

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: June 14, 2007	Time: 1:40 pm	Agenda Item No.: 5
Project Description: Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to demolish a 1,691 square foot one-story single family dwelling and 350 square foot detached one-car garage and allow the construction of a 3,254 square foot single family dwelling with an attached one-car garage; 2) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 3) a Coastal Administrative Permit to provide one parking space in the front setback.		
Project Location: 26359 Carmelo Street, Carmel		APN: 009-501-004-000
Planning File Number: PLN060601		Name: Daniel & Linda Cooperman, Property Owners
Plan Area: Carmel Area Land Use Plan		Flagged and staked: No
Zoning Designation: MDR/2-D(18)(CZ) [Medium Density Residential, 2 units per acre with a Design Control Overlay (Coastal Zone)]		
CEQA Action: Mitigated Negative Declaration		
Department: RMA - Planning Department		

RECOMMENDATION:

Staff recommends that the Zoning Administrator:

1. Adopt the Mitigation Negative Declaration
2. Approve the Combined Development Permit based on the Findings and Evidence (**Exhibit B**) and subject to the recommended Conditions (**Exhibit C**).

PROJECT OVERVIEW:

The Combined Development Permit consists of a Coastal Development Permit for development within 100 feet of environmentally sensitive habitat and a Coastal Administrative Permit to allow one parking space located in the front setback to be counted towards the required parking.

An Initial Study was prepared and circulated addressing aesthetics, air quality, biological resources, hydrology/water quality, and land use/planning. The Initial Study provided substantial evidence that the project, with the addition of mitigation measures, would not have significant environmental impacts. A Mitigated Negative Declaration was prepared and the mitigations are incorporated as conditions.

No unresolved issues remain.

OTHER AGENCY INVOLVEMENT:

- ✓ Carmel Highlands Fire Protection District
California Department of Transportation, District 5
- ✓ Public Works Department
Parks Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency
Regional Water Quality Control Board

The above checked agencies and departments have reviewed this project. Conditions recommended by the Carmel Highlands Fire Protection District, the Environmental Health Department, and Water Resources Agency have been incorporated into the condition compliance reporting plan (**Exhibit C**).

The project was referred to the Carmel/Carmel Highlands Land Use Advisory Committee (LUAC) for review. The LUAC recommended approval with one change (6 for; 0 against; 0 abstain; 1 absent).

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

Jennifer Savage
(831) 755-5149, savagej@co.monterey.ca.us

cc: Zoning Administrator; Carmel Highlands Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; Jacqueline R. Onciano, Planning & Building Services Manager; Jennifer Savage, Planner; Carol Allen; Daniel & Linda Cooperman, Property Owners; Wm David Martin AIA & Associates, Agent; Planning File No. PLN060601.

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Recommended Findings and Evidence
	Exhibit C	Recommended Conditions of Approval
	Exhibit D	Site Plan, Elevations, Floor Plans
	Exhibit E	Carmel/Carmel Highlands Land Use Advisory Committee minutes

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

EXHIBIT A

Project Information for PLN060601

Project Title: COOPERMAN DANIEL & LINDA S TRS

Location: 26359 CARMELO ST CARMEL

Primary APN: 009-501-004-000

Applicable Plan: Carmel Land Use Plan

Coastal Zone: Yes

Permit Type: Combined Development Permit

Zoning: MDR/2-D(18)

Environmental Status: MND

Plan Designation: RES MED DENSITY

Advisory Committee: Carmel/Carmel Highlands

Final Action Deadline (884): 9/12/2007

Project Site Data:

Lot Size: 8,400 SF

Coverage Allowed: 35%

Existing Structures (sf): 2,041 SF

Coverage Proposed: 35%

Proposed Structures (sf): 3,254 SF

Height Allowed: 18 FT

Height Proposed: 17 FT10 IN

Total Sq. Ft.: 3,254 SF

FAR Allowed: 45%

FAR Proposed: 39%

Resource Zones and Reports:

Environmentally Sensitive Habitat: Yes

Erosion Hazard Zone: MOD/LOW

Biological Report #: LIB070070

Soils Report #: N/A

Forest Management Rpt. #: N/A

Archaeological Sensitivity Zone: HIGH

Geologic Hazard Zone: II

Archaeological Report #: LIB070074

Geologic Report #: N/A

Fire Hazard Zone: URBAN

Traffic Report #: N/A

Other Information:

Water Source: MUTUAL SYSTEM

Sewage Disposal (method): PUBLIC

Water Dist/Co: CAL AM

Sewer District Name: CARMEL ARE

Fire District: CARMEL HIGHLANDS

Grading (cubic yds.): 99.0

Tree Removal: NONE

EXHIBIT B

RECOMMENDED FINDINGS AND EVIDENCE

- 1. FINDING: CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Carmel Area Land Use Plan, Carmel Area Coastal Implementation Plan (Part 4), Part 6 of the Coastal Implementation Plan, and the Monterey County Zoning Ordinance (Title 20), which designates this area as appropriate for development.

EVIDENCE: (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

(b) The project planner conducted a site inspection on October 5, 2006 to verify that the project on the subject parcel conforms to the plans listed above.

(c) The project is located entirely within 100 feet of Environmentally Sensitive Habitat. Per Section 21.12.030, a Coastal Development Permit is required and included as part of the project.

(d) One parking space is proposed in the front setback and requires a Coastal Administrative Permit, per Section 20.58.050.E, to be counted towards the required parking. It is included as part of the project.

(e) The project was referred to the Carmel/Carmel Highlands Land Use Advisory Committee (LUAC) for review. The LUAC recommended approval with one change (6 for; 0 against; 0 abstain; 1 absent). (See Exhibit E.)

(f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File No. PLN060601.

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

EVIDENCE: (a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Carmel Highlands Fire Protection District, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

(b) The property is located at 26359 Carmelo Street, Carmel (Assessor's Parcel Number 009-501-004-000), Carmel Area Land Use Plan. The parcel is zoned Medium Density Residential, 2 units per acre with a Design Control Overlay (Coastal Zone) ("MDR/2-D(18)(CZ)"). The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21, and is therefore suitable for the proposed development.

(c) Technical reports by outside biological and archaeological consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff concurs. The following reports have been prepared:

"Biological Assessment" (LIB070070) prepared by Nicole Nedeff, Carmel Valley, Ca, February 20, 2006 and January 22, 2007.

“Preliminary Archaeological Reconnaissance of Assessor’s Parcel 009-501-004” (LIB070074) prepared by Mary Doane and Gary S. Breschini, Salinas, Ca, September 18, 2006.

- (d) The archaeological report recommends that work be stopped if arch source is found during construction. Condition No. 3 reflects this.
- (e) Recommended mitigation measures from the biological assessment are incorporated. See Exhibit C.
- (f) Materials in Project File No. PLN060601.

3. FINDING: CEQA - NEGATIVE DECLARATION - The proposed project, as conditioned, will not have a potentially significant adverse impact on the environment. A Mitigated Negative Declaration has been prepared and is on file (File No. PLN060601) in the Planning Department. Potential environmental effects have been studied, and there is no substantial evidence in the record, as a whole, that supports a fair argument that the project, as designed, may have a significant effect on the environment. The Negative Declaration reflects the independent judgment and analysis of the County based upon the findings and conclusions drawn in the Initial Study and the testimony and information received, and scientific and factual data presented as evidence during the public review process. The Monterey County Planning Department, located at 168 West Alisal Street, 2nd Floor, Salinas is the custodian of the documents and the materials that constitute the record of proceedings upon which the adoption of the Mitigated Negative Declaration is based.

EVIDENCE: (a) Materials in Project File No. PLN060601

(b) County staff prepared an Initial Study for the project in compliance with the California Environmental Quality Act (CEQA) and Guidelines. The Initial Study provided substantial evidence that the project, with the addition of mitigation measures, would not have significant environmental impacts. A Mitigated Negative Declaration was filed with the County Clerk on May 11, 2007, and noticed for public review. All comments received on the Initial Study/Mitigated Negative Declaration have been considered, as well as all evidence in the record, which includes studies, data, and reports supporting the Initial Study; staff reports that reflect the County’s independent judgment and analysis regarding the above referenced studies, data, and reports; and application materials. Among the studies, data, and reports analyzed as part of the environmental determination are the following:

1. Project Application/Plans for Monterey County Project File No. PLN060601
2. “Biological Assessment” prepared by Nicole Nedeff, Consulting Ecologist, Carmel Valley, CA, February 20, 2006 and January 22, 2007 (LIB070070).
3. Monterey County General Plan
4. Carmel Area Land Use Plan
5. Carmel Area Coastal Implementation Plan
6. Monterey County Geographical Information System
7. 2005 Williamson Act Land map - IT GIS team
8. Monterey County Noise Ordinance, Monterey County Code 10.60.030
9. Site Visit conducted on October 5, 2006
10. Caltrans List of Scenic Highways
(<http://www.dot.ca.gov/hq/LandArch/scenic/schwy1.html>)
11. Monterey County Department of Environmental Health

12. Monterey Bay Unified Air Pollution Control District
13. "Preliminary Archaeological Reconnaissance of Assessor's Parcel Number 009-501-004-000" prepared by Archaeological Consulting, Salinas, CA, September 18, 2006 (LIB070074).
14. Monterey County Erosion Control Ordinance
15. Soil Survey of Monterey County
15. Title 20 (Monterey County Zoning Ordinance)
- (c) See preceding and following findings and supporting evidence.

- 4. FINDING: NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property. Zoning violation abatement costs, if any, have been paid.

EVIDENCE: Staff reviewed Monterey County RMA - Planning Department and Building Services Department Monterey County records and is not aware of any violations existing on subject property.

- 5. FINDING: HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE: Preceding findings and supporting evidence.

- 6. FINDING: APPEALABILITY** - The decision on this project is appealable to the Planning Commission and the California Coastal Commission.

EVIDENCE: Section 20.86.030.B and Section 20.86.080.A.2, Monterey County Zoning Ordinance Title 20.

<p style="text-align: center;">EXHIBIT C</p> <p style="text-align: center;">Monterey County Resource Management Agency</p> <p style="text-align: center;">Planning Department</p> <p style="text-align: center;">Condition Compliance and/or Mitigation Monitoring Reporting Plan</p>	<p>Project Name: Cooperman</p> <p>File No: PLN060601</p> <p>APN: 009-501-004-000</p> <p>Approved by: Zoning Administrator</p> <p>Date: June 14, 2007</p>
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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.		<p>PD001 - SPECIFIC USES ONLY</p> <p>This Combined Development Permit (PLN060601) consists of: 1) a Coastal Administrative Permit to demolish a 1,691 square foot one-story single family dwelling and 350 square foot detached one-car garage and allow the construction of a 3,254 square foot single family dwelling with an attached one-car garage; 2) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 3) a Coastal Administrative Permit to provide one parking space in the front setback. The property is located at 26359 Carmelo Street, Carmel (Assessor's Parcel Number 009-501-004-000), Carmel Area Land Use Plan. 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 the RMA - Planning Department. 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</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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		appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)				
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution No. _____) was approved by the Zoning Administrator for Assessor's Parcel Number 009-501-004-000 on June 14, 2007. The permit was granted subject to 21 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits or commencement of use.	
3.		PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT 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 RMA - Planning 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	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning 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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		required for the discovery. (RMA - Planning Department)				
4.		PD005 - FISH AND GAME FEE-NEG DEC/EIR Pursuant to the State Public Resources Code § 735.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA - Planning Department)	The applicant shall submit a check, payable to the <i>County of Monterey</i> , to the Director of the RMA - Planning Department.	Owner/ Applicant	Within 5 working days of project approval.	
			If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the <i>County of Monterey</i> , to the Director of the RMA - Planning Department.	Owner/ Applicant	Prior to the recordation of the final map, the start of use or the issuance of building or grading permits	
5.		PD007 - 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 RMA - Building Services Department. (RMA – Planning Department and Building Services Department)	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner/ Applicant	Ongoing	
6.		PD012(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY) The site shall be landscaped. At least three (3) weeks prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	At least three (3) weeks prior to final inspection or occupancy	

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		plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan 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 RMA - Planning 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. (RMA – Planning 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.	Owner/ Applicant	Ongoing	
7.		PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The 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 lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner/ Applicant	Prior to the issuance of building permits.	
			The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to Occupancy / Ongoing	
8.	4-1	Prior to commencement of construction activities (including demolition, excavation, and new construction), temporary silt-stop fencing shall be erected adjacent to the perimeter of the existing wetland vegetation at the 9 foot elevation, and then extended to the northern property line. Prior to commencement of construction activities, coir		Owner/ Applicant		

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		(coconut fiber) rolls shall be installed and anchored on the lagoon-side of the temporary silt-stop fencing. During the installation of the silt-stop fencing and coir rolls, trampling of wetland vegetation shall be avoided. During construction activities, access to the wetland area outside the temporary fencing by construction crews and/or equipment shall not be allowed. Prior to construction activities (including demolition, excavation, and new construction), the installation of the silt-stop fencing and coir rolls shall be approved by a qualified biologist. The garden area shall act as a buffer during project implementation. The existing curved masonry wall and the patio shall be the limit of acceptable construction.				
9.	4-2	The demolition, excavation, and reconstruction of the patio area shall occur at the lowest possible water surface level, generally beginning in the summer and through late fall.		Owner/ Applicant		
10.	4-3	Prior to the final inspection of the project, invasive non-native plants shall be removed at the margin of the Carmel River Lagoon wetlands, including bamboo, matens, tree tobacco, Kikuyu grass, and curly dock. Prior to the final inspection of the project, the garden area shall be landscaped using natural wetland vegetation. The removal of invasive non-natives and the new landscaping shall be approved by a qualified biologist.		Owner/ Applicant		
11.	4-4	A strip drain shall be installed at a low elevation between the driveway and the road right-of-way along Carmelo Street. The strip drain shall discharge into an appropriate filter of material to cleanse potential oil-based contaminants.		Owner/ Applicant		

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12.		FIRE011 - ADDRESSES FOR BUILDINGS 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. (Carmel Highlands Fire Protection District)	Applicant shall incorporate specification into design and 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	
13.		FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) 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	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	

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		be determined by Reviewing Authority and the Director of Planning and Building Inspection. (Carmel Highlands Fire Protection District)			inspection	
14.		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 Highlands Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
15.		WR1 - DRAINAGE PLAN 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. 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 any grading or building permits	
16.		WR14 - CONCRETE SLAB INSPECTION 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. (Water Resources Agency)	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	
17.		WR16 - ELEVATION CERTIFICATE The applicant shall provide the Water Resources Agency a FEMA Elevation Certificate, based on	Submit a completed FEMA Elevation Certificate, based on finished construction, and completed by the	Owner/ Applicant/ Engineer/	Prior to final inspection	

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		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. (Water Resources Agency)	engineer or surveyor, to the Water Resources Agency for review and approval.	Surveyor		
18.		WR22 - FLOODPLAIN RECORDATION 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." (Water Resources Agency)	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	
19.		WR40 - WATER CONSERVATION MEASURES 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: 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	
20.		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	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	

<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>
		Peninsula Water Management District Water Release Form. (Water Resources Agency)				
21.		WRSP1 - ZONE A1-A30 ELEVATION REQUIREMENTS The lowest floor and attendant utilities shall be constructed at a minimum elevation of 12.5 feet 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. (Water Resources Agency)	Submit a letter, prepared by a registered civil engineer or licensed land surveyor, to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	