

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> May 11, 2006. Time	<b>Agenda Item No.:</b> 7
<b>Project Description:</b> Use Permit to allow development within the Carmel Valley River 100 year floodplain. The proposed development consists of the demolition of an existing 1,056 square foot guesthouse and construction of a 497 square foot guesthouse with an attached 807 square foot two-car garage.	
<b>Project Location:</b> 9240 Carmel Valley Road	<b>APN:</b> 169-141-021-000
<b>Planning Number:</b> PLN050446	<b>Name:</b> William & Brenda Reese
<b>Plan Area:</b> Carmel Valley Master Plan	<b>Flagged and staked:</b> Yes
<b>Zoning Designation:</b> “LDR/1 D-S” or (Low Density Residential, 1 units per acre Design Control District and Site Plan review)	
<b>CEQA Action:</b> Categorically Exempt per Section 15302, Class 2	
<b>Department:</b> RMA - Planning and Building Inspection	

**RECOMMENDATION:**

Approve the Reese Use Permit based on the Findings and Evidence (**Exhibit B**) and subject to the recommended conditions (**Exhibit C**).

**PROJECT OVERVIEW:**

The Reese application consists of the replacement of an existing residential unit with a guesthouse and attached garage. The project area, a 1.5 acre lot, is located in the 100-year floodway fringe of the Carmel Valley River. If approved the proposed guesthouse and garage would be re-constructed in the existing location of the accessory residential unit. The site currently has a substantial amount of disturbance therefore; replacement of the existing structures (residential unit and garage) will not require additional site disturbance. Additionally construction of the proposed garage will bring the site into conformance with the counties parking standards. Staff has reviewed the project as contained in the application and accompanying materials for consistency with Section 21.64.130.D.2 of Title 21 (Monterey County Zoning Ordinance). The project was found to be consistent with Title 21 regarding development within the floodway and floodway fringe. Development may only be allowed in the floodway and floodway fringe if the construction will not affect riparian habitats or vegetation, increase erosion potential, impact flood flow, or create a situation where the structure would be at any more risk of damage than currently exists.

The Water Resources Agency and Environmental Health Division have reviewed the development application and have recommended conditions of approval to ensure the project complies with the regulations. The recommended conditions require that any new structures are at least one foot above the 100-year flood level and that the waste disposal system will be designed avoid impairment or contamination of flood waters (see Conditions 9 to 20).

Finally, Planning staff’s review determined that the application found that the development would not have a potentially significant environmental impact related to the above-stated issue and is consistent with the policies of the Monterey County General Plan, Carmel Valley Master Plan, and the Monterey County Zoning Ordinance Title 21 (See Findings and Evidence in Exhibit B). The project qualifies for a Categorical Exemption under CEQA pursuant to Sections 15302 (or reconstruction of existing structures). No issues or unusual circumstances remain unresolved for this project.

**OTHER AGENCY INVOLVEMENT:**

- ✓ Planning and Building Inspection Department
- ✓ Camel Valley Fire Protection District
- ✓ Public Works Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency

All of the above checked agencies and departments have reviewed this project. The Monterey County Planning and Building Inspection Department; Water Resources Agency, Carmel Valley Fire Protection District and have recommended conditions of approval (**Exhibit C**).

The project was not referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. See Findings & Evidence.

**Note:** The project is appealable to the Planning Commission.

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cc: Zoning Administrator; Public Works Water Resources Agency, Environmental Health Division, Parks Department, Carmel valley Fire Protection District; Jacqueline R. Onciano; Ramon Montano; Carol Allen; Property Owner; Project File.

Attachments: Exhibit "A" Project Data Sheet  
Exhibit "B" Findings and Evidence  
Exhibit "C" Recommended Conditions of Approval  
Exhibit "D" Site Plan, Floor Plans, and Elevations  
Exhibit "E" Vicinity Map

This report was reviewed by Jacqueline Onciano, Planning, and Building Services Manager.

EXHIBIT A

**Project Information for PLN050446**

Project Title: **REESE WILLIAM A IV & BRENDA CL**

Location:	9240 CARMEL VALLEY RD CARMEL VALLE	Primary APN:	169-141-021-000
Applicable Plan:	Carmel Valley Master Plan	Coastal Zone:	No
Permit Type:	Use Permit	Zoning:	
Environmental Status:	Exempt	Plan Designation:	
Advisory Committee:	Carmel Valley	Final Action Deadline (884):	3/11/2006

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Project Site Data:

Lot Size:	Coverage Allowed:
Existing Structures (sf):	Coverage Proposed:
Proposed Structures (sf):	Height Allowed:
Total Sq. Ft.:	Height Proposed:
	FAR Allowed:
	FAR Proposed:

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Resource Zones and Reports:

Environmentally Sensitive Habitat:	Erosion Hazard Zone:
Biological Report #: N/A	Soils Report #:
Forest Management Rpt. #: N/A	
Archaeological Sensitivity Zone:	Geologic Hazard Zone:
Archaeological Report #: N/A	Geologic Report #: N/A
Fire Hazard Zone:	Traffic Report #: N/A

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Other Information:

Water Source:	Sewage Disposal (method):
Water Dist/Co:	Sewer District Name: n/a
Fire District:	Grading (cubic yds.):
Tree Removal: N/A	

**EXHIBIT B**  
**RECOMMENDED FINDINGS AND EVIDENCE**

**1. FINDING: CONSISTENCY:** The **Reese Use Permit (PLN050446)**, as described in Condition No. 1, and as conditioned, is consistent with the plans, policies, requirements, and standards of the Monterey County General Plan, Carmel Valley Master Plan, and the Monterey County Zoning Ordinance (Title 21). The property is located at 9249 Carmel Valley Road (Assessors Parcel Number 169-141-021-000) fronting on a private access road in the Carmel Valley Master Plan Area. The parcel is zoned “LDR/1 D-S” or (Low Density Residential, 1 unit per acre Design Control District and Site Plan review).

- EVIDENCE:**
- (a) The text, policies, and regulations in the above documents have been evaluated during the course of review for this application. No conflicts were found to exist. No communications were received during the course of review of the project to indicate that there is any inconsistency with the text, policies, and regulations in these documents.
  - (b) The project planner conducted a site visit in January 2006, to verify that the proposed project complies with the Carmel Valley Master Plan. The proposed project, as designed, will not have a significant adverse effect on the public viewshed. Based on the site visit and analysis of county records, no Environmentally Sensitive Habitat was determined to exist on the property.
  - (c) The Water Resources Agency and Environmental Health Division reviewed the project application for consistency with Section 21.64.130, Regulations for Land Use in the Carmel Valley Floodplain. Conditions of approval have been imposed to ensure the projects complies with the regulations requiring new structures to be at least one foot above the 100-year flood level and that the waste disposal system will avoid impairment or contamination of flood waters (see Conditions 9 thru 20).
  - (d) The property is located in an area identified with a high potential for archeological resources. However, due to the amount of existing site disturbance it was determined that reconstruction of the garage and guest house would be appropriate in the existing footprint. Therefore, an archeological report waiver has been granted for the proposed development.
  - (e) The project was not referred to the Carmel Valley Land Use Advisory Committee for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this project did not warrant referral to the LUAC because the development is not considered to be of a controversial nature.

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

- EVIDENCE:**
- (a) The following agencies have reviewed the project: the Monterey County Planning and Building Inspection Department, Water Resources Agency, Monterey County Public Works Department, the Monterey County Division of Environmental Health, and the Salinas Rural Fire Protection District. There has been no indication from these agencies that the site is not suitable. Recommended conditions have been incorporated.
  - (b) The project as conditioned (site is located the 100 year floodway fringe) will be required to meet the criteria in county ordinance 16.16 for development in the floodway fringe

- 3. FINDING CEQA (Exempt) -** The proposed project will not have a significant environmental impact.
- EVIDENCE:** (a) Section 15302, Class 2 of the CEQA Guidelines categorically exempts replacement or reconstruction of existing structures from environmental review.
- (b) Based on a site visit and review of the project plans, staff has determined that the project meets the requirements set forth in the Carmel Valley Master Plan and the Monterey County Zoning Ordinance (Title 21). No issues or unusual circumstances remain unresolved therefore it has been determined that approval of the project would not result in any significant environmental impacts.
- 4. FINDING: DEVELOPMENT IN THE FLOODWAY FRINGE –** A Use Permit is issued if there is adequate protection of riparian habitats, riparian vegetation, smooth flood flow, retention of Federal Flood Insurance Eligibility, and prevention of damage to structures in the floodway. The proposed development as conditioned meets the development requirements set forth in the Monterey County Zoning Ordinance (Title 21) Section 21.64. 130 (D) (2) & the Floodplain Ordinance 16.16.
- (a) The project area is a 1.15 acre parcel located in the floodway fringe as recorded on Monterey County flood plain maps. Monterey County records confirm an existing residence and detached assessor structures are located respectively on the property.
- (b) The proposed project is condition in a manor which will require the design of the proposed structures to be constant with the development standards set forth in the flood plain ordinance.
- (c) Application and materials located and on file with Monterey County Planning & Building Inspection.
- 5. FINDING: NO VIOLATIONS -** The subject property is in compliance with all rules and regulations pertaining to zoning uses and any other applicable provisions of the County's zoning ordinance (Title 20). No violations exist on the property. Zoning violation abatement cost, if any, have been paid.
- EVIDENCE:** Based on staff's site visit and verification of the Monterey County Planning and Building Inspection Department records, no violations exist on subject property.
- 6. FINDING: HEALTH & 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 Title 21 (Zoning Ordinance).

<b>EXHIBIT C</b> <b>Monterey County Planning and Building Inspection</b> <b>Condition Compliance</b>	<b>Project Name:</b> William and Brenda Reese <b>File No:</b> PLN050466 APNs: 169-141-021-000 <b>Date:</b> May 11, 2006 <b>Approval by:</b> Zoning Administrator
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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.*

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures 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 Compliance	Timing	Verificati on of Complian ce (name/dat e)
1		<b>PBD029 - SPECIFIC USES ONLY</b> Use Permit to allow development within the Carmel Valley River 100 year floodplain. The proposed development consists of the demolition of an existing 1,056 square foot guesthouse and construction of a 497 square foot guesthouse with an attached 807 square foot two-car garage. The project is located at 9240 Carmel Valley Road (Assessor's Parcel Number 169-141-021-000) fronting a private access road in the Carmel Valley Master Plan 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. <b>(Resource Management Agency (RMA)-Planning and Building Inspection)</b>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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2		<p><b>PBD016 - INDEMNIFICATION AGREEMENT</b></p> <p>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 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. <b>(RMA-Planning and Building Inspection</b></p>	Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to PBI.	Owner/ Applicant	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	

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3		<p><b>PBD025 - NOTICE-PERMIT APPROVAL</b></p> <p>The applicant shall record a notice which states: "A permit (Resolution 050466) was approved by the Zoning Administrator for Assessor's Parcel Number 169-141-021-000 on May 11, 2006. The permit was granted subject to 24 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 building permits or commencement of the use. <b>(RMA-Planning and Building Inspection)</b></p>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to Issuance of grading and building permits.	
4		<p><b>PBD032(A) - TREE PROTECTION</b></p> <p>Trees which are located close to the construction site(s) 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 building permits subject to the approval of the Director of Planning and Building Inspection. <b>(RMA-Planning and Building Inspection)</b></p>	Submit evidence of tree protection to PBI for review and approval.	Owner/ Applicant	Prior to issuance of grading and building permits	

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5		<p><b>PBD021 – LIGHTING – EXTERIOR LIGHTING PLAN</b></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. <b>(RMA-Planning and Building Inspection)</b></p>	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	
6		<p><b>PBD006 - DEED RESTRICTION - USE</b></p> <p>Prior to the issuance of a building permit, the applicant shall record a deed restriction as a condition of project approval stating the regulations applicable to the <b>(RMA-Planning and Building Inspection)</b></p>	Submittal of approved and Recorded Deed Restriction to PBI.	Owner/ Applicant/ Contractor		Prior to Issuance of Grading and Building Permits

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7		<p><b>PBD011 - EROSION CONTROL PLAN AND SCHEDULE</b></p> <p>The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Soils Conservation Service and the Director of Planning and Building Inspection. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of Planning and Building Inspection. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation, dust during, and immediately following construction and until erosion control planting becomes established. The Director of Planning and Building Inspection shall approve this program. <b>(RMA-Planning and Building Inspection)</b></p>	<p>1) Evidence of compliance with the Erosion Control Plan shall be submitted to PBI prior to issuance of building and grading permits.</p>	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	
8		<p><b>WR20 - WET FLOOD-PROOFING – NON CONVERSION AGREEMENT</b></p> <p>The owner shall provide the Water Resources Agency a recorded Non-Conversion Agreement for the wet flood-proofed garage to ensure all enclosed areas, below the minimum lowest floor elevation, will be used solely for parking of vehicles, limited storage, or access to the building, and all interior walls, ceilings and floors below the minimum lowest floor elevation shall be unfinished or constructed of flood resistant materials. <b>(Water Resources Agency)</b></p>	<p>Submit the recorded agreement to the Water Resources Agency for review and approval.</p> <p>(A copy of the County’s standard agreement can be obtained at the Water Resources Agency.)</p>	Owner/ Applicant	Prior to issuance of any grading or building permits	

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9		<p><b>WR21 - FOUNDATION PLAN – ENCLOSURES/GRADE ELEVATIONS</b></p> <p>All fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area shall be provided. The bottom of all openings shall be no higher than one foot above grade. The applicant shall provide the Water Resources Agency a foundation plan prepared by a registered civil engineer showing the internal and external grade elevation, as well as, the location and dimensions of all vents. <b>(Water Resources Agency)</b></p>	Submit the engineered foundation plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer	Prior to issuance of any grading or building permits	
10		<p><b>WR22 - FLOODPLAIN RECORDATION</b></p> <p>The owner shall provide the Water Resources Agency a recorded Floodplain Notice stating: “The property is located within or partially within a floodplain and may be subject to building and/or land use restrictions.” <b>(Water Resources Agency)</b></p>	Submit the recorded floodplain notice to the Water Resources Agency for review and approval. (A copy of the County’s standard notice can be obtained at the Water Resources Agency.)	Owner/ Applicant	Prior to issuance of any grading or building permits	
11		<p><b>WR43 - WATER AVAILABILITY CERTIFICATION</b></p> <p>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. <b>(Water Resources Agency)</b></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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12		<p><b>WR40 - WATER CONSERVATION MEASURES</b></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> <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. <b>(Water Resources Agency)</b></p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection / occupancy	
13		<p><b>WR14 - CONCRETE SLAB INSPECTION</b></p> <p>The applicant shall provide the Water Resources Agency a FEMA Elevation Certificate completed by a registered civil engineer or licensed land surveyor, certifying the forms have been set at a height that will ensure the minimum lowest floor elevation requirement. <b>(Water Resources Agency)</b></p>	Submit a completed FEMA Elevation Certificate, based on building under construction, to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to the foundation pre-pour inspection	

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14		<b>WR15 - STEMWALL INSPECTION</b> The applicant shall provide the Water Resources Agency a FEMA Elevation Certificate completed by a registered civil engineer or licensed surveyor certifying the lowest floor elevation, venting, external grades and internal grades are compliant with Chapter 16.16 of the Monterey County Code. <b>(Water Resources Agency)</b>	Submit a completed FEMA Elevation Certificate, based on building under construction, and completed by the engineer or surveyor, to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer/ Surveyor	Prior to the stem wall inspection	
15		<b>WR16 - ELEVATION CERTIFICATE</b> The applicant shall provide the Water Resources Agency a FEMA Elevation Certificate, based on finished construction, completed by a registered civil engineer or licensed surveyor certifying the structure has been constructed in accordance with Chapter 16.16 of the Monterey County Code. <b>(Water Resources Agency)</b>	Submit a completed FEMA Elevation Certificate, based on finished construction, and completed by the engineer or surveyor, to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer/ Surveyor	Prior to final inspection or Occupancy	
			Applicant shall schedule fire dept. clearance inspection	Owner/ Applicant	Prior to final building inspection	

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16		<p><b>ZONE A1-A30 ELEVATION REQUIREMENTS</b></p> <p>The lowest floor and attendant utilities shall be constructed at least <b>117.0</b> feet above mean sea level (NGVD 1929). The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed land surveyor that a reference marker has been established at the building site to provide for the floodproofing and certification of the lowest floor elevation. <b>(Water Resources Agency)</b></p>	Submit a letter to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	WRA
17		<p><b>WET FLOODPROOFING PLAN</b></p> <p>The finished floor of the garage is proposed to be constructed below the minimum lowest floor elevation; therefore, all interior walls, ceilings, and floors below <b>117.0 feet</b> mean sea level shall be unfinished or constructed of flood resistant materials. Prior to issuance of any grading or building permits, the applicant shall provide the Water Resources Agency a wet floodproofing plan for review and approval. <b>(Water Resources Agency)</b></p>	Submit a wet floodproofing plan, prepared by registered civil engineer or architect, to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	WRA
18		<p><b>WET FLOODPROOFING CERTIFICATE</b></p> <p>The applicant shall provide the Water Resources Agency a FEMA Floodproofing certificate, for the garage, certifying the structure was constructed in accordance with approved plans. <b>(Water Resources Agency)</b></p>	Submit a completed FEMA Floodproofing Certificate for the garage, based on finished construction, to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to final inspection	WRA

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19		<p><b>FIRE007 - DRIVEWAYS</b></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.</p> <p><b>(Carmel Valley Fire Protection District)</b></p>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans and schedule fire dept. clearance inspection	Owner/ Applicant	Prior to final building inspection	

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20		<b>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)</b> 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. <b>(Carmel Valley Fire Protection District)</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
21		<b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</b> 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. <b>(Carmel Valley Fire Protection District)</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Owner/ Applicant	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Owner/ Applicant	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. final sprinkler inspection	Owner/ Applicant	Prior to issuance of building permit.	

<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>
22		<p><b>FIRE008 - GATES</b></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. <b>(Carmel Valley Fire Protection District)</b></p>	<p>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.</p>	Applicant or owner	Prior to issuance of grading and/or building permit.	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	Applicant or owner	Prior to final building inspection	
23		<p><b>FIRE028 - ROOF CONSTRUCTION - (CARMEL VALLEY FPD)</b></p> <p>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 <b>(Carmel Valley Fire Protection District)</b></p>	<p>Applicant shall enumerate as “Fire Dept. Notes” on plans.</p>	Applicant or owner	Prior to issuance of building permit.	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures 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 Compliance	Timing	Verification of Compliance (name/date)
24		<p><b>FIRE011 - ADDRESSES FOR BUILDINGS</b></p> <p>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. <b>(Carmel Valley Fire Protection District)</b></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 building permit.</p>	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection</p>	

END OF CONDITIONS