

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> February 9, 2011 <b>Time:</b> 1:45 p.m.	<b>Agenda Item No.:</b> 4
<b>Project Description:</b> Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the construction of a 6,058 square foot single family dwelling with attached 1,167 square foot garage; 2) a Coastal Development Permit to allow a new 850 square foot Caretaker's Unit with 675 square foot garage; 3) a Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat; and 4) Design Approval.	
<b>Project Location:</b> 164 Corona Road	<b>APN:</b> 241-221-011-000
<b>Planning File Number:</b> PLN080046	<b>Owner:</b> Stephen P. Hartnett <b>Agent:</b> Doc Etienne w/Noland, Hamerly, Etienne & Hoss
<b>Planning Area:</b> Carmel Area Land Use Plan	<b>Flagged and staked:</b> Yes
<b>Zoning Designation:</b> "WSC"/40 (CZ) and WSC/80 (CZ)" [Watershed and Scenic Conservation 40/ 80 acres per unit (Coastal Zone)]	
<b>CEQA Action:</b> Mitigated Negative Declaration	
<b>Department:</b> RMA - Planning Department	

### RECOMMENDATION:

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

- 1) Approve PLN080046, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**);

### PROJECT OVERVIEW:

This project consists of a 6,058 square foot, two-story single family dwelling with attached garage, carport, Caretaker's Unit with garage, water tanks, new septic tank and leach fields, and associated grading (2,700 cut/100 fill). Twenty (20) Monterey Pine trees ranging in size from 4 to 6 inches in diameter will be removed for the proposed development and approximately 12,000 square feet of Coastal Scrub habitat including Hooker's Manzanita will be affected.

On December 8, 2011, the Zoning Administrator adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan for the Board to review for the Amended Conservation and Scenic Easement Deed; and adopted a Resolution of Intent to approve the project. It was the Zoning Administrator's decision that once the Amended Conservation and Scenic Easement had been approved by the Board, staff would return the project to the Zoning Administrator for final action. On January 24, 2012, the Board of Supervisors accepted and executed the Amended Conservation and Scenic Easement for the relocation for the building envelope. Therefore, staff is recommending that the Zoning Administrator approve the project.

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

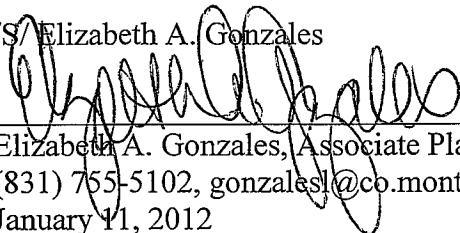
- √ RMA - Public Works Department
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ Carmel Highlands Fire Protection District
- √ California Coastal Commission

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by the RMA-Public Works Department, Environmental Health Bureau, Water Resources Agency

and Carmel Highlands Fire Protection District have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (Exhibit B).

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

/s/ Elizabeth A. Gonzales



Elizabeth A. Gonzales, Associate Planner  
(831) 755-5102, gonzalesl@co.monterey.ca.us  
January 11, 2012

cc: Front Counter Copy; Zoning Administrator; Carmel Highlands Fire Protection District; Public Works Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Bob Schubert, Senior Planner; Wanda Hickman, Planning Services Manager; Elizabeth Gonzales, Project Planner; Carol Allen, Senior Secretary; Hartnett, Owner; Myron Etienne, Agent; The Open Monterey Project; LandWatch; Planning File PLN080046

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

## EXHIBIT A

### Project Information for PLN080046

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#### Project Information:

<b>Project Name:</b>	HARTNETT STEPHEN P		
<b>Location:</b>	164 CORONA RD CARMEL		
<b>Permit Type:</b>	Combined Development Permit		
<b>Environmental Status:</b>	Mitigated Negative Declaration	<b>Final Action Deadline (884):</b>	10/1/2011
<b>Existing Structures (sf):</b>	0	<b>Coverage Allowed:</b>	10%
<b>Proposed Structures (sf):</b>	8664	<b>Coverage Proposed:</b>	.001%
<b>Total Sq. Ft.:</b>	8664	<b>Height Allowed:</b>	24 feet
<b>Tree Removal:</b>	20 MONTEREY PINE	<b>Height Proposed:</b>	23 feet
<b>Water Source:</b>	PRIVATE WELL	<b>FAR Allowed:</b>	n/a
<b>Water Purveyor:</b>	n/a	<b>FAR Proposed:</b>	n/a
<b>Sewage Disposal (method):</b>	SEPTIC SYSTEM	<b>Lot Size:</b>	3615480
<b>Sewer District:</b>	n/a	<b>Grading (cubic yds.):</b>	2800

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#### Parcel Information:

<b>Primary APN:</b>	241-221-011-000	<b>Seismic Hazard Zone:</b>	III
<b>Applicable Plan:</b>	Carmel LUP	<b>Erosion Hazard Zone:</b>	High
<b>Advisory Committee:</b>	Carmel/Carmel Highlands Advisory Committee	<b>Fire Hazard Zone:</b>	Very High
<b>Zoning:</b>	WSC/80 (CZ)	<b>Flood Hazard Zone:</b>	n/a
<b>Land Use Designation:</b>	Carmel LUP	<b>Archaeological Sensitivity:</b>	moderate
<b>Coastal Zone:</b>	Carmel LCP	<b>Viewshed:</b>	N
<b>Fire District:</b>	Carmel Highlands	<b>Special Setbacks on Parcel:</b>	N

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#### Reports on Project Parcel:

<b>Soils Report #:</b>	LIB110129
<b>Biological Report #:</b>	LIB070305
<b>Geologic Report #:</b>	LIB110130
<b>Forest Management Rpt. #:</b>	n/a
<b>Archaeological Report #:</b>	n/a
<b>Traffic Report #:</b>	n/a

**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:

**HARTNETT, STEPHEN P. (PLN080046)**

**RESOLUTION NO. ----**

Resolution by the Monterey County Zoning  
Administrator:

- 1) Approving a Combined Development Permit consisting of: a) a Coastal Administrative Permit to allow the construction of a 6,058 square foot single family dwelling with attached 1,167 square foot garage; b) a Coastal Development Permit to allow a 990 square foot Caretaker's Unit with 449 square foot garage; c) a Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat area (ESHA); and d) Design Approval;

[PLN080046, Hartnett, Stephen P., 164 Corona Road, Carmel Area Land Use Plan (APN: 241-221-011-000)]

**The Hartnett application (PLN080046) came on for public hearing before the Monterey County Zoning Administrator on December 8 and February 9, 2011. 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 1982 Monterey County General Plan;
  - Carmel Area Land Use Plan;
  - Monterey County Coastal 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) The property is located at 164 Corona Road, Carmel (Assessor's Parcel Number 241-221-011-000), Carmel Area Land Use Plan. The parcel is zoned "WSC/40 (CZ) and WSC/80 (CZ)" [Watershed and Scenic

Conservation 40/80 acres per unit (Coastal Zone)], which allows for residential development. Therefore, the project is an allowed land use for this site.

- c) The proposed project consists of the construction of a 6,058 square foot, two-story single family dwelling with a 1,167 square foot attached garage with a 449 square foot carport in front of the garage, an 850 square foot Caretaker's Unit with 676 square foot garage, 4,837 square feet of impervious area for a driveway, patio, and walkways, installation of two 5,000 gallon water tanks, installation of a new septic tank and leach fields, and approximately 2,800 cubic yards of grading (2,700 cut/100 fill) and development within 100 feet of Environmentally Sensitive Habitat (ESHA). Entitlements include:
- Coastal Administrative Permit to allow the construction of the single family dwelling with an garage;
  - Coastal Development Permit to allow a caretaker's unit with a garage;
  - Coastal Development Permit to allow development within 100 feet of ESHA; and
  - Design Approval.

Pursuant to Section 20.17.060 of the Monterey County Code, the application meets all site development standards required for the above entitlements.

- d) The project planner conducted a site inspection on October 6, 2010 to verify that the project on the subject parcel conforms to the plans listed above.
- e) **ESHA.** The project includes application for development within 100 feet of environmentally sensitive habitat areas (ESHA). In accordance with the applicable policies of the Carmel Area Land Use Plan and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the authority to grant said permit has been met. (See Finding #8).
- f) **CARETAKER UNIT.** The subject project meets the regulations, standards and circumstances for a caretaker unit (See Finding #7).
- g) **TREE REMOVAL.** Approximately 20 small Monterey pine trees would be removed for grading and development (less than 12 inches in diameter), and therefore, do not require an additional entitlement for their removal. These small pines do not contribute to the scenic qualities of the site nor do they provide habitat for nesting birds and other animal species. In addition, there are several pines located near where development will occur that can be preserved. A standard condition of approval requires tree protection measures for trees near the proposed development (Condition #11). Replanting trees is not recommended because, due to the balance of chaparral and pine forest that is established at the site, it would not be desirable to replace existing chaparral with planted pine trees.
- h) **VIEWSHED.** Staking and flagging of the proposed building location and height could not be seen with unaided vision from Highway 1 or Point Lobos due to topography, vegetation, and distance. The staking and flagging were located in the area of the proposed new building envelope location. The new building envelope is set back slightly

further from the west-facing crest of the ridge top than the original building envelope location, lending to a lesser degree of visibility than if the building envelope were not changed. The proposed structure will not be visible from Highway 1, Point Lobos, or other scenic vista areas. Therefore, there are no visual resource issues.

- i) **DESIGN APPROVAL.** Pursuant to Chapter 20.44, Design Control Zoning Districts, the project requires design review of structures to make sure they are appropriate to assure protection of the public viewshed, neighborhood character, and assure visual integrity. The proposed dwelling and caretaker unit have been designed with earth-toned colors and materials, including stone veneer, light beige stucco, and mission clay tile roofing which are materials that provide little or no reflectivity. In addition, a standard condition of approval will minimize visibility of lighting and off-site glare by requiring review of lighting plans for appropriate intensity and design so that only the areas intended will be illuminated and off-site glare is fully controlled (Condition #10).
- j) The project was reviewed at the Carmel Land Use Advisory Committee (LUAC) on October 10, 2011. The LUAC recommended (5-0) vote to approve the project with no comments.
- k) 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 PLN080046.

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 Bureau, 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 aesthetics, biological resources, greenhouse gas emissions, land use/planning, hazards/hazardous materials and geology/soils. 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:
    - “Geotechnical Report” (LIB110130) prepared by Grice Engineering, Inc., Salinas, CA, January, 2008.
    - “Percolation and Groundwater Study with Septic Recommendations” (LIB110129) prepared by Grice Engineering, Inc., Salinas, CA, January 2009 and revised March 2009.
    - “Biological Report” (LIB070305) prepared by Jud Vandever, Carmel, CA, May 3, 2007.
    - “Preliminary Archaeological Reconnaissance” (LIB110131) prepared by Archaeological Consulting, January 6, 2010.
  - c) Staff conducted site inspections on April 9, 2010 and October 6, 2010 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 Department for the proposed development found in Project File PLN080046.

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 RMA - Planning Department, Carmel Highlands Fire Protection District, Public Works, Environmental Health Bureau, and 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 will be provided from a test well installed and inspected under a previous permit (PLN070033) that will be converted to a permanent well as part of the proposed project. Sewage disposal will be provided by a new septic system. The project will be served by electric power from an existing underground PG&E service.
  - c) Preceding Findings #1 and #2 and supporting evidence for PLN080046.

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 April 9, 2010 and October 6, 2010 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 PLN080046.

5. **FINDING:** **CEQA (Mitigated Negative Declaration)** - On the basis of the whole record before the Monterey County Zoning Administrator, there is no substantial evidence that the proposed project as designed, conditioned and mitigated, will have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment and

- analysis of the County.
- EVIDENCE:**
- a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review if there is substantial evidence that the project may have a significant effect on the environment.
  - b) The Monterey County Planning Department prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of the Planning Department and is hereby incorporated by reference (PLN080046).
  - c) The Initial Study provides substantial evidence based upon the record as a whole, that the project would not have a significant effect on the environment. Staff accordingly prepared a Mitigated Negative Declaration.
  - d) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. A Condition Compliance and Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with Monterey County regulations and is designed to ensure compliance during project implementation and is hereby incorporated herein by reference. The applicant must enter into an "Agreement to Implement a Mitigation Monitoring and/or Reporting Plan as a condition of project approval (Condition #6).
  - e) The Draft Mitigated Negative Declaration ("MND") for PLN080046 was prepared in accordance with CEQA and circulated for public review from July 8, 2011 through August 8, 2011 (SCH#: 2011071023).
  - f) Issues that were analyzed in the Mitigated Negative Declaration include: aesthetics, forest resources, air quality, biological resources, geology/soils, greenhouse gas emissions, hazards/hazardous materials, and land use/planning.
  - g) The proposed development will require removal of seven hooker's manzanita shrubs. To ensure no net loss of Hooker's Manzanita, a mitigation measure would require the applicant/owner to consult with a qualified biologist to ensure that cuttings sufficient to ensure that at least seven locally genetic Hooker's Manzanita plants will be regenerated at the site (Condition #16/Mitigation Measure #1). The parcel is located in a very high fire State Responsibility area. To aid in the preservation of remaining habitat, and the protection of the structures, one hundred feet of vegetation clearance is required for defensible space around the structures. Condition #17/Mitigation Measure #2 required the applicant to prepare a Fire Hazard Mitigation Plan that would preserve as much native vegetation as possible within the defensible space required by the fire department (**see Finding #9**).
  - h) Evidence that has been received and considered includes: the application, technical studies/reports (*see Finding 2/Site Suitability*), staff reports that reflect the County's independent judgment, and information and testimony presented during public hearings (as applicable). These documents are on file in the RMA-Planning Department (PLN080046) and are hereby incorporated herein by reference.
  - i) Staff analysis contained in the Initial Study and the record as a whole



indicate the project could result in changes to the resources listed in Section 753.5(d) of the Department of Fish and Game (DFG) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources. The site supports environmentally sensitive habitat. For purposes of the Fish and Game Code, the project will have a significant adverse impact on the fish and wildlife resources upon which the wildlife depends. State Department of Fish and Game reviewed the MND to comment and recommend necessary conditions to protect biological resources in this area. Therefore, the project will be required to pay the State fee plus a fee payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination (NOD).

- j) No comments from the public were received.
- k) On December 8, 2011, the Zoning Administrator adopted the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan for the Board to review in order to approve the Amended Conservation and Scenic Easement Deed on January 24, 2012.
- l) The Monterey County Planning Department, located at 168 W. Alisal, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.

6. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
  - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 3 in 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) 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 PLN080046.
  - e) The project planner conducted a site inspection on April 9, 2010 and October 6, 2010.

7. **FINDING:** **CARETAKER UNIT** – The subject project meets the regulations, standards and circumstances for caretaker units in accordance with the applicable goals, policies, and regulations of the applicable area plan and zoning codes.

- EVIDENCE:**
- a) That the establishment of the caretaker unit will not, under the circumstances of the particular application, be detrimental to the health,

safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of the County (see Finding 3).

- b) All zoning violation abatement costs, if any, have been paid (see Finding 4).
- c) The subject property upon which the caretaker unit is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of this Title. The caretaker unit meets site development standards for a habitable accessory structure with regard to height and setbacks required in the Watershed and Scenic Conservation zoning district.
- d) That adequate sewage disposal and water supply facilities are readily available from a test well installed and inspected under a previous permit (PLN070033) and a new septic system, as approved by the Director of Environmental Health (**see Finding 3**).
- e) That the proposed caretaker unit will not adversely impact traffic conditions in the area. The property is located within a small gated community above the Highlands on Corona Road. The owner lives out of state and needs a caretaker to live on site in order to provide security to the main residence.
- f) 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 PLN080046.
- g) Caretaker Units shall not be allowed on parcels less than 40 acres in the Carmel Planning Area and shall not count towards maximum density. The parcel consists of 84 acres and therefore, meeting the required 40 acre minimum in the Carmel Area Land Use Plan.
- h) A condition of approval is required for the applicant to record a deed restriction stating that all regulations are met for a caretaker unit (Condition #14).
- i) The applicant travels extensively and needs someone to maintain the grounds and provide security to the main structure.

8. **FINDING:**

**ESHA** – The subject project minimizes impact on environmentally sensitive habitat areas in accordance with the applicable goals and policies of the applicable area plan and zoning codes.

**EVIDENCE:**

- a) The project includes application for development within 100 feet of environmentally sensitive habitat areas (ESHA). In accordance with the applicable policies of the Carmel Area Land Use Plan and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the authority to grant said permit has been met.
- b) Pursuant to Section 20.146.040.B.3 of the Coastal Implementation Plan (Part 4), land uses adjacent to locations of environmentally sensitive habitats must be compatible with the long-term maintenance of the resources. New land uses are considered compatible only in a situation in which the proposal incorporates necessary site planning and design features which protect habitat impacts and which do not set a precedent for continued land development with the potential to degrade the resource. Maritime Chaparral mixed with pine forest covers most of the site. The chaparral is comprised of Manzanita bushes including

threatened Hooker's Manzanita and Monterey Ceanothus. Potential impacts to the habitat were evaluated under the permit that created the building envelope (PC6251) and those impacts were fully mitigated by placing the property outside the envelope in an easement. The proposed building envelope contains similar vegetation compared to the existing envelope. Although the impacts are mitigated through the conservation easement, the proposed development will require removal of seven hooker's manzanita shrubs. To ensure no net loss of Hooker's Manzanita, a mitigation measure would require the applicant/owner to consult with a qualified biologist to ensure that cuttings sufficient to ensure that at least seven locally genetic Hooker's Manzanita plants will be regenerated at the site (see Condition #16/Mitigation Measure #1).

- c) Deed restrictions or dedications of permanent conservation easements covering the habitat and necessary buffer shall be required as conditions of approval for discretionary permits (20.146.040.B.7 CIP). The applicant proposed relocating an approved building envelope by amending a record of survey found in Volume 16 Page 99 of the Monterey County Records. The Record of Survey was filed pursuant to Monterey County permit number PC-6251. PC-6251 required establishment of building envelopes for four (4) parcels located off of Corona Road including the subject property (Parcel D) and granting of a conservation and scenic easement over the land outside of the building envelope. The Conservation and Scenic Easement Deed recorded at the Monterey County Recorder's Office, document number 35437 located at Reel 2520 page 335. The Conservation and Scenic Easement Deed was amended and executed on January 24, 2012, to except the new building envelope location and include the area where the previous envelope was located. Staff supports the request to revise the existing building envelope because it moves the envelope outside of the viewshed, reduces tree removal, and reduces removal of environmentally sensitive habitat. The Amended Conservation and Scenic Easement Deed was approved by the Board of Supervisors on January 24, 2012.
- d) The project planner conducted a site inspection on April 9, 2010 and October 6, 2010 to verify ESHA locations and potential project impacts to ESHA.
- 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 PLN080046.
- f) Preceding Findings #2, #3 and #5 and supporting evidence for PLN080046.

9. **FINDING:** **WILDFIRE PROTECTION STANDARDS IN STATE RESPONSIBILITY AREAS** – The subject project, as conditioned, will ensure standardized basic emergency access and fire protection pursuant to Section 4290 of the Public Resource Code.

- EVIDENCE:**
- a) The proposed project is within the Monterey County State Responsibility Area.
  - b) The parcel is located above the Carmel Highlands at 164 Corona Road, east of Point Lobos State Park. The site contains over 84 acres between

Gibson Creek to the north and Wildcat Creek to the south. The site is steep and densely covered with chaparral and can only be accessed from Highway 1 through the Carmel Highlands on either Corona Road or Mount Devon Road. Both roads become decomposed granite surface that meander through the rough terrain with sharp switch-backs. The existing building envelope at the site is located just south of Corona Road and is approximately 0.61 acres in size. The new building envelope is proposed just north of Corona Road and would contain the same amount of area. Vegetation within the proposed building envelope includes a mixture of small pine trees and dense chaparral. Adjacent to the proposed building envelope is a stand of redwood trees.

- c) To aid in the preservation of the remaining on-site habitat, fire clearance and landscaping are the main concerns. One hundred feet of vegetation clearance is required for defensible space around the home. Fire clearance will need to be controlled to strike a balance between the need to provide adequate fire clearance for health and safety of residents while not clear-cutting sensitive vegetation beyond the minimum necessary. The Carmel Highlands Fire Protection District recognizes the need to balance these two objectives and in similar cases has allowed for thinning and removal of dead limbs and vegetation from 30 feet to 100 feet around dwellings. A mitigation measure would require a Fire Hazard Mitigation Plan that achieves this balance and is acceptable to the fire department (Condition #17/Mitigation Measure #2).
- d) The Carmel Highlands Fire District has added an additional condition to ensure all wildfire protection standards are met (Condition #25).

10. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:**
- a) Section 20.86.030 Monterey County Zoning Ordinance (Board of Supervisors).
  - b) Section 20.86.080 Monterey County Zoning Ordinance (Coastal Commission). The project is subject to appeal by/to the California Coastal Commission because project involves development that is permitted in the underlying zone as a conditional use such as environmentally sensitive habitat and a caretakers unit.

### DECISION

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

1. Approve Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the construction of a 6,058 square foot single family dwelling with attached 1,167 square foot garage; 2) a Coastal Development Permit to allow an 850 square foot Caretaker's Unit with 676 square foot garage; 3) a Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat area (ESHA); and 4) Design Approval, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference;

**PASSED AND ADOPTED** this 9<sup>th</sup> day of February, 2011:

\_\_\_\_\_  
Jacqueline R. Onciano, 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 AND IS / IS NOT APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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 3 years after the above date of granting thereof unless construction or use is started within this period.

# Monterey County Planning Department

## Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN080046

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** This permit for a Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the construction of a 6,058 square foot single family dwelling with attached 1,167 square foot garage; 2) a Coastal Development Permit to allow a new 850 square foot Caretaker's Unit with 675 square foot garage; 3) a Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat area (ESHA); and 4) Design Approval. The property is located at 164 Corona Road, Carmel (Assessor's Parcel Number 241-221-011-000), Carmel Area Land Use Plan, Coastal Zone, was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.  
(RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

### 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice, for Resolution No. 11-053 for Assessor's Parcel Number 241-221-011-000), approved by the Zoning Administrator on December 8, 2011, with the statements, "The permit was granted subject to 32 conditions of approval which run with the land" and "A copy of the permit is on file with the Monterey County RMA - Planning Department."  
Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use.  
(RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.

### 3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** 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 Register 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 recovery. (RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** A NOTE SHALL BE PUT ON THE CONSTRUCTION PLANS THAT: The Owner/Applicant shall adhere to this condition on an on-going basis. 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.

### 4. PD032(A) - PERMIT EXPIRATION

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The permit shall be granted for a time period of 3 years, to expire on the Final Decision Date unless use of the property or actual construction has begun within this period. (RMA-Planning Department)

**Compliance or Monitoring Action to be Performed:** Prior to the expiration date stated in the condition, the Owner/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.

### 5. PD005 - FISH & GAME FEE NEG DEC/EIR

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** Pursuant to the State Public Resources Code Section 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Within five (5) working days of project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of the RMA - Planning Department.

If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to the Director of the RMA - Planning Department prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

## 6. PD006 - MITIGATION MONITORING

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14 Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement.  
(RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Within sixty (60) days after project approval or prior to the issuance of building and grading permits, whichever occurs first, the Owner/Applicant shall:

- 1) Enter into agreement with the County to implement a Mitigation Monitoring Program.
- 2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.

## 7. PD007- GRADING WINTER RESTRICTION

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** 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)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant, on an on-going basis, shall obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.

## 8. PD021 - DEED RESTRICTION-FIRE HAZARD

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** Prior to the issuance of a building permit the applicant shall record a deed restriction which states: "The parcel is located in a high fire hazard area and development may be subject to certain restrictions as per section(s) of the Coastal Implementation Plan and per the standards for development of residential property."  
(RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading or building permits, the Owner/Applicant shall submit a signed and notarized document to the Director of RMA-Planning Department for review and signature by the County.

Prior to occupancy or commencement of use, the Owner/Applicant shall submit proof of recordation of the document to the Director of the RMA-Planning Department.



**9. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)**

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** 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. (RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan and Biological Survey. All landscape plans shall be signed and stamped by licensed professional under the following statement, I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by the RMA-Planning Department, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey County Water Resources Agency for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit the RMA-Planning Department approved landscape plans, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to the RMA-Building Services Department.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the 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.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

## 10. PD014(A) - LIGHTING-EXTERIOR LIGHTING PLAN

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** 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 three (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)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of building permits, the Owner/Applicant shall 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.

Prior to occupancy and on an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

## 11. PD011 - TREE AND ROOT PROTECTION

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** Trees which are located close to 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 certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of 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 certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits.  
(RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to the RMA - Planning Department for review and approval.

During construction, the Owner/Applicant/Arborist shall 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.

Prior to final inspection, the Owner/Applicant shall 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.

**12. PD010 - EROSION CONTROL PLAN**

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** 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 RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services.  
(RMA - Planning Department and RMA - Building Services Department)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits, the Owner/Applicant shall submit an Erosion Control Plan to the RMA - Planning Department and the RMA - Building Services Department for review and approval.

The Owner/Applicant, on an on-going basis, shall 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.

**13. PD009 - GEOTECHNICAL CERTIFICATION**

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report.  
(RMA - Planning Department and Building Services Department)

**Compliance or Monitoring Action to be Performed:** Prior to final inspection, the Owner/Applicant/Geotechnical Consultant shall submit certification by the geotechnical consultant to the RMA-Building Services Department showing project's compliance with the geotechnical report.

**14. PD018(B) - DEED RESTRICTION-CARETAKER UNIT (COASTAL)**

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Deed Restriction stating the regulations applicable to a caretaker unit:  
\* Only 1 (one) caretaker unit per lot shall be allowed.  
\* The caretaker shall be employed principally on the lot for purposes of care and protection of persons, plants, animals, equipment, or other facilities on-site or on contiguous lots under same ownership.  
\* The maximum floor area for a caretaker unit is 850 square feet.  
\* A minimum of 1 covered off-street parking space shall be provided for the caretaker unit.  
\* The caretaker unit shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect.  
\* Subsequent subdivisions which divide a main residence from a caretaker unit shall not be permitted except where lots created meet minimum lot size and density requirements of the existing zoning. (RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading or building permits, the Owner/Applicant shall submit the signed and notarized document to the Director of RMA-Planning Department for review and signature by the County.

Prior to occupancy or commencement of use, the Owner/Applicant shall submit proof of recordation of the document to the RMA-Planning Department.

**15. PD035 - UTILITIES UNDERGROUND**

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** All new utility and distribution lines shall be placed underground. (RMA - Planning Department; Public Works)

**Compliance or Monitoring Action to be Performed:** On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.

## 16. MITIGATION MEASURE #1 - REPLANTING MANZANITA

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** Mitigation Measure #1: The applicant/owner shall consult with a qualified biologist to ensure that cuttings sufficient to ensure that at least 7 locally genetic Hooker's Manzanita plants can be regenerated for replanting at the site following construction activities prior to any grading or vegetation removal activities at the site. The biologist/owner shall ensure that the at least 7 Hooker's Manzanita of local genetic stock are replanted at the site following completion of construction activities. The survivability of the replanting shall be monitored. (RMA Planning Department)

**Compliance or Monitoring Action to be Performed:** Monitoring Action 1A:  
Prior to grading or vegetation removal the applicant/owner shall have a qualified biologist take cuttings of Hooker's Manzanita at the site for the purpose of generating new health plants of local genetic stock. Prior to issuance of permits, the biologist shall submit a letter to the RMA Planning Department verifying that cuttings have been obtained and that plants will be grown from these cuttings for planting within the landscape at the subject property.

Monitoring Action 1B:  
Prior to final building inspection, the applicant shall demonstrate to the satisfaction of the RMA Planning Department that at least 7 Hooker's Manzanita plants of local genetic stock have been planted at the site.

Monitoring Action 1C:  
Six months following the replanting of the Hooker's Manzanita, the applicant/owner shall submit a report from a qualified biologist describing the health and condition of the replanted shrubs. If there is shrub mortality resulting in fewer than 7 Hooker's Manzanita remaining, the applicant/owner shall have clippings taken from nearby Manzanita and the actions required by this mitigation shall start over until a 1:1 replacement is achieved

## 17. MITIGATION MEASURE #2 - FIRE MITIGATION PLAN

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** Mitigation Measure #2: Prior to the final decision on the Coastal permits, the owner/applicant shall prepare a Fire Hazard Mitigation Plan that would preserve as much native vegetation as possible within the defensible space required by the fire department. The owner/applicant shall have the plans reviewed and approved by the Carmel Highlands Fire Department representative and the RMA - Planning Department before the hearing is set. The Fire Mitigation Plan shall be incorporated into the permit and fire clearance shall be done in conformance with the plan. (RMA Planning Department)

**Compliance or Monitoring Action to be Performed:** Monitoring Action 2A:  
Prior to issuance of building permits the owner/applicant shall incorporate the Fire Hazard Mitigation Plan into the design and enumerate as Fire Dept. Notes on plans.

Monitoring Action 2B:  
Prior to final inspection the owner/applicant shall schedule a fire department clearance inspection for review and approval of fire clearance around the structure and other appropriate fire conditions.

Monitoring Action 2C:  
Ongoing annual maintenance to remove dead vegetation within the defensible space as directed by the Carmel Highlands Fire Department shall be required and is the sole responsibility of the owner/occupant.

**18. WR2 - STORMWATER CONTROL**

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Stormwater runoff from impervious surfaces shall be dispersed at multiple points, away from and below any septic leach fields, over the least steep available slopes, with erosion control at outlets. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval. Prior to issuance of any grading or building permits.

**19. WR40 - WATER CONSERVATION MEASURES**

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:

- a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.
- b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Compliance to be verified by building inspector at final inspection. Prior to final building inspection/occupancy

**20. WR43 - WATER AVAILABILITY CERTIFICATION**

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** 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)

**Compliance or Monitoring Action to be Performed:** Submit the Water Release Form to the Water Resources Agency for review and approval. Prior to issuance of any building permits

**21. PW0043 ¿ REGIONAL DEVELOPMENT IMPACT FEE**

**Responsible Department:** Public Works Department

**Condition/Mitigation Monitoring Measure:** Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule. (Public Works)

**Compliance or Monitoring Action to be Performed:** Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Prior to issuance of Building Permits

**22. FIRE011 - ADDRESSES FOR BUILDINGS**

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** 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. Responsible Land Use Department: Carmel Highlands Fire District.

**Compliance or Monitoring Action to be Performed:** Applicant shall incorporate specification into design and enumerate as Fire Dept. Notes on plans. Prior to issuance of building permit.  
Applicant shall schedule fire dept. clearance inspection                      Prior to final building inspection

**23. FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL)**

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** For development of structures totaling less than 3,000 square feet on a single parcel, the minimum fire protection water supply shall be 4,900 gallons. For development of structures totaling 3,000 square feet or more on a single parcel, the minimum fire protection water supply shall be 9,800 gallons. For development of structures totaling more than 10,000 square feet on a single parcel, the reviewing authority may require additional fire protection water supply. Other water supply alternatives, including ISO Rural Class 8 mobile water systems, may be permitted by the fire authority to provide for the same practical effect. The quantity of water required by this condition shall be in addition to the domestic demand and shall be permanently and immediately available. Carmel Highlands Fire District.

**Compliance or Monitoring Action to be Performed:** Applicant shall incorporate specification into design and enumerate as Fire Dept. Notes on plans. Prior to issuance of grading and/or building permit.  
Applicant shall schedule fire dept. clearance inspection                      Prior to final building inspection

**24. FIRE015 - FIRE HYDRANTS/FIRE VALVES**

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. Carmel Highlands Fire District.

**Compliance or Monitoring Action to be Performed:** Applicant shall incorporate specification into design and enumerate as Fire Dept. Notes on plans. Prior to issuance of grading and/or building permit.  
Applicant shall schedule fire dept. clearance inspection Prior to final building inspection

**25. FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)**

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** Manage combustible vegetation within a minimum of 100 feet of structures (or to the property line). 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. Carmel Highlands Fire District.

**Compliance or Monitoring Action to be Performed:** Applicant shall incorporate specification into design and enumerate as Fire Dept. Notes on plans. Prior to issuance of grading and/or building permit.  
Applicant shall schedule fire dept. clearance inspection. Prior to final building inspection

**26. FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)**

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** 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. Carmel Highlands Fire District.

**Compliance or Monitoring Action to be Performed:** Applicant shall enumerate as Fire Dept. Notes on plans. Prior to issuance of building permit.  
Applicant shall schedule fire dept. rough sprinkler inspection. Prior to framing inspection  
Applicant shall schedule fire dept. final sprinkler inspection. Prior to final building inspection



**27. FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE)**

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. Carmel Highlands Fire District.

**Compliance or Monitoring Action to be Performed:** Applicant shall enumerate as Fire Dept. Notes on plans. Prior to issuance of building permit.

**28. EHSP01 - NEW WATER SYSTEM PERMIT (NON-STANDARD)**

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** Pursuant to Monterey County Code Chapter 15.04, Domestic Water Systems, obtain a new water system permit from the Environmental Health Bureau. (Environmental Health)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading/building Owner/Applicant shall submit necessary application, reports and testing results to Environmental Health Bureau for review and approval.

**29. EHSP02 - WELL PROTECTION ZONE (NON-STANDARD)**

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** Submit a map showing the proposed well protection zone at 164 Corona Rd, Carmel (APN 241-221-011-000) that will serve water to the subject parcel APN 241-221-011-00. The well protection zone shall be identified as "Well Protection Zone" and no residential use or any other development shall take place on the lot, other than those uses associated with the well. The well lot shall meet the requirements of the Water Works Standards. (Environmental Health)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of Grading/ Building Permit the applicant/owner shall Submit a map showing the proposed well protection zone at 164 Corona Rd, Carmel that will serve water to the subject parcel APN 241-221-011-000. To EHB for review and approval.

**30. EHSP03 - FIRE FLOW STANDARDS (NON-STANDARD)**

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** Design the water system improvements to meet fire flow standards as required and approved by the local fire protection agency. (Environmental Health)

**Compliance or Monitoring Action to be Performed:** Prior to installing system improvements Applicant/Owner shall Submit plans for the proposed water system improvements to the local fire protection agency for review and approval. Submit a set of signed or wet-stamped water system plans approved by the local fire protection agency to EHB for review and approval.

**31. EHSP04 DEED NOTIFICATION & PERCOLATION TESTING REPORT (NON-STANDARD)**

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** A deed notification shall be recorded concurrently with the final/parcel map with the Monterey County Recorder which states: "A soils and percolation report has been prepared for this parcel by Grice Eng. & Geo., dated January 1, 2009 and is on record at the Environmental Health Bureau, Monterey County, File Number PLN 080046. All proposed development shall be in compliance with this report and the recommendations therein, including the recommendations regarding septic system layout on the site map within report C-1" (Environmental Health)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of Grading/Building Permit, the Owner/Applicant/Engineer shall Submit a draft deed notice for review and approval by the Environmental Health Bureau prior to filing the final map / parcel map. Record the deed notification with the Monterey County Recorder and provide proof to Environmental Health and P&BI.

**32. PD041 - HEIGHT VERIFICATION**

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of the RMA - Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA - Planning Department and Building Services Department)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading or building permits, the Owner/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.

Prior to the foundation pre-pour inspection, the Owner/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 first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer 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.

# STEVE HARTNETT RESIDENCE

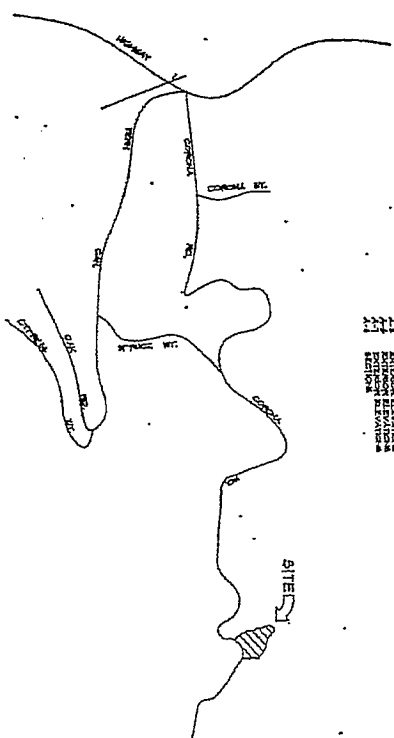
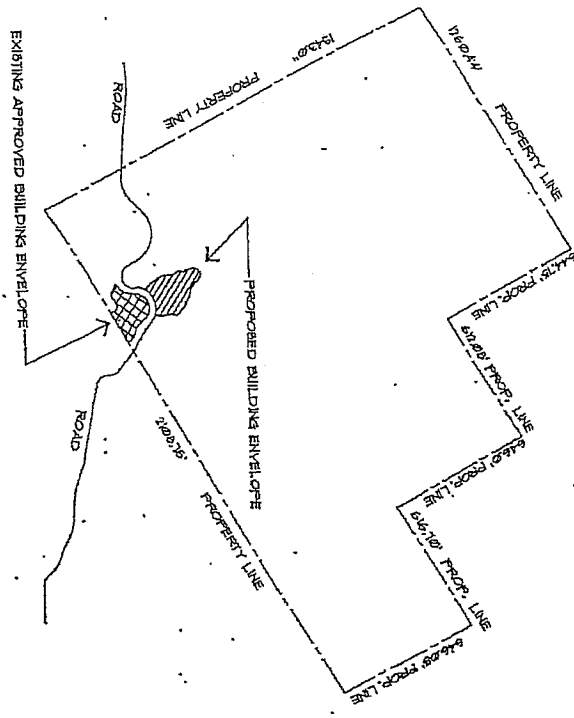
## NEW SINGLE FAMILY RESIDENCE

### PROJECT DATA

ARTICULAR: 1941 HILL DRIVE, SUITE 200, GLENVIEW, ILL. 60045  
 DATE: 12/15/88  
 SHEET NO.: 1  
 SHEET TOTAL: 1  
 DRAWING TITLE: NEW SINGLE FAMILY RESIDENCE  
 CLIENT: STEVE HARTNETT  
 PROJECT NO.: 1941 HILL DRIVE, SUITE 200, GLENVIEW, ILL. 60045  
 PROJECT NAME: NEW SINGLE FAMILY RESIDENCE

### DRAWING INDEX

- 1.1 SITE PLAN
- 1.2 FLOOR PLAN
- 1.3 EXTERIOR ELEVATIONS
- 1.4 INTERIOR ELEVATIONS
- 1.5 SECTION



VICINITY MAP  
 NORTH

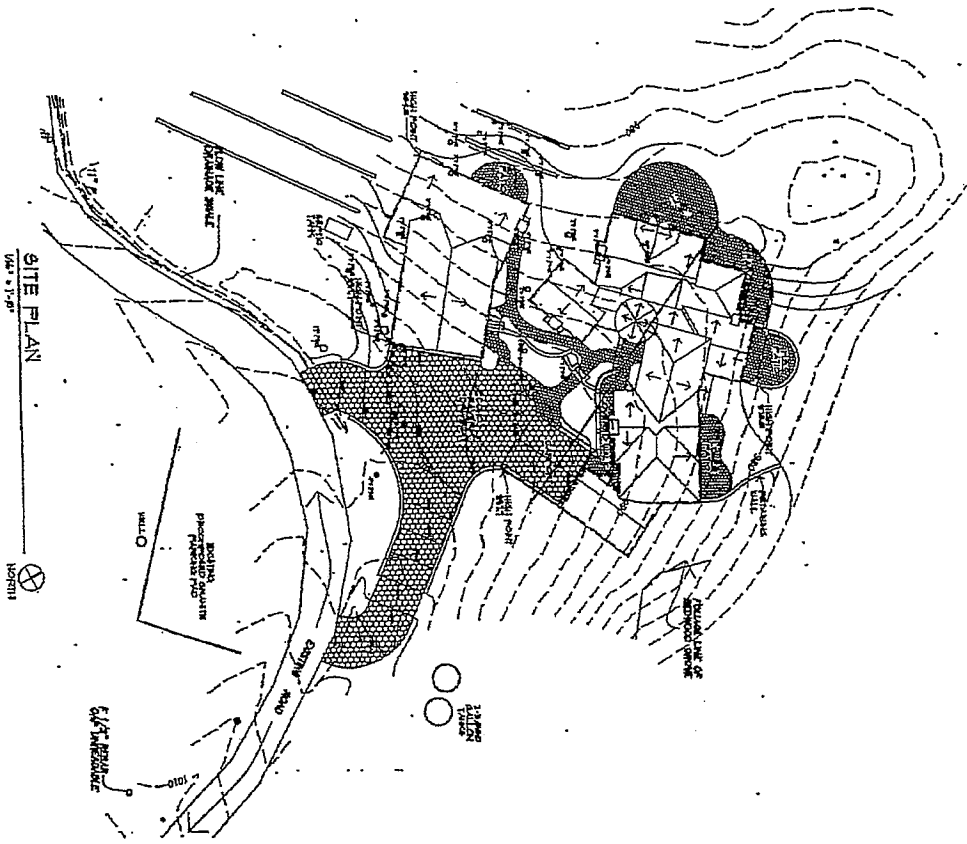
NO.	DATE	REVISIONS

**WILLIAM C. CEFFORD**  
 ARCHITECT  
 91 VIA CILARSON MONTEREY, CA 93940  
 (831) 373-4567 MONTEREY / CA 93940

NEW RESIDENCE FOR  
**Mr. Steve Hartnett**  
 14 CORONA RD. CARPEL, CA  
 APN 241-771-28

DATE: 12/15/88  
 PROJECT NO.: 1941 HILL DRIVE, SUITE 200, GLENVIEW, ILL. 60045  
 SHEET NO.: 1  
 SHEET TOTAL: 1  
 TITLE SHEET

SCALE: 1/8" = 1'-0"  
 NORTH



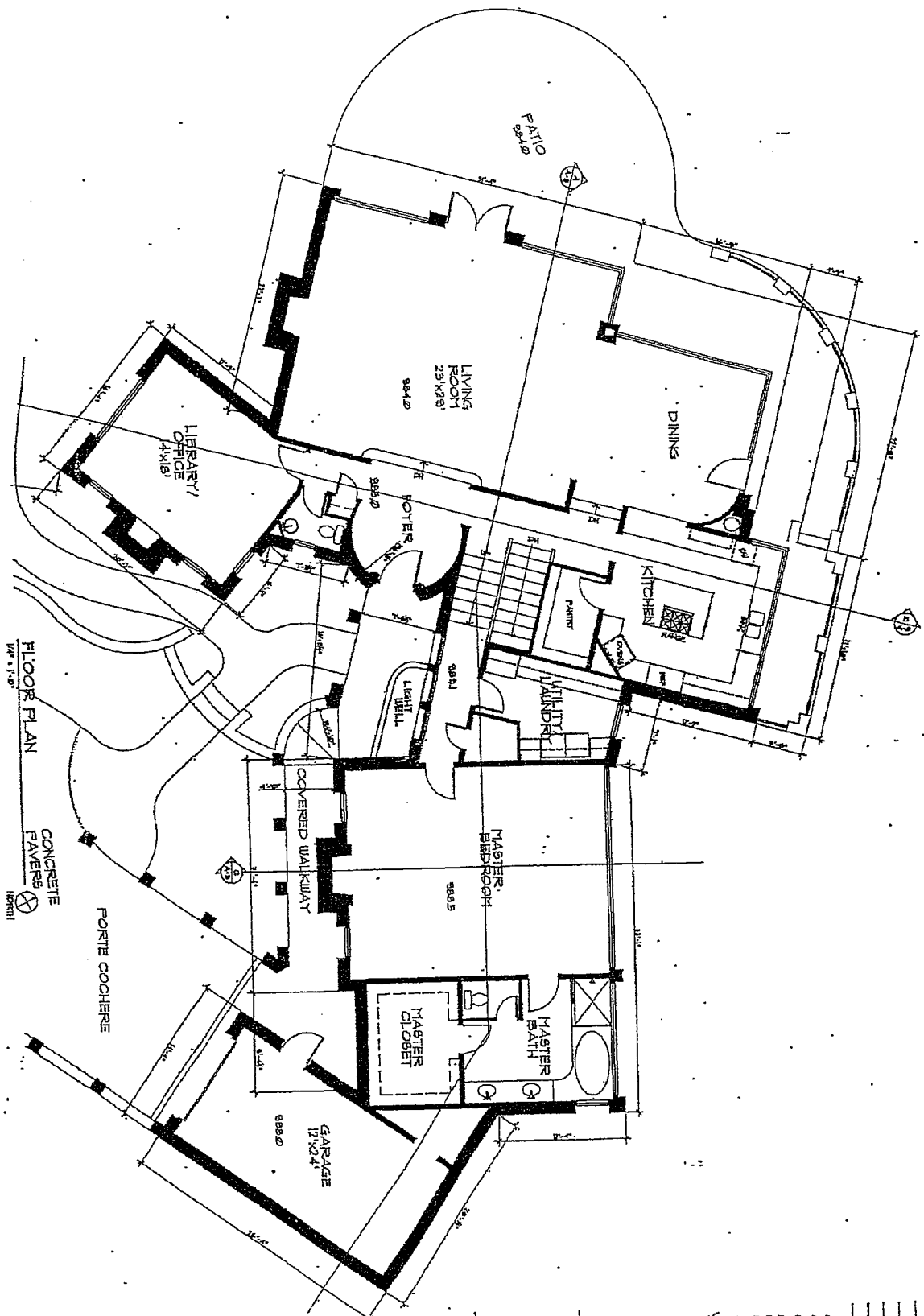
SHEET NO. **A-2**  
 OF SEVEN SHEETS

CONTRACT NO. \_\_\_\_\_  
 PROJECT NO. \_\_\_\_\_  
 DRAWING NO. \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 SCALE: \_\_\_\_\_  
 SHEET TITLE: **SITE PLAN**

NEW RESIDENCE FOR  
**Mr. Steve Hartnett**  
 144 CORONA RD. CARTEL, CA  
 APR 24-22-68

**WILLIAM C MEFFORD**  
 ARCHITECT  
 51 WA CHARRON MONTEREY, CA 92040  
 (415) 373-0567

REVISIONS	
NO.	DATE



FLOOR PLAN  
1/8" = 1'-0"

CONCRETE  
PAVERS  
NORTH

PORTE COCHERE

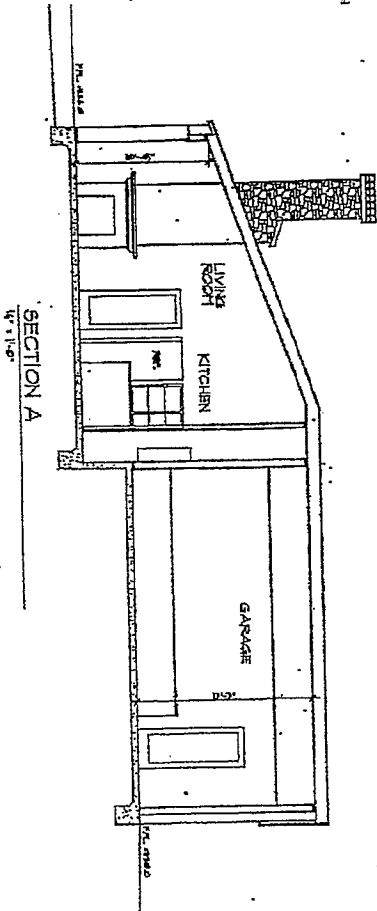
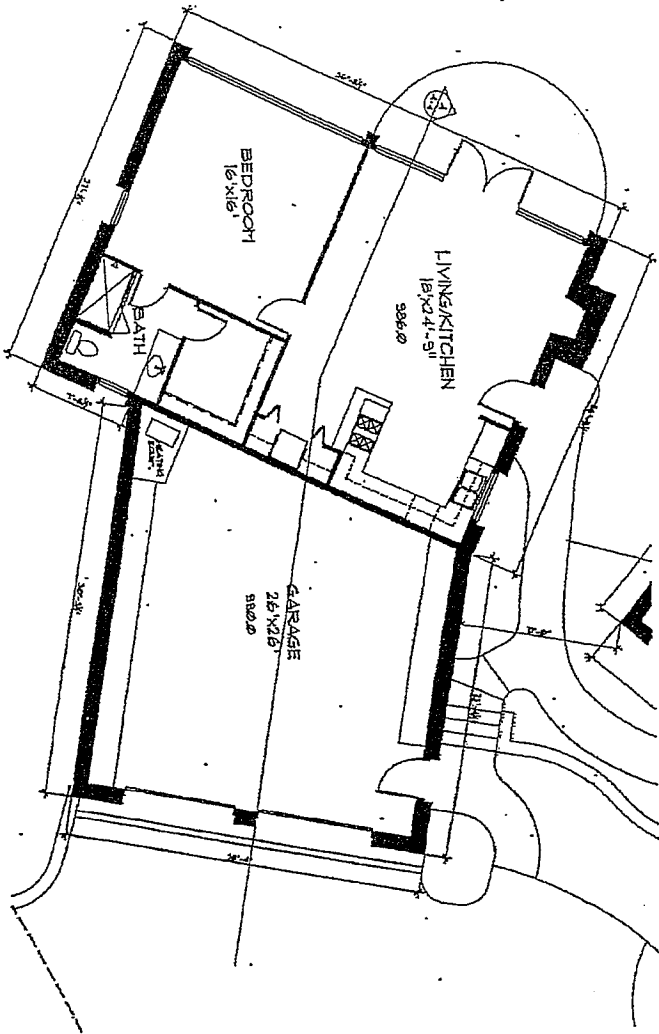
SCALE  
A-3  
OF SHEET  
A-1

DATE: 4/20/83  
PROJECT: Mr. Steve Hartnett  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
FLOOR PLAN

NEW RESIDENCE FOR:  
**Mr. Steve Hartnett**  
14 CORONA RD, CARTEL, CA  
APN 241-271-021

**WILLIAM C. MEFFORD**  
ARCHITECT  
61 VIA EMERSON MONTEREY, CA 93940  
(831) 373-4567 1000000 / C-22003

NO.	REVISIONS	DATE



SHEET NO. A-4  
OF SEVEN SHEETS

DATE: APRIL 1964  
PROJECT: Mr. Steve Hartnett  
CONSULTANT: WILLIAM C. MEFFORD ARCHITECTS  
DRAWN BY: [unintelligible]  
CHECKED BY: [unintelligible]  
REVISIONS:  
FLOOR PLAN

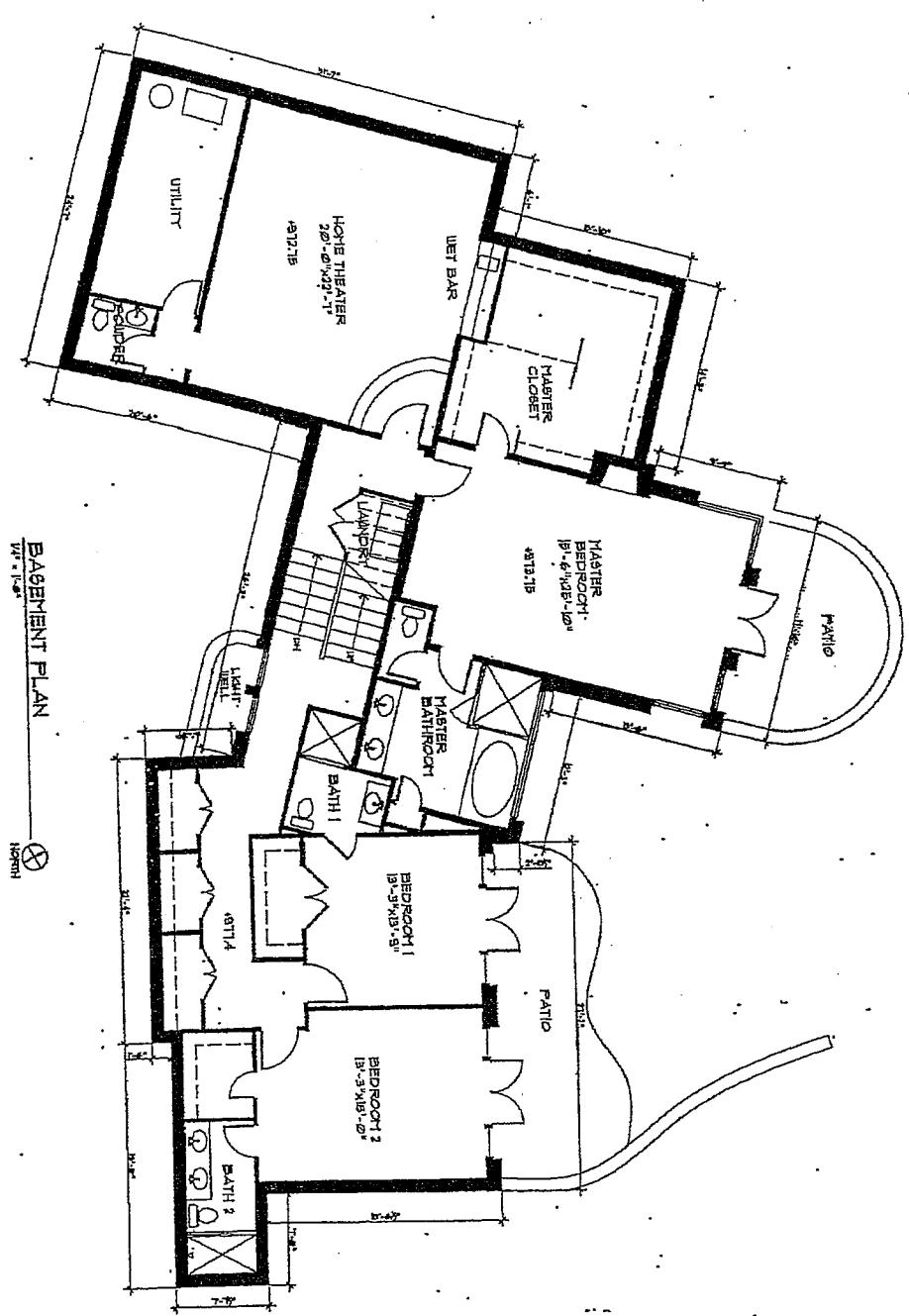
NEW RESIDENCE FOR  
**Mr. Steve Hartnett**  
84 CORONA RD. CARPIS, CA  
APR 24-22-64

**WILLIAM C MEFFORD**

ARCHITECT

31 VIA CHARRON MONTEREY, CA 93940  
(631) 373-1567 LIC# 6-27893

NO.	REVISIONS	DATE



BASMENT PLAN  
1/8" = 1'-0"  
North

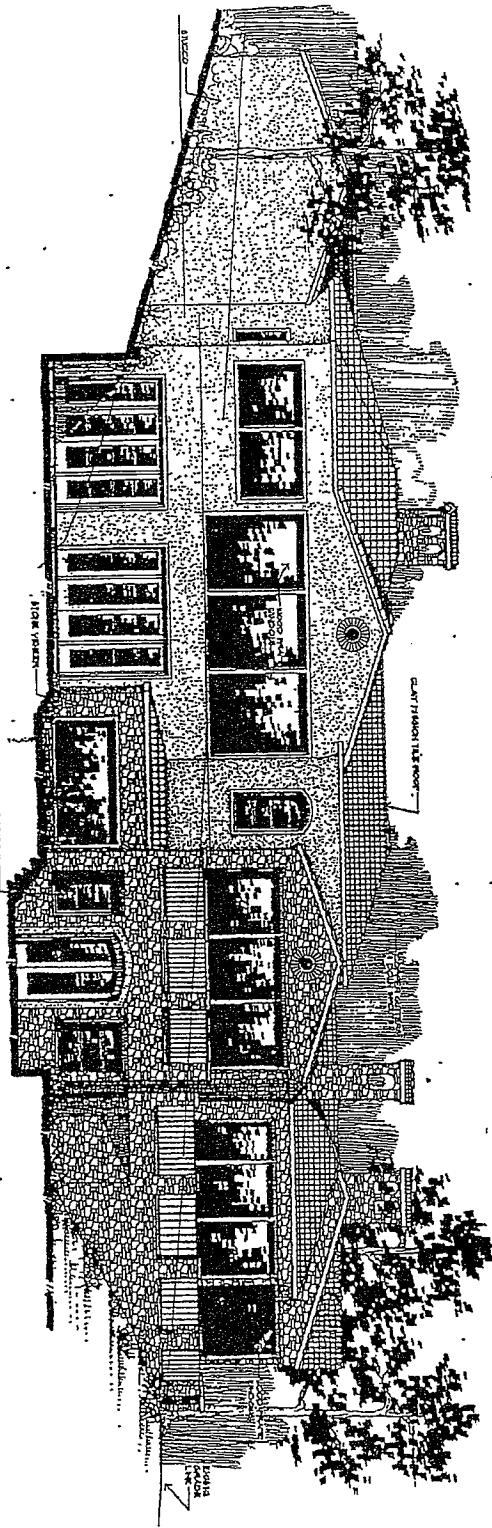
TITLE: A-5  
OF SHEET: 14001

DATE: 10-12-74  
PROJECT NO.:  
DESIGNED BY:  
CHECKED BY:  
ARCHITECT:  
BASMENT PLAN

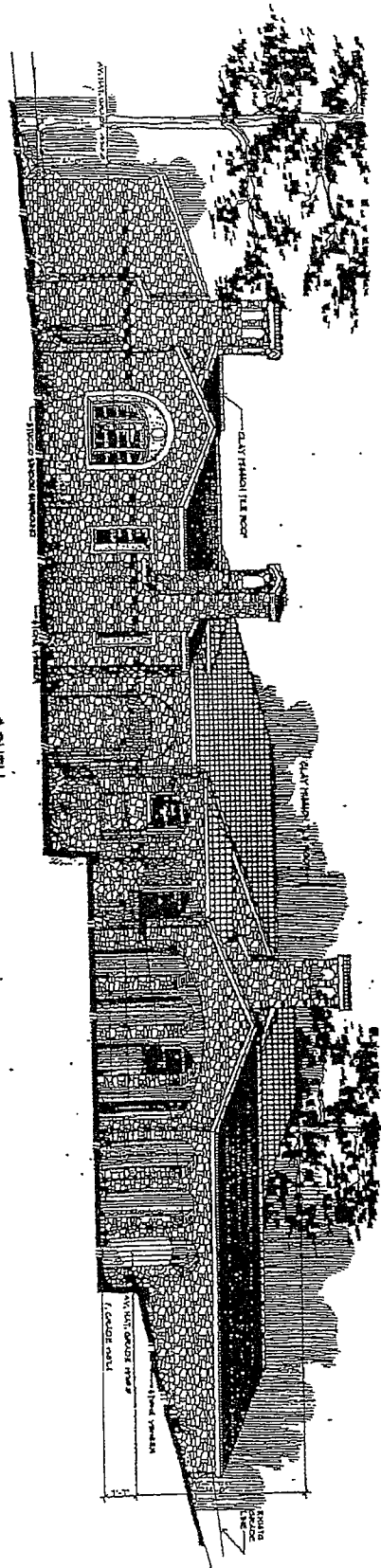
NEW RESIDENCE FOR  
**Mr. Steve Hartnett**  
14 CORONA RD. CARREL, CA  
APN 241-12-74

**WILLIAM C MEFFORD**  
ARCHITECT  
2257-2121 ST. (13)  
MONTREY, CA 95030  
21 VIA OMBARRON

NO.	DATE	REVISIONS



NORTH  
1/4" = 1'-0"



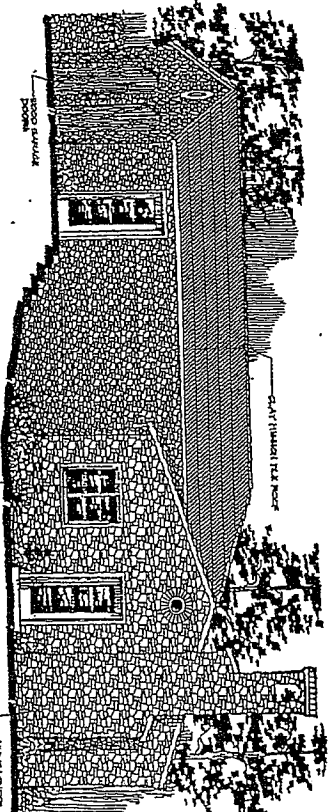
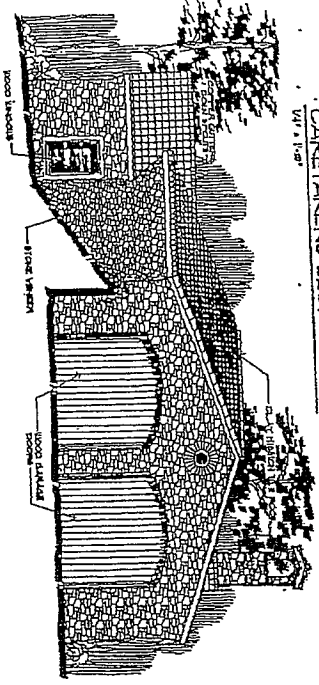
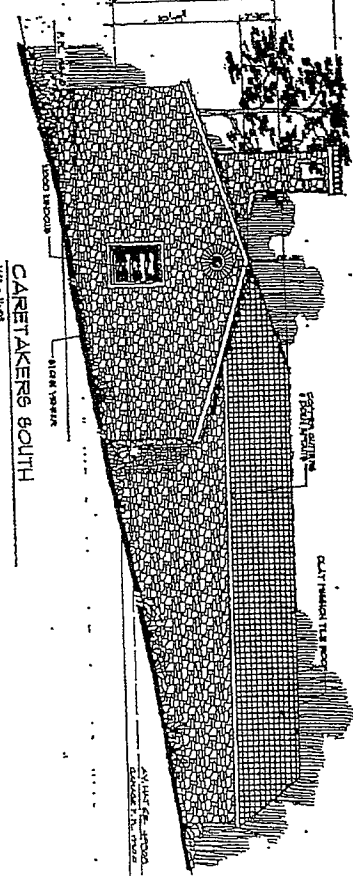
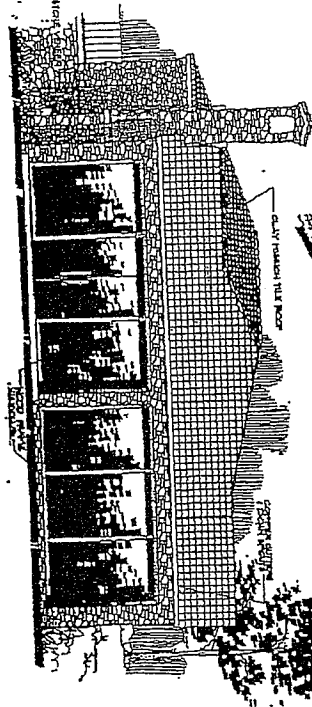
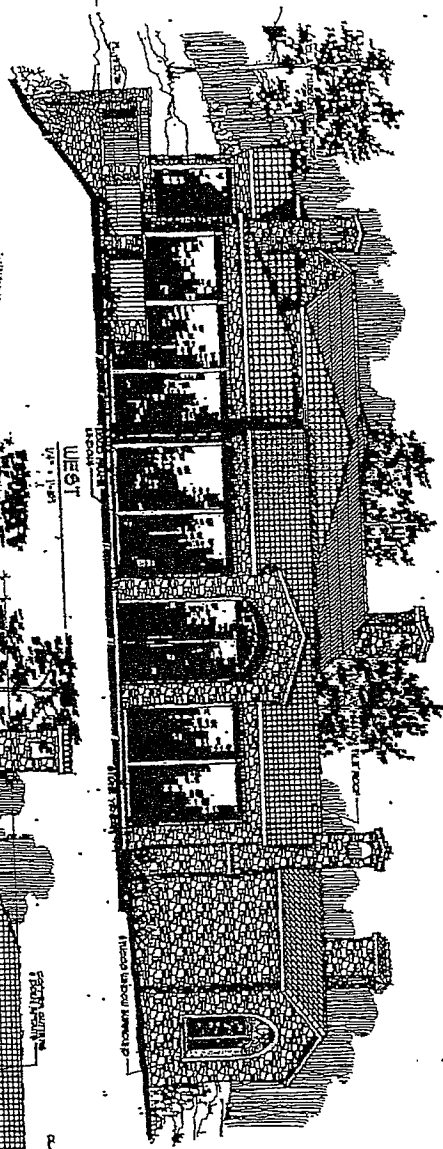
SOUTH  
1/4" = 1'-0"

DATE: 4/24/54  
 DRAWN BY: W. C. CLEFFORD  
 CHECKED BY: W. C. CLEFFORD  
 PROJECT NO. 4444  
 SHEET NO. 1  
 PROJECT NAME: NEW RESIDENCE FOR  
 Mr. Steve Hartnett  
 164 CORONA RD., CARTEL, CA  
 A.P.N. 741-224-01

WILLIAM CLEFFORD  
 ARCHITECT  
 1111 VA. CHAMBERLAIN WOODS, CARTEL, CA 95010  
 (916) 372-4567

REVISIONS	
NO.	DATE





CARETAKERS EAST  
1/4" = 1'-0"

CARETAKERS NORTH  
1/4" = 1'-0"

CARETAKERS WEST  
1/4" = 1'-0"

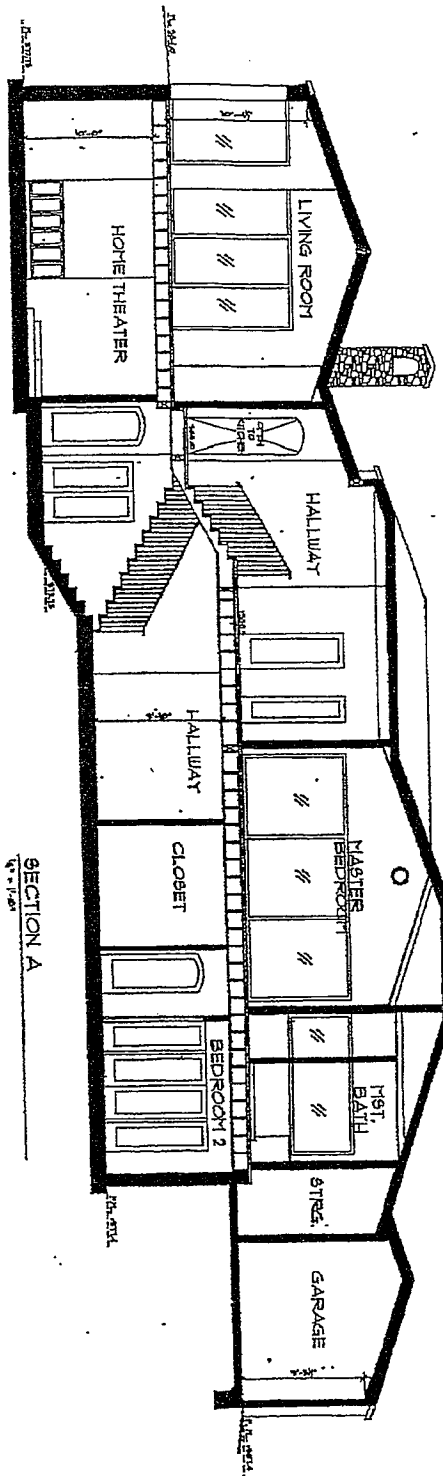
CARETAKERS SOUTH  
1/4" = 1'-0"

WILLIAM C. NEFFORD  
ARCHITECT  
91 VIA CHARLOTTE MONTREY, CA 92034  
(619) 273-4567

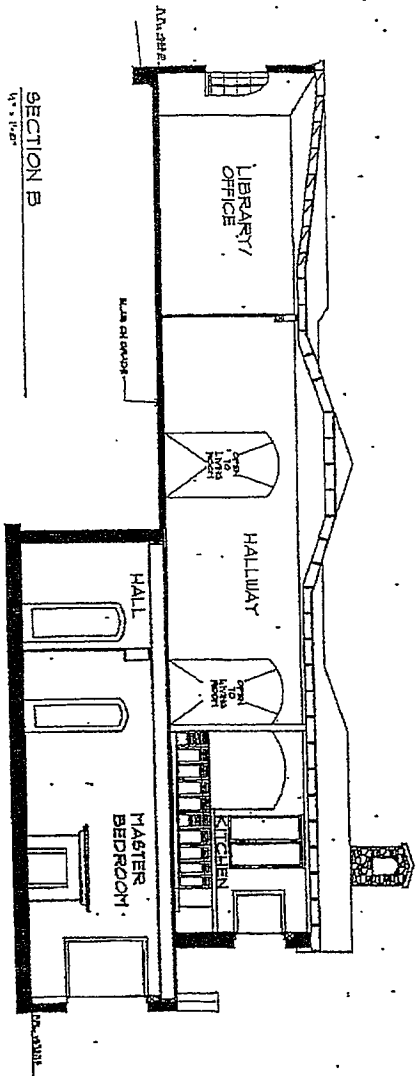
NEW RESIDENCE FOR  
Mr. Steve Hartnett  
144 CORONA RD. CARPES, CA  
APR 24-27-61

DATE: 4/24/61  
PROJECT NO.: 2000  
DRAWN BY: W.C.N.  
CHECKED BY: W.C.N.  
MARKET TITLE:  
EXTERIOR ELEVATIONS  
SHEET NO. A-7  
OF SEVEN SHEETS

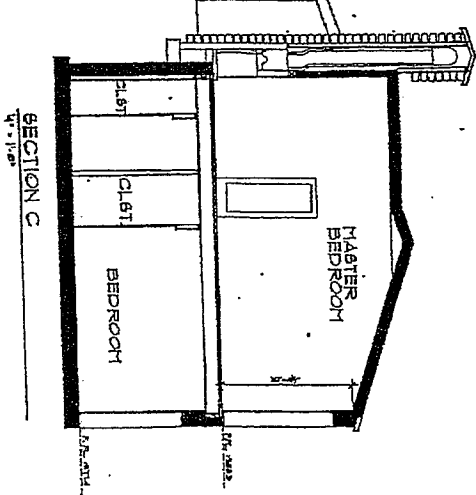
NO.	DATE	REVISIONS



SECTION A  
1/4" = 1'-0"



SECTION B  
1/4" = 1'-0"



SECTION C  
1/4" = 1'-0"

NEW RESIDENCE FOR  
**Mr. Steve Hartnett**  
 64 CORONA RD. CARTEL CA  
 RFD #2 BOX 24

**WILLIAM C MEFFORD**  
 ARCHITECT

21 YA CHARRON - MONTEREY, CA 93940  
 (415) 372-1567

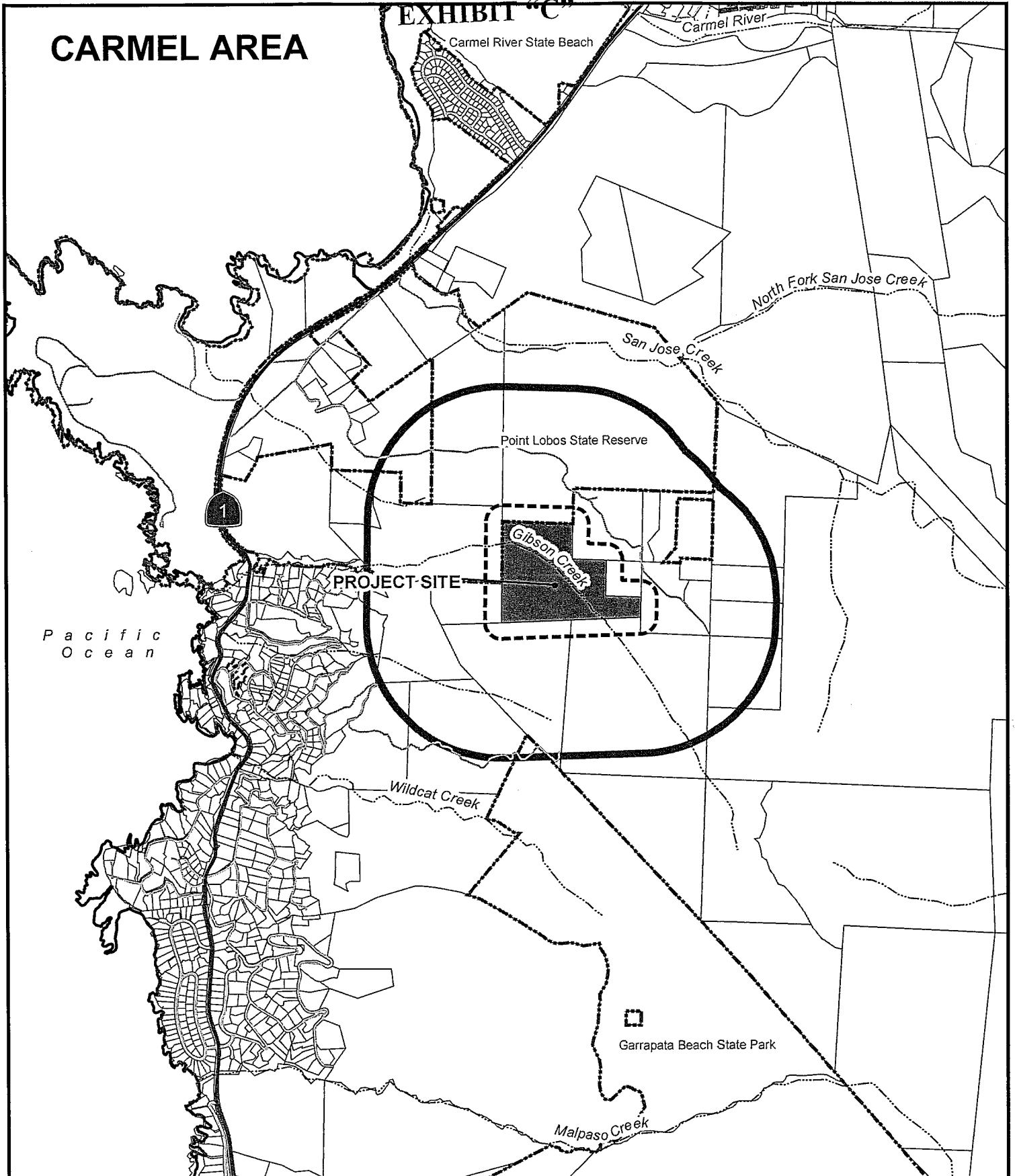
NO.	DATE	REVISIONS

SECTION A-8  
 DWG NO. 100  
 10/80

DATE	BY	REVISIONS

# CARMEL AREA

EXHIBIT "C"

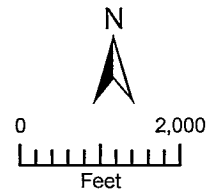


APPLICANT: HARTNETT

APN: 241-221-011-000

FILE # PLN080046

 300' Limit  2500' Limit  City Limits  Water



PLANNER: GONZALES