

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: December 13, 2007 at	Agenda Item No.:
Project Description: Use Permit to allow the construction of a 2,400 square foot museum (with first floor of 1600 square feet exhibit space. 460 square feet office/research/meeting space; 340 square foot work area; and a 400 square foot room on the second floor); and Design Approval.	
Project Location: 77 West Carmel Valley Road, Carmel Valley	APN: 187-421-030-000
Planning File Number: PLN070484	Name: Carmel Valley Recreation & Park District, Property Owner
Plan Area: Carmel Valley Master Plan	Flagged and staked: NO
Zoning Designation: : HC/D-S [Heavy Commercial with Design Control, and Site Plan Review Overlays]	
CEQA Action: Exempt 15303(c) Non-residential structure	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Zoning Administrator approve the Use Permit for a new Carmel Valley Museum, office and storage facility based on the Findings and Evidence (**Exhibit C**) and subject to the recommended Conditions (**Exhibit D**).

PROJECT OVERVIEW:

The Carmel Valley Museum project was previously approved under PLN030243, which has since expired. If the project is re-approved, it will allow the construction and operation of a 2,400 square foot museum facility with a winter operating schedule (October – April) of 1 docent between the hours of 10 AM and 4 PM Wednesday through Saturday, and a summer operating schedule (May – September) of 1 docent between the hours of 10 AM and 4 PM Wednesday through Friday, Saturday 10 AM to 5 PM, and Sunday 12 noon to 5 PM. Tours of school children and visitors are expected, however this is expected to be of a minimal impact. Also research may be done, by students and researchers, intermittently. As required by the County's parking standards for this type of facility, 24 designated parking spaces will be provided (including two handicapped spaces). The subject property is in a Heavy Commercial Zoning District, with Design and Site review, and requires discretionary permit to establish the proposed use. The project site is located on Carmel Valley Road, which is west of the un-signalized intersection of Pilot Road and Carmel Valley Road.

A traffic report was prepared by Joseph Hertlien, agent for the Historical Society. That report estimates the project adds approximately 7 daily trips onto Carmel Valley Rd. The report identifies impacts to the existing driveway and Carmel Valley Road intersection. Those impacts were analyzed in the Public Work Review and found to be minimal. The sole condition was the payment of the Carmel Valley traffic impact fee. Conditions that have been agreed to by Monterey County Public Works, Monterey County Water Resources Agency and California Department of Transportation have been included in the project as conditions of approval.

OTHER AGENCY INVOLVEMENT:

- Carmel Valley Fire Protection District
- Monterey County Public Works Department
- Monterey County Parks Department
- Monterey County Environmental Health Division
- Monterey County Water Resources Agency

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

The Carmel Valley Land Use Advisory Committee reviewed and recommended approval (4-0 vote with 1 member absent) of the Use Permit and Design Application on March 15, 2004. No recommended changes or conditions were requested.

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

Jody Lyons, Assistant Planner
(831) 755-5120, lyonsjc@co.monterey.ca.us
November 26, 2007

cc: Front Counter Copy, Zoning Administrator; Carmel Valley Fire Protection District; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; Bob Schubert, Acting Planning Manager; Jody Lyons, Assistant Planner; Carol Allen; Carmel Valley Recreation & Park District; Planning File PLN070484.

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

This report was reviewed by Bob Schubert, Acting Planning Manager

EXHIBIT A

Project Information for PLN070484

Project Title: CARMEL VALLEY REC & PARK DIST

Location: 77 W CARMEL VALLEY RD CARMEL VALI	Primary APN: 187-421-030-000
Applicable Plan: Carmel Valley Master Plan	Coastal Zone: No
Permit Type: Use Permit	Zoning: HC/D-S
Environmental Status: Exempt	Plan Designation: COMMERCIAL
Advisory Committee: Carmel Valley	Final Action Deadline (884): 1/18/2008

Project Site Data:

Lot Size: 1.39	Coverage Allowed: 50
Existing Structures (sf): 400	Coverage Proposed: 10
Proposed Structures (sf): 2400	Height Allowed: 35
Total Sq. Ft.: 2800	Height Proposed: 21
	FAR Allowed: NA
	FAR Proposed: NA

Resource Zones and Reports:

Environmentally Sensitive Habitat: No	Erosion Hazard Zone: LOW
Biological Report #: N/A	Soils Report #: N/A
Forest Management Rpt. #: N/A	
Archaeological Sensitivity Zone: HIGH	Geologic Hazard Zone: III
Archaeological Report #: N/A	Geologic Report #: N/A
Fire Hazard Zone: MODERATE	Traffic Report #: N/A

Other Information:

Water Source: CAL-AM	Sewage Disposal (method): SEPTIC
Water Dist/Co: CAL-AM	Sewer District Name: n/a
Fire District: CARMEL VALLEY	Grading (cubic yds.): 10.0
Tree Removal: N/A	

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, Carmel Valley Master Plan, 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 77 West Carmel Valley Road, Carmel Valley (Assessor's Parcel Number 187-421-030-000), Carmel Valley Master Plan. The parcel is zoned HC/D-S ("Heavy Commercial with Design and Site Plan overlay") which allows for a use permits to allow the construction of a 2,400 square foot museum (with first floor of 1600 square foot exhibit space; 460 square foot office/research/meeting space; 340 square foot work area; and a 400 square foot second floor storage area); and Design Approval. Therefore, the property is suitable for the proposed development.

(c) The project planner conducted a site inspection on January 14, 2006 to verify that the proposed project on the subject parcel conforms to the plans listed above.

(d) The project will not have a significant adverse visual impact when viewed from a public view shed, including Carmel Valley Road. Ample trees on the park grounds fronting on Carmel Valley Road will screen the proposed structure.

(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 are found in Project File PLN070484.

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, Monterey County Parks Department, Monterey County Public Works Department, Monterey County Environmental Health Division, and the Monterey County 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 geological 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:

1. "Geotechnical Investigation" (LIB070634) prepared by Haro, Kasunich & Associates, Inc.

(c) Staff conducted a site inspection on January 14, 2006 to verify that the site is suitable for this use.

(d) Materials in Project File PLN070484.

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

EVIDENCE: (a) California Environmental Quality Act (CEQA) Guidelines Section 15303(c), categorically exempts non residential construction not exceeding 2500 square feet in floor area.

(b) No adverse environmental effects were identified during staff review of the development application during the site visit on January 14, 2006.

(c) Development is largely contained in an already disturbed area. There are no unusual circumstances related to the project or property.

2. **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: (a) 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.

3. **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: (a) Preceding findings and supporting evidence.

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

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

EXHIBIT D
Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: Carmel Valley Park & Recreation – Carmel Valley Museum
 File No: PLN070484 APNs: 187-421-030-000
 Approved by: Zoning Administrator Date: December 13, 2007

**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
1.		<p>PD001 - SPECIFIC USES ONLY This Use Permit (PLN070484) allows for the construction of a 2,400 square foot museum (with first floor of 1600 square feet exhibit space; 340 square feet work area; office/research/meeting space; 460 square feet and a 400 square foot storage room on second floor) and Design Approval. The property is located at 77 West Carmel Valley Road, Carmel Valley (Assessors Parcel Number 187-421-030-000), Carmel Valley Community Park, between the intersection of Pilot and Ford Roads, Carmel Valley Master Plan 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 compliance or mitigation</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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2.		<p>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)</p> <p>PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution PLN070484) was approved by the Zoning Administrator for Assessor's Parcel Number 187-421-030-000 on December 13, 2007. The permit was granted subject to 20 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County 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)</p>	<p>Proof of recordation of this notice shall be furnished to the RMA - Planning Department.</p>	Owner/Applicant	Prior to the issuance of grading and building permits or commencement of use.	
3.		<p>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)</p>	<p>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.</p>	Owner/Applicant/Archaeologist	Ongoing	

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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.		PD016 - NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Geotechnical Report has been prepared for this parcel by Haro, Kasunich & Associates, Inc., dated April 25, 2002 and is on record in the Monterey County RMA - Planning Department, Library No. 070634. All development shall be in accordance with this report." (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.	
6.		PD009 - GEOTECHNICAL CERTIFICATION Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA - Planning Department and Building Services Department)	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	
7.		PD012(G) - LANDSCAPE PLAN AND MAINTENANCE (OTHER THAN SINGLE FAMILY DWELLING) The site shall be landscaped. Prior to the issuance of building permits, 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	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits	
			The landscaping shall be installed and inspected.	Owner/ Applicant/ Licensed Landscape Contractor/	Prior to Occupancy	

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		continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA – Planning Department)	All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Licensed Landscape Architect		
8.		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. The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to the issuance of building permits.	
9.		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	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	

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		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 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 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	
10.		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 CCD). (Public Works)	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	
11.		PW0007 – PARKING STD 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. (Public Works)	Applicant shall pay to PBI the required traffic mitigation fee.	Owner/ Applicant	Prior to Building Permits Issuance	
12.		WR8 - COMPLETION CERTIFICATION The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater detention/retention facilities have been constructed in accordance with approved plans. (Water Resources Agency)	Applicant's engineer or architect shall prepare a parking plan for review and approval. Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Owner/ Applicant/ Engineer/ Contractor	Prior to Building/Grading Permits Issuance Prior to final inspection	

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13.		<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>	<p>Compliance to be verified by building inspector at final inspection.</p>	<p>Owner/ Applicant</p>	<p>Prior to final building inspection/occupancy</p>	
14.		<p>WR43 - WATER AVAILABILITY CERTIFICATION The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)</p>	<p>Submit the Water Release Form to the Water Resources Agency for review and approval.</p>	<p>Owner/ Applicant</p>	<p>Prior to issuance of any building permits</p>	
15.		<p>DRAINAGE PLAN - RETENTION (NON-STANDARD) A drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. The plan shall include retention/percolation facilities to mitigate the impact of impervious surface stormwater run-off, and shall include oil-grease/water separators for the paved parking areas. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)</p>	<p>Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.</p>	<p>Owner/ Applicant</p>	<p>Prior to issuance of grading or building permits.</p>	

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16.		<p>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 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. Responsible Land Use Department: Carmel Valley Fire District.</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p> <p>Prior to final building inspection.</p>	
17.		<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</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of building permit.</p>	

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		<p>single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. Responsible Land Use Department: Carmel Valley Fire District.</p>	<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection</p>	
18.		<p>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 Valley Fire District.</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p>	
19.		<p>FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A</p>	<p>Applicant shall enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of building permit.</p>	

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		<p>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. Responsible Land Use Department: Carmel Valley Fire District.</p>	<p><i>Applicant shall schedule fire dept. rough sprinkler inspection</i></p>	<p><i>Applicant or owner</i></p>	<p>Prior to framing inspection</p>	
20.		<p>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. Responsible Land Use Department: Carmel Valley Fire District.</p>	<p><i>Applicant shall schedule fire dept. final sprinkler inspection</i></p>	<p><i>Applicant or owner</i></p>	<p>Prior to final building inspection</p>	
			<p>Applicant shall enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of building permit.</p>	

**PERMITS PLUS
LIBRARY DATA ENTRY FORM**

Complete for each document and given to the appropriate Office Assistant. Attach one COPY of the report along with the electronic version and forward to an Office Assistant. Hardcopy Library records will be maintained in the project file.

PROJECT FILE # PLN070391 DATE SUBMITTED: **12/06/07**
 APN(s): 207-053-006-000
 PROPERTY OWNER: Shook, Steve Wayne TR ET AL
 ADDRESS: **2 Spreckels Lane, Salinas**
 AREA PLAN: **8 = GREATER SALINAS AREA PLAN**
 PROJECT PLANNER: **Bradley**

LIST REPORTS:

1. Type: BIOLOGICAL

Title: Biological Report

Publication Date: 7/12/06

Library #:

2. Type: GEOLOGY

Title: Geo Hazards Eval

Publication Date: 11/3/06

Library #:

3. Type: TRAFFIC/CIRCULATION

Title: Spreckels Contractor Center Trip Gen

Publication Date: 6/27/06

Library #

ELECTRONIC REPORTS (copy into Office Link): CD PROVIDED? YES NO

FOR ARCHEOLOGICAL REPORTS: **ZONING MAP #:**

UTMG X Coordinate: _____ UTMG Y Coordinate: _____

DATE ENTERED	ENTERED BY
FINAL DISPOSITION OF DOCUMENTS:	

Action by Land Use Advisory Committee Project Referral Sheet

Planning & Building Inspection Department
2620 First Ave
Marina, California
(831) 883-7500

Advisory Committee: Carmel Valley

Please submit your recommendations for this application by Monday, March 15, 2004.

Project Title: CARMEL VALLEY RECREATION & PAR

File Number: PLN030243

File Type: ZA

Planner: LYONS

Location: 77 W CARMEL VALLEY RD CARMEL VALLEY

Project Description:

USE PERMIT FOR CONSTRUCTION OF 2,400 SQUARE FOOT MUSEUM (WITH FIRST FLOOR OF 2,400 SQUARE FEET EXHIBIT SPACE, STORAGE/WORK/ RESEARCH AREA, AND A 400 SQUARE FOOT STORAGE ROOM ON SECOND FLOOR) AND A DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 77 W CARMEL VALLEY ROAD, CARMEL VALLEY, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 187-421-030-000), CARMEL VALLEY COMMUNITY PARK, BETWEEN THE INTERSECTIONS OF PILOT AND FORD ROADS, CARMEL VALLEY VILLAGE AREA.

Was the Owner/Applicant/Representative Present at Meeting? Yes No

PUBLIC COMMENT:

JOE HEATLEIN — Architect
ELMER GREGORY — C.V. HISTORICAL SOCIETY

Architect explains project with accompanying schematic's photos and "super-imposed" landscaping

- ① R Randazzo speaks in favor of project
- ② T. hotz, C.V.A " " " " "
- ③ S. SANDSTROM " " " " "

AREAS OF CONCERN (e.g. traffic, neighborhood compatibility, visual impact, etc.):

traffic turn-out from C.V. Rd

RECOMMENDED CHANGES/CONDITIONS (e.g. reduce scale, relocate on property, reduce lighting, etc.):

None

ADDITIONAL LUAC COMMENTS:

None

RECOMMENDATION (e.g. recommend approval; recommend denial; recommend continuance):

TAD moves approval
V. ANZINI ZND'S.

CONDITIONAL UPON APPROPRIATE
DOWNLIGHTING

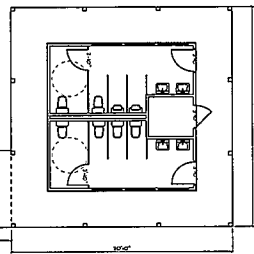
CONCUR WITH RECOMMENDATION:

AYES: A. ANZINI. BRENNAN. RUGG. OLIVER.

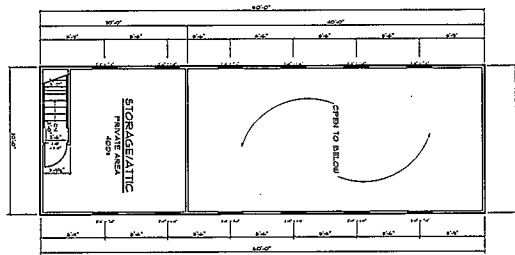
NOES: Ø

ABSENT: S. WOOD.

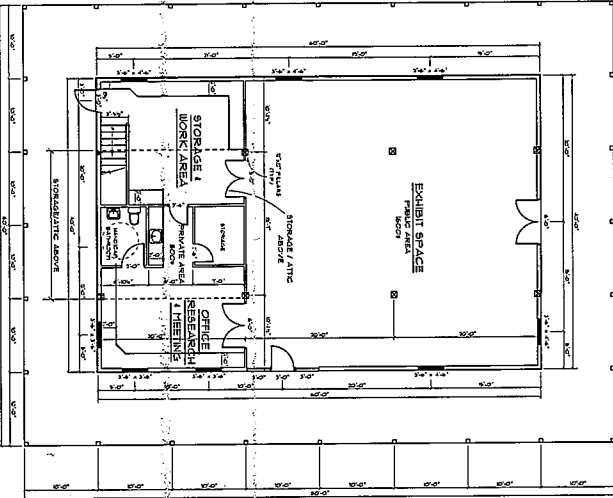
ABSTAIN: Ø



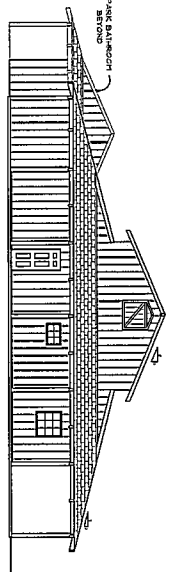
EXISTING RESTROOM FLOORPLAN
SCALE: 1/8" = 1'-0"



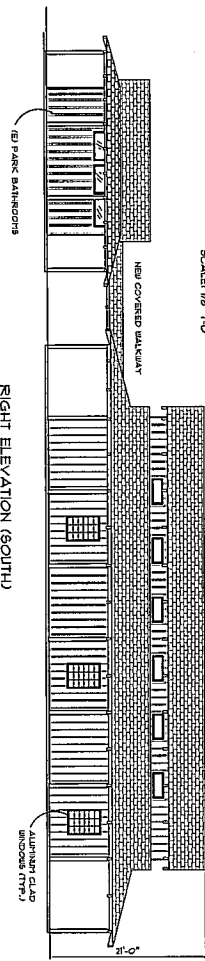
PROPOSED MUSEUM SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



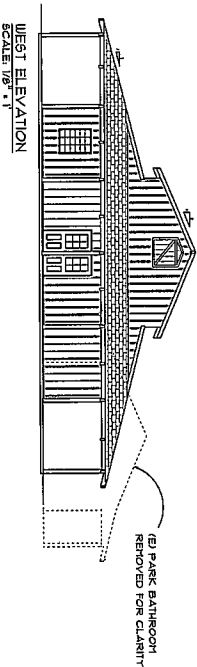
PROPOSED MUSEUM FLOORPLAN
SCALE: 1/8" = 1'-0"



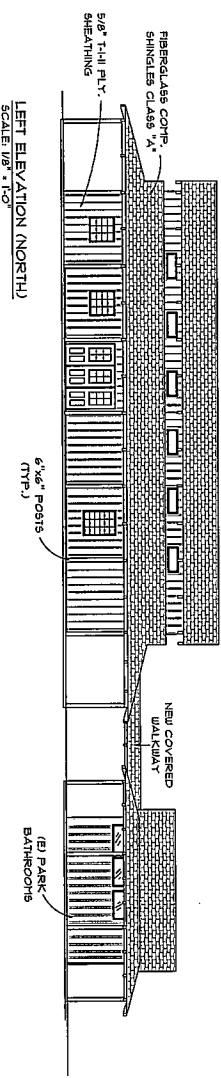
EAST ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"

TREE CARING DURING CONSTRUCTION:

- 1) TO PROTECT TREES DURING CONSTRUCTION ACTIVITIES, THE FOLLOWING MEASURES SHALL BE ADHERED TO:
 - 1) AROUND EACH TREE OR GROUP OF TREES TO BE PRESERVED ADJACENT TO THE CONSTRUCTION AREA, A PROTECTIVE CURB OR BARRIER SHALL BE INSTALLED TO PREVENT THE EXCESSIVE TRAFFIC OF CONSTRUCTION EQUIPMENT FROM BEING DRIVEN ALONG THE ADJACENT SIDEWALKS OR REMAINING TREES TO DURING THE CONSTRUCTION PERIOD. SUCH BARRIERS SHOULD BE DESIGNED AS CLOSE TO THE ACTUAL CONSTRUCTION PERIMETER AS POSSIBLE IN ORDER TO MAINTAIN THE MAXIMUM AMOUNT OF UNOBTURBATED AREA.
 - 2) NO STORAGE OF EQUIPMENT OR CONSTRUCTION MATERIALS OR PACKING OF WOODS SHALL BE ALLOWED WITHIN THE PROTECTIVE CURB OR BARRIER.
 - 3) TREES SHALL BE PROTECTED FROM DAMAGE BY ANY TREE AND NO USE OF ADDITIONAL SOIL, CONSTRUCTION MATERIALS OR EQUIPMENT SHALL BE ALLOWED TO BE PLACED WITHIN THE PROTECTIVE CURB AND BARRIER TO THE EXTENT OF FULLY EXPOSED THE TRUNK OF ANY TREE.
 - 4) ANY DAMAGE TO TREES SHALL BE REPAIRED AS SOON AS POSSIBLE AND TO THE SATISFACTION OF THE LOCAL FIRE DEPARTMENT AND A PROFESSIONAL ARBORIST.
 - 5) ANY DAMAGE TO TREES SHALL BE REPAIRED AS SOON AS POSSIBLE AND TO THE SATISFACTION OF THE LOCAL FIRE DEPARTMENT AND A PROFESSIONAL ARBORIST.
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FIRE DEPARTMENT NOTES:

- 1) ALL EXISTING AND PROPOSED CONSTRUCTION SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CALIFORNIA FIRE DEPARTMENT AND THE LOCAL FIRE DEPARTMENT.
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FIRE PROTECTION NOTES:

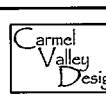
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FIRE SPRINKLER SYSTEM SPECIFICATIONS:

- 1) ALL EXISTING AND PROPOSED CONSTRUCTION SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CALIFORNIA FIRE DEPARTMENT AND THE LOCAL FIRE DEPARTMENT.
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DATE: 10/4/07
DRAWN: MEC (05-27-05)
LRI (01-09-02)
CJG (04-09-03)
REVISIONS: (KAS) 10/4/07

PLANS PREPARED BY:
MARJORIE INGRAM & ASSOCIATES, INC.
PO BOX 1 CARMEL VALLEY, CA 95024
PH: 831-659-9419 FAX: 831-659-9422
WWW.CARMELVALLEYDESIGN.COM



PROPOSED MUSEUM
CARMEL VALLEY HISTORICAL SOCIETY
PO BOX 33+ CARMEL VALLEY, CA 95024
PROPERTY OWNER: CARMEL VALLEY PARK
& RECREATION DISTRICT

APN: 157-421-030-000

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