

Recommendations/Draft Conditions	
No.	
1.	Tree Planting Required. The applicant shall plant one lower canopy tree on the northern portion of the property. The tree species shall be selected from the City's approved tree list. The final location shall be approved by the City Forester.
2.	Archaeological Report. An archaeological reconnaissance report shall be prepared by a qualified archaeologist or other person(s) meeting the standards of the State Office of Historic Preservation prior to approval of a final building permit. The applicant shall adhere to any recommendations set forth in the archaeological report. All new construction involving excavation shall immediately cease if materials of archaeological significance are discovered on the site and shall not be permitted to recommence until a mitigation and monitoring plan is approved by the Planning Commission.
3.	Nesting Bird Protection. To ensure protection of nesting birds, whether in shrubbery or under the house eaves, demolition and vegetation clearing shall be scheduled outside of the nesting season (i.e. work is conducted between September and mid-February). In the event that is not practical or feasible, the applicant shall engage a qualified wildlife biologist or ornithologist to survey the location no more than 15 days prior to the start of work. If work is delayed, the survey shall be repeated. If the survey finds evidence of nesting birds, the biologist or ornithologist shall submit their recommendations to the Director of Community Planning & Building for review. No work shall commence until permission is granted by the Director.
4.	Dune Restoration. The applicant shall submit an encroachment permit application for review and approval by the City to remove all invasive plant species within the dunes adjacent to the project site (including the private driveway leading to the project) and shall establish appropriate native species. If approved, all work shall be supervised by a qualified biologist approved by the City.
5.	Construction Management Plan. The applicant shall submit a Construction Management Plan for review and approval by the Planning Commission prior to issuance of a building permit.
6.	Volume Study. The applicant shall apply for a volume study to be completed by the City prior to final details review.
7.	Drainage. Provide information on drainage from new impervious areas, semi-pervious areas, trench drains, and retaining wall drains. Provide a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused into one corner of the property, infiltration features must be sized appropriately and must be located at least 6 feet from neighboring properties.
8.	BMP Tracking Form. A completed BMP Tracking form will need to be submitted with the Building Permit Application.

9.	Tier 1 Site Design. Based on information provided about impervious areas, the project is subject to the Central Coast Post-Construction Requirements and will need to meet the Tier 1 Site Design requirements. See the regional technical guide at http://www.montereysea.org/docs/developer_regulations/2015-03-25_Stormwater_Technical_Guide_final.pdf for guidance on meeting the Tier 1 Site Design requirements.
10.	Erosion and Sediment Control Plan. An erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access, will need to be provided with the Building Permit.