

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> January 29, 2009	<b>Time:</b> P.M	<b>Agenda Item No.:</b>
<b>Project Description:</b> Combined Development Permit consisting of a Coastal Administrative Permit to allow the construction of a 4,050 square foot single family dwelling with an attached 808 square foot garage and permanent well; a Coastal Development Permit to allow the removal of four oak trees (8 inch multi-prong, 10 inches, 14 inches and 16 inches in diameter) for the development, and 480 cubic yards of grading (130 cu. yd. cut/350 cu. yd. fill); and Design Approval.		
<b>Project Location:</b> 25498 Hatton Road, Carmel		<b>APN:</b> 009-192-005-000
<b>Planning File Number:</b> PLN070268		<b>Name:</b> Angto, Saifu, Owner Chun Pong Ng, Applicant
<b>Plan Area:</b> Carmel Area Land Use Plan		<b>Flagged and staked:</b> Yes
<b>Zoning Designation:</b> MDR/2-D (CZ) [Medium Density Residential, 2 units per acre, with a Design Control Overlay (Coastal Zone)]		
<b>CEQA Action:</b> Categorically Exempt, per Section 15303 (a)		
<b>Department:</b> RMA - Planning Department		

### RECOMMENDATION:

Staff recommends that the Zoning Administrator approve the Combined Development Permit as described above, based on the Findings and Evidence (**Exhibit B**) and subject to the recommended Conditions of Approval (**Exhibit C**).

### PROJECT OVERVIEW:

The project involves a Combined Development Permit consisting of a Coastal Administrative Permit to allow the construction of a 4,050 square foot single family dwelling with an attached 808 square foot garage and permanent well; a Coastal Development Permit to allow the removal of four oak trees (8 inch multi-prong, 10 inches, 14 inches and 16 inches in diameter) for the development, and 480 cubic yards of grading (130 cu. yd. cut/350 cu. yd. fill); and Design Approval. The project is located on a .65 acre (28,176 square foot) parcel located at 25498 Hatton Road, in the Carmel Woods area. A Coastal Administrative Permit (PLN050397) for a test well was approved on September 28, 2005. The well was installed on June 26, 2006 and all conditions have been cleared for PLN050397. Technical reports by outside archaeological, geotechnical, biological 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. Therefore, the potential for inadvertent impacts is limited and can be controlled by the use of standard project conditions.

The parcel is not located within a public viewshed or within environmentally sensitive habitat area. The project site is not described as an area where the Local Coastal Program requires access, and it is not indicated as part of any designated trails or shoreline access as shown in Figures 3, the Public Access Map, of the Carmel Area Land Use Plan. The project, as proposed and conditioned is consistent with the LUP policies.

### OTHER AGENCY INVOLVEMENT:

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

The above checked agencies and departments have reviewed this project. Conditions recommended by all of the departments listed above have been incorporated into the condition compliance reporting plan (**Exhibit C**).

The project was referred to the Carmel Highlands/Unincorporated Land Use Advisory Committee (LUAC) for review on December 3, 2007, but was continued with recommendations from the LUAC. The revised project was approved at the January 7, 2008 LUAC meeting with a (6-0) vote to approve the project with the recommended changes. (**See Finding #1**)

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

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December 31, 2008

cc: Front Counter Copy, Coastal Commission; Zoning Administrator; Carmel Highlands Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; Laura Lawrence, Planning Services Manager; Elizabeth Gonzales, Planner; Carol Allen; Saifu Angto, Owner; Chun Pong Ng, Applicant; Planning File PLN070268.

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 Plans, Floor Plans, and Elevations  
Exhibit F Carmel Highlands LUAC minutes dated December 3, 2007 and January 7, 2008

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



- The first floor bedroom was redesigned reducing the overall width of the house by 8 feet and preserving another tree.
- (i) 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 PLN070268.

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

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

(b) Technical reports by outside archaeological, geotechnical, biological and arborist consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. Although the project is located within a high archaeological area, the results from the report were negative. However, a condition has been incorporated to require stop work, if during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site. (**Condition #3**) County staff concurs. The following reports have been prepared:

- i. “Preliminary Archaeological Reconnaissance” (LIB070591) prepared by Archaeological Consulting, Salinas CA, July 7, 2000.
- ii. “Geotechnical Investigation” (LIB070592) prepared by Soil Surveys Inc., Salinas, CA, June 17, 2007.
- iii. “Forest Management Plan” (LIB070598) prepared by Forest City Consulting, Carmel, CA, November 5, 2007
- iv. “Biological Assessment” (LIB070611) prepared by Rana Creek Habitat Restoration, Carmel Valley, CA, July 5, 2000.

(c) A Coastal Administrative Permit (PLN050397) for a test well was approved on September 28, 2005. The well was installed on June 26, 2006 and all conditions have been cleared for PLN050397.

(d) Staff conducted a site inspection on June 10, 2008, to verify that the site is suitable for this use.

(e) Materials in Project File PLN070268.

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 (a), Class 3, categorically exempts one single family residence in a residential zone.

(b) Based on information and materials provided, plus site visits, staff finds that this project has no issues relative to archaeological, historic, or biological resources.

(c) No adverse environmental effects were identified during staff review of the development application during a site visit on June 10, 2008.

(d) See Findings #1 and #2 and supporting evidence.

4. **FINDING: TREE REMOVAL** – The subject project minimizes tree removal in accordance with the applicable goals and policies of the Carmel Area Land Use Plan and Coastal Implementation Plan (Part 4).
- EVIDENCE:** (a) The project includes a Coastal Development Permit for the removal of four Coast Live Oak trees within the Carmel Area Land Use Plan (Section 20.146.060.A CIP).
- (b) Section 20.146.060.D.3 of the Monterey County Coastal Implementation Plan, Part 4, states that “removal of native tree shall be limited to that which is necessary for the proposed development. Prior to the application being considered complete, the development shall be adjusted for siting, location, size and design as necessary to minimize tree removal.” The four trees proposed for removal are located within the proposed driveway and house. The applicant has relocated the driveway and reduced the house in order to preserve a total of four trees. The proposed project meets the intent of the Forest Resources Development Standards.
- (c) Pursuant to Section 20.146.060.D.6, removal of trees that measure 12-inches or greater DBH are required to be replaced on site at a 1:1 ratio. Although, only two trees are required for replanting, the Forest Management Plan recommends the replanting of five Oak trees. He also recommends the five replacement Oak trees be planted on the east side of the driveway as it will help to reestablish the oak woodland in this area. Requirement of a Notice of Report has been incorporated as a standard condition of approval. **(Condition #6)**
- (d) Due to the low ratio of the number of trees on the lot against the number of trees proposed for removal there is no significant impact to habitat. Monterey County standard condition **(Condition #7)** has been implemented for protection of surrounding trees during construction including tree protection zones and trunk protection (Section 20.146.060.D.4 CIP).
- (e) “Forest Management Plan” prepared by Forest City Consulting and dated November 5, 2007, is contained in Project File PLN070268.
- (f) The removal will not involve a risk of adverse environmental impacts.
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:** (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.
6. **FINDING: PUBLIC ACCESS:** The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights. No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan, can be demonstrated.
- EVIDENCE:** (a) The subject property is not described as an area where the Local Coastal Program requires access.

- (b) The subject property is not indicated as part of any designated trails or shoreline access as shown in Figure 3, the Shoreline Access Map, of the Carmel Area Land Use Plan.
- (c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
- (d) Staff site visit on June 10, 2008.

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

**EVIDENCE:** (a) See Findings #1, #2, #3 and #4 and supporting evidence.

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

**EVIDENCE:** (a) Section 20.86.030 of the Monterey County Coastal Implementation Plan - Part 1 (Board of Supervisors).  
(b) Section 20.86.080 of the Monterey County Coastal Implementation Plan - Part 1 (Coastal Commission) because the project requires a Coastal Development Permit.

<b>EXHIBIT C</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> <u>Angto Saifu</u> <b>File No:</b> <u>PLN070268</u> <b>Approved by:</b> <u>Zoning Administrator</u>	<b>APN:</b> <u>009-192-005-000</u> <b>Date:</b> <u>January 29, 2009</u>
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*\*Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verificati on of Complian ce (name/dat e)</i>
1.		<b>PD001 - SPECIFIC USES ONLY</b> This Combined Development Permit consisting of a Coastal Administrative permit to allow the construction of a 4,050 square foot single family dwelling with an attached 808 square foot garage and permanent well; a Coastal Development Permit to allow the removal of four oak trees (8 inch multi-prong, 10 inches, 14 inches and 16 inches in diameter) for the development, and 480 cubic yards of grading (130 cu. yd. cut/350 cu. yd. fill); and Design Approval. The property is located at 25498 Hatton Road, Carmel (Assessor's Parcel Number 009-192-005-000), Carmel Area Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated.	

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		permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. <b>(RMA - Planning Department)</b>				
2.		<b>PD002 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A permit (Resolution PLN070268) was approved by the Zoning Administrator for Assessor's Parcel Number 009-192-005-000 on January 29, 2009. The permit was granted subject to <b>19</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	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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		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>				
4.		<b>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</b> 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>	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	
5.		<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	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	

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		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>				
			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	
6.		<b>PD016 – NOTICE OF REPORT</b> Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Forest Management report has been prepared for this parcel by Forest City Consulting, dated November 5, 2007 and is on record in the Monterey County RMA - Planning Department , Library No. 070598. All development shall be in accordance with this report." <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.	
7.		<b>PD011 – TREE AND ROOT PROTECTION</b> 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	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.	

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		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>	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.	
8.		<b>PD012(D) - LANDSCAPE PLAN AND MAINTENANCE - MONTEREY PENINSULA WATER MANAGEMENT DISTRICT (SINGLE FAMILY DWELLING ONLY)</b> The site shall be landscaped. Prior to the 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 materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department. 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. <b>(RMA – Planning Department)</b>	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, a Maximum Applied Water Allowance (MAWA) calculation, and a completed “ <u>Residential</u> Water Release Form and Water Permit Application” to the Monterey County Water Resources Agency for review and approval.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits	
			Submit the RMA – Planning Department approved landscape plans, a Maximum Applied Water Allowance (MAWA) calculation, and a completed “ <u>Residential</u> Water Release Form and Water Permit Application” 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	

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			Submit an approved water permit from the MPWMD to the RMA – Building Permit	Owner/ Applicant/ Licensed Landscape Contractor	Prior to issuance of Building Permits	
			Landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to Occupancy	
9.		<b>PD041 – HEIGHT VERIFICATION</b> 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>	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  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.	Owner/ Applicant  Owner/ Applicant/ Engineer	Prior to the issuance of grading or building permits  Prior to the final inspection	
10.		<b>PD038 - WATER TANK APPROVAL</b> The water tank shall be painted an earth tone color to blend into the area and landscaped (including land sculpturing and fencing, where appropriate), subject to the approval of the Director of the RMA - Planning	Submit proposed color of water tank and landscaping plans to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of grading or building permits	

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		Department, prior to the issuance of building permits. <b>(RMA – Planning Department)</b>	Provide evidence to the Director of the RMA - Planning Department that the water tank has been painted and the landscaping has been installed according to the plans approved by the RMA - Planning Department.	Owner/ Applicant	Prior to the final inspection or occupancy.	
			All landscaped areas and fences shall be continuously maintained; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	On-going	
11.		<b>EHSP001- DEED NOTIFICATION – Water Quality (NON STANDARD)</b> A deed notification shall be recorded on this parcel, APN 009-192-005, with the Monterey County Recorder which states: "The water quality for this parcel, APN 009-192-005, was tested on August 4, 2006 and exceeds California Secondary inorganic short term limits for the following constituents: <ul style="list-style-type: none"> <li>• Chloride</li> <li>• Specific Conductance</li> <li>• Total Dissolved Solids</li> <li>• Total Coliform Present” <b>(Env. Health )</b></li> </ul>	Record deed notification.  Provide proof to Environmental Health that the deed has been recorded.		Prior to Issuance of Building/ Grading Permits	
12.		<b>PW0005 – ENCROACHMENT (STD DRIVEWAY)</b> Obtain an encroachment permit from the Department of Public Works and construct a standard driveway connection to Hatton Road. <b>(Public Works)</b>	Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.	Owner/ Applicant	Prior to Building/ Grading Permits Issuance	

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13.		<p><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:</p> <p>a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.</p> <p>b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices.  <b>(Water Resources Agency)</b></p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
14.		<p><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></p>	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
15.		<p><b>WR1 - DRAINAGE PLAN</b>  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. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. <b>(Water Resources Agency)</b></p>	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 building permits	

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16.		<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 Highlands 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	
17.		<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 width of the traffic lane but in no case less than 12 feet</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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		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 Highlands Fire Protection District)</b>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
18.		<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 Highlands 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	
19.		<b>FIRE029 - ROOF CONSTRUCTION - (CYPRESS FPD &amp; PEBBLE BEACH CSD)</b> All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. <b>(Carmel Highlands Fire Protection District)</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

**END OF CONDITIONS**