

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> October 9, 2008    Time: 1:40 P.M	<b>Agenda Item No.:</b> 3
<b>Project Description:</b> Use Permit and Design Approval for development within the Carmel Valley flood plain to allow the construction of a 547 square foot guesthouse and 504 square foot detached 2-car garage; 108 square feet of new trellis and patio; 200 square foot new planter area; 648 square feet of new paving in the Carmel Valley flood plain; and approximately 50 cubic yards of grading (cut and fill).	
<b>Project Location:</b> 88 Panetta Road, Carmel Valley	<b>APN:</b> 189-181-008-000
<b>Planning File Number:</b> PLN080265	<b>Name:</b> Tom & Margaret Oliver, Owner Glenn Warner, Architect/Agent
<b>Plan Area:</b> Carmel Valley Master Plan	<b>Flagged and staked:</b> Yes
<b>Zoning Designation:</b> : “LDR/1-D-S-RAZ” (Low Density Residential, 1 acre per unit with Design Control, Site Plan Review, and Residential Allocation Zoning District Overlays.)	
<b>CEQA Action:</b> Categorically Exempt per Section 15303 (e)	
<b>Department:</b> RMA - Planning Department	

**RECOMMENDATION:**

Staff recommends that the Zoning Administrator approve the Use Permit and Design Approval based on the Findings and Evidence (**Exhibit B**) and subject to the recommended Conditions (**Exhibit C**).

**PROJECT OVERVIEW:**

The project involves the construction of a 547 square foot guesthouse and a 504 square foot detached 2-car garage. The site of the proposed buildings is located within the Carmel Valley flood plain. Also included in the proposed project are a 108 square feet of new trellis and patio; 200 square foot new planter area; 648 square feet of new paving; and approximately 50 cubic yards of grading (cut and fill). The property is a 1.28 acre parcel on Panetta Road, located off Carmel Valley Road, west of the Carmel Valley Village area of Carmel Valley. The parcel is zoned “LDR/1-D-S-RAZ” or Low Density Residential, 1 acre per unit with Design Control, Site Plan Review, and Residential Allocation Zoning District Overlays. The primary issue involves the location of the entire parcel being located within the 100 year flood plain (floodway) of the Carmel River. The proposed locations both all structures (Guesthouse and detached garage) are located in a way to meet all front, side, and rear setback requirements, as well as the appropriate accessory building height restriction of fifteen feet. A Use Permit is required per the provisions of Chapter 21.14.050.J of the Monterey County Zoning Ordinance (Regulations for Low Density Residential Zoning District) to allow the construction of the buildings within the flood plain.

**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. Conditions recommended by Carmel Valley Fire Protection District, Public Works Department, Environmental Health Department, and the Water Resources Department have been incorporated into the condition compliance reporting plan (**Exhibit C**).

The project was referred to the Carmel Valley Land Use Advisory Committee (CVLUAC) for review on September 2, 2008. After brief discussions and project review, the CVLUAC recommended approval of the Use Permit and Design Approval, as described in the project description. Copies of the CVLUAC minutes have been included for review (**See Exhibit E**).

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

/s/ David J. R. Mack

David J. R. Mack, Assistant Planner  
(831) 755-5096, mackd@co.monterey.ca.us  
September 29, 2008

cc: Front Counter Copy; Zoning Administrator; Carmel Valley Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; Luis Osorio, Planning Services Manager; David J. R. Mack, Planner; Carol Allen; Tom & Margaret Oliver, Applicant/Owner; Glenn Warner Architect, Agent; Planning File PLN080265.

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

This report was reviewed by Luis Osorio, Planning Services Manager

**EXHIBIT A**

**Project Information for PLN080265**

Project Title: **OLIVER THOMAS A & MARGARET W T**

Location: 88 PANETTA RD CARMEL VALLEY	Primary APN: 189-181-008-000
Applicable Plan: Carmel Valley Master Plan	Coastal Zone: No
Permit Type: Use Permit	Zoning: LDR/1-D-S-RAZ
Environmental Status: Exempt	Plan Designation: LOW DENSITY RES
Advisory Committee: Carmel Valley	Final Action Deadline (884): 11/2/2008

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Project Site Data:

Lot Size: 55,726	Coverage Allowed: 25%
Existing Structures (sf): 4359	Coverage Proposed: 11%
Proposed Structures (sf): 5454	Height Allowed: 15
Total Sq. Ft.: 6282	Height Proposed: 14
	FAR Allowed: N/A
	FAR Proposed: N/A

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Resource Zones and Reports:

Environmentally Sensitive Habitat: No	Erosion Hazard Zone: LOW
Biological Report #: N/A	Soils Report #: N/A
Forest Management Rpt. #: N/A	
Archaeological Sensitivity Zone: HIGH	Geologic Hazard Zone: III
Archaeological Report #: LIB080445	Geologic Report #: N/A
Fire Hazard Zone: MODERATE	Traffic Report #: N/A

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Other Information:

Water Source: CAL-AM	Sewage Disposal (method): SEPTIC
Water Dist/Co: CAL-AM	Sewer District Name: N/A
Fire District: CVFPD	Grading (cubic yds.): 50.0
Tree Removal: N/A	

## **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, Carmel Valley Master Plan, Carmel Valley Master Plan Inventory and Analysis, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for development.

- EVIDENCE:**
- (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
  - (b) The property is located at 88 Panetta Road, Carmel Valley (Assessor's Parcel Number 189-181-008-000), Carmel Valley Master Plan. The parcel is zoned LDR/1-D-S-RAZ ("Low Density Residential, 1 acre per unit with Design Control, Site Plan Review, and Residential Allocation Zoning District Overlays.") which allows development in the Carmel Valley Flood Plain, pursuant to Section 21.64.130, subject to approval of Use Permit by the Monterey County Zoning Administrator.
  - (c) The proposed project was reviewed by the Monterey County Water Resources Agency for consistency with Section 21.64.130 of Monterey County Zoning Ordinance, which applied conditions of project approval that assure compliance with requirements of the ordinance.
  - (d) The project planner conducted a site inspection on June 18, 2008, to verify that the project on the subject parcel conforms to the plans listed above.
  - (e) The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review on September 2, 2008. The Committee recommended approval of the project with a 7 to 0 vote. A copy of the LUAC minutes and their recommendation have been attached. (Exhibit E)
  - (f) Design Control or "D" zoning as provided at Chapter 21.44 of the Monterey County Zoning Ordinance (Title 21) requires design review of structures to assure the protection of the public viewshed, neighborhood character, and the visual integrity of certain developments without imposing undue restrictions on private property. The project design, materials, and color treatments proposed for the residence and improvements blend with the natural landscape and are in keeping with materials and treatment approved for other residences and structures in the surrounding area. The Design Approval application is attached (Exhibit H).
  - (g) Site Plan Review or "S" zoning requires review of development in those areas of the County of Monterey where development, by reason of its location has the potential to adversely affect or be adversely affected by natural resources or site constraints, without imposing undue restrictions on private property, as provided by Section 21.45.040.C of the Monterey County Zoning Ordinance (Title 21). The project was reviewed by the Environmental Health Department, Monterey County Water Resources Agency, Carmel Valley Fire Protection Department, Monterey County Planning Department, and Public Works Department. None of the

reviewing departments identified any potential for the project to adversely affect or be adversely affected by natural resources or site constraints.

(h) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN080265.

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 archaeological 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. “Cultural Resource Evaluation” (LIB080445) prepared by Archaeological Resource Management, San Jose, CA, July 25, 2008.

(c) Staff conducted a site inspection on June 18, 2008, to verify that the site is suitable for this use.

(d) Review of the application by Monterey County Water Resources Agency found that the proposed project location in the floodway as conditioned is suitable for development on the site as proposed.

(e) Materials in Project File PLN080265.

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(e), categorically exempts the construction of small accessory structures.

(b) No adverse environmental effects were identified during staff review of the development application during a site visit on June 18, 2008.

(c) See preceding and following findings 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:** (a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department Monterey County records and is not aware of any violations existing on subject property.

5. **FINDING: USE PERMIT** – In order to grant the Use Permit to allow development in the Carmel River Flood Plain the Zoning Administrator shall make the following findings:

1. Pursuant to Section 21.74.050.B.1, the establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the particular case, be detrimental to 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 improvement in the neighborhood; or to the general welfare of the County.
2. Pursuant to Section 21.74.050.B.2, the subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of this Title and any zoning violation abatement costs have been paid.

**EVIDENCE:** (a) The project as described in the application and accompanying materials was reviewed by the Planning Department, Carmel Valley Fire Protection District, Public Works Department, Environmental Health Division, and the Water Resources Agency. The respective departments have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood; or the county in general.

(b) The Monterey County Water Resources Agency applied conditions of project approval to ensure the project proposal was in compliance with Section 21.74.050.B.1 of the Monterey County Zoning Ordinance, requiring the guesthouse to be constructed at a minimum elevation of 237.0 feet, floor plans showing all internal and external grade elevations, location of all vents, and that all enclosed areas subject to flooding be designed to automatically equalize hydrostatic flood forces (See Condition 25 and 26).

(c) The application, plans, and related support materials were reviewed by the Environmental Health Department and Water Resources Agency during the Inter-Departmental Review (IDR) period from August 13, 2008 to September 2, 2008.

(d) See Finding No. 6, Health and Safety.

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) See preceding and following Findings and Evidence.

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).

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

**Project Name:** OLIVER, Tom and Margaret

**File No:** PLN080265

**APNs:** 189-181-008-000

**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.		<p><b>PD001 - SPECIFIC USES ONLY</b></p> <p>This Use Permit and Design Approval (PLN080265) allows development within the Carmel Valley flood plain to allow the construction of a 547 square foot Guesthouse and 504 square foot detached 2-car garage; 108 square feet of new trellis and patio; 200 square foot new planter area; 648 square feet of new paving in the Carmel Valley flood plain; and approximately 50 cubic yards of grading (cut and fill). The property is located at 88 Panetta Road, Carmel Valley (Assessor's Parcel Number 189-181-008-000), 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</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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		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. <b>(RMA - Planning Department)</b>				
2.		<b>PD002 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A Use Permit and Design Approval (Resolution PLN080265) was approved by the Zoning Administrator for Assessor's Parcel Number 189-181-008-000 on October 9, 2008. The permit was granted subject to <u>26</u> 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	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	



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		resources and to develop proper mitigation measures required for the discovery. <b>(RMA - Planning Department)</b>				
4.		<p><b>PD004 - INDEMNIFICATION AGREEMENT</b></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. <b>(RMA - Planning Department)</b></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	

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5.		<p><b>PD011 – TREE AND ROOT PROTECTION</b></p> <p>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 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. <b>(RMA - Planning Department)</b></p>	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	
			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.		<p><b>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</b></p> <p>All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. <b>(RMA – Planning Department)</b></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.	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	

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7.		<p><b>PD016 – NOTICE OF REPORT</b></p> <p>Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "An Archaeological report has been prepared for this parcel by Archaeological Resource Management, dated July 25, 2008 and is on record in the Monterey County RMA - Planning Department , Library No. LIB080445. All development shall be in accordance with this report." <b>(RMA – Planning Department)</b></p>	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	
8.		<p><b>PD019(A) – DEED RESTRICTION – GUESTHOUSE (INLAND)</b></p> <p>The applicant shall record a deed restriction stating the regulations applicable to a Guesthouse as follows:</p> <ul style="list-style-type: none"> <li>• Only one guesthouse shall be allowed per lot.</li> <li>• Detached guesthouses shall be located in close proximity to the principal residence.</li> <li>• Guesthouses shall share the same utilities with the main residence, unless prohibited by public health requirements.</li> <li>• The guesthouse shall not have cooking or kitchen facilities, including but not limited to microwave ovens, hot plates and toaster ovens.</li> <li>• The guesthouse shall have a maximum of six (6) linear feet of counter space, excluding counter space in a bathroom. There shall be a maximum of eight (8) square feet of cabinet space, excluding clothes closets.</li> <li>• The guesthouse shall not exceed 600 square feet of livable floor area.</li> <li>• The guesthouse shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect.</li> <li>• Subsequent subdivisions which divide a main residence from a guesthouse shall be prohibited.</li> </ul>	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	

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9.		<p><b>PD041 – HEIGHT VERIFICATION</b></p> <p>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. <b>(RMA – Planning Department and Building Services Department)</b></p>	<p>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</p> <p>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) from the benchmark is consistent with what was approved on the building permit.</p>	Owner/ Applicant	Prior to the issuance of grading or building permits	
10.		<p><b>EH11 - SEPTIC SYSTEM DESIGN</b></p> <p>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. <b>(Environmental Health)</b></p>	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	
11.		<p><b>FIRE007 - DRIVEWAYS</b></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</p>	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.	

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			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
12.		<p><b>FIRE008 - GATES</b></p> <p>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</p>	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.	

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

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14.		<b>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)</b> Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. <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	
15.		<b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</b> 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. <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	
16.		<b>FIRE025 - SMOKE ALARMS – (SINGLE FAMILY DWELLING)</b> Where a household fire warning system or combination fire/burglar alarm system is installed in lieu of single-	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>
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	
17.		<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.	
18.		<b>FIRE030 – OTHER NON-STANDARD CONDITION – (CARMEL VALLEY FPD)</b> Attach Fire Department requirements to all grading and building permit plans as “Fire Notes.” <b>(Carmel Valley Fire Protection District)</b>	Applicant shall attach all fire department conditions to all grading and/or building permits as “Fire Notes” on plans.	Applicant or owner	Prior to issuance of building / grading permits.	
19.		<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	
20.		<b>SPPW001 – TAMC FEES (NON-STANDARD)</b> Applicant shall pay the Transportation Agency for Monterey County (TAMC) regional traffic mitigation fee identified in the TAMC nexus study. <b>(Public Works)</b>	Applicant shall pay to PBI the required TAMC fees.	Owner/ Applicant	Prior to Building Permits Issuance	



<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>
21.		<b>WR15 - STEMWALL INSPECTION</b> The applicant shall provide the Water Resources Agency a FEMA Elevation Certificate completed by a registered civil engineer or licensed surveyor certifying the lowest floor elevation, venting, external grades and internal grades are compliant with Chapter 16.16 of the Monterey County Code. <b>(Water Resources Agency)</b>	Submit a completed FEMA Elevation Certificate, based on building under construction, and completed by the engineer or surveyor, to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer/ Surveyor	Prior to the stemwall inspect-ion	
22.		<b>WR16 - ELEVATION CERTIFICATE</b> The applicant shall provide the Water Resources Agency a FEMA Elevation Certificate, based on finished construction, completed by a registered civil engineer or licensed surveyor certifying the structure has been constructed in accordance with Chapter 16.16 of the Monterey County Code. <b>(Water Resources Agency)</b>	Submit a completed FEMA Elevation Certificate, based on finished construction, and completed by the engineer or surveyor, to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer/ Surveyor	Prior to final inspect-ion	
23.		<b>WR40 - WATER CONSERVATION MEASURES</b> 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. <b>(Water Resources Agency)</b>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspect-ion/ occupancy	

<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>
24.		<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	
25.		<b>SPWRA01 - ZONE A1-A30 ELEVATION REQUIREMENTS (NON-0STANDARD)</b> The lowest floor and attendant utilities for the guesthouse shall be constructed at a minimum elevation of <b>237.0</b> (NAVD 1988). The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed land surveyor that a reference marker has been established at the building site to provide for the floodproofing and certification of the lowest floor elevation. <b>(Water Resources Agency)</b>	Submit a letter to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits.	
26.		<b>SPWRA02 - FOUNDATION PLAN – ENCLOSURE/GRADE ELEVATIONS (NON-STANDARD)</b> The applicant shall provide the Water Resources Agency a foundation plan, for the proposed guesthouse, showing the internal and external grade elevations and the location and dimensions of all vents. All fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area shall be provided. The bottom of all openings shall be no higher than one foot above grade. <b>(Water Resources Agency)</b>	Submit a foundation plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits.	

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