

Exhibit A

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DRAFT RESOLUTION

Before the Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:

NAGAFUJI MAY KITAYAMA (PLN240104)

RESOLUTION NO. 25--

Resolution by the County of Monterey Zoning
Administrator:

- 1) Finding the project for an Accessory Dwelling Unit qualifies for a Class 3 Categorically Exempt pursuant to CEQA Guidelines section 15303, New Structures, and no exceptions pursuant to section 15300.2 can be made; and
- 2) Approving a Coastal Administrative Permit and Design Approval to allow construction of a 1,200 square foot accessory dwelling unit.

[PLN240104, Nagafuji May Kitayama, 25745
Hatton Rd, Carmel, Carmel Area Land Use Plan,
Coastal Zone (APN: 009-251-010-000)]

The Nagafuji May Kitayama application (PLN240104) came on for a public hearing before the County of Monterey Zoning Administrator on June 12, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, written and oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - 1982 Monterey County General Plan;
 - Carmel Area Land Use Plan (Carmel Area LUP);
 - Monterey County Coastal Implementation Plan, Part 1, Zoning Ordinance (Title 20); and
 - Monterey County Coastal Implementation Plan, Part 4, Regulations for Development in the Carmel Area Land Use Plan Area (Carmel Area CIP).Communications were received during the course of review of the project, indicating any inconsistencies with the text, policies, and regulations in these documents. However, as detailed below, no inconsistencies.

- b) Allowed Use. The property is located at 25745 Hatton Rd (Accessor's Parcel Number [APN]: 009-251-010-000), Carmel, within the Carmel Area Land Use Plan in the Coastal Zone. The parcel is zoned Medium Density Residential, 2 units per acre with a Design Control overlay district in the Coastal Zone or "MDR/2-D(CZ)", which allows for the construction of one accessory dwelling unit (ADU) on a legal lot of record, subject to the granting of a Coastal Administrative Permit in each case (Title 20 section 20.12.040.S). The project consists of construction of a 1,200 square foot ADU behind the existing house. Therefore, the project is an allowed land use for this site.
- c) Lot Legality. The property is shown in its current configuration as lot 11 on the 1964, 1972 and current Parcel Maps on file with the County of Monterey. The property is shown to be under separate ownership from the adjacent lots as far back as 1964. Therefore, the County recognizes the subject parcel as a legal lot of record.
- d) Design/Neighborhood and Community Character. The property is subject to the Design Control "D" overlay zoning district regulations contained in Title 20 Chapter 20.44, which requires design review of proposed development to assure protection of the public viewshed and neighborhood character. The development will be consistent with the existing structure on the property and the neighborhood as a whole. Colors and materials include beige plaster exterior siding, dark brown metal roofing, and dark brown aluminum window and door frames. The project colors and materials are consistent with the other nearby development. Consistent with the Carmel Area LUP, the development will not block any views of the ocean and will not be visible from any scenic highways. The ADU will be located behind the home and will not be visible from any public viewing areas. There are multiple other properties with existing ADUs or second units within the same neighborhood. The ADU will not stand out or be inconsistent in the highly developed area. Condition No. 5 has been included in the project which requires that an exterior lighting plan be provided and approved before the issuance of building permits; this condition ensures compliance with the Carmel Area LUP, Carmel Area CIP, and Title 20. Therefore, the project, as designed and sited, is consistent with neighborhood character, and assures visual integrity.
- e) Development Standards. Development standards for the Medium-Density Residential zoning district can be found in Title 20 section 20.12.060. The development is consistent with applicable development standards. The required setback standards for habitable accessory structures include a minimum of a 50-foot front setback, a 50-foot side and rear setback, and a six-foot setback from any main structures. The ADU will have a front setback of well over 50 feet and will be located behind the main single-family dwelling, with a 24-foot setback between the structures. The ADU will be located 10 feet from the rear property line and over 30 feet from the north and south side property lines. The maximum allowed building site coverage in the MDR/2 zoning district is 35% (11,702 square feet). The site coverage is 15.5% (5,168 square feet). The MDR/2 zoning district establishes a maximum floor area ratio

of 45% (15,045 square feet). The ADU will bring the property's total FAR to 15.5% (5,168 square feet). The structure height will not exceed the allowed 15 foot maximum height limitation for habitable accessory structures in this zoning district. Therefore, the project meets all the applicable site development standards.

- f) Public Comment. Correspondence from a neighbor was received, raising concerns that nearby Redwood trees would be impacted by the project, resulting in a hazardous condition. The neighbor also recommended that an alternative site be analyzed to avoid impacts to these Redwood trees. Five Redwood trees are 12 to 20 feet from the ADU. To address these concerns and better determine potential impacts on Redwood trees, the project arborist dug three test sites (2 feet x 2 feet wide, 2 feet deep). The arborist observed "non-woody" Redwood roots less than one inch in diameter in the three hand-dug test sites. These roots, also known as feeder roots, have the primary purpose of absorbing water and nutrients in the upper layers of the soil, and do not serve any support for the tree. No woody roots, which provide the primary structural foundation while also facilitating water and nutrient uptake, were identified. Based on these observations, the project arborist determined that no impacts on Redwoods would occur with the implementation of the project and that these trees did not pose a hazard to nearby structures. Additionally, the project arborist found that the ADU location was the "most suitable for long-term maintenance of tree resources". An alternative ADU location was analyzed, and the project arborist found that 13 Coast live oaks and potentially one Landmark Monterey pine would be impacted by that location. Accordingly, the selected building site better achieves the forest resource protection goals and policies of the Carmel Area LUP. Existing trees not being removed shall be protected for the duration of all construction activities. The County's standard tree and root protection condition has been applied to the project, requiring the applicant to retain and protect trees not proposed for removal during construction. Also see Finding No. 1, evidence "g".
- g) Tree Removal. Pursuant to Carmel Area CIP section 20.146.060.A, a Coastal Development Permit is required for the removal of native trees. Coast live oak trees are protected within the Carmel Area Land Use Plan area. Pursuant to Carmel Area CIP section 20.146.060.B, three project-specific arborist reports were prepared (County of Monterey Library Nos. LIB250169, LIB250170, and LIB250171). These reports analyzed the proposed building site and an alternative location, inspected nearby trees, and conducted on-site inspections of the subject property. One of the arborists dug three test sites to determine whether the critical roots of the adjacent Redwood trees would be impacted. Sixteen Coast live oaks, five Coast redwoods, and one Monterey pine were identified near the proposed ADU. All of these trees were found to be in fair to good condition, with little to no defects, except for one Coast live oak tree (dual-stemmed, 10" & 7" DBH). This Coast live oak was observed to be in poor condition, with poor structural health (branch failures and decay). Additionally, the leaning branch of this tree

would be impacted by the proposed project; removal of this branch would leave insufficient tree canopy and impact the overall health of the Oak. Therefore, the removal of this Coast live oak tree was recommended by the project arborists. However, a Coastal Development Permit is not required as this tree does not meet the 12-inch diameter threshold established by Carmel Area CIP section 20.146.060.A(1)(c). Subsequent to this determination, a Tree Hazard Evaluation Form was submitted to HCD-Planning identifying this tree as being in a hazardous condition due to existing decay. HCD reviewed this hazardous tree removal request and authorized removal under TRM250183. Therefore, no protected trees are proposed for removal with implementation of this project. Further, as recommended by the project-specific arborist report, an arborist will monitor all excavation within 10 feet of the proposed structure (Condition No. 4).

- h) Cultural Resources. According to Monterey County GIS, the subject property is located in an area of moderate archaeological sensitivity. There is no evidence of historic or prehistoric cultural activity on the site. Therefore, the potential for inadvertent impacts to archaeological resources is limited and will be controlled by application of the County's standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- i) The application, project plans, staking & flagging photos and related support materials submitted by the project applicant to Monterey County HCD- Planning for the proposed development found in Project File PLN240104.

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: HCD-Planning, HCD-Engineering Services, Cypress Fire Protection District, HCD-Environmental Services and the Environmental Health Bureau. 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) Potential impacts to historical resources were identified. The following report has been prepared and submitted with the application:
 - “25745 Hatton Rd. Arborist Report” (LIB250170), prepared by Albert Weisfuss, Carmel, CA, February 15, 2025
 - “ADU Tree Impact Assessment” (LIB250169), prepared by Rob Thompson, Monterey, CA, March 30, 2025
 - “25475 Hatton Proposed ADU and Redwoods” (LIB250171), prepared by Frank Ono, Pacific Grove, CA, April 3, 2025
 - c) The project planner reviewed aerial satellite imagery and photos of the site, provided by the applicant, to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD- Planning for the proposed development found in Project File PLN240104.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use; or be detrimental or injurious to property and improvements in the neighborhood; or to the general welfare of the County.
- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD-Engineering Services, Cypress Fire Protection District, HCD- Environmental Services and the Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) The subject property has an active sewer service connection to the Carmel Area Wastewater District (CAWD). Staff received a Can and Will Serve letter from CAWD dated August 13, 2024, stating that the district is aware and intends to serve the development. Per CAWD's letter, the applicant shall obtain a plumbing permit for sewer lateral work to connect to the new ADU structure. Pertaining to drinking water, staff received a Can and Will Serve letter from California American Water (Cal-AM) dated August 20, 2024, stating the subject property has active water meter service. Prior to issuance of related construction permit(s), Monterey Peninsula Water Management District will review the construction plans to ensure the property does not exceed the allotted fixture unit count.
 - c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD- Planning for the proposed development found in Project File PLN240104.
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.
- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff reviewed aerial imagery and street view photographs from google earth, and researched County records to assess if any violation exists on the subject property. The staking and flagging photos submitted with the application showed a small greenhouse accessory structure in the back yard that appeared to have electrical connections that were not permitted by the County. It was confirmed by the applicant that this structure was temporary. The applicant provided recent photos of the property showing the greenhouse is no longer onsite. The proposed site plan accurately reflects the property and all existing and proposed structures.
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County HDC-Planning for the proposed development are found in Project File PLN240104.

5. **FINDING:** **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts the construction of new small structures including single family dwellings and second dwelling units.
 - b) This project qualifies for a Class 3 Categorical Exemption because it is the construction of a 1,200 square foot accessory dwelling units, which will be the second dwelling unit on the subject property. This small development project is consistent with the exemption parameters of CEQA Guidelines Section 15303 and therefore qualifies for a Class 3 exception.
 - c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project:
 - The location of a project site is not considered an environmentally sensitive area. The subject property and surrounding area are highly disturbed with residential development and although the project footprint is void of structures, no protected trees or vegetation are required for removal. This vacant area was not identified on the County's GIS as important habitat for special status species;
 - Successive projects of the same type and in the same place (construction of accessory structures) would not contribute to a significant cumulative impact. The surrounding residential neighborhood is highly developed and County records do not indicate that there are development projects in the vicinity (approved in the past, present, or would be approved in the foreseeable future), that would result in a change in the environment from incremental impacts;
 - There are no unusual circumstances regarding this project that would cause a significant effect to the environment (see Findings 1 and 2, and supporting evidence);
 - The project site is not visible from any scenic highways, and the proposed development would not result in damages to scenic resources; and
 - The project site is not located on or near any hazardous waste sites listed in Section 65962.5 of the Government Code.
 - d) Staff reviewed satellite aerial imagery and photos of the site, provided by the applicant, to verify that the site and proposed project meet the criteria for an exemption.
 - e) The application, plans and supporting materials submitted by the project applicant to Monterey County HDC-Planning for the proposed development are found in Project File PLN240104.
6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.

- EVIDENCE:** a) Board of Supervisors. Pursuant to Title 20 section 20.86.020, an aggrieved party may appeal a decision of the Zoning Administrator to the Board of Supervisors.
- b) California Coastal Commission. This project is not appealable to the California Coastal Commission as it is not located between the sea and the first through public road, or within 300 feet of the beach, mean high tide line or coastal bluff. It is not within 100 feet of any wetland and does not include a conditional use.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the County of Monterey Zoning Administrator does hereby:

1. Find the project for an Accessory Dwelling Unit qualifies for a Class 3 Categorically Exempt pursuant to CEQA Guidelines section 15303, New Structures, and no exceptions pursuant to section 15300.2 can be made; and
2. Approve a Coastal Administrative Permit and Design Approval to allow construction of a 1,200 square foot accessory dwelling unit.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 12th day of June, 2025:

Mike Novo AICP, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

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 ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE DATE.

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.

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 Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 1-27-2021

A-1 SITE
A-2 PLAN & ELEV'S

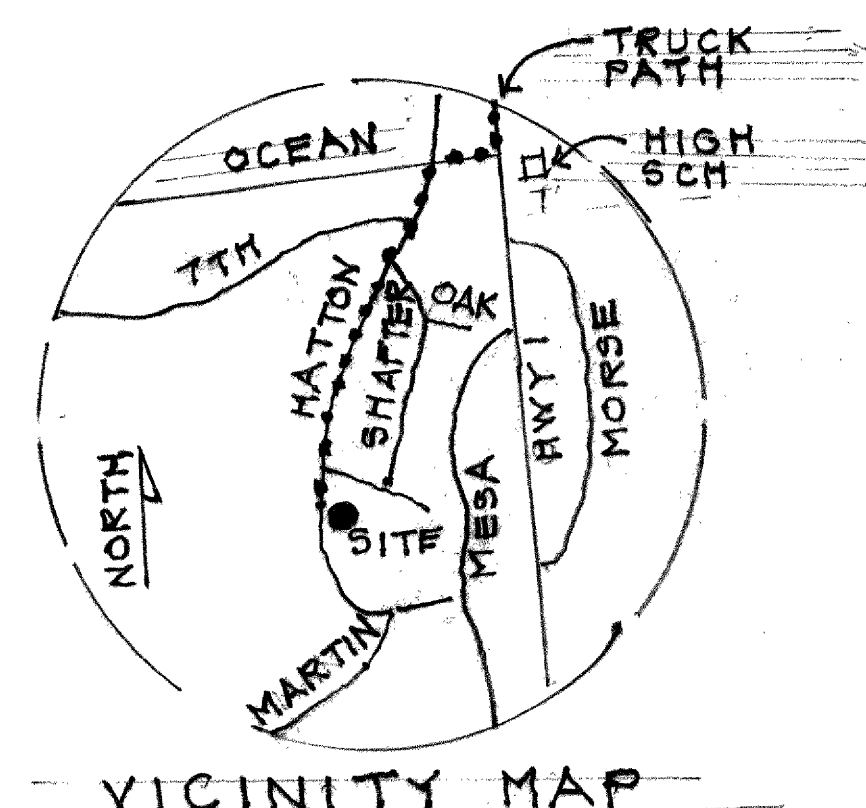
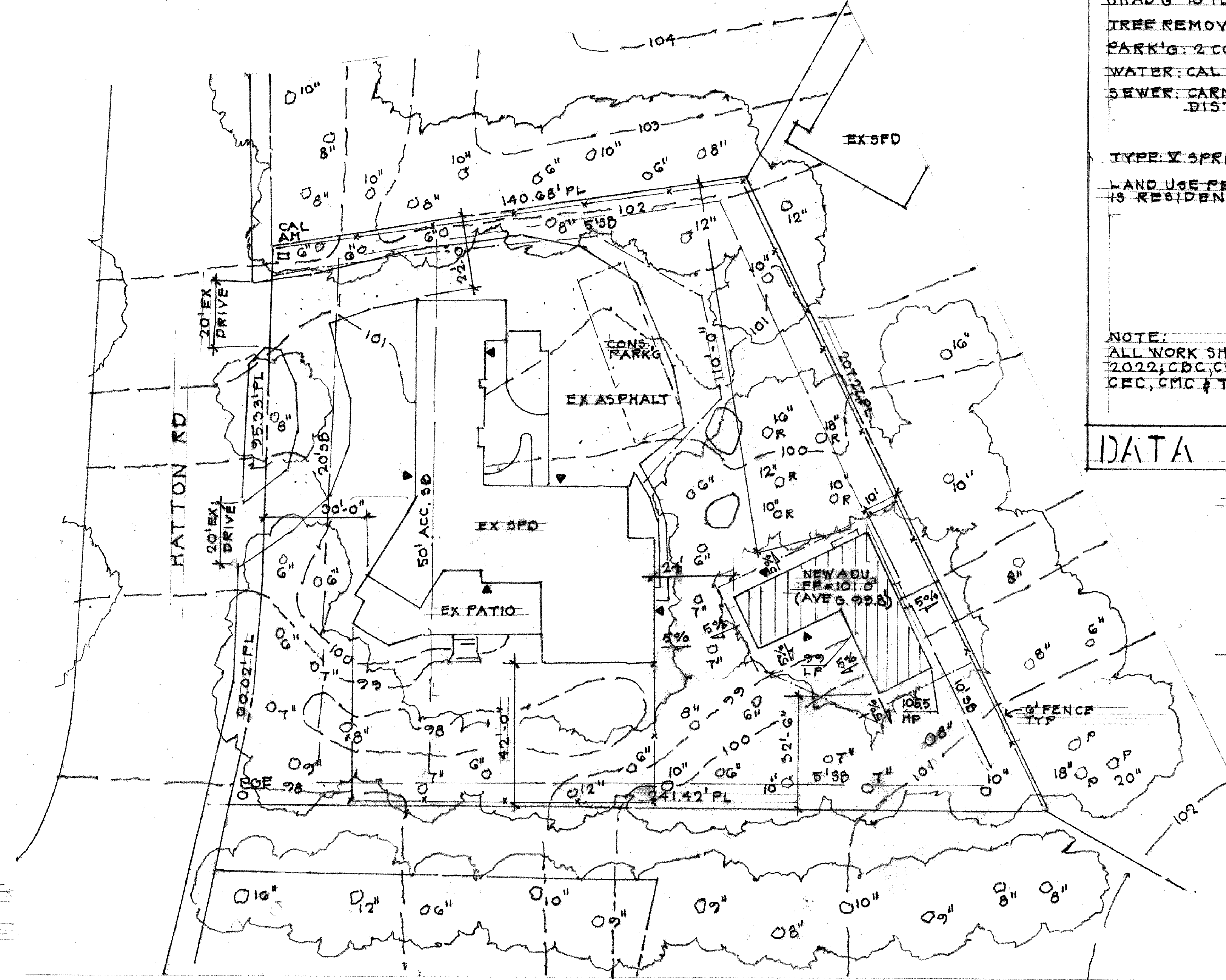
OWNER: MAY NAGAFUJI
(831) 521-2692
PROJECT & OWNER ADDRESS:
25745 HATTON RD
CARMEL, CA., 93922
APN: 009-251-010
PROJECT SUMMARY:
NEW 1200^{sq}, 2 BED ADU.
DCC: R-2, U
AREA:
SITE 33,435
EX SFD 3968
NEW ADU 1200
ZON'G: MDR-D(GE)
LOT COVERAGE & FAR:
5168/33,435 = 15.5% (25% ALL.)
GRAD'G 10 YDS EXPORT. (FOOT'GS)
TREE REMOVAL 0
PARK'G 2 COVER, 2 OPEN (2 REQ)
WATER: CAL AM
SEWER: CARMEL WASTE WATER DISTRICT

TYPE: V SPRINKLER
LAND USE PER GENERAL PLAN
IS RESIDENTIAL

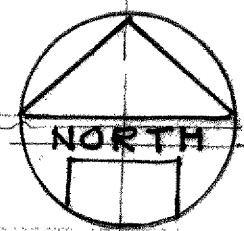
NOTE:
ALL WORK SHALL CONFORM TO
2022; CBC, CREC, CGBC, CFC, CPC
CEC, CMC & T24

DATA 13

LEGEND:
HOODED 25 WATT MAX LIGHT'G
O OAK TREE
O_R REDWOOD
O_P PINE
--- TEMP FENCE



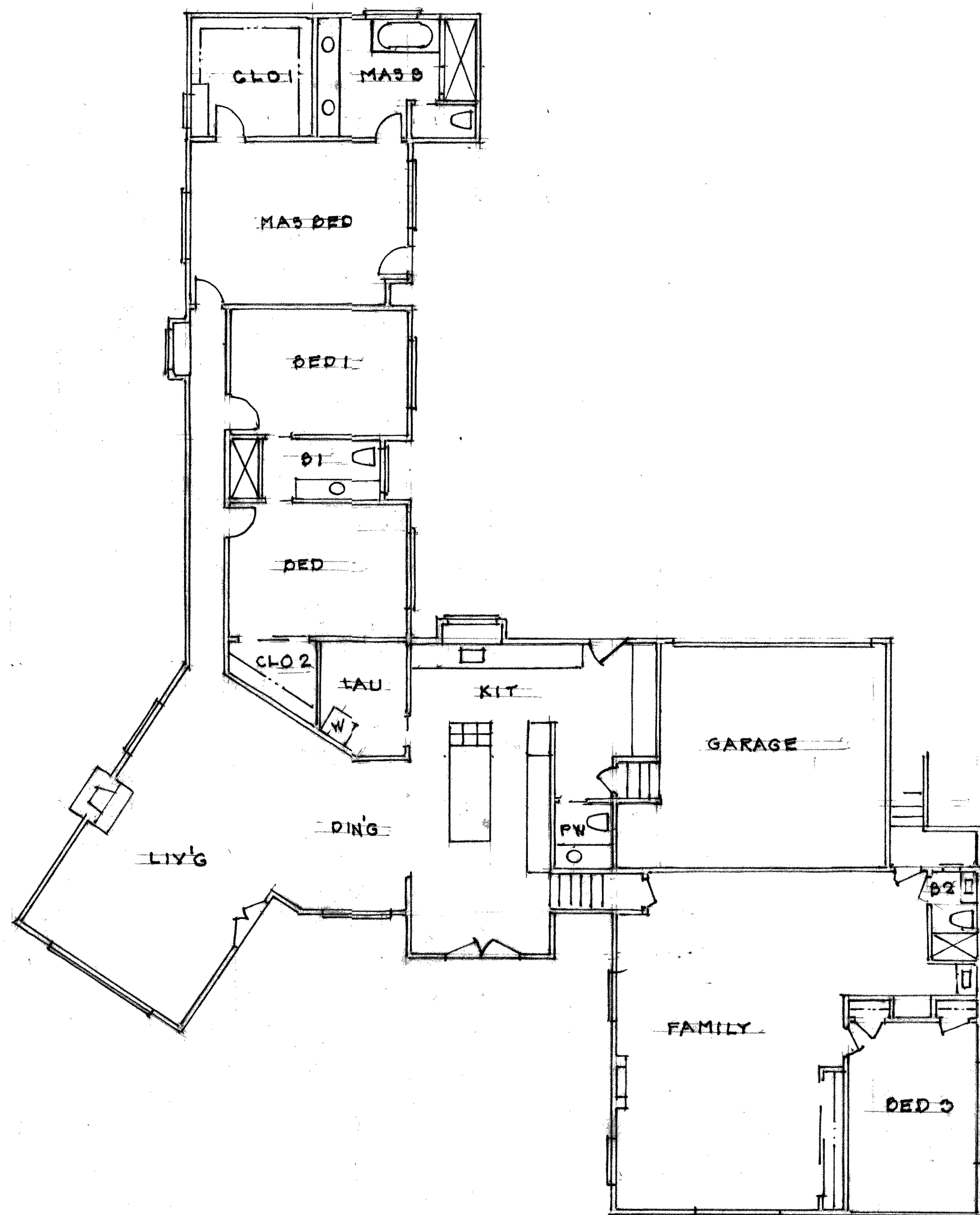
SITE 1/20" = 1'-0" A



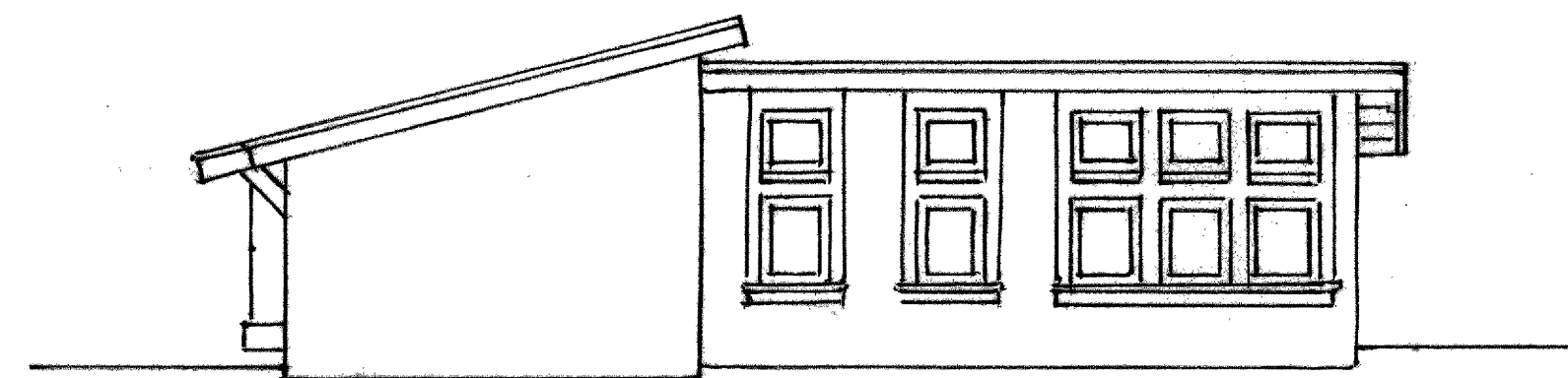
GLENN E WARNER ARCHITECT
51152 PALO COLORADO RD, CARMEL, CA.
MAIL'G. PO BOX 22811, CARMEL, CA, 93922
(831) 625-2802

25745 HATTON RD
CARMEL, CA, 93922
APN: 009-251-010

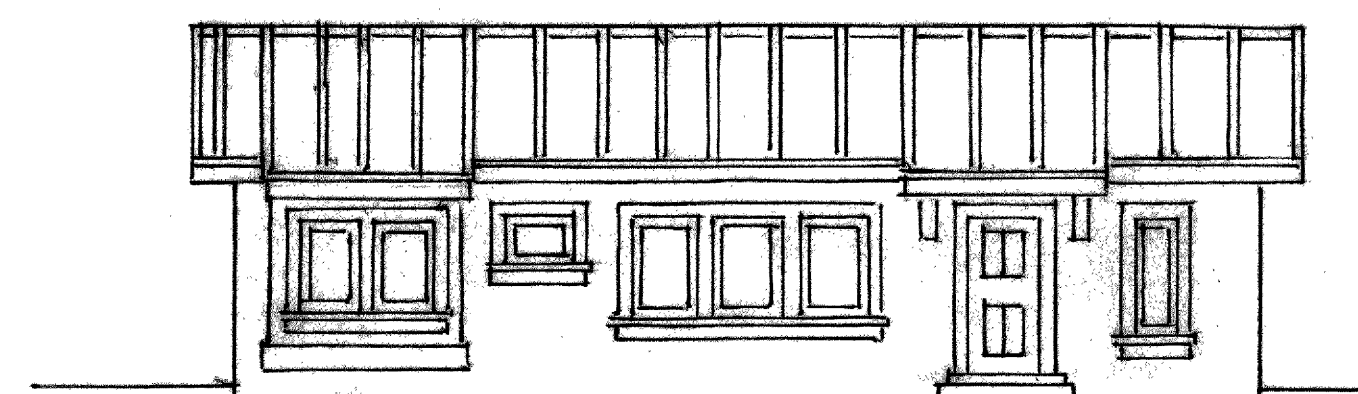
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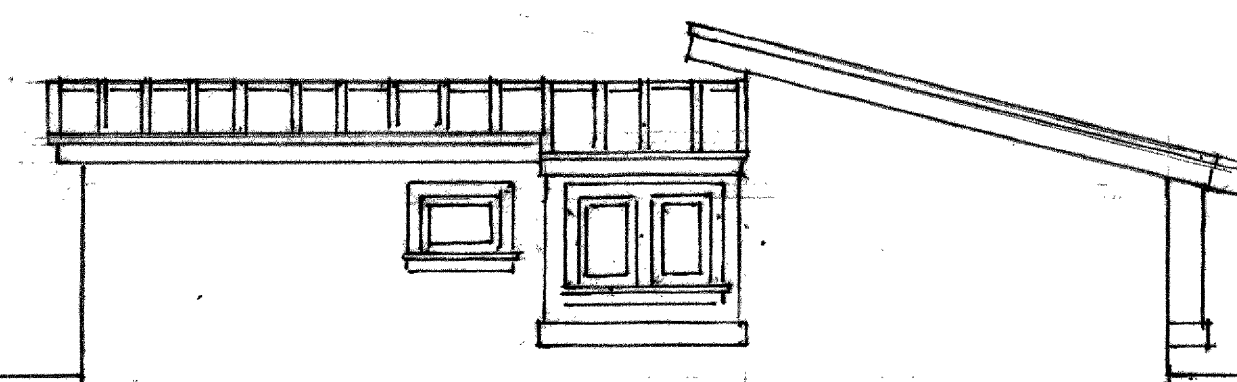
EX. SFD



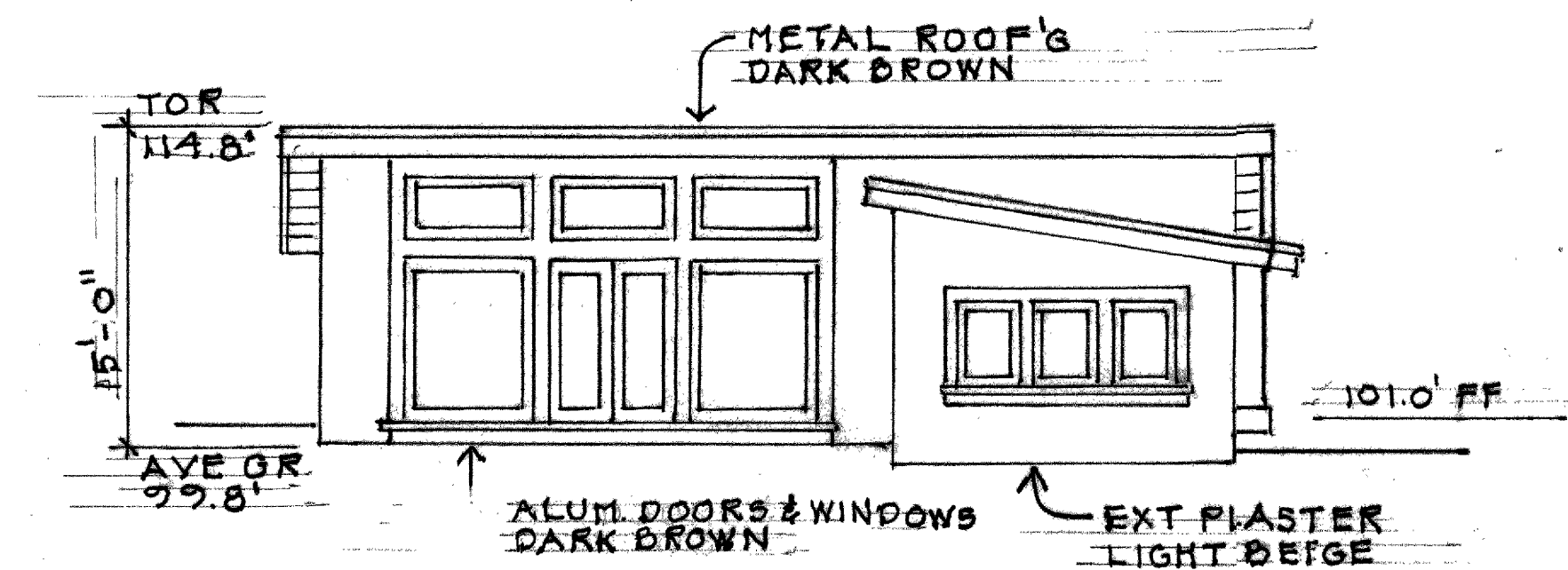
WEST



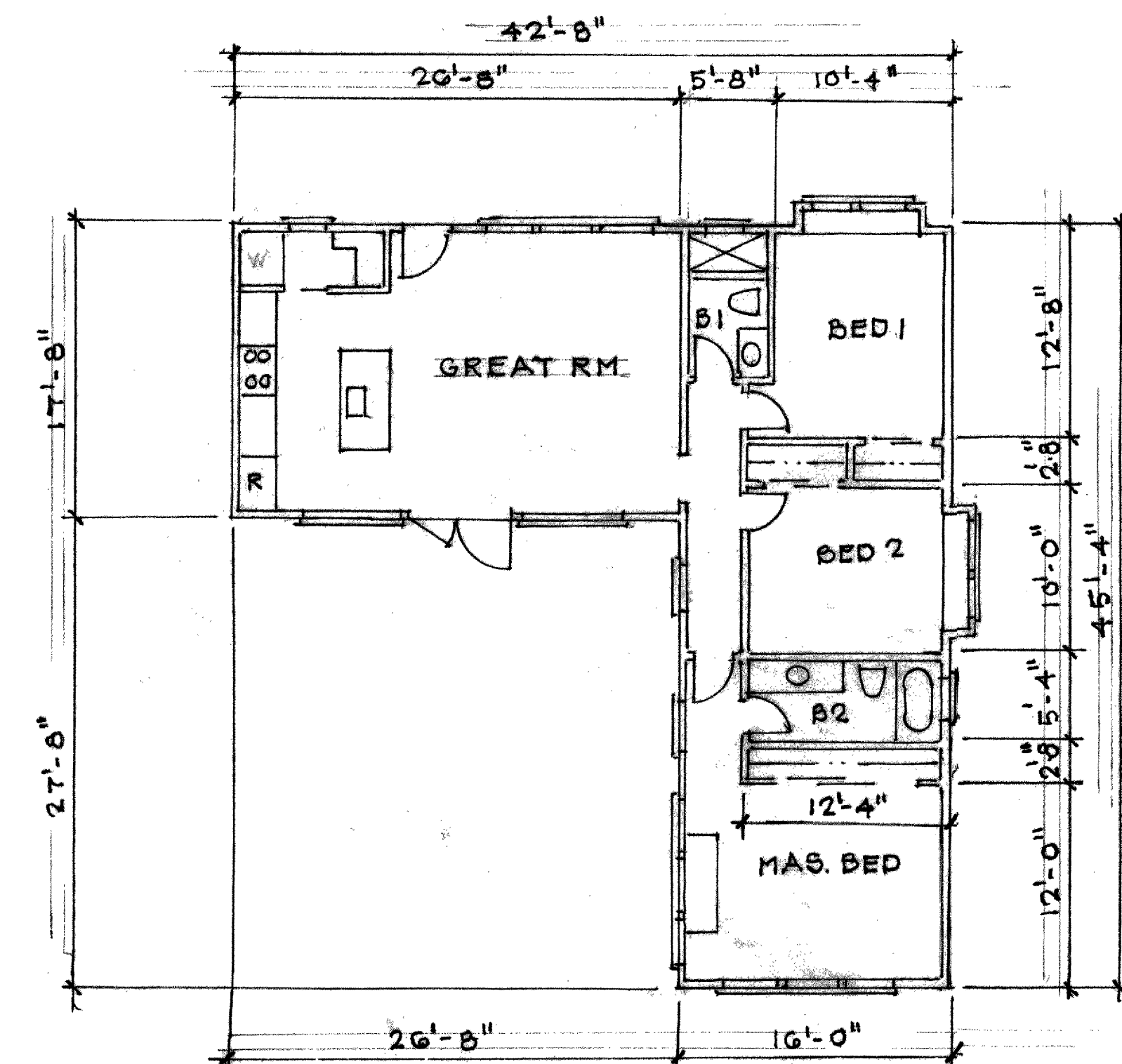
NORTH



EAST



SOUTH



PLAN



GLENN E WARNER ARCHITECT
57752 PALO COLORADO RD., CARMEL, CA
MAILING: PO BOX 22811, CARMEL, CA, 93922
(831) 625-2862

25745 HATTON RD
CARMEL, CA, 93923
APN: 009-251-010

A-2

COLOR SAMPLES FOR PROJECT FILE NO. PLN 240104



Materials: METAL ROOF

Colors: DARK BROWN

Description: _____

KM4584
Urban Bird

Materials: BODY

Description: _____

KMA70
Zin Cluster

RR15-10

KMA70
Zin Cluster

Materials: TRIM

Description: _____

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County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN240104

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Administrative permit (PLN240104) allows construction of a 1,200 square foot accessory dwelling unit. The property is located at 25745 Hatton Rd, Carmel (Assessor's Parcel Number 009-251-010-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. 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 HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation 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. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Administrative Permit and Design Approval (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 009-251-010-000 on June 12, 2025. The permit was granted subject to 8 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: 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. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register 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 recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning 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.

4. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to 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, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. Applicant/Owner shall enter into a contract with a qualified arborist to provide monitoring of all excavation activities within 10 feet of proposed development. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to HCD - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

Prior to issuance, Owner/Applicant shall provide proof of contract with qualified arborist showing compliance this condition.

5. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: 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 lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (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 HCD - Planning, prior to the issuance of building permits.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

6. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the HCD-Engineering Services.

7. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.
CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works)

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.
2. On-going through construction phases Owner/

8. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County HCD-Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to HCD-Engineering Services.

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