

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: May 29, 2008 Time: A.M/P.M	Agenda Item No.:
Project Description: Combined Development Permit (PLN060652) consisting of a Coastal Administrative Permit to allow for the relocation of five temporary modular classrooms to include connection to existing electrical, fire alarm, data and phone systems in order to clear code violation CE060265; a Coastal Development Permit to allow modification of parking requirements due to the unusual characteristics of the site vicinity, and a Coastal Administrative Permit and Design Approval (PLN060651) to allow the construction of a 3,232 square foot classroom wing containing three regular classrooms and three smaller spaces for special needs programs. This classroom wing will replace three of the modular units.	
Project Location 2770 15th Avenue, Carmel	APN: 009-511-001-000
Planning File Number PLN060652 and PLN060651	Name: Carmel Unified School District, Property Owner
Plan Area: Carmel Area Land Use Plan	Flagged and staked: No
Zoning Designation: "PQP-D (CZ)" [Public Quasi Public, Design Control (Coastal Zone)]	
CEQA Action: Categorically Exempt per Section 15314	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Zoning Administrator approve Combined Development Permit (PLN060652) based on the Findings and Evidence (**Exhibit C1**) and subject to the recommended Conditions (**Exhibit D1**); and approve Coastal Administrative Permit (PLN060651) based on Findings and Evidence (**Exhibit C2**) and subject to the recommended Conditions (**Exhibit D2**).

PROJECT OVERVIEW: Applicant requests two permits consisting of: 1) a Combined Development Permit (PLN060652) for a Coastal Administrative Permit to allow for the relocation of five temporary modular classrooms to include connection to existing electrical, fire alarm, data and phone systems in order to clear code violation CE060265; a Coastal Development Permit to allow modification of parking requirements due to the unusual characteristics of the site vicinity, and

2) a Coastal Administrative Permit and Design Approval (PLN060651) to allow the construction of a 3,232 square foot classroom wing containing three regular classrooms and three smaller spaces for special needs programs. This classroom wing will replace three of the modular units. There is no increase in student attendance.

Opposition letters were received at the Carmel Area Land Use Advisory Committee meeting and are attached to the LUAC minutes. Their issues were the same:

- They are against any expansion of structures until the parking situation and traffic congestion, and neighborhood impact issues have been resolved. These issues create a safety hazard for the school children as well as the neighborhood.
- There are very few children living in the neighborhood. So most of the children must be transported from outlying areas to and from the school by bus or car.
- If it is determined that additional parking cannot be put on-site, then the school has outgrown the site and permits for further expansion should be denied, the portable classrooms removed from the site and parking spaces restored to previous levels.

Their issues are addressed in the Project Discussion (*Exhibit B*). Staff has determined that their issues have been resolved and that there are no unresolved issues.

OTHER AGENCY INVOLVEMENT:

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

The above checked agencies and departments have reviewed these projects. Conditions recommended by Carmel Highlands Fire Protection District, Public Works and Water Resources Agency have been incorporated into the condition compliance reporting plans (**Exhibit D1 and Exhibit D2**).

The project was referred to the Carmel Unincorporated/Highlands (LUAC) for review on April 7, 2008 and the hearing was continued to April 21, 2008 to review two separate projects. The Committee recommended a (4-0) vote to approve the projects without conditions. They did recommend that the School District look into safety measures for the children and parents picking them up during the morning drop offs and afternoon pick ups. Opposition letters were received at the meeting and are attached to the LUAC minutes. (*Exhibit F consists of April 7, 2008 minutes. Minutes for April 21, 2008, had not yet been received when this report was prepared. Staff conferred with the Secretary of the LUAC for the final outcome*). Their issues are addressed in the project discussion.

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

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May 14, 2008

cc: Front Counter Copy; Zoning Administrator, Jeff Main; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; Carmel Highlands Fire Protection District; Laura Lawrence, Planning Services Manager; Elizabeth Gonzales, Planner; Carol Allen, Carmel Unified School District, Applicants; Bart Hancock, Neighbor; Planning Files PLN060651 & PLN060652.

This report was reviewed by Laura Lawrence, Planning Services Manager

Attachments:	Exhibit A	Project Data Sheets for PLN060651 and PLN060652
	Exhibit B	Project Discussion
	Exhibit C1	Recommended Findings and Evidence for PLN060652
	Exhibit C2	Recommended Findings and Evidence for PLN060651
	Exhibit D1	Recommended Conditions of Approval and Mitigation Monitoring and Reporting Program for PLN060652
	Exhibit D2	Recommended Conditions of Approval and Mitigation Monitoring and Reporting Program for PLN060651
	Exhibit E	California Department of Education Campus Calculations for CUSD – Carmel River School
	Exhibit F	LUAC Minutes dated April 7, 2008 with public comments
	Exhibit G	Site Plan, Floor Plan and Elevations
	Exhibit H	Vicinity Map

PROJECT DISCUSSION EXHIBIT B

HISTORY:

Approximately eight years ago, a State of California mandate required that school districts reduce student capacity in the classroom. At that time, the Carmel Unified School District installed five modular classrooms to meet this requirement under the assumption that permits were not required from the local jurisdiction. The five modular classrooms were a temporary solution until they could get funding to build a new permanent classroom building. There was no increase in student attendance.

A complaint was submitted to Monterey County Code Enforcement in August 2006, for the expansion of six portable classrooms (complaint claimed six, but there were actually five) and exterior stairway installed 7-8 years ago eliminating required parking spaces, without benefit of a coastal development permit (CE060265). In August of 2006, the portables had been moved from their original location onto the blacktop to prepare for the new permanent classroom building. The proposed new classroom building will eliminate some of the temporary modular classrooms and is needed for some of the special needs programs. Funding for the new permanent structure was obtained three years ago and has a time limit to complete construction. The stairway addition does not require a discretionary permit and has been inspected by the State Architect's office.

Entitlements

Application (PLN060652) requests a Combined Development Permit for:

- (1) Coastal Administrative Permit to allow for the relocation of five temporary modular classrooms to include connection to existing electrical, fire alarm, data and phone systems in order to clear code violation CE060265;
- (2) Coastal Development Permit to allow modification of parking requirements due to the unusual characteristics of the site vicinity. Chapter 20.58.040 of Monterey County Code requires a total of 78 parking spaces. The school has only 60 and is short 18 parking spaces.

Application (PLN060651) requests a Coastal Administrative Permit and Design Approval for:

- (1) Construction of a 3,232 square foot classroom wing containing three regular classrooms and three smaller spaces for special needs programs. This new permanent structure will replace three of the temporary modular classrooms.

LUAC

The project was referred to the Carmel Unincorporated/Highlands (LUAC) for review on April 7, 2008 and the hearing was continued to April 21, 2008 to review the two projects together. The Committee recommended a (4-0) vote to approve the projects without conditions. They did recommend that the School District look into safety measures for the children and parents picking them up during the morning drop offs and afternoon pick ups. Opposition letters were received at the meeting and are attached to the LUAC minutes. (*Exhibit F consists of April 7, 2008 minutes. Minutes for April 21, 2008, had not yet been received when this report was prepared. Staff conferred with the Secretary of the LUAC for the final outcome.*) Opposition

letters were received at the meeting and are attached to the LUAC minutes. Their issues were the same:

- They are against any expansion of structures until the parking situation and traffic congestion, and neighborhood impact issues have been resolved. These issues create a safety hazard for the school children as well as the neighborhood.
- There are very few children living in the neighborhood. So most of the children must be transported from outlying areas to and from the school by bus or car.
- If it is determined that additional parking cannot be put on-site, then the school has outgrown the site and permits for further expansion should be denied, the portable classrooms removed from the site and parking spaces restored to previous levels.

Staff visited the site on the afternoon of January 16, 2008, right before the children were let out of school (approximately 2:30 p.m.) Staff remained at the site until all vehicles were gone. Staff witnessed many vehicles parked along Monte Verde Street. Staff did not see any cars that were parked illegally or in any of the neighbors driveways. The School District told staff that children are not released from their classrooms unless an adult comes to pick them up. Staff witnessed every child being escorted by an adult. This process lasts for approximately one hour every morning and one hour every afternoon, Monday through Friday.

Due to limited school funds, the School District has had to charge for bussing students. This is a direct impact to the neighborhood. Staff conferred with Public Works and they confirmed that School Districts parking requirements are mandated under the State Architects office. If any illegal activity were to occur during pickup and drop off times, local sheriff could require offenders meet California Vehicle Codes.

LCP JURISDICTION

Schools are usually exempt from local jurisdiction review. Schools are not exempt from the Coastal Act where development is proposed. Monterey County carries out the Coastal Act through its Local Coastal Program. If a school is undertaking an activity that qualifies as a “development” under the LCP, then it needs a coastal permit from the County. The County may be constrained under state law from requiring items beyond those that are required though the LCP.

The requirement for parking is not considered development, so regulations to meet parking requirements fall under the jurisdiction of the State Architect’s office. The parking spaces required to meet the State Architect’s standards is 58.5 spaces. The Carmel River School provides a total of 60 parking spaces which meets that requirement. (*See Exhibit E*)

However, Monterey County Code (MCC) requires at least 78 parking spaces for the development proposed. Currently, the school provides a total of 60 parking spaces, which makes the requirement short 18 parking spaces. In order to conform to the Monterey County policies, an applicant may apply for a Coastal Development Permit to modify the standards for parking, due to the unusual characteristics of a use or its immediate vicinity do not necessitate the number of parking spaces, type of design, or improvements required by this Chapter. (Section 20.58.050 MCC) The State Architect’s office overrides the County’s regulations.

EXHIBIT C1
RECOMMENDED FINDINGS AND EVIDENCE
FOR PLN060652

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, and the Monterey County Zoning Ordinance (Title20), 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. Conflicts were found to exist. Communications were received during the course of review of the project indicating inconsistencies with the text, policies, and regulations in these documents.
- (b) The property is located at 2770 15th Avenue, Carmel (Assessor’s Parcel Number 009-511-001-000), Carmel Area Land Use Plan. The parcel is zoned Public Quasi-Public (Coastal Zone) (“PQP (CZ)”) which allows schools and the structures accessory to the principal use. Therefore, the property is suitable for the proposed development.
- (c) A complaint was submitted to Monterey County Code Enforcement in August, 2006, for the expansion (6 portable classrooms and exterior stairway installed 7-8 years ago eliminating required parking spaces), without benefit of a coastal development permit. (CE060265) Portables have been moved now for new expansion, (permanent classrooms). Eight years ago, State mandate required California Schools to reduce student capacity classroom sizes. The Carmel Unified School District actually installed five modular classrooms to meet this requirement under the assumption that permits were not required from the local jurisdiction. There was no increase in student attendance. (*See Finding 4*)
- (d) The application (PLN060652) requests a Combined Development Permit consisting of a Coastal Administrative Permit to allow for the relocation of five temporary modular classrooms to include connection to existing electrical, fire alarm, data and phone systems in order to clear code violation CE060265; and a Coastal Development Permit to allow modification of parking requirements due to the unusual characteristics of the site vicinity. Chapter 20.58.040 of Monterey County Code requires a total of 78 parking spaces. The school has only 60 and is short 18 parking spaces. The stairway addition does not require a discretionary permit and has been inspected by the State Architect’s office.
- (e) Schools are not exempt from the Coastal Act where development is proposed. Monterey County carries out the Coastal Act through its Local Coastal Program. Any development under the Local Coastal Program requires a coastal permit from the County. However, the requirement for parking is not development and regulations to meet parking requirements fall under the jurisdiction of the State Architect’s office. The parking spaces required to meet the State Architect’s standards is 58.5 spaces. The Carmel River School meets that requirement. (*See Exhibit E*)
- (f) The project was referred to the Carmel Unincorporated/Highlands (LUAC) for review on April 7, 2008 and on April 21, 2008 to review projects PLN060652 and PLN060651 together. The Committee recommended a (4-0) vote to approve the projects without conditions. They did

recommend that the School District look into safety measures for the children and parents picking them up during the morning drop offs and afternoon pick ups. (*Exhibit F of the May 29, 2008 staff report*) Opposition letters were received at the meeting and are attached to the LUAC minutes. Their issues were the same:

- They are against any expansion of structures until the parking situation and traffic congestion, and neighborhood impact issues have been resolved. These issues create a safety hazard for the school children as well as the neighborhood.
- There are very few children living in the neighborhood. So most of the children must be transported from outlying areas to and from the school by bus or car.
- If it is determined that additional parking cannot be put on-site, then the school has outgrown the site and permits for further expansion should be denied, the portable classrooms removed from the site and parking spaces restored to previous levels.

Staff visited the site on the afternoon of January 16, 2008, right before the children were let out of school (approximately 2:30 p.m.) Staff remained at the site until all vehicles were gone. Staff witnessed many vehicles parked along Monte Verde Street. Staff did not see any cars that were parked illegally or in any of the neighbors driveways. The School District told staff that children are not released from their classrooms unless an adult comes to pick them up. Staff witnessed every child being escorted by an adult. This process lasts for approximately one hour every morning and one hour every afternoon, Monday through Friday.

Due to limited school funds, the School District charges for bussing students. This is a direct impact to the neighborhood. Staff conferred with Public Works, and they confirmed that School Districts' parking requirements are mandated under the State Architect's office. If any illegal activity were to occur during pickup and drop off times, local sheriff could require offenders meet California Vehicle Codes.

- (g) The project planner conducted a site inspection on January 16, 2008, to verify that the project on the subject parcel conforms to the plans listed above.
- (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 PLN060652.

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 from the Carmel Highlands Fire Protection District, Water Resources Agency and Public Works have been incorporated.

- (b) Public Works has amended their standard condition (PW0007) to add that whatever jurisdiction the parking requirements must meet that the School District show proof that the requirements have been met. The School

District has met those parking requirements for the State Architect's office. (*See Condition 8*)

- (c) Technical reports by an outside archaeological consultant 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 report has been prepared:
 - i. "Preliminary Archaeological Reconnaissance" (LIB070496) prepared by Archaeological Consulting, Salinas, Ca, dated April 27, 2007.
- (d) Although the project is located in a high archaeological zone per (20.146.090 CIP), the report is negative. A standard Condition of Approval has been added to ensure that if, during the course of construction, any resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately. (*See Condition 3*)
- (e) Staff conducted a site inspection on January 16, 2008 to verify that the site is suitable for this use.
- (f) Materials in Project File PLN060652.

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

- EVIDENCE:**
- (a) California Environmental Quality Act (CEQA) Guidelines Section 15314, categorically exempts minor additions to schools within existing school grounds where the increase original student capacity or by more than 25% or 10 classrooms, whichever is less. The addition of portable classrooms is included in this exemption.
 - (b) No adverse environmental effects were identified during staff review of the development application during a site visit on January 16, 2008.
 - (c) See preceding and following findings and supporting evidence.

4. **FINDING: VIOLATIONS** - The subject property is currently not in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. One violation exists on the property. Zoning violation abatement costs have been paid.

- EVIDENCE:**
- (a) In August, 2006, Monterey County Code Enforcement cited the Carmel Unified School District for the expansion (6 portable classrooms and exterior stairway installed 7-8 years ago eliminating required parking spaces), without benefit of a coastal development permit. (CE060265) Portables had been moved for new expansion, (permanent classrooms). Eight years ago, State mandate required California Schools to reduce classroom sizes. The Carmel Unified School District actually installed five modular classrooms to meet this requirement under the assumption that permits were exempt from local jurisdiction. There was no increase in student attendance at the time.
 - (b) The application (PLN060652) includes a Coastal Administrative Permit to allow for the relocation of five temporary modular classrooms to include connection to existing electrical, fire alarm, data and phone systems in order to clear code violation CE060265. Once the Permit has been cleared, the violation case will be closed. The stairway addition does not require a discretionary permit and has been inspected by the State Architect's office.

- (c) Staff reviewed Monterey County RMA - Planning Department and Building Services Department Monterey County records and is aware of the violation existing on subject property and is requiring necessary permitting to remedy the situation.
- (d) Materials in Project File PLN060652.

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: (a) See findings 1, 2 and 4, 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 (see §20.70.050.B.4). 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 subject property is not described as an area where the Local Coastal Program requires access.
(b) The subject property is not indicated as part of any designated trails or shoreline access as shown in Figures 3, the Public Access Map, of the Carmel Area Land Use Plan.
(c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
(d) Staff conducted a site inspection on January 16, 2008 to verify that the site conforms to the Public Access policies.

7. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

EVIDENCE: (a) Section 20.86.030.A of the Monterey County Coastal Implementation Plan, Part 1 (Board of Supervisors).
(b) Section 20.86.080.A.3 of the Monterey County Coastal Implementation Plan, Part 1 (Coastal Commission). Development that is permitted as a conditional use is appealable to the Coastal Commission.

EXHIBIT C2
RECOMMENDED FINDINGS AND EVIDENCE
FOR PLN060651

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, and the Monterey County Zoning Ordinance (Title20), 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. Conflicts were found to exist. Communications were received during the course of review of the project indicating inconsistencies with the text, policies, and regulations in these documents.

(b) The property is located at 2770 15th Avenue, Carmel (Assessor’s Parcel Number 009-511-001-000), Carmel Area Land Use Plan. The parcel is zoned Public Quasi-Public (Coastal Zone) (“PQP (CZ)”) which allows schools and the structures accessory to the principal use. Therefore, the property is suitable for the proposed development.

(c) Schools are not exempt from the Coastal Act where development is proposed. Monterey County carries out the Coastal Act through its Local Coastal Program. Any development under the Local Coastal Program requires a coastal permit from the County. However, the requirement for parking is not development and regulations to meet parking requirements fall under the jurisdiction of the State Architect’s office. The parking spaces required to meet the State Architect’s standards is 58.5 spaces. The Carmel River School meets that requirement. (*See Exhibit E*)

(d) The application (PLN060651) requests a Coastal Administrative Permit and Design Approval to allow the construction of a 3,232 square foot classroom wing containing three regular classrooms and three smaller spaces for special needs programs. This new permanent structure will replace three of the temporary modular classrooms. There is no increase of student attendance.

(e) The project was referred to the Carmel Unincorporated/Highlands (LUAC) for review on April 7, 2008 and on April 21, 2008 to review projects PLN060652 and PLN060651 together. The Committee recommended a (4-0) vote to approve the projects without conditions. They did recommend that the School District look into safety measures for the children and parents picking them up during the morning drop offs and afternoon pick ups. (*Exhibit F of the May 29, 2008 staff report*) Opposition letters were received at the meeting and are attached to the LUAC minutes. Their issues were the same:

- They are against any expansion of structures until the parking situation and traffic congestion, and neighborhood impact issues have been resolved. These issues create a safety hazard for the school children as well as the neighborhood.
- There are very few children living in the neighborhood. So most of the children must be transported from outlying areas to and from the school by bus or car.

- If it is determined that additional parking cannot be put on-site, then the school has outgrown the site and permits for further expansion should be denied, the portable classrooms removed from the site and parking spaces restored to previous levels.

Staff visited the site on the afternoon of January 16, 2008, right before the children were let out of school (approximately 2:30 p.m.) Staff remained at the site until all vehicles were gone. Staff witnessed many vehicles parked along Monte Verde Street. Staff did not see any cars that were parked illegally or in any of the neighbors driveways. The School District told staff that children are not released from their classrooms unless an adult comes to pick them up. Staff witnessed every child being escorted by an adult. This process lasts for approximately one hour every morning and one hour every afternoon, Monday through Friday.

Due to limited school funds, the School District charges for bussing students. This is a direct impact to the neighborhood. Staff conferred with Public Works, and they confirmed that School Districts' parking requirements are mandated under the State Architect's office. If any illegal activity were to occur during pickup and drop off times, local sheriff could require offenders meet California Vehicle Codes.

- (f) The project planner conducted a site inspection on January 16, 2008, to verify that the project on the subject parcel conforms to the plans listed above.
- (g) 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 PLN060651.

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 from the Carmel Highlands Fire Protection District, Water Resources Agency and Public Works have been incorporated.

- (b) Technical reports by an outside archaeological consultant 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 report has been prepared:

- ii. "Preliminary Archaeological Reconnaissance" (LIB080233) prepared by Archaeological Consulting, Salinas, Ca, dated April 27, 2007.

- (c) Although the project is located in a high archaeological zone per (20.146.090 CIP), the report is negative. A standard Condition of Approval has been added to ensure that if, during the course of construction, any resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately. (*See Condition 3*)
- (d) Staff conducted a site inspection on January 16, 2008 to verify that the site is suitable for this use.

(e) Materials in Project Files PLN060651.

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

EVIDENCE: (a) California Environmental Quality Act (CEQA) Guidelines Section 15314, categorically exempts minor additions to schools within existing school grounds where the increase original student capacity or by more than 25% or 10 classrooms, whichever is less. The addition of portable classrooms is included in this exemption.

(b) No adverse environmental effects were identified during staff review of the development application during a site visit on January 16, 2008.

(c) See preceding and following findings and supporting evidence.

4. FINDING: VIOLATIONS - The subject property is currently not in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. One violation exists on the property. Zoning violation abatement costs have been paid.

EVIDENCE: (a) In August, 2006, Monterey County Code Enforcement cited the Carmel Unified School District for the expansion (6 portable classrooms and exterior stairway installed 7-8 years ago eliminating required parking spaces), without benefit of a coastal development permit. (CE060265). The application (PLN060652) includes a Coastal Administrative Permit to allow for the relocation of five temporary modular classrooms to include connection to existing electrical, fire alarm, data and phone systems in order to clear code violation CE060265. Once the Permit has been cleared, the violation case will be closed. The stairway addition does not require a discretionary permit and has been inspected by the State Architect's office.

(b) The applicant understands that the application for a new 3,232 square foot addition (PLN060651) cannot move forward until the violation case is closed.

(c) Staff reviewed Monterey County RMA - Planning Department and Building Services Department Monterey County records and is aware of the violation existing on subject property and is requiring necessary permitting to remedy the situation. (See File PLN060652)

(d) Materials in Project File PLN060651.

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: (a) See findings 1, 2 and 4, 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 (see §20.70.050.B.4). 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 subject property is not described as an area where the Local Coastal Program requires access.
- (e) The subject property is not indicated as part of any designated trails or shoreline access as shown in Figures 3, the Public Access Map, of the Carmel Area Land Use Plan.
- (f) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
- (g) Staff conducted a site inspection on January 16, 2008 to verify that the site conforms to the Public Access policies.

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.A of the Monterey County Coastal Implementation Plan, Part 1 (Board of Supervisors).
- (b) In accordance with Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20), this Administrative Permit project is not appealable to the Coastal Commission and is not located between the first public road and the ocean.

EXHIBIT D1 Monterey County Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: Carmel Unified School District File No: <u>PLN060652</u> APNs: <u>009-511-001</u> Approved by: <u>Zoning Administrator</u> Date: <u>May 29, 2008</u>
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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 (PLN060652) consisting of a Coastal Administrative Permit allows for the relocation of five modular classrooms to include connection to existing electrical, fire alarm, data and phone systems in order to clear Code Violation CE060265; and a Coastal Development Permit allow modification of parking requirements due to the unusual characteristics of the site vicinity. The property is located at 2770 15 th Avenue, Carmel (Assessor's Parcel Number 009-511-001-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the 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	

<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>
2.		<p>PD002 - NOTICE-PERMIT APPROVAL</p> <p>The applicant shall record a notice which states: "A permit (Resolution 060652) was approved by the Zoning Administrator for Assessor's Parcel Number 009-511-001-000 on May 29, 2008. The permit was granted subject to 11 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>	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.		<p>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT</p> <p>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>	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	

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)
4.		<p>PD004 - INDEMNIFICATION AGREEMENT</p> <p>The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (RMA - Planning Department)</p>	<p>Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.</p>	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable	

<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>
5.		<p>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</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. (RMA – Planning Department)</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	
6.		<p>PD047 – DEMOLITION/DECONSTRUCTION OF STRUCTURES (MBUAPCD RULE 439)</p> <p>In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards:</p> <ol style="list-style-type: none"> 1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process; 2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building; 3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour. <p>All Air District standards shall be enforced by the Air District. (RMA – Planning Department)</p>	<p>Applicant shall incorporate a "Demolition/ Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.</p>	Contractor /Owner/ Applicant	Prior to the issuance of a demolition permit	
			<p>Contractor shall obtain any required Air District permits and conduct all deconstruction or demolition activities as required by the Air District.</p>	Contractor /Owner/ Applicant/ Air District	During demolition	

<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>
7.		PD035 - UTILITIES - UNDERGROUND 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	
8.		PDSPOO1 - NONSTANDARD CONDITION The new 3,232 square foot classroom wing shall replace three of the five temporary modular classrooms. (RMA - Planning Department)	The Applicant shall provide proof of evidence that the three temporary structures have been demolished and removed from the premises.	Owner/ Applicant/ Engineer	Concurrent with Occupancy of the building	

WATER RESOURCES AGENCY

9.		WR22 - FLOODPLAIN RECORDATION The owner shall provide the Water Resources Agency a recorded Floodplain Notice stating: "The property is located within or partially within a floodplain and may be subject to building and/or land use restrictions." (Water Resources Agency)	Submit the recorded floodplain notice to the Water Resources Agency for review and approval. (A copy of the County's standard notice can be obtained at the Water Resources Agency.)	Owner/ Applicant	Prior to issuance of any grading or building permits	
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CARMEL HIGHLANDS FIRE PROTECTION DISTRICT

10.		FIRE008 - GATES All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. Carmel Highlands Fire Protection District	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	

<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>
11.		<p>FIRE011 - ADDRESSES FOR BUILDINGS</p> <p>All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. Carmel Highlands Fire Protection District</p>	<p>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.</p>	Applicant or owner	Prior to issuance of building permit.	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	Applicant or owner	Prior to final building inspection	

Rev. 12/20/07

EXHIBIT D2 Monterey County Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: Carmel Unified School District File No: <u>PLN060651</u> APNs: <u>009-511-001</u> Approved by: <u>Zoning Administrator</u> Date: <u>May 29, 2008</u>
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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 Coastal Administrative Permit and Design Approval (PLN060651) allows for the construction of a 3,232 square foot classroom wing containing three regular classrooms and three smaller spaces for special needs programs. The property is located at 2770 15 th Avenue, Carmel (Assessor's Parcel Number 009-511-001-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the 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	

<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>
2.		<p>PD002 - NOTICE-PERMIT APPROVAL</p> <p>The applicant shall record a notice which states: "A permit (Resolution 060651) was approved by the Zoning Administrator for Assessor's Parcel Number 009-511-001-000 on May 29, 2008. The permit was granted subject to 19 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>	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.		<p>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT</p> <p>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>	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	

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)
4.		<p>PD004 - INDEMNIFICATION AGREEMENT</p> <p>The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (RMA - Planning Department)</p>	<p>Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.</p>	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable	

<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>
5.		<p>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</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. (RMA – Planning Department)</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	
6.		<p>PD047 – DEMOLITION/DECONSTRUCTION OF STRUCTURES (MBUAPCD RULE 439)</p> <p>In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards:</p> <ol style="list-style-type: none"> 1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process; 2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building; 3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour. <p>All Air District standards shall be enforced by the Air District. (RMA – Planning Department)</p>	<p>Applicant shall incorporate a "Demolition/ Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.</p>	Contractor /Owner/ Applicant	Prior to the issuance of a demolition permit	
			<p>Contractor shall obtain any required Air District permits and conduct all deconstruction or demolition activities as required by the Air District.</p>	Contractor /Owner/ Applicant/ Air District	During demolition	

<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>
7.		PD035 - UTILITIES - UNDERGROUND 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	
8.		PDSPOO1 - NONSTANDARD CONDITION The new 3,232 square foot classroom wing shall replace three of the five temporary modular classrooms. (RMA - Planning Department)	The Applicant shall provide proof of evidence that the three temporary structures have been demolished and removed from the premises.	Owner/ Applicant/ Engineer	Concurrent with Occupancy of the building	

PUBLIC WORKS

9.		PARKING : NONSTANDARD CONDITION The School District's parking shall meet the parking requirement standards of the State Architect's Board, and show proof to the Director of Public Works and the Director of Planning that the requirements have been met. (Public Works)	The Applicant shall provide proof of evidence that they meet required number of parking spaces	Owner/ Applicant/ Engineer	Prior to Building/ Grading/ Permits Issuance	
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WATER RESOURCES AGENCY

10.		WR22 - FLOODPLAIN RECORDATION The owner shall provide the Water Resources Agency a recorded Floodplain Notice stating: "The property is located within or partially within a floodplain and may be subject to building and/or land use restrictions." (Water Resources Agency)	Submit the recorded floodplain notice to the Water Resources Agency for review and approval. (A copy of the County's standard notice can be obtained at the Water Resources Agency.)	Owner/ Applicant	Prior to issuance of any grading or building permits	
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<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>
11.		<p>WR43 - WATER AVAILABILITY CERTIFICATION</p> <p>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>	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
12.		<p>WR40 - WATER CONSERVATION MEASURES</p> <p>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	

CARMEL HIGHLANDS FIRE PROTECTION DISTRICT

<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>
13.		FIRE001 - ROAD ACCESS Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum of two nine-foot traffic lanes with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. Carmel Highlands Fire Protection District	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to final building inspection	
14.		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	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.	

<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>
		<p>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.</p> <p>Carmel Highlands Fire Protection District</p>	<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection.</p>	

<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>
15		FIRE008 - GATES All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. Carmel Highlands Fire Protection District	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
16		FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. Carmel Highlands Fire Protection District	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

<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>
17.		<p>FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</p> <p>The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. Carmel Highlands Fire Protection District</p>	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		<p>FIRE023 - FIRE ALARM SYSTEM - (COMMERCIAL)</p> <p>The building(s) shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72. Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. Carmel Highlands Fire Protection District</p>	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall submit fire alarm plans and obtain approval.	Applicant or owner	Prior to rough sprinkler or framing inspection	
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	

<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>
19.		FIRE029 - ROOF CONSTRUCTION - (CYPRESS FPD & PEBBLE BEACH CSD) All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. Carmel Highlands Fire Protection District	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	

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