEDULE The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA – Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise	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	

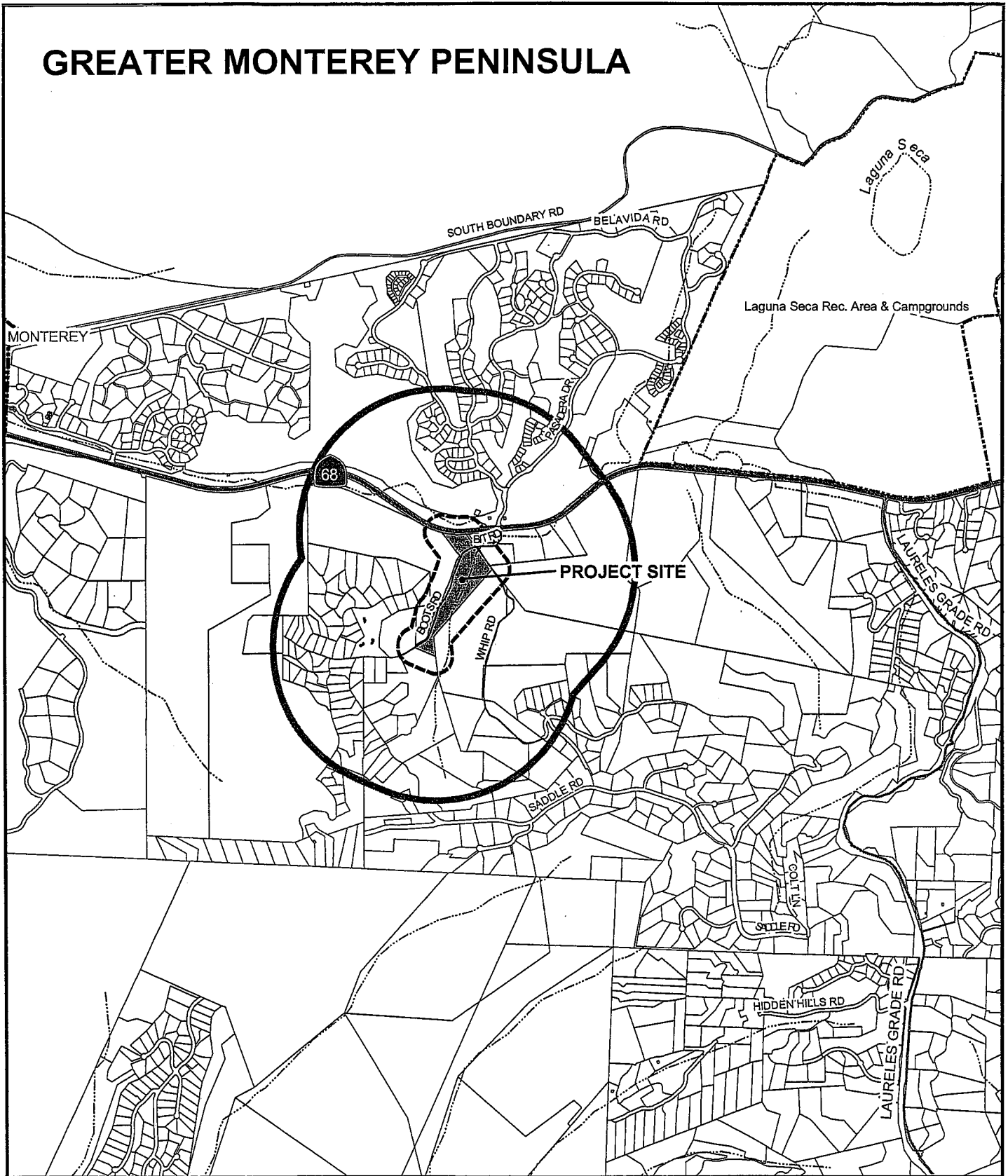
		treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation, and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. (RMA - Planning Department and RMA - Building Services Department)	Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.	Owner/ Applicant	Ongoing	
			Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department	Owner/ Applicant	Prior to final inspection	
7.		PD033 - RESTORATION OF NATURAL MATERIALS Upon completion of the development, the area disturbed by the actions allowed in this permit shall be restored to a condition to correspond with the adjoining area, subject to the approval of the Director of the RMA - Planning Department. Plans for such restoration shall be submitted to and approved by the Director of the RMA - Planning Department prior to commencement of use. (RMA - Planning Department)	Submit restoration plans to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to final inspection	
			Request inspection of areas restored prior to final inspection of grading permits.	Owner/ Applicant	Prior to final inspection	
8.		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	
9.		PDSP001 - STORMWATER CULVERT COVERING (NON-STANDARD) The applicants shall install a grate over at the culvert opening which passes under Bit Road. (RMA - Planning Department)	Schedule an on-site inspection to verify installation of grate at the opening of the culvert.	Owner/ Applicant	Prior to final inspection	

10.	<p>WRSP001 - STORMWATER DETENTION (NON-STANDARD) Prior to issuance of any grading permits, 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 detention facilities to mitigate the impact of impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)</p>	Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading permits	
11.	<p>PD042 – GRADING/EASEMENT STAKING The conservation and scenic easement(s) and proposed grading shall be staked with 18” stakes at intervals as necessary to clearly delineate the easement and grading. The staking shall be consistent with recorded easement lines and proposed grading as indicated in the official record at the Monterey County RMA – Building Services Department. The staking shall be verified at the grading pre-site inspection by the grading inspector. (RMA – Planning Department and Building Services Department)</p>	The easement(s) and proposed grading shall be staked with 18” stakes at intervals as necessary to clearly delineate the easement and grading. The staking shall be consistent with recorded easement lines and proposed grading as indicated in the official record at the Monterey County RMA – Building Services Department.	Owner/ Applicant	At presite inspection by the grading inspector	
12.	<p>WRSP002 - COMPLETION CERTIFICATION (NON-STANDARD) Prior to filing of final map, the applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that the stormwater detention facilities have been constructed in accordance with approved plans. (Water Resources Agency)</p>	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Owner/ Applicant	Prior to filing of final map	
13.	<p>WRSP003 - DRAINAGE & FLOOD CONTROL SYSTEMS AGREEMENT (NON-STANDARD) Prior to filing the final map, a copy of a signed and notarized <i>Drainage and Flood Control Systems Agreement</i> shall be provided to the Water Resources Agency for review & approval. The agreement shall contain provisions for an annual drainage facility report to be prepared by a registered civil engineer. The report shall</p>	<p>Submit the signed and notarized original Agreement to the Water Resources Agency for review and approval prior to recordation.</p> <p>Submit an annual report to the Water Resources Agency for review and approval.</p>	Owner/ Applicant	The agreement shall be recorded concurrently with the final map	

	<p>be submitted to the Agency for review and approval no later than August 15 of each year. If the homeowners' association, or other maintenance entity, after notice and hearing fails to properly maintain, repair or operate the drainage and flood control facilities in the project, Monterey County Water Resources Agency shall be granted the right by the property owners to enter any and all portions of the property to perform repairs, maintenance or improvements necessary to properly operate the drainage and flood control facilities in the project. The County Water Resources Agency shall have the right to collect the cost for said repairs, maintenance or improvements from the property owners upon their property tax bills. A hearing shall be provided by the Board of Supervisors as to the appropriateness of the cost. (Water Resources Agency)</p>				
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END OF CONDITIONS




GREATER MONTEREY PENINSULA



APPLICANT: MEADOR

APN: 416-193-013-000

FILE # PLN060378

 300' Limit  2500' Limit  City Limits

