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**Before the Director of RMA-Planning in and for the
County of Monterey, State of California**

In the matter of the application of:

DALE SKEEN AND JO MEI CHANG (PLN150766)

RESOLUTION NO. 16-080

Resolution by the Monterey County Director of Planning approving a 5-year Permit Extension of PLN060735 (Resolution No. 08-251) as amended by PLN110448 consisting of a Coastal Administrative Permit to all the construction of a 2,950 square foot, three-story single family dwelling with a 545 square foot attached garage; and a Coastal Development Permit for Development with 750 feet of known archaeological resources.

[Dale Skeen and Jo Mei Chang, 26327 Scenic Rd, Carmel, Carmel Area Land Use Plan (APN: 009-442-013-000)]

The Director of RMA-Planning, having considered the application and all the written and documentary evidence presented relating thereto, finds and decides as follows:

FINDINGS AND EVIDENCE

1. FINDING:

PROJECT DESCRIPTION - The County has received and processed a Permit Extension to PLN060735 as amended by PLN110448 consisting of A Coastal Administrative Permit to all the construction of a 2,950 square foot, three-story single family dwelling with a 545 square foot attached garage; and a Coastal Development Permit for Development with 750 feet of known archaeological resources.

- EVIDENCE:**
- (a) An application for a Permit Extension was submitted on January 20, 2016. The current permit was set to expire on February 23, 2016.
 - (b) On July 22, 2008, the Board of Supervisors denied an appeal of the Zoning Administrator's decision to approve the project (PLN060735) under Resolution 08-251.
 - (c) On August 29, 2008, the project was appealed to the California Coastal Commission. On October 15, 2008, the Coastal Commission found no substantial issue with the County's decision and the County's decision became final.
 - (d) A motion challenging the County's approval and environmental determination were subsequently filed with the Superior Court and the permit expiration date was stayed while the project was in litigation.
 - (e) As part of the settlement agreement stemming from the legal challenge, the applicant requested Design Approval (PLN110448) to allow minor changes to the previously approved single family dwelling (PLN060735). The changes included reducing the basement area by moving the foundation in from the side setback by three feet and re-arranging floor space on the main and upper levels.

The Design Approval was approved by the Director of Planning on September 22, 2011.

- (f) Conditions and Mitigations from the original approval (PLN1607035) have been carried forward to the Design Approval (PLN110448). Several Conditions with the timing “prior to the issuance of permits” have been satisfied or partially satisfied including condition numbers 2, 3, 4, 7, 10, 11, 13, 14, 15, and 17.
- (g) The findings and evidence from PLN060735 (Resolution No. 08-251 have been carried forward to this permit PLN150766.
- (h) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed amendment found in Project Files PLN060735, PLN110448 and PLN150766.

2. FINDING: **CONSISTENCY** - The Permit Extension includes no changed circumstances from the previously approved permit(s). As approved and amended, permit number PLN150766 will become and be referred to as the approved permit.

EVIDENCE: (a) There is no change in the project. The project remains as approved by PLN060735 and modified by PLN110448. A 5-year extension to the expiration date of these approvals has been timely requested pursuant to Section 20.82.110 of the Coastal Zoning Ordinance, Title 20 (Extension of Combined Development Permits).

(b) The extension is requested because Cal-Am water will not provide a new water meter to the property due to the State Water Board cease and desist order regarding pumping from the Carmel River together with the California Public Utilities moratorium on new water meters in the area. Without a water meter, the new single family dwelling cannot get a Building Permit. An extension of the permit expiration date is necessary to avoid a lapse in Planning approvals while the applicant waits for adequate public water service to become available. Water rights for the property were recognized in a settlement agreement between Ed Leeper and Save Our Peninsula Committee and Robles del Rio Lodge LLC although water service through Cal-Am is not available at this time. See the letter/requested from Christine Kemp dated May.

(c) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed amendment found in Project Files PLN060735, PLN110448, and PLN150766.

3. FINDING: **CEQA** - The Permit Extension does not require subsequent environmental review pursuant to CEQA Guidelines Section 15162. A Mitigated Negative Declaration was prepared pursuant to CEQA for the original project.

EVIDENCE: (a) No changes to the project are proposed requiring major revisions of Mitigated Negative Declaration (MND). No substantial changes have occurred with respect to circumstances under which the project was undertaken that will require major revisions to the MND, and no new information of substantial importance that could not have been

- known at the time the MND was prepared has been received.
- (b) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed amendment found in Project Files PLN060735, PLN110448, and PLN150766.

4. FINDING: **PUBLIC NOTICE** - Consideration of the request for the amendment has been carried out pursuant to Monterey County Code Section 20.82.110 (Combined Development Permits of Monterey County Code Title 20.

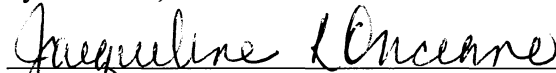
- EVIDENCE:** (a) On February 16, 2017, notices were mailed to residents within 300 feet of the project site and posted in at least 3 different public places on and near the subject property.
- (b) No objections were received during the notification period from February 16, 2017 to February 28, 2017.
- (c) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed amendment found in Project Files PLN060735, PLN110448, and PLN150766.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Director of RMA-Planning does hereby:

Approve a 5-year Permit Extension of PLN060735 (Resolution No. 08-251) as amended by PLN110448, consisting of consisting of a Coastal Administrative Permit to all the construction of a 2,950 square foot, three-story single family dwelling with a 545 square foot attached garage; and a Coastal Development Permit for Development with 750 feet of known archaeological resources, subject to the previously applied conditions and mitigations, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 1st day of March, 2017.


Jacqueline R. Onciano, Interim Chief of Planning
Resource Management Agency

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT AND THE CALIFORNIA COASTAL COMMISSION ON MAR 03 2017.

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 TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE MAR 13 2017.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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.

NOTE:

1. You may need a building and/or grading permit and must comply with the Monterey County RMA-Building Services Department 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 working days after the mailing of the notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Zoning Administrator in the event of an 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.

2. This permit expires 5 years after the above date of granting thereof unless construction or use is started with this period.

RESOLUTION 08-251 - TABLE 1 Monterey County Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: Dale Skeen & JoMei Chang File No: PLN060735 Approval by: Board of Supervisors	APN: 009-442-013-000 Date: July 22, 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.		PD001 - SPECIFIC USES ONLY This Combined Development permit (PLN060735) consists of 1) A Coastal Administrative Permit to allow the construction of a new 2,950 square feet three-story single family dwelling with a 545 square feet attached garage, grading totaling 1,130 cubic yards of cut and construction of approximately 300 linear feet of retaining walls; 2) a Coastal Development Permit for development within 750 feet of a known archaeological resource; and 3) Design Approval. The property is located at 2327 Scenic Drive, Carmel (Assessor's Parcel Number 009-442-013-000), Carmel Area Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. [Resource Management Agency (RMA) - Planning Department]	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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2.		<p>PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution No.) was approved by the Board of Supervisors for Assessor's Parcel Number 009-442-013-000 on July 22, 2008. The permit was granted subject to 26 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)</p>	<p>Proof of recordation of this notice shall be furnished to RMA - PD</p>	<p>Owner/ Applicant</p>	<p>Prior to Issuance of test well permit.</p>	

<i>Permit Cond. Number</i>	<i>Mittg. 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>
3.	1.	<p>PD003(B) – CULTURAL RESOURCES – POSITIVE ARCHAEOLOGICAL REPORT</p> <p>If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken:</p> <p>There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:</p> <p>The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and</p> <p>If the coroner determines the remains to be Native American:</p> <ul style="list-style-type: none"> - The coroner shall contact the Native American Heritage Commission and the RMA – Planning Department within 24 hours. - The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/ Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendent. - The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with 	<p>The applicant shall submit the contracts with a Registered Professional Archeologist and a Registered Professional Anthropologist to the Director of the RMA – Planning Department for approval.</p>	<p>Owner/ Applicant per archaeologist or anthropologist</p>	<p>Prior to the issuance of grading or building permits</p>	

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		<p>appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, or</p> <ul style="list-style-type: none"> - Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance: <ol style="list-style-type: none"> 1. The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission. 2. The descendent identified fails to make a recommendation; or 3. The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner. <p>(RMA - Planning Department)</p>	<p>The requirements of this condition shall be included as a note on all grading and building plans.</p>	<p>Owner/ Applicant</p>	<p>Prior to the issuance of grading or building permits</p>	
<p>4.</p>		<p>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</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,</p>	<p>Owner / Applicant</p>	<p>Concurrent with the issuance of building permits.</p>	

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		<p>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>shall be submitted to the RMA – Planning Department.</p>			
5.		<p>PD006 - 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</p>	<p>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</p>	Owner / Applicant	Within 60 days after project approval or prior to the issuance of grading	

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		adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. (RMA - Planning Department)			and building permits, whichever occurs first.	
6.		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	
7.		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 shall be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation 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. This plan shall specifically include a catch basin and related drainage control to contain sediment onsite during construction activity (RMA - Planning Department and RMA - Building Services Department)	Evidence of compliance with the 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 RMA – Building Services approved Erosion Control Plan during the course of construction until project completion.	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	
			Submit photos of the trees on the property to the RMA – Planning Department after construction to document that tree protection has been	Owner/ Applicant	Prior to final inspection	

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			successful or if follow-up remediation or additional permits are required.			
8.		<p>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 proposed landscaping materials and shall include an irrigation plan. The landscape plan shall also be carefully designed to prevent erosion and runoff from the project site. 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)</p>	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	
			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, and in a manner that prevents erosion and runoff from the site. This specification should be called out in the plans and approved by the Director.	Owner/ Applicant	Ongoing	

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9.		<p>PD014(B) – LIGHTING – EXTERIOR LIGHTING PLAN (VISUAL SENSITIVITY DISTRICT/ RIDGELINE DEVELOPMENT) 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. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 21.06.195, are prohibited. 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)</p>	<p>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.</p>	Owner / Applicant	Prior to the issuance of building permits.	
			<p>The lighting shall be installed and maintained in accordance with the approved plan.</p>	Owner/ Applicant	Ongoing	
10.		<p>PD016 – NOTICE OF REPORTS (GEOLOGY) Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: “A Geotechnical and Geological Hazards Report has been prepared for this parcel by Grice Engineering and Geology, Inc., dated January 2007 Library No. LIB070151 with a supplement letter prepared by Grice Engineering and Geology Inc., dated July 24, 2007 and a Geotechnical response to Four Specific Questions, prepared by Haro, Kasunich, and Assoc. Inc. dated November 27, 2007 (LIB070652). All development shall be in accordance with these reports.” (RMA – Planning</p>	<p>Proof of recordation of this notice shall be furnished to the RMA – Planning Department.</p>	Owner/ Applicant	Prior to the issuance of grading and building permits.	

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		Department)				
11.		PD016 – NOTICE OF REPORTS (ARCHAEOLOGY) Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: “An Archaeology Report has been prepared for this parcel by Archaeological Consulting, dated January, 17 2007 Library No. LIB070152. 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.	
12.		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	
13.		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	1) The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall act as a point of reference to determine the structures building height (not to exceed 18 feet) from the average natural grade determined to be at the 38.89 elevation based on the project survey grade elevations. The benchmark shall remain visible onsite until final building inspection	Owner/ Applicant	Prior to the issuance of grading or building permits	

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		Services Department)	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	
14.		PDSP001 - CONSTRUCTION MANAGEMENT PLAN (NON-STANDARD) Prior to issuance of Grading Permits or Building Permits, applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall limit construction hours of operation to 8:00 AM to 4:00 PM on weekdays only. The CMP shall also provide for, truck routes that would have trucks coming and leaving the site from Stewart Road, on to Rio Road via Isabella, San Antonio Ave and Santa Lucia Ave., parking areas for both equipment and workers, and locations of truck staging areas. Measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works & RMA – Planning Department)	Applicant shall prepare a CMP and submit the CMP to the RMA-Planning Department for review and approval	Owner/ Applicant/ Contractor	Prior to issuance of the Grading Permit or Building Permit.	
			Implement approved measures during the construction/grading phase of the project.	Owner/ Applicant/ Contractor	During Construction activities	
			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.	Owner/ Applicant/ Contractor	Prior to final inspection or occupancy	

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15		PDSP002 – GEOTECHNICAL CERTIFICATION (NON-STANDARD) Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder certified by a registered geologist/soils engineer that the proposed development will not result in an unacceptable risk of injury or structural damage. (RMA – Planning Department)	Proof of recordation of this notice shall be furnished to the RMA – Planning Department.	Owner/ Applicant	Prior to issuance of the Grading Permit or Building Permit.	
16		PW0005 – ENCROACHMENT (STD DRIVEWAY) Obtain an encroachment permit from the Department of Public Works and construct a standard driveway connection to Scenic Road. (Public Works)	Applicant shall obtain an encroachment permit from DPW 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	
17		WR1 – DRAINAGE PLAN The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer	Prior to issuance of any grading or building permits	
18		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:	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/ occupancy	

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		<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>				
19		<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	

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20		<p>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. <i>(Carmel Highlands Fire District)</i></p>	<p>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to issuance of building permit.</p> <p>Prior to final building inspection</p>	
21		<p>FIRE019 – DEFENSIBLE SPACE REQUIREMENTS – (STANDARD) Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire</p>	<p>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p>	

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		protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. <i>(Carmel Highlands Fire District)</i>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
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. <i>(Carmel Highlands Fire District)</i>	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		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. <i>(Carmel Highlands Fire District.)</i>	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	

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24	2	PDSP002 – ARCHAEOLOGICAL MONITORING (MITIGATION) The contractor shall sign and record an agreement created by an Archaeologist informing them of the potential for incidental impacts and requirements to contract the archaeologist for monitoring during earth disturbing activities associated with new construction on the parcel, such as grading, foundation excavations, etc. The monitor shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials or features. (RMA – Planning Department)	The applicant shall provide the Director of Planning with a copy of a recorded agreement containing recommendations for protection of incidental impacts to potentially significant resources including any measures necessary to be in place and in good order through construction and the requirement of an Archaeological monitor on site during earth disturbing activities.	Owner/ Contractor / Archaeologist	Prior to issuance of grading or building permits	
			The applicant shall provide evidence of the presence of the Archaeologist on-site during demolition of existing structures and earth disturbing activities.	Owner/ Contractor / Archaeologist	Prior to final grading inspection	
25	3	PDSP003 – TEMPORARY SHORING (MITIGATION) In order to reduce potential impacts to neighboring structures temporary shoring shall be installed by a licensed contractor according to plans approved by the RMA - Building Department and under the direct supervision of a licensed geotechnical engineer, along with supervision from the archaeological monitor required in condition 23. The engineer shall have the ability to make adjustments as necessary to provide maximum protection of life and surrounding structures. The shoring shall remain in place in working order during foundation excavation and construction. (RMA – Planning Department and RMA – Building Services Department)	Prior to issuance of grading or building permits the owner or applicant shall submit temporary shoring plans, designed by a licensed geotechnical engineer, to the RMA Building Department for review and approval.	Owner/ Contractor / Engineer	Prior to issuance of grading or building permits.	
			During construction of the temporary shoring, a licensed engineer shall observe and make recommendations where necessary to ensure proper construction of the shoring and support of adjacent structures [combined with observation from a registered archaeologist (see mitigation	Owner/ Contractor / Engineer/ Archaeologist	During construction of the temporary shoring	

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			measure 1)].			
			Upon completion of the shoring and prior to foundation excavation the owner or applicant shall submit a letter to the RMA-Planning Department from the licensed engineer certifying that the shoring has been adequately constructed.	Owner/ Contractor / Engineer	Prior to foundation excavation	
26		<p>PDSP004 – LIABILITY INSURANCE (NON-STANDARD) The Owner/Applicant must demonstrate to the satisfaction of the RMA-Planning Department and County Counsel that the contractors for the proposed development, including any general and sub-contractors involved in the shoring, excavation, and foundation construction, are appropriately licensed for the work and will maintain liability insurance of not less than \$4,000,000 per occurrence including coverage for any claims for bodily injury or damage to property, including owner’s and adjacent properties, arising from contractors’ or subcontractors’ work performed on the project.. Such insurance shall name the neighbor to the south (APN: 009-442-012-000) as an additional insured. The insurance shall be maintained from commencement of construction to issuance of certificate of</p>	<p>Prior to the issuance of building or grading permits, the Owner/applicant shall provide to the RMA-Planning Department certificates of insurance and such other documentation as the County may require to demonstrate that the contractors and subcontractors have in effect the insurance required by this condition. The insurance shall be maintained in force from commencement of construction to issuance of certificate of occupancy or final building inspection. If any change is made in the insurance policy during this period, the Owner/applicant shall notify the RMA-Planning Department within</p>	Owner/ Contractor	Prior to Issuance of building or grading permits and as stated in the Condition.	

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		occupancy or final building inspection. All such insurance shall be with a company acceptable to the County and issued and executed by an admitted insurer authorized to transact insurance business in the state of California. (RMA – Planning Department)	five calendar days of such change.			

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