

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> September 25, 2008 Time: 1:35 P.M	<b>Agenda Item No.:</b> 2
<b>Project Description:</b> Use Permit amendment to an existing planning permit (File No. PLN060056) to allow the construction of a 3,170 square foot spa, a 729 square foot addition to the existing reception/dressing area, and 155 square foot addition to the existing fitness area.	
<b>Project Location:</b> One Old Ranch Road, Carmel Valley	<b>APN:</b> 416-522-004-000
<b>Planning File Number:</b> PLN070350	<b>Property Owner:</b> Wind Hotels Holdings
<b>Plan Area:</b> Carmel Valley Master Plan	<b>Flagged and staked:</b> No
<b>Zoning Designation:</b> “O-D-S” (Open Space with Design Control, and Site Plan Review Overlays Districts)	
<b>CEQA Action:</b> Addendum to a previously adopted Mitigated Negative Declaration	
<b>Department:</b> RMA - Planning Department	

### RECOMMENDATION:

Staff recommends that the Zoning Administrator:

- (1) Consider Addendum to an adopted Mitigated Negative Declaration; and
- (2) Approve the Amendment to the approved Use Permit based on the Findings and Evidence (**Exhibit C**) and subject to the recommended Conditions (**Exhibit D**); and

### PROJECT OVERVIEW:

The subject property is located at 1 Old Ranch Road, Carmel Valley (Assessor’s Parcel Number 416-522-004-000) within the Carmel Valley Master Plan area. The proposed development will take place on an irregularly shaped lot which is approximately 7.8 acres. The project site is within the Carmel Valley Ranch Resort which consists of a lodge building, tennis courts, and hotel and condominium rooms located in clustered buildings surrounded by a golf course. A range of housing types such as attached and detached single family dwellings also exist on the Resort. According to Monterey County Zoning Maps, the subject property has a zoning designation of Open Space with Design Control and Site Plan Review Overlay Districts (O-D-S). The Monterey County Zoning Ordinance allows accessory buildings to permitted uses within Open Space Districts.

The applicant proposes to amend a previously approved project to: relocate the spa adjacent to the existing fitness center and reception and dressing building; reduce the size of the spa from the approved 4,956 square-feet to 3,170 square-feet; add 729 square-feet to the existing dressing and reception building; and remodel the fitness center. The relocated spa will include: eight treatment rooms with sinks, two rooms will have a tub and shower each and three rooms will have a shower each; a manicure and pedicure area; a guest restroom; a staff restroom; a lounge; office; storage; and staff area. The addition to the dressing and reception area will provide a changing area for both men and women. The addition and remodel to the fitness center includes the removal of an existing fireplace and kitchen and the addition of 155 square-feet to make the restrooms compliant with the Americans with Disabilities Act (ADA).

The proposed spa will be located to the south of an existing reception and dressing room and to the west of existing tennis courts and will require the removal of a 42 inch Monterey Pine tree and a three inch liquid amber, both of which are non-protected trees and are within the footprint of the proposed spa. Minimal grading and the removal of two small sheds will also be required for construction of the spa.

Due to the extent of the proposed changes, an addendum to the previously approved Mitigated Negative Declaration prepared Pursuant to the provisions of Section 15164 of the CEQA Guidelines. Based on resource information contained in the Greater Monterey Peninsula Area Plan, the Greater Monterey Peninsula Area Plan Inventory and Analysis, the Carmel Valley Master Plan, the Carmel Valley Ranch Specific Plan, application materials, and site visits, staff finds that this project has no issues remaining.

**OTHER AGENCY INVOLVEMENT:**

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

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

The project was not referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this application did not warrant referral to the LUAC because the project does not involve slope restrictions, ridgeline/viewshed development, and the project does not involve a variance.

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

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Anna V Quenga  
(831) 755-5175, [quengaav@co.monterey.ca.us](mailto:quengaav@co.monterey.ca.us)  
September 2, 2009

cc: Front Counter Copy; Zoning Administrator; Carmel Valley Fire Protection District; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; (Other agencies that may have reviewed the application); Luis Osorio, Planning Services Manager; Anna V Quenga, Planner; Carol Allen, Wind Hotels Holdings, Applicants; Lombardo and Gilles., Agent; Planning File PLN070350.

Attachments: Exhibit A      Project Data Sheet  
                  Exhibit B      Project Discussion  
                  Exhibit C      Recommended Findings and Evidence  
                  Exhibit D      Recommended Conditions of Approval  
                  Exhibit E      Addendum to the Adopted Mitigated Negative Declaration  
                  Exhibit F      HRRB Resolution  
                  Exhibit G      Site Plan, Floor Plan and Elevations  
                  Exhibit H      Vicinity Map

This report was reviewed by Luis Osorio, Planning Services Manager

<b>Exhibit A</b> <b>Project Information for (File No. PLN070350)</b>
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<b>Project Title:</b> WIND HOTELS HOLDINGS <b>Location:</b> 1 OLD RANCH ROAD CARMEL VALLEY <b>Applicable Plan:</b> <b>Permit Type:</b> USE PERMIT AMENDMENT	<b>Primary APN:</b> 416-522-004-000 <b>Coastal Zone:</b> NO  <b>Zoning:</b> O-D-S <b>Plan Designation:</b> OPEN SPACE  <b>Final Action</b> N/A <b>Deadline:</b>
<b>Environmental Status:</b> ADDENDUM  <b>Advisory Committee:</b> CVLUAC HRRB	

**Project Site Data:**

<b>Lot Size:</b> 7.83 AC  <b>Existing Structures (sf):</b> 3,729 SQ FT <b>Proposed Structures (sf):</b> 4,045 SQ FT  <b>Total Square Feet:</b> 7,783 SQ FT	<b>Coverage Allowed:</b> 25% <b>Coverage Proposed:</b> .02%  <b>Height Allowed:</b> 30 FEET <b>Height Proposed:</b> 20 FEET  <b>FAR Allowed:</b> N/A <b>FAR Proposed:</b> N/A
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**Resource Zones and Reports**

<b>Environmentally Sensitive Habitat:</b> N/A <b>Botanical Report #:</b> N/A <b>Forest Mgt. Report #:</b> LIB080418  <b>Archaeological Sensitivity Zone:</b> HIGH <b>Archaeological Report #:</b> LIB080419 <b>Historical Report#</b> LIB080417 <b>Fire Hazard Zone:</b> HIGH	<b>Erosion Hazard Zone:</b> UND <b>Soils/Geo. Report #</b> N/A <b>Geologic Hazard Zone:</b> II, UND <b>Geologic Report #:</b> N/A  <b>Traffic Report #:</b> N/A
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**Other Information:**

<b>Water Source:</b> MUTUAL SYSTEM  <b>Water District/Company:</b> CAL AM  <b>Fire District:</b> CVFPD  <b>Tree Removal (Count/Type):</b> 2 NON -PROTECTED	<b>Sewage Disposal (method):</b> SEWER  <b>Sewer District Name:</b> CARMEL VALLEY SANITATION DIST  <b>Grading (cubic yds):</b> MINIMAL
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## **EXHIBIT B PROJECT DISCUSSION**

### **PROJECT HISTORY**

On October 26, 2006, a Use Permit (PLN060056) was approved and a Mitigated Negative Declaration was and adopted. The approved project included a 4,956 square foot addition to the existing Carmel Valley Ranch Lodge building for a spa and yoga studio, the removal of two protected landmark oak trees, and the conversion of an existing maintenance yard to a 17-lot parking area. The 17-lot parking area has been constructed and is located northwest of the building area. The addition consisted of six treatment rooms with a shower, toilet and hot tub in each room; a manicure/pedicure area; a meditation garden; three offices; a reception area; and a studio for yoga and Pilates classes. The previously adopted Negative Declaration is on file and can be viewed at the Monterey County RMA-Planning Department, located at 168 W. Alisal Street, Salinas, CA 93901.

### **PROJECT ANALYSIS AND ISSUES**

The modification to the original project includes the relocation to a different parcel and size reduction of the spa facility and additions to two existing buildings known as the “Richard Snively Ranch House” and “Recreation Hall”. The new location will require ground disturbance in an area which is considered high archaeological sensitivity and the two existing buildings are potentially historical resources. Tree removal is required for the new construction; however the trees that are affected are not protected according to the provisions of Section 21.64.260.C.2 of the Monterey County Zoning Ordinance, Preservation of Oak and Other Protected Trees.

### **CEQA Review**

The project, as conditioned, will not have significant environmental impacts. On the basis of the whole record before the Monterey County Zoning Administrator, there is no substantial evidence that the proposed project as designed and conditioned will have a significant effect on the environment. An Addendum to a Mitigated Negative Declaration prepared for the construction of a new spa facility and additions to two existing buildings has been prepared (Exhibit J). The addendum concludes that there are no changes in the project description, changes in circumstances, or significant new information that would result in new significant environmental effects or a substantial increase in the severity of environmental impacts not already analyzed in the Mitigated Negative Declaration adopted for the previous Use Permit on October 26, 2006.

### **Cultural Resource**

The subject property has a high archaeological sensitivity as shown on Figure 8 of the Greater Monterey Peninsula Area Plan Inventory and Analysis; therefore an archaeological report of the subject parcel was required to be submitted with the development application. A *Preliminary Cultural Resources Reconnaissance* (Library No. LIB080419), dated August 31, 2007, was prepared by Archaeological Consulting and submitted by the applicant as part of the application. The archaeologist found no evidence of prehistoric archaeological sites on file at the Northwest Regional Information Center of the California Historical Resources Information System. A field visit was also conducted and no evidence of material frequently associated with prehistoric cultural resources were found in the area of the proposed development. Therefore, the archaeologist concluded that the proposed project will not create an impact on an archaeological resource.

## **Historical Significance of the Two Existing Structures**

*A Phase I and II Historical Analysis* (Library No. LIB080417) dated August 20, 2007, was prepared by Kent Seavey, for the addition and remodel to the two existing buildings, the “Richard Snively Ranch House” and the “Recreation Hall”. The two buildings qualify for historical significance under the criteria established by the Monterey County Register of Historic Resources at the local level, for their association with someone locally renowned and by virtue of their location as an established and familiar feature of the area. The identified period of significance is from 1876 through 1947. The themes identified to establish local significance for the subject property are found in the Historical and Cultural, and Community and Geographic Setting section of the Monterey County Register of Historical Resources, emphasizing the historic rather than the architectural values inherent in the resources.

The Snively brothers, Richard and Daniel, were well respected agriculturalists in the Carmel Valley during their ownership (1876-1918) of the subject property, and the ranch was considered one of the best in Carmel Valley. Daniel’s stepson, Stanley Ollason, maintained the ranch and subsequently sold the property to Eugene Marble in 1927. Eugene owned the property till 1947 and began the transition to the current recreational use. Eugene enlisted the work of a local Carmel building designer, Frederick Bigland and a large amount of both building’s appearance is from Frederick’s work where he transformed the ranch house into a Spanish Colonial hacienda, and the milk barn into a Tudor manor hall (recreation hall).

Original construction of both buildings has been altered through the years which have affected their historical. In fact, because of extensive alterations, there are no significant interiors remaining. Although altered over time, and lacking their original agricultural setting, the two buildings provide visual evidence of the transition of large ranching operations in the Carmel Valley to modern recreation use. This reminds us of the contributions of their former owners to the up-building of the valley and the additions and alterations exhibit the evolution of its ownership over time.

The proposed work on the Ranch House is in compliance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties under the Standard for Rehabilitation. In regards to the Recreation Hall, the major change resulting from the proposed project will be a modification in the physical appearance of the building’s primary elevation. Based on the project’s compliance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties, the development will not create a significant effect on a historical resource. (See CEQA Finding No. 3)

The project was heard before the Monterey County’s Historical Resources Review Board (HRRB) on August 7, 2008 and the following conditions were recommended by the board: (1) Document the affected elevation with Historic American Building Survey (HABS) drawings or by photogramatic recordation (level 3); (2) Salvage and store the three windows that are now on the elevation for possible reinstallation in the future; (3) Interpretive signage on the history of the property; and (4) Apply for inclusion on the local Monterey County Historic Register.

Pursuant to Chapter 18.25.070 of the Monterey County Code, the project may be designated as a historical resource for the reason that the buildings were connected with someone renowned. Chapter 18.25.060 of the Monterey County Code states that the HRRB may initiate the designation of a property; however, no property shall be designated as a historical resource without the consent of the property owner and the property owner is not in agreement with said condition (See Finding 4). Therefore, staff has included language within Condition No. 7

(Historic Resource Designation) that allows the applicant to apply for historic designation on the Monterey County Local Register should they be inclined to.

## **EXHIBIT C**

### **RECOMMENDED FINDINGS AND EVIDENCE**

**1. FINDING: CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, Greater Monterey Peninsula Area Plan, Greater Monterey Peninsula Area Plan Inventory and Analysis, the Carmel Valley Master Plan, the Carmel Valley Ranch Specific Plan, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for the proposed development.

- EVIDENCE:**
- (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
  - (b) The property is located at One Old Ranch Road, Carmel Valley (Assessor's Parcel Number 416-522-004-000), Carmel Valley Master Plan. The parcel is zoned O-D-S (Open Space with Design Control and Site Plan overlay districts) which allows accessory structures, such as the ones proposed, as a permitted use. Therefore, the property is suitable for the proposed development.
  - (c) The project planner conducted a site inspection on July 19, 2007 to verify that the project on the subject parcel conforms to the plans listed above.
  - (d) A previous Use Permit (PLN060056) was approved on October 26, 2006 (Resolution No. 060056). The Use Permit allowed: a 4,956 square foot spa and yoga studio addition to the Lodge building, the addition of a 17 space parking lot, the removal of two oak trees, and the conversion of hotel room No. 244 into a temporary sales office. The proposed project request to amend the previous permit to: relocate the spa adjacent to the existing fitness center and reception and dressing building; reduce the size of the spa to 3,170 square-feet; add 729 square-feet to the existing dressing and reception building; and remodel the fitness center including the addition of 155 square-feet to make the restrooms compliant with the Americans with Disabilities Act (ADA). The new spa will include: eight treatment rooms with sinks, two rooms will have a tub and shower each and three rooms will have a shower each; a manicure and pedicure area; a guest restroom; a staff restroom; a lounge; office; storage; and staff area. The addition and remodel to the fitness center includes the removal of an existing fireplace and kitchen.
  - (e) The project was not referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this application did not warrant referral to the LUAC because the project does not involve slope restrictions, ridgeline/viewshed development, and the project does not involve a variance.
  - (f) The project was referred to the Monterey County Historic Resources Review Board (HRRB) on August 7, 2008. The HRRB unanimously

recommended approval the project with four recommended conditions of approval. (See Exhibit G.)

- (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 PLN070350.

**2. FINDING: SITE SUITABILITY** – The site is physically suitable for the use proposed.

**EVIDENCE:** (a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Carmel Valley Fire Protection District, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

- (b) Technical reports by outside historical, archaeological, and forest management 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. “Phase I & II Historical Assessment” (LIB080417) prepared by Kent Seavey, Pacific Grove, CA, August 20, 2007.
- ii. “Arborist Report” (LIB080418) prepared by Forest City Consulting, Carmel, CA April 23, 2007.
- iii. “Preliminary Archaeological Reconnaissance” (LIB080419) prepared by Archaeological Consulting, Salinas, CA, August 31, 2007.

- (c) Staff conducted a site inspection on July 19, 2007 to verify that the site is suitable for this use.

- (d) Materials in Project File PLN070350.

**3. FINDING: CEQA (Addendum)** – The project, as conditioned, will not have significant environmental impacts. On the basis of the whole record before the Monterey County Zoning Administrator, there is no substantial evidence that the proposed project as designed and conditioned will have a significant effect on the environment. An Addendum to a Mitigated Negative Declaration adopted for the construction of a new spa facility and additions to two existing buildings has been prepared. The Mitigated Negative Declaration, as amended, reflects the independent judgment and analysis of the County.

**EVIDENCE:** (a) California Environmental Quality Act (CEQA) Guidelines Section 15164, allows an addendum to an adopted negative declaration if only minor technical changes have occurred.

- (b) There are no changes in the project description, changes in circumstances, or significant new information that would result in new significant environmental effects or a substantial increase in the severity of environmental impacts not already analyzed in the Mitigated Negative Declaration adopted for the previous Use Permit on October 26, 2006.

- (c) The project, as conditioned is consistent with the conclusions and mitigations contained in the adopted Mitigated Negative Declaration, Resolution No. 060056, Planning File No. PLN060056.

- (d) The amendment to the previously approved Use Permit includes additions to two potentially historically significant structures. A Phase I and II Historical Analysis (Library No. LIB080417) was prepared for the



proposed work. The addition and interior remodel to the Ranch House is in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties under the Standard for Rehabilitation. In regards to the Recreation Hall, the major effect of the proposed project will be a change in the physical appearance of the primary elevation. Based on the project's compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, the development will not create a significant effect on a historical resource. (See Finding No. 4.)

- (e) No adverse environmental effects were identified during staff review of the development application during a site visit on July 19, 2007.
- (f) See preceding and following findings and supporting evidence.

**4. FINDING: HISTORIC SIGNIFICANCE** – The proposed addition and remodel to the “Richard Snively Ranch House” and “Recreation Hall” will not adversely affect and will be in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The proposed project is in compliance with Title 18 of the Monterey County Code, Preservation of Historic Resources.

- EVIDENCE:**
- (a) The “Richard Snively Ranch House” and the “Recreation Hall” (circa 1876) have been described as significant historic structures by Kent Seevey, historic preservation consultant, and qualifies for significance under the criteria established by the Monterey County register of Historic Resources at the local level, for their association with someone locally renowned and by virtue of their location as an established and familiar feature of the area.
  - (b) Pursuant to Section 18.25.170 of the Monterey County Code, the project was referred to the Historic Resources Review Board (HRRB). On August 7, 2008 the project was heard by the HRRB and it was found that the proposed work on the Ranch House is in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties under the standard for Rehabilitation. Conditions were added for the proposed recreation hall and are as follows:

- 1) Document the affected elevation with Historic American Building Survey (HABS) drawings or by photogramatic recordation (level 3);
- 2) Salvage and store the three windows that are now on the elvation for possible reinstallation in the future; and
- 3) Interpretive signage on the history of the property.

The HRRB recommended an additional condition which would require the applicant to apply for inclusion of the subject buildings on the local Monterey County Register. The applicant is not in agreement with this condition. Section 18.25.060.A of the Monterey County Code allows the HRRB to initiate the designation of historic resources; however, it also states that: “*No property shall be designated pursuant to this Chapter without the consent of the property owner.*” Therefore, staff has included language within Condition No. 7 (Historic Resource Designation) that allows the applicant to apply for historic designation on the Monterey County Local Register should they be inclined to.

- 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 Monterey County 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) The proposed project will be serviced by Cal-Am for water and the Carmel Valley Sanitation District for sewer services.
- (b) Water credits for the previously approved Use Permit (PLN060056) will be used for the proposed amendments. Furthermore, the Water Resources Agency requires that the applicant submit water availability certification prior to the issuance of building permits as a condition of approval (see Condition No. 6).
- (c) The project was reviewed by the Carmel Valley Fire Protection District and there was no indication that the proposed project would be harmful to health, life, and safety in regards to fire district standards.
- 7. FINDING: APPEALABILITY** - The decision on this project is appealable to the Planning Commission.
- EVIDENCE:** Section 21.80.040.B of the Monterey County Zoning Ordinance (Title 21).

<b>EXHIBIT D</b> <b>Monterey County Resource Management Agency</b> <b>Planning Department</b> <b>Condition Compliance and/or Mitigation Monitoring</b> <b>Reporting Plan</b>	<b>Project Name:</b> Wind Hotels Holdings, LLC <b>File No:</b> PLN070350 <b>Approved by:</b> Zoning Administrator	<b>APNs:</b> 416-522-004-000 <b>Date:</b> September 25, 2008
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*\*Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1.		<b>PD001 - SPECIFIC USES ONLY</b> This Use Permit amendment (PLN070350) the construction of a 3,170 square foot spa, a 729 square foot addition to the existing reception/dressing area, and 155 square foot addition to the existing fitness area. The property is located at One Old Ranch Road (Assessor's Parcel Number 416-522-004-000) Carmel Valley Master Plan area. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation 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	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>
		to ensure that conditions and mitigation measures are properly fulfilled. <b>(RMA - Planning Department)</b>				
2.		<b>PD002 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A permit (Resolution 070350) was approved by the Zoning Administrator for Assessor's Parcel Number 416-522-004-000 on September 25, 2008. The permit was granted subject to <b>16</b> conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. <b>(RMA - Planning Department)</b>	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits or commencement of use.	
3.		<b>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT</b> If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. <b>(RMA - Planning Department)</b>	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeologist	Ongoing	

<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>
4.		<p><b>PD010 - EROSION CONTROL PLAN AND SCHEDULE</b>  The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA – Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. <b>(RMA - Planning Department and RMA - Building Services Department)</b></p>	An Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.	Owner/ Applicant	Prior to the issuance of grading and building permits	
			Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.	Owner/ Applicant	Ongoing	
			Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department	Owner/ Applicant	Prior to final inspection	
5.		<p><b>PD035 - UTILITIES - UNDERGROUND</b>  All new utility and distribution lines shall be placed underground. <b>(RMA - Planning Department; Public Works)</b></p>	Install and maintain utility and distribution lines underground.	Owner/ Applicant	Ongoing	

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6.		<p><b>PDSP001- COMPLIANCE WITH HRRB CONDITIONS (NON-STANDARD)</b></p> <p>The applicant shall comply with conditions of approval recommended by the HRRB. The conditions are as follows:</p> <ol style="list-style-type: none"> <li>1) Prior to the issuance of building permits for the Recreation Hall, Document the affected elevation with Historic American Building Survey (HABS) level III (drawings: sketch plan; Photographs: photographs with large-format negatives of exterior and interior views; or Written data: architectural data form.)</li> <li>2) Prior to final of the building permit, the applicant shall salvage and store the three windows that are now on the elevation for possible reinstallation in the future; and</li> <li>3) Interpretive signage on the history of the property.</li> </ol> <p><b>(RMA – Planning Department, Parks Department/HRRB)</b></p>	<p>The applicant shall Prepare HABS/HAER Level I documentation. And submit proof to the RMA-Director of Planning of level 3 documentation with the Historic American Building Survey (HABS).</p> <p>Preserve materials (three windows), and reuse or store. Prior to final of the building permit, the applicant shall provide information to the RMA-Director of Planning where materials will be used or stored.</p> <p>The applicant shall submit a site plan showing the location of the signage on the history of the property. The applicant shall also provide the language of the sign for review and approval by the RMA-Director of Planning.</p>	<p>Owner/ Applicant</p> <p>Owner/ Applicant</p> <p>Owner/ Applicant</p>	<p>Prior to the issuance of building permits</p> <p>Prior to the final of building permits</p> <p>Prior to final of building permits</p>	
7.		<p><b>PDSP002 – HISTORIC RESOURCE DESIGNATION (NON-STANDARD)</b></p> <p>Pursuant to the recommendation of the Historic Resources Review Board (HRRB) and requirements of Chapter 18.25.060.A of the Monterey County Code, the applicant/owner shall apply for inclusion on the local Monterey County Historic Register should they be inclined to do so. <b>(RMA – Planning Department, Parks Department/HRRB)</b></p>	<p>If the applicant/owner consents to the property being designated as a historical resource, the application for historical designation shall be filed with the RMA-Planning Director</p>	<p>Owner/ Applicant</p>	<p>Prior to issuance of building permit.</p>	

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8.		<b>WR43 - WATER AVAILABILITY CERTIFICATION</b> The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. <b>(Water Resources Agency)</b>	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
9.		<b>PW0006 – CARMEL VALLEY</b> The Applicant shall pay the Carmel Valley Master Plan Area Traffic Mitigation fee pursuant to the Board of Supervisors Resolution NO. 95-140, adopted September 12, 1995 (Fees are updated annually based on CCI). <b>(Public Works)</b>	Applicant shall pay to PBI the required traffic mitigation fee.	Owner/ Applicant	Prior to Building Permits Issuance	
10.		<b>FIRE008 - GATES</b> 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. <b>(Carmel Valley Fire Protection District)</b>	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	

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11.		<p><b>FIRE011 - ADDRESSES FOR BUILDINGS</b>  All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance.  <b>(Carmel Valley Fire Protection District)</b></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	
12.		<p><b>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)</b>  Remove combustible vegetation from within a minimum of 100 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks</p>	<p>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.</p>	Applicant or owner	Prior to issuance of grading and/or building permit.	



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		approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. <b>(Carmel Valley Fire Protection District)</b>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
13.		<b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</b> The building(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. <b>(Carmel Valley Fire Protection District)</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
14.		<b>FIRE023 - FIRE ALARM SYSTEM - (COMMERCIAL)</b> 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. <b>(Carmel Valley Fire Protection District)</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall 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	

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15.		<b>FIRE028 - ROOF CONSTRUCTION - (CARMEL VALLEY FPD)</b> All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. <b>(Carmel Valley Fire Protection District)</b>	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	
16.		<b>FIRES001 – FIRE EXTINGUISHERS AND ROOM SIGNAGE (NON-STANDARD)</b> The building(s) shall be fully protected with fire extinguishers and room signage. Installation shall be in accordance with the applicable NFPA standard. <b>(Carmel Valley Fire Protection District)</b>	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	

Rev. 06/18/2008