

CORRECTIONS:**RESOLUTION:**

3. FINDING: **TREE REMOVAL-** The subject project minimizes tree removal in accordance with the applicable goals and policies of the Carmel Valley Master Plan.

EVIDENCE: a) The project includes an-after-the-fact removal of 4 oaks trees that were over 6 inches in diameter. Pursuant to Section 21.64.260 D. requires a Use Permit for removal of three or more protected oak trees. Findings for tree removal include: removal is the minimum required under the circumstances of the case and removal will not involve a risk of adverse environmental impacts such as soil erosion, water quality, ecological impacts, noise pollution, air movement, and wildlife habitat. Based on the number of trees that are on the site and the constraint parcel with mostly slopes in excess of 25%, the proposed removal is the minimum amount required. No potential environmental impacts have been identified. The project has been conditioned (see Condition No. 7) to require replacement of trees as well as implementation of tree and root protection (see Condition No. 6) for trees to remain. Protection of raptor/migratory bird nests will occur through implementation of Condition No. 4. Furthermore, the applicant is required to submit an erosion control plan to Environmental Services (see Condition No. 12) to ensure impacts caused by soil erosion are addressed.

ADD CONDITION NO. 18:

Prior to issuance of a grading or building permit, the applicant shall record a deed restriction and provide a copy of the recorded deed restriction to RMA. The deed restriction shall provide, in sum and substance, that prior to or as part of the sale of the adjacent parcel [That portion of Lot 4 of Hatton Partition of the Rancho Canada de La Segunda Book 4 of Surveys, at Page 31 APN: 015-042-005, 25950 Canada Drive], the owner must reserve an easement or record an equivalent legal instrument to require that the adjacent parcel allow access to the subject parcel for the purpose of accessing parking on the subject parcel by the residential common driveway. The deed restriction must be approved as to content by RMA-Planning and approved as to form by County Counsel prior to recordation of the deed restriction.

HEARING SUBMITTAL	
PROJECT NO./AGENDA	PLN170649 #2
DATE RECEIVED	3/14/18
SUBMITTED BY/VIA	Staff @ Hearing
DISTRIBUTION TO DATE	PC 3/14
DATE OF HEARING	3/14/18