

MONTEREY COUNTY ZONING ADMINISTRATOR

| | | |
|--|------------------|---|
| Meeting: May 29, 2008 | Time: P.M | Agenda Item No.: |
| Project Description: Combined Development Permit consisting of 1) a Coastal Administrative Permit for the construction of a 2,793 square foot addition, a 2,065 square foot attached garage, and 792 square feet of deck and stairs to an existing single family dwelling; 2) Coastal Development Permit for a Lot Line Adjustment to merge two existing lots of 2 acres and 3 acres to create a single 5 acre lot; 3) Coastal Development Permit to allow development within a 750 foot cultural resources buffer zone; and 4) Design Approval. Grading will consist of 199 cubic yards of cut and zero cubic yards of fill. | | |
| Project Location: 31453 Highway One, Big Sur | | APNs: 243-221-020-000 and 243-221-026-000 |
| Planning File Number: PLN070465 | | Name: Mike and Kim Atherton, Property Owners |
| Plan Area: Big Sur Coast Land Use Plan | | Flagged and staked: Yes |
| Zoning Designation: WSC/40-D (CZ) [Watershed and Scenic Conservation, 40 acres per unit, with a Design Control Overlay (Coastal Zone)] | | |
| CEQA Action: Categorically Exempt, per Sections 15301 and 15305 | | |
| Department: RMA - Planning Department | | |

RECOMMENDATION:

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

PROJECT OVERVIEW:

The project involves a Combined Development Permit to allow a 2,793 square foot addition to an existing single family residence, along with a 2,065 square foot attached garage and 792 square feet of deck and stairs. The project is located on a proposed five acre (217,800 square foot) parcel located at 31453 Highway One, just past the Malpaso Creek bridge on the east side of Highway One. The proposed lot line adjustment will merge two existing lots of two acres and three acres into a single five acre lot. Although the project involves development within a cultural resources buffer zone, no significant issues were identified in the archaeological report prepared for the project. All project work is proposed to occur within an area already disturbed by grading and landscaping; therefore, the potential for inadvertent impacts is limited and can be controlled by the use of standard project conditions. The existing structure is sited behind a hill on the parcel to take full advantage of topographical screening, and the existing structure and proposed addition are not in the Critical Viewshed. The project also includes the proposed removal of two planted Monterey Cypress trees in order to accommodate the addition. See **Exhibit B** for a more detailed discussion of the proposed development.

OTHER AGENCY INVOLVEMENT:

- ✓ Carmel Highlands Fire Protection District (FPD)
- ✓ Public Works Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency

The above checked agencies and departments have reviewed this project. Conditions recommended by the Carmel Highlands FPD, the Water Resources Agency, and the Planning Department have been incorporated into the condition compliance reporting plan (**Exhibit D**).

The project was not referred to the Big Sur Coast Land Use Advisory Committee (LUAC) for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this application did not warrant referral to the LUAC because the project does not include development on slopes greater than 30%, the project does not require the issuance of a Variance, and implementation of the project will not negatively impact a designated scenic area. Furthermore, the project is exempt from CEQA review per Section 15301 of the CEQA Guidelines.

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

Joseph Sidor, Associate Planner
(831) 755-5262, SidorJ@co.monterey.ca.us
May 8, 2008

cc: Front Counter Copy, Zoning Administrator; Carmel Highlands Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; Laura Lawrence, Planning Services Manager; Joseph Sidor, Planner; Carol Allen; Mike and Kim Atherton, Applicants; Cynthia Spellacy, Agent; Planning File PLN070465.

Attachments: Exhibit A Project Data Sheet
 Exhibit B Project Discussion
 Exhibit C Recommended Findings and Evidence
 Exhibit D Recommended Conditions of Approval
 Exhibit E Vicinity Map
 Exhibit F Site Plan and Elevations

This report was reviewed by Laura Lawrence, Planning Services Manager.

EXHIBIT B PROJECT DISCUSSION

The applicant proposes to make additions to an existing single family residence. The additions include the construction of a new 2,793 square foot master suite, a 2,065 square foot attached garage, and 792 square feet of deck and stairs. The project is located on a proposed five acre (217,800 square foot) parcel located at 31453 Highway One, just past the Malpas Creek bridge on the east side of Highway One. Applicable issues requiring further discussion follow:

Visual Resources: Staff conducted site visits on September 14, 2007, and February 12, 2008, to assess the potential viewshed impacts of the project and ensure consistency with applicable LUP policies. Although the property is located off Highway One, the existing residence and proposed addition are sited behind a hill on the property to take full advantage of topographical screening, and they are not in the Critical Viewshed. LUP policies 3.2.4.A.1 and A.2 direct the siting and design of structures so as not to detract from the natural beauty of the undeveloped skylines and ridgelines, and to minimize the visual effects on views and privacy of neighbors. The project as proposed and designed is consistent with these policies.

Cultural Resources: The project also includes a Coastal Development Permit to allow development within a 750 foot cultural resources buffer zone. County records identify the project site is within an area of high sensitivity for prehistoric cultural resources; however, a preliminary archaeological report prepared for the project did not identify potentially significant prehistoric resources. All project work is proposed to occur within an area already disturbed by grading and landscaping; therefore, the potential for inadvertent impacts is limited and can be controlled by the use of standard project conditions (Condition #3).

Tree Removal: The project includes the proposed removal of two planted Monterey Cypress trees (6" DBH) in order to accommodate the addition. The removal of non-native or planted trees, which does not result in exposure of the structure in the Critical Viewshed is consistent with Big Sur Coast LUP Policy 5.4.2.13.a., which allows removal without a Coastal Development Permit. In addition, neither of the trees proposed for removal could be considered "landmark" trees per LUP Policy 3.5.2.4.

Lot Line Adjustment: The proposed lot line adjustment will merge two existing lots of two acres and three acres into a single five acre parcel. The two existing lots are contiguous, and no new lots will be created. The existing configuration of these two parcels is supported by Parcel Map 81-44, recorded July 22, 1983. The legality of the subject parcel identified as Assessor's Parcel Number 243-221-020-000 is per the 1972 Book, Volume 8, of the Assessor's records, which show the subject parcel under separate ownership from the adjacent lots. The legality of the subject parcel identified as Assessor's Parcel Number 243-221-026-000 is recorded at Volume 15, Page 157, of the Official Records of Monterey County.

EXHIBIT C

RECOMMENDED FINDINGS AND EVIDENCE

1. FINDING: CONSISTENCY – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, Big Sur Coast Land Use Plan (LUP), Monterey County Zoning Ordinance (Title 20) Part 1, and Monterey County Zoning Ordinance (Title 20) Part 3 (Coastal Implementation Plan for the Big Sur Coast), which designates this area as appropriate for watershed and scenic conservation.

- EVIDENCE:**
- (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. As proposed and conditioned, 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 31453 Highway One (Assessor's Parcel Numbers 243-221-020-000 and 243-221-026-000), Big Sur Coast Land Use Plan, Coastal Zone. The parcel is zoned Watershed and Scenic Conservation, 1 unit per 40 acres, with a Design Control District Overlay ("WSC/40-D"), which allows the construction (and/or addition to) of single family residences as a principal use allowed with the approval of discretionary permits. The project, as proposed, is consistent with the applicable zoning policies.
 - (c) The project planner conducted site inspections on September 14, 2007, and February 12, 2008, to verify that the project on the subject parcel conforms to the plans listed above.
 - (d) Lot Line Adjustment. See Finding #3.
 - (e) Public Access. See Finding #7.
 - (f) Big Sur Coast Land Use Advisory Committee (LUAC): The project was not referred to the Big Sur Coast Land Use Advisory Committee (LUAC) for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this application did not warrant referral to the LUAC because the project does not include development on slopes greater than 30%, the project does not require the issuance of a Variance, and implementation of the project will not negatively impact a designated scenic area. Furthermore, the project is exempt from CEQA review per Section 15301 of the CEQA Guidelines.
 - (g) Tree Removal: Per the plans and biological report prepared, the project includes the proposed removal of two planted Monterey Cypress trees (6" DBH) in order to accommodate the addition. The removal of non-native or planted trees, which does not result in exposure of the structure in the Critical Viewshed is consistent with Big Sur Coast LUP Policy 5.4.2.13.a., which allows removal without a Coastal Development Permit. In addition, none of the trees proposed for removal could be considered "landmark" trees per LUP Policy 3.5.2.4. The above information was verified during staff site visits on September 14, 2007, and February 12, 2008.
 - (h) Visual Resources: Staff conducted site visits on September 14, 2007, and February 12, 2008, to assess the potential viewshed impacts of the

project and ensure consistency with applicable LUP policies. Although the parcel is located just off Highway One, the existing residence and proposed addition are sited behind a hill on the property to take full advantage of topographical screening, and they are not in the Critical Viewshed. LUP policies 3.2.4.A.1 and A.2 direct the siting and design of structures so as not to detract from the natural beauty of the undeveloped skylines and ridgelines, and to minimize the visual effects on views and privacy of neighbors. The project as proposed and designed is consistent with these policies.

- (i) Cultural Resources: The project includes a Coastal Development Permit to allow development within a 750 foot cultural resources buffer zone. County records identify the project site is within an area of high sensitivity for prehistoric cultural resources; however, a preliminary archaeological report prepared for this project did not identify any potential resources. All project work is proposed to occur within an area already disturbed by grading and landscaping; therefore, the potential for inadvertent impacts is limited and will be controlled by the use of standard project conditions (Condition #3).
- (j) 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 PLN070465.

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 the Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - (b) Technical reports by outside biological, archaeological, and 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:
 - i. “Biological Report” (LIB080095) prepared by Vern Yadon, Biological Consultant, Pacific Grove, CA, October 2, 2007.
 - ii. “Geotechnical Investigation” (LIB080099) prepared by Soils Survey, Inc., Salinas, CA, November 10, 2007.
 - iii. “Preliminary Archaeological Reconnaissance” (LIB080092) prepared by Archaeological Consulting, Salinas, CA, October 17, 2007.
 - (c) Staff conducted site inspections on September 14, 2007, and February 12, 2008, to verify that the site is suitable for this use.
 - (d) Materials in Project File PLN070465.

3. FINDING: **LOT LINE ADJUSTMENT** – The lot line adjustment is between two adjacent/contiguous parcels. A greater number of parcels than originally existed will not be created as a result of the lot line adjustment. The parcel resulting from the lot line adjustment conforms to County Zoning and

Building ordinances.

- EVIDENCE:**
- (a) The existing two contiguous lots of record will be adjusted, resulting in one lot of record. No new lots will be created.
 - (b) The legality of the subject parcel identified as Assessor's Parcel Number 243-221-020-000 is per the 1972 Book, Volume 8, of the Assessor's records, which show the subject parcel under separate ownership from the adjacent lots. The legality of the subject parcel identified as Assessor's Parcel Number 243-221-026-000 is recorded at Volume 15, Page 157, of the Official Records of Monterey County. The existing configuration of these two parcels is further supported and confirmed by Parcel Map 81-44, recorded July 22, 1983.
 - (c) The application plans and support materials for the Lot Line Adjustment found in Planning File No. PLN070465.

4. **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 15301, Class 1, categorically exempts additions to existing structures.
 - (b) CEQA Guidelines Section 15305, Class 5, categorically exempts minor lot line adjustments not resulting in any new parcel.
 - (c) Monterey County Code Section 19.09.005.C exempts from CEQA review those minor lot line adjustments which do not result in the relocation of the building area.
 - (d) No adverse environmental effects were identified during staff review of the project application and during site visits on September 14, 2007, and February 12, 2008.
 - (e) The application, project plans, and related support materials submitted by the applicant to the Monterey County RMA - Planning Department for the proposed development, found in Project File PLN070465.

5. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property. Zoning violation abatement costs, if any, have been paid.

- EVIDENCE:** Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.

6. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- (a) Findings 1 and 2, and supporting evidence.
 - (b) The application, project plans, and related support materials submitted by the applicant to the Monterey County RMA - Planning Department for the proposed development, found in Project File PLN070465.

7. FINDING: **PUBLIC ACCESS** – The project is in conformance with the public access and public recreation policies of Chapter 3 of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights (Monterey County Zoning Ordinance, Section 20.70.050.B.4). The proposed project is in conformity with the public access policies of Chapter 6 of the Big Sur Coast LUP, and Section 20.145.150 of the Monterey County Zoning Ordinance (Part 5 – Coastal Implementation Plan).

EVIDENCE: (a) Figure 3 (Trails Plan) of the LUP does not identify this area for proposed trail use.
(b) Materials in Project File PLN070465.
(c) Site visits by the project planner on September 14, 2007, and February 12, 2008.

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

EVIDENCE: (a) Board of Supervisors: Section 20.86.020 of the Monterey County Zoning Ordinance.
(b) California Coastal Commission: Section 20.86.080.A.3 of the Monterey County Zoning Ordinance.

| | |
|--|---|
| EXHIBIT D Monterey County Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan | Project Name: Atherton File No: PLN070465 APNs: 243-221-020-000 and 243-221-026-000 Approved by: Zoning Administrator Date: May 29, 2008 |
|--|---|

**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 (PLN070465) allows the construction of a 2,793 square foot addition, a 2,065 square foot attached garage, and 792 square feet of deck and stairs to an existing single family dwelling; a Lot Line Adjustment to merge two existing lots of 2 acres and 3 acres to create a single 5 acre lot; development within a 750 foot cultural resources buffer zone; and grading consisting of 199 cubic yards of cut and zero cubic yards of fill. The property is located at 31453 Highway One (Assessor's Parcel Numbers 243-221-020-000 and 243-221-026-000), Big Sur Coast Land Use Plan, Coastal Zone. 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 | 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> |
|----------------------------|----------------------|--|---|---|---|---|
| | | allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department) | | | | |
| 2. | | PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution PLN070465) was approved by the Zoning Administrator for Assessor's Parcel Numbers 243-221-020-000 and 243-221-026-000 on May 29, 2008. The permit was granted subject to fourteen (14) conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department) | Proof of recordation of this notice shall be furnished to the RMA - Planning Department. | Owner/ Applicant | Prior to the issuance of grading and building permits or commencement of use. | |
| 3. | | PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall | 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) |
|---------------------|---------------|--|---|----------------------------------|---|--|
| | | immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (RMA - Planning Department) | | | | |
| 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</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> |
|----------------------------|----------------------|---|---|---|---|---|
| | | Department) | | | | |
| 5. | | <p>PD014(C) – LIGHTING – EXTERIOR LIGHTING PLAN (BIG SUR)</p> <p>All exterior lighting shall be unobtrusive, down-lit, compatible with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from critical viewshed viewing areas, as defined in Section 20.145.020.V, are prohibited. The applicant shall submit three (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>PD021 - DEED RESTRICTION - FIRE HAZARD</p> <p>Prior to the issuance of a building permit the applicant shall record a deed restriction which states: "The parcel is located in a high fire hazard area and development may be subject to certain restrictions required as per Section 20.145.080.C of the Coastal Implementation Plan and per the standards for development of residential property." (RMA – Planning Department)</p> | <p>Submit signed and notarized document to the Director of RMA – Planning Department for review and signature by the County.</p> | Owner/ Applicant | Prior to the issuance of grading or building permits. | |
| | | | <p>Proof of recordation of the document shall be submitted to the RMA – Planning Department.</p> | Owner/ Applicant | Prior to occupancy or commencement of use. | |

| 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) |
|---------------------|---------------|---|--|-------------------------------------|---|--|
| 7. | | <p>PD045 – CERTIFICATES OF COMPLIANCE (LOT LINE ADJUSTMENTS)</p> <p>The applicant shall request an unconditional certificate of compliance for the newly configured parcel. (RMA – Planning Department)</p> | <p>The Surveyor shall prepare a legal description for the newly configured parcel. The legal description shall be entitled “Exhibit A”. The legal description shall comply with the Monterey County Recorder’s guidelines as to form and content. The Applicant shall submit the legal descriptions with a check, payable to the <i>Monterey County Recorder</i>, for the appropriate fees to record the certificates.</p> | <p>Owner / Applicant / Surveyor</p> | <p>Concurrent with recording the Record of Survey.</p> | |
| 8. | | <p>FIRE007 - DRIVEWAYS</p> <p>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</p> | <p>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.</p> | <p>Owner/ Applicant</p> | <p>Prior to issuance of grading and/or building permit.</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> |
|----------------------------|----------------------|---|--|---|--|---|
| | | 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. (Carmel Highlands Fire Protection District) | Applicant shall schedule fire dept. clearance inspection. | Owner/ Applicant | Prior to final building inspection. | |
| 9. | | 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. | Owner / Applicant | Prior to issuance of grading and/or building permit. | |
| | | | Applicant shall schedule fire dept. clearance inspection. | Owner / Applicant | 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> |
|----------------------------|----------------------|---|--|---|--|---|
| 10. | | <p>FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance 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. | |
| 11. | | <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</p> | <p>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.</p> | Owner / Applicant | 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> |
|----------------------------|----------------------|--|--|---|---------------------------------------|---|
| | | 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. (Carmel Highlands Fire Protection District) | Applicant shall schedule fire dept. clearance inspection. | Owner / Applicant | Prior to final building inspection. | |
| 12. | | 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 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) | 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. | |
| | | | Applicant shall schedule fire dept. clearance inspection. | Applicant or Owner | Prior to final building inspection. | |
| 13. | | FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE) All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (Carmel Highlands Fire Protection District) | Applicant shall enumerate as "Fire Dept. Notes" on plans. | Applicant or Owner | Prior to issuance of 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> |
|----------------------------|----------------------|--|--|---|--|---|
| 14. | | <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.</p> <p>(Water Resources Agency)</p> | Compliance to be verified by building inspector at final inspection. | Owner/ Applicant | Prior to final building inspection/occupancy | |