

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: December 10, 2009	Time: 1:50PM	Agenda Item No.: 6
Project Description: Coastal Development Permit and Design approval to allow development within 750 feet of a known archaeological resource for site improvements that include: installation of an 806 square-foot cobblestone driveway and landscaping, and the construction of a 552 square-foot front patio, a new outdoor shower, a perimeter fence and gate.		
Project Location: 26309 Ocean View Avenue, Carmel		APN: 009-431-034-000
Planning File Number: PLN090270		Owner: Robert and Sheila Johnson Agent: Krebs Design Group – Steven Krebs
Planning Area: Carmel Area Land Use Plan		Flagged and staked: No
Zoning Designation: Medium Density Residential, 2 units per acre with a Design Control District Overlay and 18 foot maximum building height in the Coastal Zone or “MDR/2-D-18(CZ)”		
CEQA Action: Categorically Exempt per Section 15301		
Department: RMA - Planning Department		

RECOMMENDATION:

Staff recommends that the Zoning Administrator adopt a resolution (**Exhibit B**) to:

- 1) Find the project categorically exempt per Section 15301 and;
- 2) Approve PLN090270, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**):

PROJECT OVERVIEW:

The 4,117 square-foot project site is located at 26309 Ocean Avenue in Carmel. The property is zoned Medium Density Residential, 2 units per acre with a Design Control District overlay and an 18 foot maximum building height limitation in the Coastal Zone or “MDR/2-D-18(CZ)”. The project site is governed by the Carmel Area Land Use Plan. The site contains a two-story single family dwelling which has been recently remodeled with small structural additions, approved under Design Approval No. DA080463.

This project consists of a Coastal Development Permit and Design approval to allow development within 750 feet of a known archaeological resource for site improvements that include: installation of a 806 square-foot cobblestone driveway and landscaping, and the construction of a 552 square-foot front patio, a new outdoor shower, a perimeter fence and gate.

An archeological report was prepared for the project due to the property being located within 750 feet of a known archeological resource. The report concluded that the project would not result in a negative impact to archeological resources but due to the project requiring earth disturbing activities a standard condition of approval (condition number 4) has been placed on the project requiring that all work be stopped if cultural resources are found until proper mitigation is implemented.

In conclusion, staff finds this project to be consistent with the Monterey County General Plan, the Carmel Land Use Plan and The Monterey County Zoning Ordinance (Title 20). Therefore staff recommends approval of the project subject to the findings and evidence and conditions of approval of Exhibit B.

OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- √ RMA - Public Works Department
- √ Environmental Health Division
- √ Water Resources Agency
- √ Cypress Fire Protection District
- √ California Coastal Commission

Agencies that submitted comments are noted with a check mark (“√”). Conditions recommended have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached as Exhibit 1 to the draft resolution (**Exhibit B**).

The project was not referred to the Carmel Highlands Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did not warrant referral to the LUAC because the project is exempt from CEQA per Section 15301.

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

/S/ Brittanyann C. Armer

Brittanyann C. Armer, Assistant Planner
(831) 755-5854, armerb@co.monterey.ca.us
(October 29, 2009)

cc: Front Counter Copy; Zoning Administrator; Cypress Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; California Coastal Commission; Jacqueline R. Onciano, Planning Services Manager; Brittanyann C. Armer, Project Planner; Carol Allen, Senior Secretary; Robert and Sheila Johnson, Owner; Krebs Design Group – Steven Krebs, Agent; Planning File PLN090270.

Attachments: Exhibit A Project Data Sheet
 Exhibit B Draft Resolution, including:
 1. Conditions of Approval
 2. Site Plan, Floor Plan and Elevations
 Exhibit C Vicinity Map

This report was reviewed by Jacqueline R. Onciano, Planning Services Manager

EXHIBIT B
DRAFT RESOLUTION

**Before the Zoning Administrator in and for the
County of Monterey, State of California**

In the matter of the application of:

ROBERT AND SHEILA JOHNSON (PLN090270)

RESOLUTION NO.

Resolution by the Monterey County Zoning
Administrator:

- 1) Finds the project categorically exempt per
Section 15301 and;
- 2) Approving a Coastal Development Permit and
Design approval to allow development within
750 feet of a known archaeological resource for
site improvements that include: installation of an
806 square-foot cobblestone driveway and
landscaping, and the construction of a 552
square-foot front patio, a new outdoor shower, a
perimeter fence and gate.

(PLN090270, ROBERT AND SHEILA JOHNSON,
26309 OCEAN VIEW AVEUNE, CARMEL,
CARMEL AREA LAND USE PLAN (APN: 009-
431-034-000)

The Johnson application (PLN090270) came on for public hearing before the Monterey County Zoning Administrator on December 10, 2009. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the Monterey County General Plan,
- Carmel Area Land Use Plan,
- Carmel Area Land Use Plan (Implementation Plan [Part 4]),
- Monterey County Zoning Ordinance (Title 20)

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) c) The property is located at 26309 Ocean View Avenue, Carmel (Assessor's Parcel Number 009-431-034-000, Carmel Area Land Use Plan. The parcel is zoned Medium Density Residential, 2 units per acre with a Design Control Overlay and 18 foot maximum building height in

the Coastal Zone or “MDR/2-D-18(CZ)”, which allows development within 750 feet of a known archaeological resource for site improvements that include: a new 806 square-foot cobblestone driveway, a 552 square-foot front patio, a new outdoor shower, a perimeter fence and gate, and landscaping with a Coastal Development Permit. Therefore, the project is an allowed land use for this site.

- d) The project planner conducted a site inspection on August 26, 2009 to verify that the project on the subject parcel conforms to the plans listed above.
- e) The property is located within 750 feet of a known archeological resource. Development within 750 feet of a known archaeological resource requires a Coastal Development Permit. An Archaeological Reconnaissance report was submitted for the proposed project indicating that the proposed development does not have a potential to impact archaeological resources. In accordance with recommendations of the archaeological report. Condition of Approval No. 4 has been incorporated into project approval.
- f) The project was not referred to the Carmel Highlands Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did not warrant referral to the LUAC because the project is exempt from CEQA per Section 15301.
- g) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN090270.

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, Cypress Fire Protection District, Public Works, Environmental Health Division, the California Coastal Commission 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) Staff identified potential impacts to Archaeological Resources due to the project being located within 750 feet of a known archaeological resource. Technical reports by outside 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 independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:
 - “Preliminary Cultural Resources Reconnaissance of Assessor’s Parcel Number 009-431-034-000” (LIB090425) prepared by Susan Morley, Marina, California, September 2009.
 - c) Staff conducted a site inspection on August 26, 2009 to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning

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

- EVIDENCE:** a) The project was reviewed by Cypress Fire Protection District, Public Works Department and the Water Resources Agency. The respective departments/agencies 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.
- b) Necessary public facilities are available. The project is served by the California America Water Corporation or "Cal-Am" and public sewer.
- c) Preceding findings and supporting evidence for PLN090270.

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.

- EVIDENCE:** a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
- b) Staff conducted a site inspection on August 26, 2009 and researched County records to assess if any violation exists on the subject property.
- c) There are no known violations on the subject parcel.
- d) Zoning violation abatement costs, if any, have been paid. A condition is included to assure that all zoning abatement costs, if any, have been paid.
- e) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090270.

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

- EVIDENCE:** a) California Environmental Quality Act (CEQA) Guidelines Section 15301, categorically exempts maintenance or minor alterations and additions to existing structures.
- b) The project consists of site improvements that include: installation of an 806 square-foot cobblestone driveway and landscaping, and the construction of a 552 square-foot front patio, a new outdoor shower, a perimeter fence and gate.
- c) No adverse environmental effects were identified during staff review of the development application during a site visit on August 26, 2009.
- d) This project does not fall under any of the exceptions to categorical exemptions listed in CEQA Section 15300.2 because:

- 1) This project is not being proposed in a sensitive or hazardous environment and;
 - 2) The project will not result in a adverse significant cumulative impact and;
 - 3) The project does not have the potential to cause an adverse impact to a scenic highway or a scenic resource and;
 - 4) The project is not being proposed on a hazardous waste site and the site does not contain a known historic resource.
 - e) See preceding and following findings and supporting evidence.
6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors. This project is not appealable to the California Coastal Commission.
- EVIDENCE:**
- a) Section 20.86.030.A of the Monterey County Zoning Ordinance states, "An appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors."
 - b) Section 20.86.080.A.1-4 of the Monterey County Zoning Ordinance states that this project is not subject to appeal by/to the California Coastal Commission because; 1) the project is not in between the sea and the first public road, 2) the project site is not located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, stream or within 300 feet of the top of the seaward face of any coastal bluff and 3) the project does not involve development which constitutes a major public works project or a major energy facility
 - c)

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

- A. Finds the project Categorically Exempt per Section 15301 and;
- B. Approves the Coastal Development Permit and Design approval to allow development within 750 feet of a known archaeological resource for site improvements that include: installation of a 806 square-foot cobblestone driveway and landscaping, and the construction of a 552 square-foot front patio, a new outdoor shower, a perimeter fence and gate, in general conformance with the attached sketch (**Exhibit 2**) and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

THIS PROJECT IS LOCATED IN THE COASTAL ZONE BUT IS NOT APPEALABLE TO THE COASTAL COMMISSION.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning Department and Building Services Department office in Salinas.

2. This permit expires 4 years after the above date of granting thereof unless construction or use is started within this period.

<p align="center">RESOLUTION - EXHIBIT B-1</p> <p align="center">Monterey County Resource Management Agency</p> <p align="center">Planning Department</p> <p align="center">Condition Compliance and/or Mitigation Monitoring Reporting Plan</p>	<p>Project Name: <u>Johnson</u></p> <p>File No: <u>PLN090270</u> APNs: <u>009-431-034-000</u></p> <p>Approved by: <u>Zoning Administrator</u> Date: <u>December 10, 2009</u></p>
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**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
RMA – Planning Department						
1.		<p>PD001 - SPECIFIC USES ONLY</p> <p>This Coastal Development Permit (PLN090270) allows Coastal Development Permit and Design approval to allow development within 750 feet of a known archaeological resource for site improvements that include: installation of an 806 square-foot cobblestone driveway and landscaping, and the construction of a 552 square-foot front patio, a new outdoor shower, a perimeter fence and gate. The property is located at 26309 Ocean View Avenue, Carmel (Assessor's Parcel Number 009-431-034-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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. (RMA-Planning Department)</p>	<p>Adhere to conditions and uses specified in the permit.</p> <p>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.</p> <p>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.</p>	<p>Owner/ Applicant</p> <p>RMA - Planning</p> <p>WRA RMA - Planning</p>	Ongoing unless otherwise stated	

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2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the Zoning Administrator for Assessor's Parcel Number 009-431-034-000 on December 11, 2009. The permit was granted subject to 13 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)	Obtain appropriate form from the RMA-Planning Department. The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner/ Applicant RMA- Planning	Prior to the issuance of grading and building permits or commencement of use.	
3.		PD032(A) - PERMIT EXPIRATION The permit shall be granted for a time period of 4 years, to expire on December 10, 2013 unless use of the property or actual construction has begun within this period. (RMA – Planning Department)	The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.	Owner/ Applicant	As stated in the conditions of approval	
4.		PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (RMA - Planning Department)	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/ Archaeo- logist	Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
5.		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	
6.		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	Ongoing	
7.		PD016 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "An Archeological report has been prepared for this parcel by Susan Morley, dated September 2009 and is on record in the Monterey County RMA - Planning Department, Library No. 090425. All development shall be in accordance with this report." (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.	
			Submit proof that all development has been implemented in accordance with the report to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to Final	

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RMA – Public Works Department						
8.		PW0005 – ENCROACHMENT (STD DRIVEWAY) Obtain an encroachment permit from the Department of Public Works and construct a standard driveway connection to Stewart Way. (Public Works)	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	
Monterey County Water Resources Agency						
9.		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)	Compliance to be verified by building inspector at final inspection	Owner/ Applicant	Prior to final building inspection/ 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>
10.		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	
Fire Agency (Cypress F.P.D)						
11.		FIRE007 - DRIVEWAYS 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	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.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Cypress Fire Protection District)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
12.		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. Responsible (Cypress Fire Protection 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.	

