

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: December 13, 2007 Time: P.M	Agenda Item No.:
Project Description: Combined Development Permit consisting of a Coastal Administrative Permit to allow a 400 square foot garage conversion, construction of a new 333 square foot attached studio and a 612 square foot attached garage, approximately 100 linear feet of retaining wall, and 168 cubic yards of cut; A Coastal Development Permit to allow development within 750 feet of a known archaeological site; A Coastal Development Permit to allow development with 100 feet of environmentally sensitive habitat; and Design Approval.	
Project Location: 30920 Aurora Del Mar, Carmel	APN: 243-351-004-000
Planning File Number: PLN070386	Name: Bill & Carol Bombeck, Property Owner Stocker & Allaire Inc., Agent
Plan Area: Big Sur Land Use Plan	Flagged and staked: Yes
Zoning Designation: : RDR/40-D (CZ) [Rural Density Residential, 40 acres per unit with Design Control Overlay (Coastal Zone)]	
CEQA Action: Categorically Exempt per Section 15301 (e)	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Zoning Administrator approve the Combined Development Permit (PLN070386) based on the Findings and Evidence (**Exhibit C**) and subject to the recommended Conditions (**Exhibit D**).

PROJECT OVERVIEW: The proposed project entails the remodel of an existing 2,352 square foot single family dwelling including new windows and doors, conversion of the existing 400 square foot attached garage to an office, and addition of a new 333 square foot attached studio and 612 square foot attached garage. Approximately 100 linear feet of retaining wall will be required to support the cut slope created by the 168 cubic yards of cut required for the new addition and driveway realignment. Staff's review of the project focused on compliance with the Local Coastal Plan (LCP) policies including the Big Sur Land Use Plan and Coastal Implementation Plans Part 1 and Part 3.

Due to the location of the proposed project there were some key issues identified and evaluated during review of the project. The Bombeck property is located in an area known as Otter Cove, just south of Yankee Point and the Carmel Highlands, between the sea and Highway 1 on a coastal bluff. The area is high in archaeological sensitivity and is home to the dune buckwheat, a host plant to the federally endangered smiths blue butterfly. Both biological and archaeological reports were submitted for the proposed development that addressed potential impacts to the perspective resources. As conditioned, the project will not have potentially significant impacts on sensitive resources and the project was determined to be categorically exempt from the California Environmental Quality Act (CEQA). See Exhibit B for a more detailed discussion.

OTHER AGENCY INVOLVEMENT:

- ✓ Carmel Highlands 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 the Carmel Highlands FPD, the Water Resources Agency, and the Environmental Health Division have been incorporated into the condition compliance reporting plan (**Exhibit D**).

The project was not referred to the Big Sur Land Use Advisory Committee (LUAC) for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this application did not warrant referral to the LUAC because the project does not involve slopes greater than 30%, ridgeline or viewshed issues, a Variance or Lot Line adjustment, and the project is exempt from CEQA per Section 15301 (e).

Note: The decision on this project is appealable to Board of Supervisors and the Coastal Commission.

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October 25, 2007

cc: Zoning Administrator; Carmel Highlands Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; California Coastal Commission; Carl Holm, Planning Services Manager; Craig Spencer, Planner; Carol Allen, William & Carol Bombeck, Applicants; Stocker & Alaire, Agent; Planning File PLN070386.

Attachments: Exhibit A Project Data Sheet
 Exhibit B Project Overview
 Exhibit C Recommended Findings and Evidence
 Exhibit D Recommended Conditions of Approval
 Exhibit E Site Plan, Elevations, Floor Plans
 Exhibit F Biological Report

This report was reviewed by Mike Novo, RMA – Planning Director

EXHIBIT B
DETAILED PROJECT DISCUSSION
PLN070386 (Bombeck)

A. PROJECT SETTING AND DESCRIPTION:

Setting The Bombeck property is located in an area known as Otter Cove in the northwestern most part of the Big Sur Land Use Plan. Otter Cove is a small gated, residential subdivision located west of highway One. There is a single family dwelling existing at the site that is situated on the top of a coastal bluff overlooking the Pacific Ocean. The dwelling is a one-story structure with a weathered wood siding accessed by a 170 foot narrow driveway. The site slopes down from the street at an average of approximately 15%. Vegetation at the site is mostly landscaping consisting of introduced plants, some of which are native species, including cypress trees. There is a small lawn at the rear of the house that extends to the edge of the bluff.

Project Description The proposed project entails the conversion of an existing 400 square foot attached garage into office space and a new addition of a 333 square foot studio area and a new 612 square foot attached garage. The new addition will be cut into the terrain, supported by a retaining wall and the new garage location will require a minor realignment of the driveway to line up with the new garage entrance. These improvements require 168 cubic yards of cut that will be distributed on site in accordance with the biological report recommendations as described in Exhibit D, Condition 9. There is a grove of planted cypress trees near the proposed improvements that will require trimming to accommodate the improvements.

B. ANALYSIS

Development Standards The project is consistent with the applicable RDR/40-D (CZ) zoning district standards including setbacks, height, and lot coverage. The colors and materials will match the existing residence. The property is located within a Rural Density Residential land use designation, which allows residential use and is suitable for the proposed use. The proposal was also reviewed for consistency with the Big Sur Land Use Plan and the Coastal Implementation Plan (CIP) Part 3. The dwelling is located in an area specifically addressed by visual resources policies in the Local Coastal Plan (LCP) known as Otter Cove. Otter Cove is recognized as an area where structures may be visible and provides regulations to blend structures to the maximum extent. Staff conducted a site visit on October 29th, 2007 and verified that the project is not within the Critical Viewshed from Highway One. Archaeological Resources were an area of concern but an archaeological report submitted for the project, prepared by Archaeological Consulting August 13, 2007, indicates that there is no surface evidence of potentially significant cultural resources. The main area of concern is with regard to Environmentally Sensitive Habitat because the property contains some dune buckwheat plants which are a host plant to the federally endangered Smith's Blue Butterfly.

Biological Resources The location of the proposed project is in an area rich with natural beauty and resources. Due to the potential habitat at the site a biological report was required for the proposed project (20.145.040.A CIP). The biological report indicated that most of the Otter Cove area had been disturbed from residential use including landscaping and the planting of trees to provide privacy; however, dune buckwheat, a host plant of the endangered Smith's Blue Butterfly is still present at the site. These plants were found mostly on the ocean frontage of the property and would be located well away from the proposed development already within a scenic easement created by the subdivision. One single buckwheat plant was found that could potentially be impacted by the proposed development. It was determined by the biologist that

impacts to this plant could be avoided through the installation of minor fencing and careful excavation. The proposed addition will not adversely affect the long term maintenance of the dune buckwheat resources at the site provided the recommendations contained in the biological report are followed (20.145.040.B.4 CIP). Plants at the site other than the buckwheat, consist of native grasses that are remnant of the original rare danthonia dominated grasslands that formally occupied the coastal terrace but are now too fractured to be considered habitat (Reference Biological Report). Recommendations were offered by the Biologist to avoid impacts to the dune buckwheat plant and improve the health of the natural resources at the site including the removal of invasive species such as pampas grass, and ice plant. Recommendations contained in the biological report are incorporated in the recommended conditions of approval for the project (See Exhibit C, Conditions 8 & 9).

C. CEQA DETERMINATION

Categorically Exempt: The project entails the remodel of, and addition to, an existing single family dwelling. Section 15301(e) of the California Environmental Quality Act (CEQA) exempts additions to existing structures where it would not result in an increase of more than 50 % of the Floor Area before the addition (Class 1). The proposed addition would not exceed this threshold. Staff reviewed the technical reports prepared for the proposed project and the site for unique conditions that may supersede this exemption. It was determined that impacts to sensitive biological resources can be avoided using fencing and biological integrity at the site can actually be improved by removing invasive plants. No other evidence was observed that would supersede this exemption and no significant impacts to the environment as a result of this project, are foreseen.

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, Big Sur Land Use Plan, Coastal Implementation Plan, Part 3, 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 property is located at 30920 Aurora Del Mar (Assessor's Parcel Number 243-351-004-000), Big Sur Land Use Plan. The parcel is zoned Rural Density Residential, forty acres per unit with a Design Control Overlay in the Coastal Zone ("RDR/40-D (CZ)").

(c) The project planner conducted a site inspection on October 29, 2007 to verify that the project on the subject parcel conforms to the plans listed above.

(d) The project site contains some sensitive biological resources. The project complies with the general development standards contained in the Coastal Implementation Plan, Part 3, Section 20.145.040 dealing with environmentally sensitive habitat development standards and impacts to sensitive resources can be avoided by implementing the recommendations contained in the biological report prepared for the property (Condition 8). The long term maintenance of the habitat or resources will not be adversely affected (20.145.040.B.5).

(e) The Biological Report submitted for the proposed development recommends that, the one buckwheat plant near the development be protected by fencing, invasive species at the site be removed, grading cut materials be spread along the east end of the property to avoid disturbance to native habitat, and states that no buckwheat plants shall be removed as part of the fire clearance requirements (Conditions 9 & 12). The Carmel Highlands Fire Department has agreed to this condition.

(f) The project is located within 750 feet of known Archaeological Resources and is high in sensitivity. An Archaeological Report was submitted for the proposed project that indicated that there is no evidence of potentially significant resources at this site. A standard condition of approval was recommended by the archaeologist that requires construction to stop and the applicant or contractor to contact the appropriate people if resources are discovered during grading and construction (Condition 3).

(g) The project was not referred to the Big Sur Land Use Advisory Committee (LUAC) for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this application did not warrant referral to the LUAC because the project does not involve slopes greater than 30%, ridgeline or viewshed issues, a Variance or Lot Line adjustment, and the project is exempt from CEQA per Section 15301 (e).

(h) 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 PLN070386.

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) 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:

“Preliminary Archaeological Reconnaissance” (LIB070448) prepared by Mary Doane and Gary Breschini of Archaeological Consulting, Salinas, CA, August 13, 2007.

“Biological Report” (LIB070449) prepared by Vern Yadon, Pacific Grove, CA, August 2, 2007.

(c) Staff conducted a site inspection on October 29, 2007 to verify that the site is suitable for this use.

(d) Materials in Project File PLN070386.

(e) See evidence for Findings 1 and 5.

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

EVIDENCE: (a) California Environmental Quality Act (CEQA) Guidelines Section 15301 (e), categorically exempts additions to existing structures provided the addition it would not result in an increase of more than 50 % of the Floor Area before the addition (Class 1).

(b) The existing dwelling is 2,352 square feet with an attached 400 square feet garage. The addition would result in a 3,085 square feet dwelling with a 612 square feet attached garage, an increase of 945 square feet of the Floor Area which is less than 50% of existing (1,376 sq ft).

(c) No adverse environmental effects were identified during staff review of the development application during a site visit on October 29, 2007.

(d) The biological report indicates that direct impact to sensitive biological resources can be avoided and there are no other unusual circumstances related to the project or property.

(e) 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: PUBLIC ACCESS** – The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights. No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan, can be demonstrated.

EVIDENCE: (a) The project site is located in an area shown in the Big Sur Land Use Plan Trails Plan maps as a priority 3 access area (Figure 2) and private trail “through coastal access” area (Figure 3). The project, remodel and addition of an existing single family dwelling, does not impact any existing or proposed trail plan. The site is located within a private subdivision, which provides areas for ‘private’, limited, public access as shown on Trails Plan Figure 3 of the Big Sur LUP and the recorded map for the subdivision (Vol. 10 C&T pg 6).

(b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property and the addition is not sited in a manner that would necessitate a shoreline protective device or public maintenance area.

(c) Staff site visit October 29, 2007.

7. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Board of Supervisors and not the California Coastal Commission.

EVIDENCE: (a) Section 20.86.030 of the Monterey County Coastal Implementation Plan - Part 1 (Board of Supervisors).

(b) The project may be appealed to the California Coastal Commission pursuant to Section 20.86.080 of the Monterey County Coastal Implementation Plan - Part 1 because the proposed project is subject to a Coastal Development Permit. In addition, the site is located between the sea (Pacific Ocean) and the first public road paralleling the sea (Highway One).

EXHIBIT D Monterey County Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: Bill & Carol Bombeck File No: <u>PLN070386</u> Approved by: Zoning Administrator	APNs: <u>243-351-004-000</u> Date: December 13, 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.		PD001 - SPECIFIC USES ONLY This Combined Development Permit (PLN070386) allows a 400 square foot garage conversion into an office area, construction of a new 333 square foot attached studio and a 612 square foot attached garage, approximately 100 linear feet of retaining wall, and 168 cubic yards of cut. The property is located at 30920 Aurora Del Mar, Carmel (Assessor's Parcel Number 243-351-004-000), Big Sur 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 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)	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 070386) was approved by the Zoning Administrator for Assessor's Parcel Number 243-351-004-000 on December 13, 2007. The permit was granted subject to 14 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 required for the discovery. (RMA - Planning Department)	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	
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	

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5.		<p>PD010 - EROSION CONTROL PLAN AND SCHEDULE</p> <p>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. (RMA - Planning Department and RMA - Building Services Department)</p>	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	
6.		<p>PD011 – TREE AND ROOT PROTECTION</p> <p>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 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</p>	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 protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.	Owner/ Applicant/ Arborist	During Construction	

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		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)	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(B) – LIGHTING – EXTERIOR LIGHTING PLAN (VISUAL SENSITIVITY DISTRICT/ RIDGELINE DEVELOPMENT) 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. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 21.06.195, are prohibited. 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	

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8.		<p>PD016 – NOTICE OF REPORT</p> <p>Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Biological Report has been prepared for this parcel by Vern Yadon, dated August 2, 2007 and is on record in the Monterey County RMA - Planning Department , Library No. 070449. All development shall be in accordance with this report." (RMA – Planning Department)</p>	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.	
9.		<p>SPPD001 – BIOLOGICAL REQUIREMENTS</p> <p>Recommendations contained in the Biological Report shall be followed consistent with Condition Number 9 including;</p> <ul style="list-style-type: none"> • Removal of invasive plant species including the single pampas grass growing on the coastal bluff, remove the ice plant that is impacting the native grasses and bluff vegetation, and provide a soil barrier around the lawn to prevent spread of the kikuyu grass. • Provide temporary fencing to protect the dune buckwheat growing near the proposed construction. • Spread cut grading material along the east end of the property under the cypress and acacia trees in order to avoid disturbance to sensitive areas at the site. • No dune buckwheat plants shall be removed as part of the Fire Clearance condition 13. 	<p>Submit proof, prior to issuance of building and grading permits that indicates that adequate fencing of the dune buckwheat is in place in accordance with the biological report recommendations to the RMA – Planning Department for review and approval.</p> <p>Submit a letter form a qualified biologist prior to final inspection that indicates that the buckwheat plant has not been adversely affected, the fill materials have been adequately placed, and the invasive species have been removed in accordance with the biological report recommendations to the RMA – Planning Department. If these items cannot be demonstrated, a follow up permit may be required subject to the discretion of the Director of Planning.</p>	<p>Owner / Applicant/ Contractor/ Biologist</p> <p>Owner / Applicant/ Contractor/ Biologist</p>	<p>Prior to the issuance of grading and building permits</p> <p>Prior to final inspection</p>	

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10.		<p>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:</p> <p>a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.</p> <p>b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)</p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
11.		<p>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</p>	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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		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. Responsible Land Use Department: Carmel Highlands FPD.	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
12.		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 be determined by Reviewing Authority and the Director of Planning and Building Inspection. Responsible Land Use Department: Carmel Highlands FPD.	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.		FIRE026 - ROOF CONSTRUCTION (STANDARD) 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 B roof construction. Responsible Land Use Department: Carmel Highlands FPD.	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	