

MONTEREY COUNTY ZONING ADMINISTRATOR

| | |
|---|---|
| Meeting: October 9, 2008 Time: 1:40P.M. | Agenda Item No.: 3 |
| Project Description: Use Permit and Design Approval for the establishment of accessory uses (horse and equipment barns) prior to the establishment of main uses on the subject property. | |
| Project Location: 10245 Calle De Robles, Carmel Valley | APN: 185-051-023-000 & 185-051-024-000 |
| Planning File Number: PLN080013 | Name: Steve Hardcastle, Property Owners; Steve Krebbs, AIA-Agent |
| Plan Area: Carmel Valley Master Plan Area | Flagged and staked: Yes |
| Zoning Designation: : RDR/10-D-S-RAZ (Rural Density Residential, 10 acres per unit, with Design Review, Site Plan Review, and Residential Allocation Zone Overlay Districts) | |
| CEQA Action: Categorically Exempt per Section 15303 | |
| Department: RMA - Planning Department | |

RECOMMENDATION:

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

PROJECT DISCUSSION:

The proposed project is the construction of a barn and equipment shed on an existing 75 acre legal lot of record. These buildings qualify as accessory structures to the designated residential use of the property per the definitions contained in the Zoning Ordinance. A Use Permit is necessary per the requirements of Section 21.16.050 U of the Zoning Ordinance for their establishment because no main structures have been established on the property. The property is located at the top of the La Quinta Road. The parcel is roughly a triangular lot; about half of the parcel a south-west to north-east ridge. The parcel is located on the north side slopes of Carmel Valley, below the ridge separating Carmel Valley from the Highway 68 corridor. The northwest and southeast corners of the parcel are heavily wooded with a small ridge running up the parcel in a southwest-northeast direction. The land is open and rolling, rising to the north with the closest neighbor about a quarter of a mile away.

The project involves the construction of a two-story, 4,384 square foot, horse barn and a one-story, 1,568 square-foot shop/tractor barn. The project also includes approximately 30 cubic yards of grading. The new structures would be oriented so as to fit into the existing live oak trees. The site of the barns is on a knoll in the southern corner. This parcel is one of the larger parcels between Laureles Grade and Tierra Grande. Some of the nearby parcels are planted with vineyards and substantial areas remain as open space.

Flagging of the proposed structures was required to evaluate any potential visibility from both Carmel Valley Road and Los Laureles Grade Road and in compliance with the policies of the Carmel Valley Master Plan. Review of the flagging indicates that only a small portion of the two-story barn (about four feet from the top) would be visible for a very short time period while eastbound on Carmel Valley Road near the Mid-Valley Shopping Center. This visibility would not constitute a significant visual impact.

The eight stall horse barn will be a small generator of waste; the 75 acre-parcel can readily absorb the manure generated. With the normal dispersal of the manure, as recommended the Manure Management Plan prepared for the project and contained in the project file, the manure can be handled safely and pose no health danger. Approval of the application has been conditioned accordingly. (Condition Numbers 11 & 12)

CONCLUSION

The development and use of the proposed barns will not be detrimental to the health, safety and welfare of the property or the neighborhood. The project is in compliance with applicable requirements and policies of the Zoning Ordinance, the General Plan and the Carmel Valley Master Plan. It is in compliance with CEQA. No violations were found in the records. Therefore, staff recommends approval of the Use Permit based on the recommended Findings and Evidence and Conditions of Approval,

OTHER AGENCY INVOLVEMENT:

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

The above checked agencies and departments have reviewed this project. No conditions were recommended by Public Works. Carmel Valley Fire Protection District, Water Resources Agency, and Environmental Health conditions 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:

1. The project does not involve slope restrictions;
2. The project is exempt from CEQA per Section 15303; and
3. The project does not involve a variance.

Note: The decision on this project is appealable to the Planning Commission, per Title 21 Section 21.80.040 B.

/s/ Jody Lyons, Assistant Planner

(831) 755-5120, lyonsjc@co.monterey.ca.us
September 19, 2008

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

cc: Front Counter Copy, Zoning Administrator; Carmel Valley Fire Protection District; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; Taven Kinison Brown, Planning & Building Services Manager; Jody Lyons, Planner; Carol Allen, Hearing Secretary; Owners; Agent; Planning File PLN080013.

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

This report was reviewed by Luis A. Osorio, Planning Services Manager

EXHIBIT A

Project Information for PLN080013

Project Title: HARDCASTLE MIKE

| | |
|---|---|
| Location: 10245 CALLE DE ROBLES RD CMV | Primary APN: 185-051-023-000-M |
| Applicable Plan: Carmel Valley Master Plan | Coastal Zone: No |
| Permit Type: Use Permit | Zoning: RDR/10-D-S-RAZ |
| Environmental Status: Exempt | Plan Designation: RURAL 10 AC |
| Advisory Committee: N/A | Final Action Deadline (884): 9/28/2008 |

Project Site Data:

| | |
|--|-------------------------------|
| Lot Size: 75 AC | Coverage Allowed: 25% |
| Existing Structures (sf): -0- | Coverage Proposed: <1% |
| Proposed Structures (sf): 4,768 | Height Allowed: 30 |
| Total Sq. Ft.: 4,768 | Height Proposed: 28 |
| | FAR Allowed: N/A |
| | FAR Proposed: N/A |

Resource Zones and Reports:

| | |
|--|---------------------------------|
| Environmentally Sensitive Habitat: No | Erosion Hazard Zone: MOD |
| Biological Report #: N/A | Soils Report #: LIB |
| Forest Management Rpt. #: N/A | |
| Archaeological Sensitivity Zone: MOD | Geologic Hazard Zone: IV |
| Archaeological Report #: N/A | Geologic Report #: N/A |
| | Traffic Report #: N/A |
| Fire Hazard Zone: HIGH | |

Other Information:

| | |
|-----------------------------|---|
| Water Source: WELL | Sewage Disposal (method): SEPTIC |
| Water Dist/Co: - | Sewer District Name: N/A |
| Fire District: CV | Grading (cubic yds.): 12.0 |
| Tree Removal: 2 OAKS | |

EXHIBIT B

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, Carmel Valley Master Plan, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for residential 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 10245 Calle de Robles Carmel Valley (Assessor's Parcel Number 185-051-023-000 & 185-051-024-000), Carmel Valley Master Plan. The parcel is zoned RDR/1-D-S-RAZ ("Rural Density Residential, 10 acres per unit, with Design Review, Site Plan Review and Residential Allocation Zone Overlay Districts) which allows development of structures accessory structures. Therefore, the property is suitable for the proposed development.
 - (c) The colors and materials proposed include neutral colored weathering steel (fireproof) roofing, walnut stained board and batten siding. The neutral colors and types of materials fit well into the wooded knoll site. The colors also blend well with the existing trees and environmental colors. The Zoning Administrator has considered the size and configuration of the proposed buildings as well as the colors and materials. The colors and materials are appropriate to assure the visual integrity of the area. The project is consistent with the Regulations for Design Control Zoning Districts or "D" Districts (Chapter 21.44) of the Zoning Ordinance.
 - (d) Staff from different County agencies have reviewed the location of the proposed buildings and have concluded that the project does not have the potential to adversely affect or be adversely affected by natural resources or site constraints. No Administrative Permit was required for the application per the provisions of Section 21.45.040 (Regulations) of Chapter 21.44 of the Zoning Ordinance, due to the proposed structures being "accessory structures." The project is consistent with the Regulations for Site Plan Review Zoning Districts or "S" Districts (Chapter 21.45) of the Zoning Ordinance.
 - (e) The proposed project is consistent with Policy No.s 26.1.24, 26.1.25, 21.1.26 and 21.1.32 of the Carmel Valley Master Plan. These policies address prevention of hillside scarring, minimization of the alteration of natural forms, compatibility of proposed development with the character of the Valley and visibility of development from existing homes in the vicinity. The project has been designed to comply with these policies and staff's evaluation has confirmed that it complies with them.

- (f) The project planner conducted a site inspection on August 21, 2007 to verify that the project on the subject parcel conforms to the plans listed above.
- (g) 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 is exempt from CEQA per Sections 15301; and the project does not involve a variance.
- (h) The application, project plans, and related support materials submitted by the project applicant to the Monterey County Resource Management Agency - Planning Department for the proposed development found in Project File PLN080013.

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, insert Fire Agency, Parks, 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 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 report has been prepared:

“Geotechnical Investigation for proposed for 10245 Calle De Robles Carmel Valley” (LIB080457) prepared by Friar Associates Inc, San Leandro, CA, April 14, 2008).

(c) The property is located at 10245 Calle de Robles, Carmel Valley” (Assessor’s Parcel Number 185-051-023-000), Carmel Valley Master Plan. The parcel is zoned RDR/1-D-S-RAZ, or (“Rural Density Residential, ten acres per unit, with Design Approval, Site Review and Residential Allocation Zone Overlay Districts). The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21, and is therefore suitable for the proposed development. (Condition Number 1)

(d) The proposed eight stall horse barn will be a small generator of waste and the 75 acres can readily absorb the manure generated. With the normal dispersal of the manure, as agreed upon in the manure management plan, the waste products will be handled safely and pose no health danger. (Condition Numbers 11 & 12)

(e) Staff conducted a site visit on August 21, 2008 to verify that the site is suitable for this use.

(f) Materials in Project File PLN080013.

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

EVIDENCE: (a) California Environmental Quality Act (CEQA) Guidelines Section 15303; categorically exempts the construction of accessory structures.

- (b) No adverse environmental effects were identified during staff review of the development application during a site visit on August 21, 2008.
- (c) 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 PLN080013.
- (d) See findings above and supporting evidence.

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

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

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

EVIDENCE: Preceding findings and supporting evidence.

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

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

| | |
|--|--|
| EXHIBIT C Monterey County Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan | Project Name: HARDCASTLE File No: PLN080013 APNs: 185-051-023-000 and 185-051-023-000 Approved by: Zoning Administrator Date: October 9, 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 Use Permit and Design Approval (PLN080013) allows the construction of two accessory structures –a two story, 4,384 square foot barn (main floor of 3,200 and loft of 1,184 square feet) and a 1,568 square foot shop/tractor barn– before the construction of the main units on the subject property. The property is located at 10245 Calle De Robles, Carmel Valley (Assessor's Parcel Numbers: 185-051-023-000 and 185-051-023-000) northerly of Carmel Valley Road and west of Los Laureles Grade Road, 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 | 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> |
|----------------------------|----------------------|--|---|---|---|---|
| | | 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 0800013) was approved by the Director of Planning for Assessor's Parcel Numbers 185-051-023-000 and 185-051-024-000 on October 9, 2008. The permit was granted subject to 21 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. | | PD007 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. (RMA – Planning Department and Building Services Department) | Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15. | Owner/ Applicant | Ongoing | |
| 4. | | PD010 - EROSION CONTROL PLAN AND SCHEDULE 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 | 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 | |

| <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> |
|----------------------------|----------------------|---|---|---|--|---|
| | | otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. (RMA - Planning Department and RMA - Building Services Department) | 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. | | PD011 – TREE AND ROOT PROTECTION Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the RMA – Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted | Submit evidence of tree protection to the RMA - Planning Department for review and approval. | Owner/ Applicant | Prior to the issuance of grading and/or building permits | |
| | | | Submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist. | Owner/ Applicant/ Arborist | During Construction | |

| <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> |
|----------------------------|----------------------|--|--|--|---------------------------------------|---|
| | | by a certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning Department) | Submit photos of the trees on the property to the RMA – Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required. | Owner/ Applicant | Prior to final inspection | |
| 6. | | PD012(E) - LANDSCAPE PLAN AND MAINTENANCE - MONTEREY PENINSULA WATER MANAGEMENT DISTRICT (OTHER THAN SINGLE FAMILY DWELLING) The site shall be landscaped. Prior to issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA – Planning Department) | Submit landscape plans and contractor’s estimate to the RMA - Planning Department for review and approval. | Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect | Prior to issuance of Building Permits | |
| | | | Submit one (1) set landscape plans of approved by the RMA – Planning Department, Maximum Applied Water Allowance (MAWA) calculation, and a completed “ <u>Non-Residential Water Release Form and Water Permit Application</u> ” to the Monterey Peninsula Water Management District for review and approval. | Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect | Prior to issuance of Building Permits | |
| | | | Submit an approved water permit from the MPWMD to the RMA – Building Permit | Owner/ Applicant/ Licensed Landscape Contractor | Prior to issuance of Building Permits | |

| <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> |
|----------------------------|----------------------|---|---|--|--|---|
| | | | The landscaping shall be installed and inspected. | Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect | Prior to Occupancy | |
| | | | All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. | Owner/ Applicant | Ongoing | |
| 7. | | PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department) | Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans. | Owner/ Applicant | Prior to the issuance of building permits. | |
| | | | The lighting shall be installed and maintained in accordance with the approved plan. | Owner/ Applicant | Prior to Occupancy/ Ongoing | |
| 8. | | PD016 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Geotech report has been prepared for this parcel by Friar Associates Inc., dated April 14, 2008 | Proof of recordation of this notice shall be furnished to the RMA - Planning Department. | Owner/ Applicant | Prior to the issuance of grading | |

| <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> |
|----------------------------|----------------------|---|---|---|--|---|
| | | and is on record in the Monterey County RMA - Planning Department , Library No. LIB080457. All development shall be in accordance with this report." (RMA – Planning Department) | | | and building permits. | |
| 9. | | PD017 - DEED RESTRICTION – USE Prior to the issuance of a building permit the applicant shall record a deed restriction as a condition of project approval stating the regulations applicable to the two barns allowed under this permit (PLN080013) are non-habitable structures. (RMA – Planning Department) | Submit signed and notarized document to the Director of RMA – Planning Department for review and signature by the County. | Owner/ Applicant | Prior to the issuance of grading or building permits | |
| | | | Proof of recordation of the document shall be submitted to the RMA – Planning Department. | Owner/ Applicant | Prior to occupancy or commencement of use | |
| 10. | | PD041 – HEIGHT VERIFICATION The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA – Planning Department and RMA- Building Services Department) | 1) The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection | Owner/ Applicant | Prior to the issuance of grading or building permits | |
| | | | 2) The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) | Owner/ Applicant/ Engineer | Prior to the final 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> |
|----------------------------|----------------------|--|--|--|--|---|
| | | | from the benchmark is consistent with what was approved on the building permit. | | | |
| 11. | | EHSP01- Manure Management Plan Provide a Manure Management Plan to the Division of Environmental Health for review and approval. The Manure Management Plan shall address the volume of waste generated, method and time frame of continual disposal off-site, and necessary controls for vector, odor and waste run-off. (Environmental Health) | Submit two copies of the plan to the Division of Environmental Health for review and approval. | Owner/ Applicant/ Operator | Prior to issuance of building permit. | |
| 12. | | EHSP02-Manure Management Plan Implementation The applicant shall manage the manure waste product generated by the horse boarding facility in conformance with the Manure Management Plan that has been reviewed and approved by the Division of Environmental Health. (Environmental Health) | Comply with the plan approved by the Division of Environmental Health. | Owner/ Applicant/ Operator | Continuous condition. | |
| 13. | | EH11 - SEPTIC SYSTEM DESIGN Submit plans for review and approval showing the location and design of the proposed septic system meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. (Environmental Health) | Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system. | CA Licensed Engineer /Owner/ Applicant | Prior to filing the final parcel map or issuance of building | |
| 14. | | WR2 - STORMWATER CONTROL The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Stormwater runoff from impervious surfaces | Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval. | Owner/ Applicant/ Engineer | Prior to issuance of any grading or | |

| <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> |
|----------------------------|----------------------|--|--|---|--|---|
| | | shall be dispersed at multiple points, away from and below any septic leach fields, over the least steep available slopes, with erosion control at outlets. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency) | | | building permits | |
| 15. | | 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: 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. 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) | Compliance to be verified by building inspector at final inspection. | Owner/ Applicant | Prior to final building inspection/occupancy | |
| 16. | | WR43 - WATER AVAILABILITY CERTIFICATION The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency) | Submit the Water Release Form to the Water Resources Agency for review and approval. | Owner/ Applicant | Prior to issuance of any building permits | |

| <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>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 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 Valley Fire 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 grading and/or building permit. | |
| | | | <p>Applicant shall schedule fire dept. clearance inspection</p> | 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> |
|----------------------------|----------------------|---|--|---|--|---|
| 18. | | 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 Valley Fire 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. | |
| 19. | | FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL) For development of structures totaling less than 3,000 square feet on a single parcel, the minimum fire protection water supply shall be 4,900 gallons. For development of structures totaling 3,000 square feet or more on a single parcel, the minimum fire protection water supply shall be 9,800 gallons. For development of structures totaling more than 10,000 square feet on a single parcel, the reviewing authority may require additional fire protection water supply. Other water supply alternatives, including ISO Rural Class 8 mobile water systems, may be permitted by the fire authority to provide for the same practical effect. The quantity of water required by this condition shall be in addition to the domestic demand and shall be permanently and immediately available. (Carmel Valley Fire 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> |
|----------------------------|----------------------|--|--|---|--|---|
| 20. | | FIRE015 - FIRE HYDRANTS/FIRE VALVES A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. (Carmel Valley Fire 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 | |
| 21. | | FIRE028 - ROOF CONSTRUCTION - (CARMEL VALLEY FPD) All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (Carmel Valley Fire District) | Applicant shall enumerate as "Fire Dept. Notes" on plans. | Applicant or owner | Prior to issuance of building permit. | |
| | | END OF CONDITIONS | | | | |