

MONTEREY COUNTY

PLANNING & BUILDING INSPECTION DEPARTMENT
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MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: October 14, 2004 at 10:15 a.m.	Agenda Item 5
Project Description: Use Permit (PLN040219, San Francisco Zen Center) to allow the demolition and reconstruction of two cabins (cabin #14 and cabin #15) located within the Tassajara Springs Zen Mountain Center, a Monterey County Historic Landmark.	
Project Location: 47791 Tassajara Rd., Carmel Valley	APN: 419-071-004-000
Planning Number: PLN040219	Name: S. F. Zen Center
Plan Area: Cachagua Area Plan	Flagged and Staked: Yes
Zoning Designation: PQP-HR, (Public/Quasi-Public – Historic Resources)	
CEQA Action: Negative Declaration	
Department: Planning and Building Inspection	

RECOMMENDATION:

Adopt the Negative Declaration (Exhibit “C”); and approve the San Francisco Zen Center Use Permit based on Findings and Evidence (Exhibit “A”) and subject to proposed conditions (Exhibit “B”).

OVERVIEW:

The project consists of the demolition and reconstruction of two cabins located within the Tassajara Springs Zen Mountain Center. The subject cabins, constructed in 1923, overhang the gulch above Tassajara Creek. Due to significant structural problems and the potential threat to public health, welfare and safety, the cabins are proposed for demolition and will be replaced with new cabins comparable in size, massing and exterior appearance to the originals. Minimal grading will be required for construction of the new cabins. The new cabins will be relocated approximately five feet further away from Tassajara Creek in order to minimize erosion and runoff into the Creek as well as to provide for a solid foundation for the reconstructed cabins. A Use Permit is required for the project due to the HR (Historic Resources) designation for the property and the need to evaluate the demolition of the cabins for potential impacts to historical resources.

Project review focused on consistency with the General Plan and Cachagua Area Plan policies. The primary CEQA issue involves historical resources. Other environmental issues include visual character, riparian habitat, seismic hazards, drainage patterns and archaeological resources. These other issues were found to be insignificant since the proposed project consists of the replacement of existing small structures in a previously disturbed area. These types of activities are normally exempt under CEQA. Staff prepared an Initial Study/Negative Declaration (IS/ND) which focused on potential impacts to historical resources. According to the IS/ND, the two cabins proposed for demolition were not constructed during the complex’s period of significance (1875-1900), lack historic integrity to be considered for listing as historic resources, and lack structural integrity to justify the making of structural repairs. Thus, mitigations will not be required and impacts will be less than significant. Staff’s review summarily determined that the project would not have a potentially significant environmental

impact related to the above-stated issues and is consistent with the General Plan and Cachagua Area Plan policies (See Findings and Evidence in Exhibit "A"). No issue remains unresolved for this project.

OTHER AGENCY INVOLVEMENT:

- ✓ Water Resources Agency
- ✓ Environmental Health Division
- ✓ Public Works Department
- ✓ Parks Department
- ✓ Cachagua Fire Protection District

All have reviewed this project. The Planning and Building Inspection Department, Water Resources Agency and the Cachagua Fire Protection District recommend conditions (Exhibit "B").

The Cachagua Land Use Advisory Committee (LUAC) reviewed the project on April 19, 2004 and recommended approval (vote 4 to 0) with no changes. (Exhibit "D").

The Monterey County Historic Resources Review Board (HRRB) reviewed this proposal on September 2, 2004 and recommended approval (vote 4 to 0) of the proposal with no changes (Exhibit "E").

Note: The decision on this project is appealable to the Planning Commission.

Brett C. Becker, Associate Planner
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September 28, 2004

Cc: Environmental Health; Public Works; Parks Department; Cachagua Fire Protection District; Monterey County Water Resources Agency; Jeff Main; Brett Becker; Linda Rotharmel; Leslie James, Applicant; Helen Degenhardt, Architect; San Francisco Zen Center, Property Owner; File

Attachments: Staff Report Data Sheet
Exhibit "A" Recommended Findings and Evidence
Exhibit "B" Recommended Conditions of Approval
Exhibit "C" Negative Declaration / Initial Study
Exhibit "D" Cachagua LUAC Recommendation
Exhibit "E" HRRB Resolution
Exhibit "F" Project Plans
Exhibit "G" Vicinity Map

This report reviewed by Jeff Main, Planning and Building Services Manager

EXHIBIT “A”
RECOMMENDED FINDINGS AND EVIDENCE

1. FINDING: CONSISTENCY – The San Francisco Zen Center Use Permit (PLN040219), as described in Condition #1, and as conditioned, is consistent with the plans, policies, requirements and standards of the Monterey County General Plan, Cachagua Area Plan and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for public/quasi-public development.

EVIDENCE: (a) Plans/Regulations – The Planning and Building Inspection staff reviewed the project, as contained in the application and accompanying materials, for conformity with:

- 1) Monterey County General Plan
- 2) Cachagua Area Plan
- 3) Title 21 Zoning Ordinance

There would be no conflict or inconsistencies with these policies or regulations. Staff’s record of review is provided in project file PLN040219.

(b) Land Use Designation – The parcel is zoned Public/Quasi-Public, Historic Resources (“PQP-HR”). The project is in compliance with the Site Development Standards for Public/Quasi-Public Zoning District in accordance with Section 21.40.060 and Regulations for Historic Resources Zoning District in accordance with Section 21.54.080.

(c) Site Description – The project site is approximately 160 acres in size and the zoning designation does not require a minimum acreage for parcels in this district. The cabin replacement project is an allowed use in accordance with Section 21.40.040.C (structures accessory to any permitted uses).

(d) Biological Resources – A biological assessment was prepared by Rana Creek Habitat Restoration (July 3, 2003) for the project. According to the assessment, there were no rare plants or animals found in the vicinity of the cabins. Further, erosion control precautions such as silt fencing shall be used to minimize any sediment moving into the creek as a result of the project. Conditions of approval will require the implementation of erosion control, riparian and tree protection measures prior to any demolition or construction work.

(e) Visual Resources – The cabins proposed for demolition and replacement (cabins # 14 and 15) are situated within a grouping of 10 redwood cabins (circa 1923) along a foot path. The project planner conducted a site visit on April 23, 2004 to verify that the proposed project will not have a significant adverse effect on the visual character of the area. Conditions of approval will require that the new cabins be reconstructed in such a way as to preserve the form and structure of the originals, including the setting, basic elements of architectural style, size and massing and construction materials such as wooden siding. Where feasible, materials from the original cabins shall be made available for salvage for use in the construction of the new cabins.

(f) Archaeological Resources – According to the Monterey County Geographic Information System, the project site is located within a high archaeological risk area. A preliminary cultural resources reconnaissance was prepared by Archaeological Consulting (June 26, 2003) for the project. According to the report, the project area does not contain surface evidence of potentially significant archaeological resources. Nevertheless, an ongoing

condition of approval will require that land disturbance be halted in the event that cultural resources are found.

(g) Seismic Hazards – The project site lies in an area identified by the Monterey County Geographic Information System as an Undetermined Zone in terms of seismic sensitivity. However, the Inventory and Analysis Section of the Cachagua Area Plan identifies the site as a Seismic Hazard IV Zone (moderate). The project site is about a mile away from a potentially active fault known as Church Creek. The site is also identified as possessing a low risk for liquefaction, a low risk for landslides and a high risk for erosion. Erosion risk is most probably related to areas containing steep slopes, which is outside of the project area. The new cabins will be required to be built in conformance to the Uniform Building Code, which contains regulations to protect structures within active or potentially active seismic areas.

(h) Flood Hazards – A flood and erosion assessment was prepared by Soil Surveys, Inc. (June 26, 2003) for the project. According to the assessment, the new cabins at the proposed locations will not significantly reduce the capacity of the existing creek or watercourse or otherwise adversely affect any other properties by increasing stream velocities or depths, or diverting the flow. Additionally, the replacement cabins will be safe from flow-related erosion and will not cause flow-related erosion hazards or otherwise aggravate flow-related erosion hazards. The Water Resources Agency reviewed this assessment along with additional correspondence which stated that the large buried boulders will help protect the sloping creek bank adjacent to the cabins from major slope erosion.

(i) Historic Resources – A revised historical evaluation of cabins # 14 and 15 at the Tassajara Springs Zen Mountain Center was prepared by Archaeological Resource Management (May 28, 2004) for the project. In addition, a letter regarding peer review of the revised historical evaluation was prepared by Kent Seavey (June 16, 2004) and a letter regarding the structural integrity of Cabins # 14 and 15 was prepared by Komendant Engineering, Inc. (June 14, 2004). Based on the above documentation and review by historical experts within the Monterey County Parks Department and the Monterey County Planning and Building Inspection Department, staff concurs with the findings made in the letters prepared by Kent Seavey and Komendant Engineering, Inc. and conclude that the two cabins proposed for demolition were not constructed during the complex's period of significance (1875-1900), lack historic integrity to be considered for listing as historic resources and lack structural integrity to justify the making of structural repairs. Thus, mitigations will not be required and impacts will be less than significant.

(j) Site Visit – The project planner conducted a site visit on April 23, 2004 to verify that the proposed project complies with the Monterey County General Plan and the Cachagua Area Plan. Staff's memo regarding the site visit is in project file PLN040219.

(k) Land Use Advisory Committee – The Cachagua Land Use Advisory Committee reviewed and recommended approval (4 - 0 vote) of the Use Permit on April 19, 2004 with no changes.

(l) Historic Resources Review Board – The Monterey County Historic Resources Review Board reviewed and recommended approval (4 - 0 vote) of the Use Permit on September 2, 2004 with no changes.

(m) **Application Materials** – The application and plans submitted for the Use Permit in project file PLN040219 at the Monterey County Planning and Building Inspection Department.

(n) **Testimony** – No testimony, either written or oral, was received during the course of the public hearing process to indicate that there is any inconsistency with these plans or policies.

2. FINDING: SITE SUITABILITY – The site is suitable for the use proposed.

EVIDENCE: (a) The project has been reviewed for suitability by the Monterey County Planning and Building Inspection Department, Cachagua Fire Protection District, Monterey County Water Resources Agency, Monterey County Public Works Department, Monterey County Parks Department, and Monterey County Health Department. There has been no indication from these agencies that the site is not suitable. Conditions recommended by these agencies have been incorporated as project conditions.

(b) The project planner conducted a site visit on April 23, 2004 to verify that the site is suitable for this use.

(c) Necessary public facilities are available and will be provided.

3. FINDING: CEQA (Negative Declaration) – The project is subject to environmental review pursuant to the requirements of the California Environmental Quality Act (CEQA). On the basis of the whole record before the Zoning Administrator, there is no substantial evidence that the proposed project as designed and conditioned will have a significant effect on the environment. The Negative Declaration reflects the independent judgment and analysis of the County.

EVIDENCE: (a) The proposed project is not exempt from environmental review due to the potential to cause a substantial adverse change in the significance of a historic resource pursuant to CEQA Guidelines Section 15300.2 (Exceptions).

(b) Potentially adverse environmental effects were identified during staff review of the development application.

(c) The Planning and Building Inspection Department prepared an Initial Study pursuant to CEQA. The Initial Study found that the proposed project would not have a significant effect on the environment. The Initial Study is on file in the office of the Planning and Building Inspection Department and is hereby incorporated by reference (File No. PLN040219).

(d) Evidence that has been received and considered include the application, plans, materials, and technical reports, which are listed under Section IX (References) of the Initial Study and contained in project file PLN040219.

(e) The Negative Declaration was circulated for public review from August 13, 2004 to September 12, 2004.

(f) The Monterey County Department of Planning and Building Inspection, (located at 2620 First Avenue, Marina, CA, 93933) is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Negative Declaration is based.

4. FINDING: FISH AND GAME FEE – Considering the record as a whole, there is no evidence that the project will have any potential for an adverse effect either individually or cumulatively on wildlife resources as defined under Section 753.5 (d) of the Fish and Game Code.

EVIDENCE: The project proposes to remove and replace two existing cabins which currently overhang the gulch above Tassajara Creek. The area below this gulch contains riparian habitat consisting of native riparian vegetation and woodland. The new cabins will be relocated away from Tassajara Creek and associated riparian habitat. Conditions of approval will require the implementation of erosion control, riparian and tree protection measures prior to any demolition or construction work. Development of the proposed project will not result in changes to the resources listed under Section 753.5. Therefore payment of the fee is not required.

- 5. FINDING: NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and other applicable provisions of Title 21. Zoning violation abatement costs, if any, have been paid.

EVIDENCE: Sections 21.40.020 and 21.54.020 of the Monterey County Zoning Ordinance. Staff verification of the Monterey County Planning and Building Inspection Department records indicates that no violations exist on subject property

- 6. FINDING: HEALTH AND SAFETY** – The establishment, maintenance, and operation of the proposed development 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 or to the general welfare of the County.

EVIDENCE: Preceding findings and supporting evidence.

- 7. FINDING: APPEALABILITY** – The decision on this project is appealable to the Planning Commission.

EVIDENCE: Section 21.80.040.B of the Monterey County Zoning Ordinance (Title 21).

EXHIBIT “B” Monterey County Planning and Building Inspection Condition Compliance & Mitigation Monitoring and/or Reporting Plan	Project Name: San Francisco Zen Center File No: PLN040219 APN: 419-071-004-000 Approval by: Zoning Administrator Date: October 14, 2004
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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>Impact Addressed, 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 Clearing Condition</i>	<i>Timing</i>	<i>Verif- ication of comp- liance</i>
1		<p>PBD029 - SPECIFIC USES ONLY</p> <p>The San Francisco Zen Center Use Permit (PLN040219) allows for the demolition and reconstruction of two cabins (cabin #14 and cabin #15) located within the Tassajara Springs Zen Mountain Center, a Monterey County Historic Landmark. The property is located at 47791 Tassajara Road, Carmel Valley (Assessor's Parcel Number 419-071-004-000), Cachagua 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 Planning and Building Inspection. 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.</p> <p>(Planning and Building Inspection)</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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2		<p>PBD025 - NOTICE-PERMIT APPROVAL</p> <p>The applicant shall record a notice which states: "A permit (Resolution No. 040219) was approved by the Zoning Administrator for Assessor's Parcel Number 419-071-004-000 on October 14, 2004. The permit was granted subject to 17 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of grading and building permits or commencement of the use. (Planning and Building Inspection)</p>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of demolition, grading and building permits or start of use	
3		<p>PBD021 – LIGHTING – EXTERIOR LIGHTING PLAN</p> <p>All exterior lighting shall be unobtrusive, 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 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 exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. (Planning and Building Inspection)</p>	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits	
4		<p>PBD032 – TREE PROTECTION</p> <p>Trees which are located close to the construction site shall be protected from inadvertent damage from construction equipment by 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 shall be demonstrated prior to issuance of grading and building permits and subject to the approval of the Director of Planning and Building</p>	Submit evidence of tree protection to PBI for review and approval.	Owner/ Applicant	Prior to issuance of demolition, grading and building permits	

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		Inspection. (Planning and Building Inspection)				
5		RIPARIAN PROTECTION Riparian habitat in proximity to the project site shall be adequately protected. Protection shall include the placement of orange netting and the installation of silt fencing. Said protection shall be demonstrated prior to issuance of grading and building permits and subject to the approval of the Director of Planning and Building Inspection. (Planning and Building Inspection)	Submit evidence of riparian protection to PBI for review and approval.	Owner/ Applicant	Prior to issuance of demolition, grading and building permits	
6		EROSION AND RUNOFF CONTROL Prior to the issuance of a demolition, grading or building permit, the applicant shall submit evidence that erosion and runoff control measures have been implemented in accordance with Monterey County's Erosion Control (Chapter 16.12) and Grading (Chapter 16.08) Ordinances. (Planning and Building Inspection)	Submit evidence that erosion and runoff control measures have been implemented in accordance with Monterey County's Erosion Control (Chapter 16.12) and Grading (Chapter 16.08) Ordinances.	Owner/ Applicant	Prior to issuance of demolition, grading and building permits	
7		CABIN RECONSTRUCTION REQUIREMENTS In order to be compatible with the visual character of site, the new cabins shall be reconstructed in such a way as to preserve the form and structure of the originals, including the setting, basic elements of architectural style, size and massing and construction materials such as wooden siding. Where feasible, materials from the original cabins shall be made available for salvage for use in the construction of the new cabins. (Planning and Building Inspection)	Submit reconstruction plans and details to PBI for review and approval.	Owner/ Applicant	Prior to issuance of demolition, grading and building permits	

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8		<p>FISH AND GAME DE MINIMIS EXEMPTION FILING FEE</p> <p>The applicant shall pay a Fish and Game De Minimis Exemption filing fee (\$25), to be collected by the County. This fee shall be paid on or before the filing of the Notice of Determination. Proof of payment shall be furnished by the applicant to the Director of Planning and Building Inspection prior to the issuance of demolition, grading and building permits. (Planning and Building Inspection)</p>	Proof of payment shall be furnished by the applicant to the Director of Planning and Building Inspection.	Owner/ Applicant	Prior to issuance of demolition, grading and building permits	
9		<p>WR40 - WATER CONSERVATION MEASURES</p> <p>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:</p> <ol style="list-style-type: none"> 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. 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) 	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	

Permit Cond. Number	Mitig. Number	Impact Addressed, and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Clearing Condition	Timing	Verification of compliance
10		<p>FIRE007 - DRIVEWAYS</p> <p>Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the “T” shall be a minimum of 60 feet in length. (Cachagua Fire Protection District)</p>	<p>1) Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.</p> <p>2) Applicant shall schedule fire dept. clearance inspection.</p>	Owner/ Applicant	<p>Prior to issuance of grading and building permits</p> <p>Prior to final building inspection</p>	

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11		<p>FIRE008 - GATES</p> <p>All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Cachagua Fire Protection District)</p>	<p>1) Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.</p> <p>2) Applicant shall schedule fire dept. clearance inspection.</p>	Owner/ Applicant	<p>Prior to issuance of grading and building permit</p> <p>Prior to final building inspection</p>	
12		<p>FIRE019 – DEFENSIBLE SPACE REQUIREMENTS – (STANDARD)</p> <p>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 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. (Cachagua Fire Protection District)</p>	<p>1) Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.</p> <p>2) Applicant shall schedule fire dept. clearance inspection.</p>	Owner/ Applicant	<p>Prior to issuance of grading and building permits</p> <p>Prior to final building inspection</p>	
13		<p>FIRE025 – SMOKE ALARMS – (SINGLE FAMILY DWELLING)</p> <p>Where a household fire warning system or combination fire/burglar alarm system is installed in lieu of single-station smoke alarms required by the Uniform Building Code the alarm panel shall be required to be placarded as permanent building equipment. (Cachagua Fire Protection District)</p>	<p>1) Applicant shall enumerate as “Fire Dept. Notes” on plans.</p> <p>2) Applicant shall schedule fire alarm system acceptance test.</p>		<p>Prior to issuance of building permit</p> <p>Prior to final building</p>	

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					inspection	
14		FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE) All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (Cachagua Fire Protection District)	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Owner/ Applicant	Prior to issuance of building permit	
15		FIRE030 – OTHER NON-STANDARD Automatic fire sprinkler systems are not required in these cabin replacements, but due to the extended emergency response times and the isolated location of the project, automatic fire sprinkler systems are HIGHLY RECOMMENDED. (Cachagua Fire Protection District)	Applicant shall schedule fire dept. final sprinkler inspection.	Owner/ Applicant	Prior to final building inspection	
16		PBD030 - STOP WORK - RESOURCES FOUND If 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. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society 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 the discovery.	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection Department 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.	Owner/ Applicant/ Archaeologist	Ongoing	

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		(Planning and Building Inspection)				
17		PBD018(A) - LANDSCAPE MAINTENANCE 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. (Planning and Building Inspection)	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.	Owner/ Applicant	Ongoing	