

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: June 14, 2007 Time: 1:45pm	Agenda Item No.: 6
Project Description: Combined Development Permit consisting of: (1) An Administrative Permit to allow the construction of a 12,620 square foot single family dwelling (including an attached three-car garage and two detached bedrooms of 940 square feet total) in a Site Plan Review ("s") zoning district; (2) An Administrative Permit to allow the construction of a 1,200 square foot Caretaker Unit; (3) A Design Approval for a 12,620 square foot single family dwelling (including an attached three-car garage and two detached bedrooms of 940 square feet total), a 1,200 square foot Caretaker Unit, and equestrian facility (barn, tack room and horse stalls - totaling 1,875 square feet); and (4) grading (approximately 4,700 cubic yards of cut & 7,600 cubic yards of fill).	
Project Location: 17 Black Mountain Trail, Carmel, Santa Lucia Preserve	APN: 239-121-007-000
Planning File Number: PLN060665	Name: Lewis W. Coleman, Property Owner
Plan Area: Greater Monterey Peninsula Area Plan	Flagged and staked: Yes
Zoning Designation: "RC/40-D-S" [Resource Conservation/40 acres per unit-Design Control-Site Plan Review]	
CEQA Action: Consider EIR No. 94-005	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Zoning Administrator approve the Combined Development Permit based on the Findings and Evidence (**Exhibit B**) and subject to the recommended Conditions (**Exhibit C**).

PROJECT OVERVIEW:

The project consists of a single family dwelling with two detached "satellite bedrooms", a caretaker unit, a barn, and a stable. The "satellite bedrooms" are proposed at a distance of 238 feet from the main dwelling and do not appear to be an integral part of the single family dwelling. Alternative locations for the two detached bedrooms exist in close proximity to the residence. Condition No. 10 is incorporated to require building plans to reflect the removal or relocation of the "satellite bedrooms."

The proposed landscaping plans show the removal of three oak trees. All three trees can be retained and Condition of Approval No. 11 requires building plans to reflect the retention of all trees.

No unresolved issues remain.

OTHER AGENCY INVOLVEMENT:

- ✓ Carmel Valley 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 Valley Fire Protection District, Public Works, and Water Resources Agency have been incorporated into the condition compliance reporting plan (**Exhibit C**).

The project was not referred to the Land Use Advisory Committee (LUAC) for review. There is no LUAC for this area.

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

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

cc: Zoning Administrator; Carmel Valley Fire Protection District; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; Jacqueline Onciano, Planning & Building Services Manager; Jennifer Savage, Planner; Carol Allen, Lewis W. Coleman, Property Owner; Maureen Wruck Planning Consultants, Representative; Planning File No. PLN060665.

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	Letter from owner

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

EXHIBIT A

Project Information for PLN060665

Project Title: COLEMAN LEWIS W

Location: 17 BLACK MOUNTAIN TRAIL CARMEL

Primary APN: 239-121-007-000

Applicable Plan: Greater Monterey Peninsula Area Plan

Coastal Zone: No

Permit Type: Combined Development Permit

Zoning: RC/40-D-S

Environmental Status: Exempt

Plan Designation: RES. CON.10-160AC

Advisory Committee: N/A

Final Action Deadline (884): 6/13/1810

Project Site Data:

Lot Size: 75.42AC

Coverage Allowed: 25%

Existing Structures (sf): 0

Coverage Proposed: 1%

Proposed Structures (sf): 16,415

Height Allowed: 30 FT

Height Proposed: 30 FT

Total Sq. Ft.: 16,415

FAR Allowed: N/A

FAR Proposed: N/A

Resource Zones and Reports:

Environmentally Sensitive Habitat: Yes

Erosion Hazard Zone: HIGH/MOD

Biological Report #: N/A

Soils Report #: LIB070088

Forest Management Rpt. #: LIB070087

Archaeological Sensitivity Zone: HIGH/MOD

Geologic Hazard Zone: IV

Archaeological Report #: N/A

Geologic Report #: N/A

Fire Hazard Zone: EXTREME/M

Traffic Report #: N/A

Other Information:

Water Source: MUTUAL SYSTEM

Sewage Disposal (method): SEPTIC

Water Dist/Co: N/A

Sewer District Name: N/A

Fire District: CARMEL VALLEY FPD

Grading (cubic yds.): 12,300.0

Tree Removal: TWO OAKS

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 Monterey County General Plan, Greater Monterey Peninsula Area Plan, Greater Monterey Peninsula Area Plan Inventory and Analysis, and the Monterey County Zoning Ordinance (Title 21), 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 January 5, 2007 to verify that the project on the subject parcel conforms to the plans listed above.

(c) The two detached structures located to the east of the main house are intended to be used as bedrooms. The property owner submitted a letter explaining the purpose of designing the residence with the two detached “satellite bedrooms.” (See Exhibit E.) The “satellite bedrooms” are proposed at a distance of 238 feet from the main dwelling and do not appear to be an integral part of the single family dwelling. Alternative locations for the two detached bedrooms exist in close proximity to the residence. Condition No. 10 is incorporated to require building plans to reflect the removal or relocation of the “satellite bedrooms.”

(d) The proposed landscaping plans show the removal of three oak trees. All three trees can be retained and Condition of Approval No. 11 requires building plans to reflect the retention of all trees.

(e) The Caretaker Unit complies with the regulations of Section 21.64.030. See Finding No. 3.

(f) The project was not referred to a Land Use Advisory Committee (LUAC) for review. There is no LUAC for this area.

(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. PLN060665.

- 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 Valley Fire Protection District, Parks, 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 17 Black Mountain Trail (Assessor’s Parcel Number 239-121-017-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Resource Conservation/40 acres per unit-Design Control-Site Plan Review (“RC/40-D-S”). 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 geotechnical, arborist, and environmental consultants indicated that there are not physical or environmental constraints that would indicate that the site is not suitable for the use propose. County staff concurs. The following reports have been prepared:
 “Geotechnical Investigation, New Home, Lot 250” (LIB070088) prepared by Cleary Consultants, Inc., Los Altos, CA, September 2006.
 “Evaluation of Trees at the Casa Coleman Property” (LIB070087) prepared by Barrie D. Coate and Associates, Los Gatos, CA, October 13, 2006.
- (d) Materials in Project File No. PLN060665.

3. FINDING: CARETAKER UNIT – In order to grant the Administrative Permit for the Caretaker Unit, the Zoning Administrator shall make the following findings:

- 1. That the establishment of the caretaker unit will not, under the circumstances of the particular application, 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; and
- 2. That the proposed caretaker unit complies with all of the applicable requirements of Section 21.64.030(C) of this Title.
- 3. That the subject property upon which the caretaker unit is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of this Title and that all zoning violation abatement costs, if any, have been paid.
- 4. That adequate sewage disposal and water supply facilities exist or are readily available, as approved by the Director of Environmental Health.

- EVIDENCE:**
- (a) See preceding and following findings and supporting evidence.
 - (b) Condition of Approval No. 8 requires that a deed restriction be recorded.
 - (c) The Caretaker shall be employed on the subject parcel as described in the letter from the property owner (Lewis W. Coleman) dated December 6, 2006.
 - (d) There is no indication from Environmental Health that the subject property lacks adequate sewage disposal and water supply facilities.

4. FINDING: CEQA - A Environmental Impact Report (EIR) was prepared for the Subdivision. No further environmental document is required.

- EVIDENCE:**
- (a) EIR No. 94-005.
 - (b) No adverse environmental effects were identified during staff review of the development application during a site visit on January 5, 2007.
 - (c) The Planning Department has determined that no further documentation is required per Section 15162 of the Guidelines for Implementation of the California Environmental Quality Act. The proposed project, Project File No. PLN060665, does not present substantial change that would increase the severity of previously identified significant effects or involve new significant environmental effects. No new information shows that the proposed change will have any significant effect not discussed in the previous Negative Declaration, that the significant effects previously examined will be substantially more severe, that new alternatives exist that the project proponents decline to adopt, or that alternatives exist that would substantially reduce significant effects that the project proponents decline to adopt.
 - (d) See preceding and following findings and supporting evidence.

5. 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.

6. 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.

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

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

<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: Coleman</p> <p>File No: PLN060665</p> <p>Approved by: Zoning Administrator</p> <p>APN: 239-121-007-000</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 (PLN060665) consists of: (1) an Administrative Permit to allow the construction of a 12,620 square foot single family dwelling (including an attached three-car garage and two detached bedrooms of 940 square feet total) in a Site Plan Review ("S") zoning district; (2) an Administrative Permit to allow the construction of a 1,200 square foot Caretaker Unit; (3) a Design Approval for a 12,620 square foot single family dwelling (including an attached three-car garage and two detached bedrooms of 940 square feet total), a 1,200 square foot Caretaker Unit, and equestrian facility (barn, tack room and horse stalls - totaling 1,875 square feet); and (4) grading (approximately 4,700 cubic yards of cut & 7,600 cubic yards of fill). The property is located at 17 Black Mountain Trail (Assessor's Parcel Number 239-121-007-000), Greater Monterey Peninsula Area 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</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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		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 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 239-121-007-000 on June 14, 2007. The permit was granted subject to 25 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 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)	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,	Owner/ Applicant/ Archaeologist	Ongoing	

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		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 required for the discovery. (RMA - Planning Department)	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.			
4.		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	
5.		PD008 - GEOLOGIC CERTIFICATION Prior to final inspection, the geologic consultant shall provide certification that all development has been constructed in accordance with the geologic report (“Geotechnical Investigation, New Home, Lot 250,” LIB070088.) (RMA - Planning Department)	Submit certification by the geotechnical consultant to the RMA - Planning Department showing project’s compliance with the geotechnical report.	Owner/ Applicant/ Geotechnical Consultant	Prior to final inspection	
6.		PD011 – TREE AND ROOT PROTECTION Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the	Submit evidence of tree protection to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of grading and/or building permits	
			Submit on-going evidence that tree	Owner/	During	

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		trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the RMA – Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by a certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits.(RMA - Planning Department)	protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.	Applicant/ Arborist	construction	
			Submit photos of the trees on the property to the RMA – Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.	Owner/ Applicant	Prior to final inspection	
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	Ongoing	
8.		PD018 A – DEED RESTRICTION – CARETAKER UNIT (INLAND) The applicant shall record a deed restriction stating the regulations applicable to a caretaker unit as follows:	Submit signed and notarized document to the Director of RMA – Planning Department for review and signature by the County.	Owner/ Applicant	Prior to the issuance of grading or building permits	

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		<ul style="list-style-type: none"> • Only one caretaker unit per lot shall be allowed. • The caretaker shall be employed principally on the lot for purposes of care and protection of persons, plants, animals, equipment, or other facilities on-site or on contiguous lots under same ownership. • The minimum lot size for establishment of a caretaker unit in areas not served by sewers shall be two acres. • Caretaker units shall not be subject to density requirements of the zoning district in which the lot is located. • The maximum floor area for a caretaker unit is 1,000 square feet on lots of 10 acres or less and 1,200 square feet on lots greater than ten acres. • A minimum of one covered off-street parking space shall be provided for the caretaker unit. • The caretaker unit shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect. • Subsequent subdivisions which divide a main residence from a caretaker unit shall not be permitted except where lots created meet minimum lot size and density requirements of the existing zoning. • Caretaker units are not permitted on any lot less than ten acres where a senior citizen unit exists. Senior citizen units may be converted to a caretaker unit, subject to an Administrative Permit. <p>(RMA – Planning Department)</p>	Proof of recordation of the document shall be submitted to the RMA – Planning Department.	Owner/ Applicant	Prior to occupancy or commencement of use	
9.		<p>PD041 – HEIGHT VERIFICATION</p> <p>The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until</p>	1) The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible	Owner/ Applicant	Prior to the issuance of grading or building	

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		final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA – Planning Department and Building Services Department)	onsite until final building inspection 2) The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.		permits	
10.		PDSP1 – BUILDING PERMIT PLANS - NON-STANDARD Applicant/Owner shall submit building plans illustrating the removal or relocation of the proposed “satellite bedrooms.” The building plans shall be reviewed and approved by the Director of the RMA - Planning Department and the Director of the RMA - Building Services Department. (RMA – Planning Department)	Submit building plans illustrating the removal or relocation of the proposed “satellite bedrooms” to be approved by the Directors of the RMA - Planning Department and Building Services Department	Owner/ Applicant	Prior to the issuance of grading and/or building permits	
11.		PDSP1 – BUILDING PERMIT PLANS - NON-STANDARD Applicant/Owner shall submit building plans illustrating that no trees will be removed. The building plans shall be reviewed and approved by the Director of the RMA - Planning Department and the Director of the RMA - Building Services Department. (RMA – Planning Department)	Submit building plans illustrating no tree removal to be approved by the Directors of the RMA - Planning Department and Building Services Department	Owner/ Applicant	Prior to the issuance of grading and/or building permits	
12.		FIRE007 - DRIVEWAYS 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	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of grading and/or	

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		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. Driveways must address access to remote "bedrooms", which are actually separate buildings. (Carmel Valley Fire Protection District)			building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	

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13.		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 Protection District)	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.	
14.		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	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	

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		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 Valley Fire Protection District)				
15.		FIRE015 - FIRE HYDRANTS/FIRE VALVES A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. (Carmel Valley Fire Protection District)	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	
16.		FIRE020 - DEFENSIBLE SPACE	Applicant shall incorporate	Applicant	Prior to	

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		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 Protection District)	specification into design and enumerate as "Fire Dept. Notes" on plans.	or owner	issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
17.		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) All 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 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	
18.		FIRE024 - FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING) All buildings shall be fully protected with an approved household fire warning system as defined by NFPA Standard 72. Plans and specifications for the household fire warning system shall be submitted by a California licensed C-10 contractor and approved prior to	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall submit fire alarm plans and obtain approval.	Applicant or owner	Prior to rough sprinkler	

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		installation. Household fire warning systems installed in lieu of single-station smoke alarms required by the Uniform Building Code shall be required to be placarded as permanent building equipment. (Carmel Valley Fire Protection District)	Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	or framing inspection Prior to final building inspection	
19.		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 Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
20.		FIRE030 - NON-STANDARD CONDITION All above requirements with specific language supplied by Fire District to be shown on all grading and building permit plans for fire department approval. (Carmel Valley Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building and grading permits.	
21.		PW0006 – CARMEL VALLEY The Applicant shall pay the Carmel Valley Master Plan Area Traffic Mitigation fee pursuant to the Board of Supervisors Resolution NO. 95-140, adopted September 12, 1995 (Fees are updated annually based on CCI). (Public Works)	Applicant shall pay to PBI the required traffic mitigation fee.	Owner/ Applicant	Prior to Building Permits Issuance	
22.		PW0040 – HIGHWAY 1 SHORT TERM IMPROVEMENTS Applicant shall Contribute \$756 (2007 dollars) to County of Monterey as payment of the project's pro rata share at the cost of short-term operational improvements to State Highway One. (Public Works)	Applicant shall pay to PBI required Traffic Mitigation Fee.	Owner/ Applicant	Prior to Issuance of Building Permits	

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23.		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	
24.		WRSP1 - DRAINAGE PLAN (NON-STANDARD WORDING) A drainage plan shall be prepared by a registered civil engineer or architect, addressing on-site and off-site impacts, to include stormwater dispersion facilities to mitigate the impact of impervious surface stormwater runoff. Necessary improvements shall be constructed in accordance with approved plans. (Water Resources Agency)	Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	
25.		WRSP2 - COMPLETION CERTIFICATION (NON-STANDARD WORDING) The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater dispersion facilities	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	Prior to final inspection	

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		have been constructed in accordance with approved plans. (Water Resources Agency)				