

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: May 11, 2006 @ 9:10 a.m.	Agenda Item: 5
Project Description: Use Permit (PLN060019 PENNISI) to allow the development on a 30% slope for a new retaining wall, deck and patio; and Design Approval for a 1,525 sq. ft. first floor addition and a 2,273 sq. ft. second story addition, a detached 944 sq. ft. three-car garage and a 589 sq. ft. porte cochere to an existing 1,277 sq. ft. one-story, single-family dwelling on a 2.57 acre parcel; and to clear Code Enforcement Case (CE040165).	
Project Location: 9955 Eddy Road, Carmel Valley	APN: 169-091-056-000
Planning Number: PLN060019	Name: Giovanni Pennisi
Plan Area: Carmel Valley Master Plan	Flagged and staked: No
Zoning Designation: LDR/2.5-D-S (Low Density Residential, 2.5 Acres Per Unit, Design Control and Site Plan District)	
CEQA Action: Exempt per Section 15303(a) of the CEQA Guidelines	
Department: Planning and Building Inspection	

RECOMMENDATION:

Approve the project based on Findings and Evidence (**Exhibit “B”**); deny part of the project based on Findings and Evidence (**Exhibit “C”**); and subject to proposed conditions (**Exhibit “D”**).

OVERVIEW OF PROPOSED ACTION:

The application is a Use Permit for development on a 30% slope for a retaining wall, deck and patio, and Design Approval for a 1,525 sq. ft. first floor addition and a 2,273 sq. ft. second-story addition, a detached 944 sq. ft. three-car garage, and a 589 sq. ft. attached porte cochere to an existing 1,277 sq. ft. one-story, single-family dwelling. Approval of the proposed project will clear a code violation (CE040165) for construction of the two-story remodel, retaining wall and deck on 30% slope without obtaining permits. Double fees have been imposed for the planning permit and will also be required for grading and building permits. The site is a 2.57 acre parcel and is an irregular shape (flag lot) with a flat building pad for the residence and garage. The hillside to the west and to the east is over 30% slope and has a dense growth of oak trees. The parcel and surrounding parcels are zoned LDR/1-D-S and there is a greenbelt along the western property line.

Development on 30% Slope

Slopes of 30% or more occur along the west and east side of the building envelope, close to the footprint of the home. A portion of the existing driveway, porte cochere, 35 foot retaining wall and deck are sited on 30% slope areas. The footprint of the living area of the house and garage is not on 30% slope. On the east side of the residence where the porte cochere is located, is approximately 70-100% slope consisting of shale rock that was graded further illegally, but the cut existed prior to the illegal remodel. The only alternative to avoid development on the 30% slope would be not to build (demolish) the existing retaining wall and deck. Restoration of the site is not feasible or required. Restoration could require replacing rock removed onto the slope by the driveway/porte cochere and removing the posts, removing engineered structures (caissons) under the deck, and a section of poured concrete retaining wall which is not considered feasible. The house, driveways and decks existed on the site prior to the remodel, it was not in a natural condition. On October 5, 2005, the project planner conducted a site visit.

Issues

There is an existing road cut to the west below the home and a tunnel/carport is proposed under a proposed new deck extension on the 30% slope. With the deck expansion the total area of the deck proposed would be 1,800 square feet. The proposed new expanded deck above the tunnel/carport over the lower existing driveway was added to the project and is not recommended to be approved as part of the project. The geotechnical report submitted for the project did not include tunnel and deck extension. These proposed structures would increase the area of the development on 30% slope. (See Exhibit "C" Findings and Evidence, not recommended for approval.)

The elevations for the residence show the maximum height limit of 30 feet, based on average natural grade. The proposed roof pitch of the roof for the house and garage is 8/12. The new detached garage exceeds the maximum height allowed. The plans show the garage height is 21 feet, where 15 feet is allowed for a non-habitable accessory structure in the LDR district. (See Exhibit "C" Findings and Evidence, not recommended for approval.) If the tunnel structure was considered part of the project, the height based on natural grade would increase from 30 to 44 feet where a 30 foot maximum height is allowed. If the lower driveway is to be developed a tree removal permit would be required as the plans show at least one 20 foot protected oak tree in the proposed driveway.

Design

The colors and materials proposed for the residence are earth tones including rustic terra cotta rolled roof tiles, natural stone (matching the stone existing on the site) with a beige body and brown trim. There are multiple balconies, variation in exterior materials and roof lines with a 8/12 pitch (timbered gables and modified hips) and window shapes, and architectural details such as shutters, and iron railings to create visual interest.

CEQA:

The project is exempt from CEQA pursuant to Section 15303, Class 3(a) and no potential significant environmental impacts will result from the project. Section 15303, Class 3(a) exempts small facilities or structures; installation of equipment or facilities in small structures including one-single family residence in a residential zone. (See Finding No. 3 and the supporting evidence). The site is in a designated high archaeological zone. An archaeology report waiver was obtained.

OTHER AGENCY INVOLVEMENT:

- ✓ Water Resources Agency
- ✓ Environmental Health Division
- ✓ Public Works Department
- ✓ Carmel Valley Fire Department

All the above agencies have reviewed this project and recommend conditions are included in Exhibit C.

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

Paula Bradley, MCP, AICP, Associate Planner
bradley@co.monterey.ca.us
(831) 755-5158

cc: Zoning Administrator; Owner/Applicant; Planner; File

Attachments: Exhibit "A" Project Data Sheet
Exhibit "B" Recommended Findings and Evidence
Exhibit "C" Recommend Findings and Evidence – Not Recommended for
Approval
Exhibit "D" Conditions of Approval
Exhibit "E" Vicinity Map/ APN Map
Exhibit "F" Photos
Exhibit "G" Project Plans

This report reviewed by Taven Kinison Brown, Senior Planner.

Exhibit A

EXHIBIT “B”

RECOMMENDED FINDINGS AND EVIDENCE FOR APPROVAL

- 1. FINDING: CONSISTENCY** - The project, as conditioned, is consistent with applicable plans and policies, the Carmel Valley Land Use Plan, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for residential development. Specifically, the proposed project complies with Section 231.14, Section 21.44 and Section 21.64.230.

EVIDENCE: (a) Staff has reviewed the project as contained in the application and accompanying materials for consistency and conformity with the Carmel Valley Land Area Plan and the Monterey County Zoning Ordinance (Title 21) and has determined that the project is consistent, and conforms with, said Area Plan and Ordinance. Staff notes are provided in Project File PLN060019.

(b) The project planner conducted an on-site inspection on 10/05/05 to verify that the project on the subject parcel conforms to the plans listed above.

(c) The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File PLN060019.
- 2. FINDING: SITE SUITABILITY** - The site is suitable for the use proposed.

EVIDENCE: (a) The project has been reviewed for suitability by Planning and Building Inspection, Public Works, Environmental Health, Water Resources, and the Carmel Valley Fire Protection District. Recommended conditions have been incorporated.

(b) Staff conducted an on-site visit on 10/05/05 to verify that the site is suitable for this use.

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

(d) A geological report was required in addition to the geotechnical report since the project is a two story residence in a designated “IV” seismic zone and a geological report was accepted for an adjacent parcel by the Building Official.
- 3. FINDING: CEQA** - The project is exempt from environmental review.

EVIDENCE: (a) The project is exempt from CEQA pursuant to Section 15303 Class 3(a) and no potential significant environmental impacts will result from the project. Section 15303, Class 3(a) exempts small facilities or structures; installation of equipment or facilities in small structures including one-single family residence in a residential zone.

(b) No adverse environmental effects were identified during staff review of the development application or during a site visit.

(c) The site is designated “high” archaeological sensitivity and an archaeological report waiver was obtained. A standard condition of approval (Condition No. 4) requires stop work if archaeological resources are uncovered during construction.
- 4. FINDING: NO VIOLATIONS** – With the approval of this permit the subject property will be in compliance with all rules and regulations pertaining to zoning uses,

subdivision and any other applicable provisions of the County's zoning ordinance. Zoning violation abatement costs, if any, have been paid.

EVIDENCE: (a) Staff reviewed Monterey County Planning and Building Inspection Department records and is aware that there is a code violation (CE040165) on the subject property. Approval of this project prior to applying for building and building permits will serve to correct the code violation.

EVIDENCE: (a) Restoration of the site is not feasible or required. Restoration could require replacing rock removed onto the slope by the driveway/porte cochere and removing the posts, removing engineered structures (caissons) under the deck, and a section of poured concrete retaining wall which is not considered feasible. The house, driveways and decks existed on the site prior to the remodel, it was not in a natural condition.

EVIDENCE: (a) Construction commenced on the residential remodel and retaining wall and deck on a 30% slope without obtaining planning or building permits. Approval of the Use Permit will allow a code enforcement action (CE040165) to be cleared on the property and double fees are required for the after the fact planning and grading permits. Double fees have been imposed for the planning permit and will also be required for grading and building permits.

5. FINDING: DEVELOPMENT ON EXCESS OF 30% SLOPES- The project is consistent with the findings required for Section 21.64.230 Development on Slopes in Excess of 30 percent, specifically Finding No. 21.64.230(E)(b). a) There is no feasible alternative which would allow the development to occur on slopes of less than 30%. b) There is no alternative design that better achieves the goals, policies and objectives of the Monterey County General Plan, the Greater Monterey Peninsula Area Plan, and the Title 21 Zoning Code, than the design proposed.

EVIDENCE: The only alternative to avoid development on the 30% slope would be not to build (demolish) the existing retaining wall and deck. Restoration of the site is not feasible or required.

EVIDENCE: A "Geotechnical Investigation" report was prepared by Soils Surveys, dated November 14, 2005 and is on record in the Monterey County Planning and Building Inspection Department (Library No. LIB050178). The report concluded that the site is considered suitable for the project with recommendations for design and construction incorporated into the project See (Condition of Approval No. 3).

EVIDENCE: File and application materials in Project File PLN060019.

6. FINDING: HEALTH AND SAFETY - The establishment, maintenance or operation of the project applied for will, under the circumstances of this particular case, will not 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) 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 “C”

RECOMMENDED FINDINGS AND EVIDENCE

(NOT RECOMMENDED FOR APPROVAL)

1. FINDING: CONSISTENCY - The proposed garage is NOT consistent with the Monterey County Zoning Ordinance (Title 21). Specifically, the proposed garage project does not comply with Section 21.14.060(3)(b) Site Development Standards, and 21.64.(C)(2), Preservation of Oaks and Other Protected Trees.

EVIDENCE: (a) The new detached garage exceeds the maximum height for an accessory building. The plans show the garage height is 21 feet, where 15 feet is allowed for a non-habitable accessory structure in the LDR district.
(b) If the tunnel structure was considered part of the project, the height based on natural grade would increase from 30 to 44 feet where a 30 foot maximum height is allowed.
(c) If the lower driveway is to be developed or used a tree removal permit would be required as the plans show at least one 20 foot protected oak tree.
(d) Project planner conducted an on-site inspection on 10/05/05 to verify that the project on the subject parcel conforms to the plans listed above.
(e) The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File PLN060019.

2. FINDING: DEVELOPMENT ON EXCESS OF 30% SLOPES - Part of the proposed project is NOT consistent with the findings required for Section 21.64.230 Development on Slopes in Excess of 30 percent: a) There is no feasible alternative which would allow the development to occur on slopes of less than 30%; b) There is no alternative design that better achieves the goals, policies and objectives of the Monterey County General Plan, the Carmel Valley Master Area Plan, and the Title 21 Zoning Code, than the design proposed.

EVIDENCE: The required finding cannot be made for the proposed deck expansion over a tunnel/carport for the lower existing driveway. This proposal was added to the project plans and is not approved as part of the project. These additional structures would increase the area of the development on 30% slope and do not meet the goals, policies and objectives of the ordinance. The geotechnical report submitted for the project did not include review of the tunnel and deck extension.

Exhibit D Monterey County Planning and Building Inspection Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: Pennisi File No: PLN060019 Approval by: Zoning Administrator	APN: 169-091-056-000 Date: May 11, 2006
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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>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>
1.		PBD029 - SPECIFIC USES ONLY This Use Permit (PLN060019 PENNISI) for development on a 30% slope for a new retaining wall, deck and patio; and Design Approval for a 1,525 sq. ft. first floor addition and a 2,273 sq. ft. second-story addition, a detached 944 sq. ft. three-car garage and a 589 sq. ft. porte cochere to an existing 1,277 sq. ft. one-story, single family dwelling on a 2.57 acre parcel; and clear code enforcement case (CE040165). The project is located at 9955 Eddy Road, Carmel Valley (Assessor's Parcel Number 169-091-056-000), Carmel Valley Master Plan Area. The garage elevation as shown is not approved as part of the plans. The footprint and exterior elevations of the garage, if reduced to a maximum 15 feet, is approved. The new tunnel and expanded deck over the tunnel are not approved as part of the plans. 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	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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		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. (Planning and Building Inspection)				
2.		PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A Use permit (Resolution _____) was approved by the Zoning Administrator for Assessor's Parcel Number 169-091-056-000 on May 11, 2006. The permit was granted subject to 20 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. (Planning and Building Inspection)	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use	
3.		PBD026 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Geotechnical Investigation" report was prepared by Soils Surveys, dated November 14, 2005 and is on record in the Monterey County Planning and Building Inspection Department (Library No. LIB050178). All development shall be in accordance with this report." (Planning and Building Inspection)	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits	

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4.		<p>PBD030 - STOP WORK - RESOURCES FOUND</p> <p>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. 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. (Planning and Building Inspection)</p>	<p>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.</p>	<p>Owner/ Applicant/ Archaeologist</p>	<p>Ongoing</p>	
5.		<p>PBD018(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY)</p> <p>The site shall be landscaped. At least 60 days prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. A landscape plan review fee is required for this project. Fees shall be paid at the time of</p>	<p>Submit landscape plans and contractor's estimate to PBI for review and approval.</p>	<p>Applicant/ Owner/ Contractor</p>	<p>At least 60 days prior to final inspection or occupancy</p>	

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		landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County Planning and Building Inspection Department. 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	
6.		PBI- NONSTANDARD The garage elevation as shown is not approved as part of the plans. The footprint and exterior elevations of the garage, if reduced to a maximum 15 feet, is approved. The elevations for the residence show the maximum height limit of 30 feet, not based on average natural grade. The residence maximum height allowed of 30 feet, if based on average natural grade, is approved. (Planning and Building Inspection)	Submit revised plans to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits	

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7.		<p>PBD021 – 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.</p>	Submit two copies of the lighting plans to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits	
8.		<p>PBD011 - EROSION CONTROL PLAN AND SCHEDULE</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 and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of Planning and Building Inspection. (Planning and Building Inspection)</p>	1. Evidence of compliance with the Erosion Control Plan shall be submitted to PBI prior to issuance of building and grading permits.	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	
			2. Evidence of compliance with the Implementation Schedule shall be submitted to PBI during the course of construction until project completion as approved by the Director of PBI.	Owner/ Applicant	Prior to Final Inspection	

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9.		PBD014 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning and Building Inspection. (Planning and Building Inspection)	None	Owner/ Applicant	Ongoing	
10.		EH11 - SEPTIC SYSTEM DESIGN Submit plans for review and approval showing the location and design of the proposed septic system meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. (Environmental Health)	Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system.	CA Licensed Engineer /Owner/ Applicant	Prior to filing the final parcel map or issuance of building	
11.		WR0003 - DRAINAGE PLAN - RETENTION The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. The plan shall include retention/percolation facilities to mitigate the impact of impervious surface storm water runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ engineer	Prior to issuance of grading or building permits	
12.		WR43 - WATER AVAILABILITY CERTIFICATION 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. (Water Resources Agency)	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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13.		<p>WR0008 - COMPLETION CERTIFICATION</p> <p>The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that storm water detention/retention facilities have been constructed in accordance with approved plans. (Water Resources Agency)</p>	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Owner/ Applicant/ Engineer/ Contractor	Prior to final inspection	
14.		<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> <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. (Water Resources Agency)</p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	

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15.		<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</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 grading and/or building permit.</p>	

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		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. (Carmel Valley Fire Department)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
16.		FIRE008 - GATES 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. (Carmel Valley Fire Department)	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	Applicant/ Owner	Prior to issuance of grading and/or building permit	
			Applicant shall schedule fire dept. clearance inspection	Applicant/ owner	Prior to final building inspection	

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17.		FIRE020 - NONSTANDARD - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS) Remove combustible vegetation from within a minimum of 100 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional fire protection or firebreaks approved by the Reviewing 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. (Carmel Valley Fire Department)	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	
18.		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) 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. (Carmel Valley Fire Department)	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
19.		FIRE025 - SMOKE ALARMS – (SINGLE FAMILY DWELLING) Where a household fire warning system or combination	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	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>
		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. (Carmel Valley Fire Department)	Applicant shall schedule fire dept. clearance inspection.	Applicant or owner	Prior to final building inspection	
20.		FIRE028 - ROOF CONSTRUCTION - (CARMEL VALLEY FPD) 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. (Carmel Valley Fire Department)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	