

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> August 30, 2007	1:50 p.m.	<b>Agenda Item No.:</b> 5
<b>Project Description:</b> Use Permit to allow the construction of a two-story 6,165 square foot clubhouse, a 515 square foot deck, and a 130 square foot patio; the demolition of a 264 square foot bathroom building, a 264 square foot pump house, a 300 square foot office/storage building, and an existing tennis court; installation of a septic disposal system, and grading (less than 100 cu. yds. cut and fill). The proposed clubhouse consolidates existing structures and uses.		
<b>Project Location:</b> 35425 Robinson Canyon Road, Carmel		<b>APN:</b> 417-051-023-000
<b>Planning File Number:</b> PLN070335		<b>Name:</b> Michael H. & Donna D. Dormody TRS, Property Owner
<b>Plan Area:</b> Greater Monterey Peninsula Area		<b>Flagged and staked:</b> No
<b>Zoning Designation:</b> "RC/B-5-2,054" [Resource Conservation with a Building Site zoning district overlay, 2,054 acres minimum]		
<b>CEQA Action:</b> Exempt per Section 15061.b.3		
<b>Department:</b> RMA - Planning Department		

### RECOMMENDATION:

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

### PROJECT OVERVIEW:

San Clemente Rancho is a 2,504-acre private vacation preserve, sixteen miles south-east of Carmel, bordering the Los Padres National Forest. The Rancho consists of recreational facilities which include four tennis courts, swimming pools, fishing lakes, a miniature golf course, miles of hiking trails and 103 privately owned cabins clustered on approximately 200 acres. The subject Development Application requests a Use Permit for the demolition of three existing structures and the construction of a 6,165 square foot clubhouse. The proposed clubhouse incorporates three existing buildings within the pool area. The pool area essentially serves as the community center at the rancho. Siting the proposed clubhouse here achieves two objectives. First, it enables the Rancho to meet contemporary American Disability Act (ADA) restroom requirements; and second, it enables private, license holding, members to enjoy the existing community uses at Rancho San Clemente during the winter months. Staff finds that proposed clubhouse does not intensify existing uses. For further Discussion see attached **Exhibit B**.

### OTHER AGENCY INVOLVEMENT:

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

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

The project was not referred to a Land Use Advisory Committee (LUAC) for review, as no LUAC exists for this area of the county.

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

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August 8, 2007

cc: Zoning Administrator; Carmel Valley Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; Laura Lawrence, Planning & Building Services Manager; Elisa Manuguerra, Planner; Carol Allen, Zoning Administrator Hearing Secretary; Bruce Dormody, Applicant; Planning File PLN070335.

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Project Overview
	Exhibit C	Recommended Findings and Evidence
	Exhibit D	Recommended Conditions of Approval
	Exhibit E	Letter of Justification for Clubhouse Use
	Exhibit F	Site Plan, Elevations, Floor Plans

This report was reviewed by Laura Lawrence, Planning and Building Services Manager

## **EXHIBIT B DISCUSSION**

### Site and Setting

San Clemente Rancho is a 1,800-acre private vacation preserve, sixteen miles south-east of Carmel, California. Located in Santa Lucia Highlands Mountain range, the rancho borders the Ventana Wilderness area of the Los Padres National Forest. The ranch is covered in a dense forest which includes Redwood, Bay, Alder, Madrone and Oak trees. Two creeks, the Blackrock and San Clemente flow through the property. The Rancho consists of recreational facilities which include four tennis courts, two swimming pools, fishing lakes, a miniature golf course, miles of hiking trails and 103 privately owned cabins clustered on approximately 200 acres.

The cabins are owned by individuals and hold long term (99-year) license agreements with the Rancho San Clemente, Inc. The cabins are best described as a recreational vacation second homes; they are not full time permanent residences. Members may utilize their cabins at any time however they may not stay for more than 45 days in a row per visit. The Rancho is not open to the public; guests of members are closely monitored by on-site staff.

Rancho San Clemente, Inc. was established circa 1960 and has developed a written rule booklet. Enforcement is implemented by Bruce Dormody (the property owner), an on-site resident manager and a gatekeeper. The *San Clemente Rancho Information and Rule Booklet* is available for public review at the RMA – Planning Department upon request. According to Bruce Dormody's letter received July 9, 2007, attached as **Exhibit E**, the ranch is used only on very rare occasions for events hosted by people not directly associated with the ranch.

### Proposed Project

The pool area essentially serves as the community center at the rancho. Siting the proposed clubhouse here achieves two objectives. First, it enables the Rancho to meet contemporary American Disability Act (ADA) restroom requirements; and second it enables private, license holding, members to enjoy the existing community uses at Rancho San Clemente during the winter months. The subject Development Application requests a Use Permit for the demolition of three existing structures and the construction of a 6,165 square foot clubhouse. The proposed clubhouse incorporates three existing buildings within the pool area. They are: 1) a 264 square foot bathroom building, 2) a 264 square foot pump house which houses the pool filter and chlorination equipment, and 3) a 300 square foot office/storage/maintenance building. These buildings, totaling 828 square feet, are proposed for demolition because they are small, undersized, and do not meet the current ADA requirements.

The proposed clubhouse will afford the rancho four facilities for both the men's and women's restrooms totaling eight stalls, two of which are ADA compliant. At present there are two stalls which comprise the restroom, one for each sex. Moreover, a large portion of the bottom floor is designed to accommodate an existing pool filtration system for which the entire structure has been designed around. The proposed structure includes a well-sized kitchen and indoor seating area designed to accommodate community events planned for providing community interactions. At the second floor, space has been allocated for an office, play room, game room, and a work out room.

### California Environmental Quality Act (CEQA)/Environmental Review

The project is subject to environmental review pursuant to the requirements of the California Environmental Quality Act. Accordingly, Section 15061.b.3 exempts this project from review.

The section reads, “The activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” The proposed clubhouse is sited over an existing tennis court. No natural areas will be disturbed during the construction activities. No special conditions or unusual circumstances regarding adverse environmental impacts were identified during staff review and on-site inspection of the proposed development application. Therefore, the project can be exempted from environmental review pursuant to Section 15061.b.3 of CEQA which exempts projects that pose no potentially adverse environmental impacts.

### Conclusions

Staff finds that the design of the facility conveys applicant’s efforts to accommodate existing summertime outdoor community uses in a structure for winter use. Site disturbance and grading is minimal as the proposed structure will be located over an existing tennis court. Staff’s review of the project materials and site visit confirms that the proposed clubhouse is not an expansion of use at the property and is a consolidation of existing structures on-site. As such, staff finds that the project, as described and conditioned, is consistent with all applicable County of Monterey policies and regulations.

## **EXHIBIT C**

### **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 property is located at 35425 Robinson Canyon Road, Carmel (Assessor's Parcel Number 417-051-023-000), Greater Monterey Peninsula Area. The parcel is zoned Resource Conservation with a Building Site zoning district overlay, 2,054 acres minimum or "RC/B-5-2,054." 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) The subject clubhouse is use allowed in the RC zoning designation in accordance with Section 21.36.050.K (country club) and is consistent with the development standards of Section 21.36.060 Monterey County Zoning Ordinance (Title 21).

(d) The project was not referred to a Land Use Advisory Committee (LUAC) for review, as no LUAC exists for this area of the county.

(e) The project planner conducted a site inspection on July 12, 2007 to verify that the project on the subject parcel conforms to the plans listed above.

(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 PLN070335.

**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, 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 site is located within an III or "moderately high" landslide and erosion susceptibility zone, within a VI or "very high" seismic hazard zone. The Geotechnical Investigation prepared for this parcel by Soil Surveys Inc. dated February 9, 2007 is on record in the Monterey County RMA - Planning Department, Library No. LIB070373 accounts for these high hazards. Condition No. 4 has been incorporated requiring that geotechnical certification be submitted to the Director of the RMA - Planning Department for review and approval prior to final building inspection.

- (c) The site is located within an area identified as having “high” archeological sensitivity. A Preliminary Archeological Reconnaissance report has been prepared for this parcel by Archeological Consulting, dated August 2, 2007 is on record in the Monterey County RMA - Planning Department, Library No. LIB070372. The Archeological Reconnaissance prepared for this parcel concludes, “there is no surface evidence of potentially significant archeological resources on the project parcel” and recommends that the project not be delayed for archeological reasons. Condition No. 3 has been incorporated requiring that work stop should any archeological resources or human remains be discovered during construction.
- (c) Staff conducted a site inspection on July 12, 2007 to verify that the site is suitable for this use.
- (d) Materials in Project File PLN070335.

**3. FINDING: CEQA (Exempt):** - The project is exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- (a) California Environmental Quality Act (CEQA) Section 15061.b.3 exempts this project from review. The section reads, “The activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” The proposed clubhouse is sited over an existing tennis court. No natural area will be disturbed during the construction of the proposed structure. No special conditions or unusual circumstances regarding adverse environmental impacts were identified during staff review and site inspection of the proposed development application.
  - (b) The Rancho consists of recreational facilities which include four tennis courts, two swimming pools, fishing lakes, a miniature golf course, miles of hiking trails and 103 privately owned cabins clustered on approximately 200 acres. The cabins are owned by individuals and hold long term (99-year) license agreements with the Rancho San Clemente, Inc. The cabins are best described as a recreational vacation second homes; they are not full time permanent residences. Members may utilize their cabins at any time however they may not stay for more 45 days in a row per visit. The Rancho is not open to the public; guests of members are closely monitored by on-site staff.
  - (c) The subject Development Application requests a Use Permit for the demolition of three existing structures and the construction of a 6,165 square foot clubhouse. The proposed clubhouse incorporates three existing buildings within the pool area. The pool area essentially serves as the community center at the rancho. Siting the proposed clubhouse here achieves two objectives. First, it enables the Rancho to meet contemporary American Disability Act (ADA) restroom requirements; and second, it enables private, license holding, members to enjoy the existing community uses at Rancho San Clemente during the winter months. Staff finds that proposed clubhouse does not intensify existing uses.
  - (c) No adverse environmental effects were identified during staff review of the development application during a site visit on July 12, 2007.
  - (d) 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.
- EVIDENCE:** Section 21.80.040.B Monterey County Zoning Ordinance (Title 21).

<b>EXHIBIT D</b> <b>Monterey County Resource Management Agency</b> <b>Planning Department</b> <b>Condition Compliance and/or Mitigation Monitoring</b> <b>Reporting Plan</b>	<b>Project Name:</b> Michael H. & Donna D. Dormody TRS <b>File No:</b> PLN070335 <b>Approved by:</b> Zoning Administrator	<b>APN:</b> 417-051-023-000 <b>Date:</b> August 30, 2007
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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.		<b>PD001 - SPECIFIC USES ONLY</b> This Use Permit (PLN070335) allows to allow the construction of a two-story 6,165 square foot clubhouse, a 515 square foot deck, and a 130 square foot patio; the demolition of a 264 square foot bathroom building, a 264 square foot pump house, a 300 square foot office/storage building, and an existing tennis court; installation of a septic disposal system, and grading (less than 100 cu. yds. cut and fill). The proposed clubhouse consolidates existing structures and uses. The property is located at 35425 Robinson Canyon Road, Carmel (Assessor's Parcel Number 417-051-023-000), Greater Monterey Peninsula Area. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of 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	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	



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		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. <b>(RMA - Planning Department)</b>				
2.		<b>PD002 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the <b>Zoning Administrator</b> for Assessor's Parcel Number 417-051-023-000 on August 30, 2007. The permit was granted subject to <b>24</b> 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. <b>(RMA - Planning Department)</b>	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.		<b>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT</b> 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 required for the discovery. <b>(RMA - Planning Department)</b>	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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4.		<b>PD009 - GEOTECHNICAL CERTIFICATION</b> Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. <b>(RMA – Planning Department and Building Services Department)</b>	Submit certification by the geotechnical consultant to the RMA – Building Services Department showing project’s compliance with the geotechnical report.	Owner/ Applicant/ Geotechnical Consultant	Prior to final inspection	
5.		<b>PD016 – NOTICE OF REPORT</b> Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Geotechnical Investigation report has been prepared for this parcel by Soil Surveys, Inc. dated February 9, 2007 and is on record in the Monterey County RMA - Planning Department , Library No. LIB070373. All development shall be in accordance with this report." <b>(RMA – Planning Department)</b>	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.	
6.		<b>PD010 - EROSION CONTROL PLAN AND SCHEDULE</b> The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA – Planning and Director of Building Services. 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 RMA - Planning and Director of RMA - Building Services. 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 RMA - Planning and Director of RMA - Building Services. <b>(RMA - Planning Department and RMA - Building Services Department)</b>	An Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.	Owner/ Applicant	Prior to the issuance of grading and building permits	
			Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.	Owner/ Applicant	Ongoing	
			Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department	Owner/ Applicant	Prior to final inspection	

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7.		<p><b>PD012(B) - LANDSCAPE PLAN AND MAINTENANCE (OTHER THAN SINGLE FAMILY DWELLING)</b></p> <p>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 plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. <b>(RMA – Planning Department)</b></p>	<p>Submit landscape plans and contractor’s estimate to the RMA - Planning Department for review and approval.</p>	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	At least three (3) weeks prior to final inspection or occupancy	
			<p>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.</p>	Owner/ Applicant	Ongoing	
8.		<p><b>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</b></p> <p>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. <b>(RMA – Planning Department)</b></p>	<p>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.</p>	Owner/ Applicant	Prior to the issuance of building permits.	
			<p>The lighting shall be installed and maintained in accordance with the approved plan.</p>	Owner/ Applicant	Prior to Occupancy / Ongoing	

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9.		<b>PD035 - UTILITIES - UNDERGROUND</b> All new utility and distribution lines shall be placed underground. (RMA - Planning Department; Public Works)	Install and maintain utility and distribution lines underground.	Owner/ Applicant	Ongoing	
10.		<b>PD043 – GRADING PERMITS REQUIRED</b> A grading permit is required for new private single family access driveways greater than fifty (50) feet in total length that require 100 cubic yards or more of earthwork. An over the counter (OTC) grading permit may be issued for new private single family access driveways greater than fifty (50) feet in total length that require less than 100 cubic yards of earthwork. (RMA – Planning Department and Building Services Department)	If applicable, apply and receive the appropriate grading permit from Monterey County RMA – Building Services Department.	Owner/ Applicant/ Engineer	Prior to the issuance of grading or building permits	
11.		<b>FIRE007 - DRIVEWAYS</b> Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot	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.	

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		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. <b>(Carmel Valley Fire Protection District)</b>				
12.		<b>FIRE008 - GATES</b> Access must be achieved through main gate and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. <b>(Carmel Valley Fire Protection District)</b>	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.	
13.		<b>FIRE011 - ADDRESSES FOR BUILDINGS</b> 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	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	

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		addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. <b>(Carmel Valley Fire Protection District)</b>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
14.		<p><b>FIRE012 - EMERGENCY WATER STANDARDS - WATER SYSTEMS</b></p> <p>The provisions of this condition shall apply when new parcels are approved by a local jurisdiction. The emergency water system shall be available on-site prior to the completion of road construction, where a community water system is approved, or prior to the completion of building construction, where an individual system is approved. Approved water systems shall be installed and made serviceable prior to the time of construction. Water systems constructed, extended or modified to serve a new development, a change of use, or an intensification of use, shall be designed to meet, in</p>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of permit.	
			Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to final building inspection	

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		addition to average daily demand, the standards shown in Table 2 of the Monterey County General Plan, NFPA Standard 1142, or other adopted standards. The quantity of water required pursuant to this chapter shall be in addition to the domestic demand and shall be permanently and immediately available. <b>(Carmel Valley Fire Protection District)</b>				
15.		<b>FIRE015 - FIRE HYDRANTS/FIRE VALVES</b> 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. <b>(Carmel Valley Fire Protection District)</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
16.		<b>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)</b> Remove combustible vegetation from within a minimum	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading	



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		of 100 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. <b>(Carmel Valley Fire Protection District)</b>			and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
17.		<b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</b> The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. <b>(Carmel Valley Fire Protection District)</b>	Applicant shall enumerate as “Fire Dept. Notes” on plans.	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.		<b>FIRE028 - ROOF CONSTRUCTION - (CARMEL VALLEY FPD)</b> All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. <b>(Carmel Valley Fire Protection District)</b>	Applicant shall enumerate as “Fire Dept. Notes” on plans.	<i>Applicant or owner</i>	Prior to issuance of building permit.	
19.		<b>PW0006 – CARMEL VALLEY</b> 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).	Applicant shall pay to PBI the required traffic mitigation fee.	Owner/ Applicant	Prior to Building Permits Issuance	



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		<b>(Public Works)</b>				
20.		<b>PW0007 – PARKING STD</b> The parking shall meet the standards of the Zoning Ordinance and be approved by the Director of Public Works and the Director of Planning and Building Inspection. <b>(Public Works)</b>	Applicant’s engineer or architect shall prepare a parking plan for review and approval.	Owner/ Applicant/ Engineer	Prior to Building/ Grading Permits Issuance	
21.		<b>WR40 - WATER CONSERVATION MEASURES</b> 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. <b>(Water Resources Agency)</b>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
22.		<b>WR43 - WATER AVAILABILITY CERTIFICATION</b> Prior to issuance of any building permits, the applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. <b>(Water Resources Agency)</b>	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
23.		<b>DRAINAGE PLAN (NON-STANDARD WORDING)</b> A drainage plan shall be prepared by a registered civil	Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any	

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		engineer or architect addressing on-site and off-site impacts, that includes routing stormwater runoff from the paved parking areas to an oil-grease/water separator to mitigate the impact of impervious surface stormwater runoff. <b>(Water Resources Agency)</b>			grading or building permits	
24.		<b>COMPLETION CERTIFICATION (NON-STANDARD WORDING)</b> Certification that stormwater detention facility has been constructed in accordance with approved plans shall be provided to the County Water Resources Agency by a registered civil engineer or licensed contractor who constructed the facility. <b>(Water Resources Agency)</b>	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	

END OF CONDITIONS