

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> January 9, 2014 <b>Time:</b> 2:40 P.M.	<b>Agenda Item No.:</b> 8
<b>Project Description:</b> Use Permit for development in the Carmel River Floodplain and a Design Approval for an addition to an existing 3,185 square foot single family dwelling located in the "S" (Site Plan Review) Zoning District. The addition includes a 588 square foot expansion to the existing dwelling, 130 square foot covered porch, and a new 6 foot high fence with two entry gates.	
<b>Project Location:</b> 6250 Brookdale Drive, Carmel	<b>APN:</b> 015-241-011-000
<b>Planning File Number:</b> PLN130289	<b>Owner:</b> Ronald & Donna Garren <b>Agent:</b> Glenn Warner
<b>Planning Area:</b> Carmel Valley Master Plan	<b>Flagged and staked:</b> No
<b>Zoning Designation:</b> : "LDR/2.5-D-S-RAZ" [Low Density Residential, 2.5 acres per unit with Design Control, Site Plan Review, and Residential Allocation Zoning Overlays]	
<b>CEQA Action:</b> Categorically Exempt per Section 15301 (e) of the CEQA Guidelines	
<b>Department:</b> 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 (e) of the CEQA Guidelines; and
- 2) Approve PLN130289, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

### PROJECT OVERVIEW:

The project entails an addition to an existing 3,185 square foot single family dwelling. The addition includes a 588 square foot expansion to portions of the existing master bedroom, family room, bedroom, and laundry room. The project also includes the construction of a 130 square foot covered porch. All colors and materials proposed will be consistent with the existing dwelling.

According to County Resource Maps and FEMA Floodway Maps, the existing structure is located in the floodway fringe of the Carmel Valley Floodplain. Pursuant to Section 21.64.130.D.a of the Monterey County Zoning Ordinance (Regulations for Development in the Carmel Valley Floodplain), a Use Permit is required if development is proposed within 200 feet of the river bank. A small portion of the existing house and proposed project is located 193 feet from the river bank. The Water Resource Agency found the project consistent with said chapter and has recommended standard conditions required for development in the floodway fringe, such as wet flood-proofing plan and certification, a flood elevation survey, foundation plans and certification, and associated inspections.

According to County Resources Maps, the project is located in a high sensitivity area for archaeological resources. A preliminary survey was conducted by Susan Morley on January 2013. The site was reported to be negative for cultural resources, and development should not be halted due to said resources.

A Historical Assessment was prepared because the existing dwelling was built in 1957 and is over 50 years in age. The assessment prepared by Kent Seavey concludes that, due to alterations to the ranch-style dwelling and research of past persons that have occupied to property, the dwelling is not a significant historic resource. The dwelling is not eligible for listing in the National, State, or Local Register of Historic Resources.

Staff has determined that the project is consistent with the 2010 Monterey County General Plan, Carmel Valley Master Plan and Title 21 of the Monterey County Zoning Ordinance. Staff recommends that the Zoning Administrator approve the project subject to conditions of approval.

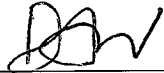
**OTHER AGENCY INVOLVEMENT:** The following agencies and departments reviewed this project:

- √ RMA - Public Works Department
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ Monterey County Regional Fire Protection District

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

The project was not referred to the Carmel Valley 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.

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



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Dan Lister – Assistant Planner  
(831) 759-6617, [listerdm@co.monterey.ca.us](mailto:listerdm@co.monterey.ca.us)  
December 5, 2013

cc: Front Counter Copy; Zoning Administrator; Monterey County Regional Fire Protection District; RMA-Public Works Department; Environmental Health Bureau; Water Resources Agency; Wanda Hickman, Planning Services Manager; Luis Osorio, Senior Planner; Dan Lister, Project Planner; Ronald & Donna Garren, Owner; Glenn Warner, Agent; The Open Monterey Project; LandWatch; Planning File PLN130289.

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

This report was reviewed by Luis Osorio, Senior Planner.



## EXHIBIT A DISCUSSION

<b>Project Title:</b> Garren	<b>Primary APN:</b> 015-241-011
<b>Location:</b> 6250 Brookdale Dr. Carmel	<b>Coastal Zone:</b> No
<b>Applicable Plan:</b> Carmel Valley Master Plan	<b>Zoning:</b> LDR/2.5-D-S-RAZ
<b>Permit Type:</b> Use Permit	<b>Plan Designation:</b> Residential
<b>Environmental Status:</b> Categorically Exempt	<b>Final Action Deadline:</b> 1/20/2014
<b>Advisory Committee:</b> Carmel Valley	

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### Project Site Data:

<b>Lot Size:</b> 41,385sf	<b>Coverage Allowed:</b> 10,346sf
<b>Existing Structures:</b> 3,185sf	<b>Coverage Proposed:</b> 3,424sf
<b>Proposed Structures:</b> 3,903sf	<b>Height Allowed:</b> 30'
<b>Total Square Feet:</b> 3,903sf	<b>Height Proposed:</b> 24'

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### Resource Zones and Reports:

<b>Environmentally Sensitive Habitat:</b> No	<b>Erosion Hazard Zone:</b> Slight
<b>Botanical Report #:</b> N/A	<b>Soils/Geo. Report #:</b> N/A
<b>Forest Mgt. Report #:</b> N/A	<b>Geologic Hazard Zone:</b> II
<b>Archaeological Sensitivity Zone:</b> High	<b>Traffic Report #:</b> N/A
<b>Archaeological Report #:</b> LIB130078	
<b>Historical Report #:</b> LIB130077	

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### Other Information:

<b>Water Source:</b> Cal-AM	<b>Sewage Disposal (method):</b> Septic
<b>Water District/Company:</b> MPWMD	<b>Grading (cubic yards):</b> < 100
<b>Fire District:</b> Mo. Co. Regional	
<b>Tree Removal (Count/Type):</b> None	

**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:

**Garren (PLN130289)**

**RESOLUTION NO. \_\_\_\_\_**

Resolution by the Monterey County Zoning  
Administrator:

- 1) Finding the project Categorically Exempt per Section 15301 (e) of the CEQA Guidelines; and
- 2) Approving a Use Permit for development in the Carmel River Floodplain and a Design Approval for an addition to an existing 3,185 square foot single family dwelling located in the "S" (Site Plan Review) Zoning District. The addition includes a 588 square foot expansion to the existing dwelling, 130 square foot covered porch, and a new 6 foot high fence with two entry gates.

[PLN130289, Garren, 6250 Brookdale Drive,  
Carmel, Carmel Valley Master Plan (APN: 015-241-011-000)]

**The Garren application (PLN130289) came on for public hearing before the Zoning Administrator on January 9, 2014. 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:** **PROJECT DESCRIPTION** – The proposed project is a Use Permit for development in the Carmel River Floodplain and a Design Approval for an addition to an existing 3,185 square foot single family dwelling located in the "S" (Site Plan Review) Zoning District. The addition includes a 588 square foot expansion to the existing dwelling, 130 square foot covered porch, and a new 6 foot high fence with two entry gates.  
**EVIDENCE:** a) The project was submitted on August 30, 2013. On September 17, 2013, the project was deemed incomplete by the Environmental Health Bureau requiring information regarding the existing septic system on the property. The information was submitted on November 12, 2013, and the project was deemed complete on November 21, 2013. The Final Action Deadline is January 20, 2014.  
b) The project was duly noticed for the January 9, 2014 Zoning Administrator hearing, consistent with Section 21.78.040 of the Zoning Ordinance (Public Notice Requirements).  
c) 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 PLN130289.

2. **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 2010 Monterey County General Plan;
    - Carmel Valley Master Plan;
    - Monterey County Zoning Ordinance (Title 21);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 6250 Brookdale Drive, Carmel (Assessor's Parcel Number 015-241-011-000), Carmel Valley Master Plan. The parcel is zoned "LDR/2.5-D-S-RAZ" [Low Density Residential, 2.5 acres per unit with Design Control, Site Plan Review, and Residential Allocation Zoning Overlays] which includes development of the first single family dwelling per lot as an allowed use (Section 21.14.030.A, Zoning Ordinance). The project is located within the Carmel Valley Floodplain which requires a Use Permit (Section 21.14.050.J, Zoning Ordinance). Therefore, the project is an allowed land use.
  - c) The project is located in a Design Control Overlay (D) District which regulates the siting and design of development to ensure existing neighborhood character and the visual integrity of the area are protected (Chapter 21.44, Zoning Ordinance). The proposed additions will match the existing colors and materials of the existing dwelling which is consistent with the neighborhood character.
  - d) The project is located in a Site Plan Review Overlay (S) District which regulates the siting and design of development to ensure natural resources, such as aesthetics, biology, and historical resources are protected from development impacts (Chapter 21.45, Zoning Ordinance). The proposed additions will be constructed on an existing dwelling and would not potentially impact resources on the property. Pursuant to reports prepared by professional qualified consultants (see Findings 3, Evidence b) the project will not have any impacts to cultural or historic resources. The project is not located in a visually sensitive area, nor will the project create geological hazards due to development. Section 21.45.040.C of the Zoning Ordinance allows minor development, such as the proposed project, subject to a Design Review Application.
  - e) The project is located in a Residential Allocation Zone Overlay District ("RAZ") which denotes a specific area that is subject to a policy which specifies limitations to the number of units allowed (Chapter 21.52, Zoning Ordinance). Carmel Valley Master Plan policy CV-1.6 limits the amount of new residential subdivision units that can be created. The proposed project is located on an existing legal lot which is exempt from policy CV-1.6 and RAZ regulations.
  - f) The project planner conducted a site inspection on May 1, 2013 to verify

- that the project on the subject parcel conforms to the plans listed above.
- g) Pursuant to County Resource Maps, the existing structure is located in the floodway fringe of the Carmel Valley Floodplain. Pursuant to Section 21.64.130.D.a of the Monterey County Zoning Ordinance, a Use Permit is required if development is proposed within 200 feet of the river bank (Regulations for Development in the Carmel Valley Floodplain). A small portion of the existing house and proposed project is located 193 feet from the edge of the river. The Water Resource Agency has recommended standard conditions of approval normally required to ensure that development in the floodway fringe is consistent with said regulations. These conditions include wet flood-proofing plan and certification, a flood elevation survey, foundation plans and certification, and associated inspections.
  - h) The project was not referred to the Carmel Valley 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.
  - i) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN130289.

3. **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, Monterey County Regional 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 Archaeological Resources and Historic Resources. The following reports have been prepared:
    - “Preliminary Cultural Resources Reconnaissance” (LIB130078) prepared by Susan Morley, M.A., Marina, CA, dated January 2013; and
    - “Phase One Historic Assessment” (LIB130077) prepared by Past Consultant LLC, Pacific Grove, CA, dated February 13, 2013.
 The above-mentioned 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 has independently reviewed these reports and concurs with their conclusions.
  - c) Historic Resources: A Historical Assessment was prepared because the existing dwelling was built in 1957 and is over 50 years in age. The assessment prepared by Kent Seavey concludes that, due to alterations to the ranch-style dwelling and research of past persons that have occupied the property, the dwelling is not a significant historic resource. The dwelling is not eligible for listing in the National, State, or Local Register of Historic

Resources.

- d) Cultural Resources: According to County Resources Maps, the project is located in a high sensitivity area for archaeological resources. A preliminary survey was conducted by Susan Morley on January 2013. The site was reported to be negative for cultural resources, and development should not be halted due to said resources.
- e) Staff conducted a site inspection on May1, 2013 to verify that the site is suitable for this use.
- f) 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 PLN130289.

4. **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 the RMA - Planning Department, Monterey County Regional Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective 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 currently existing for the existing single family dwelling. The water supply is provided by Cal-AM and monitored by the Monterey Peninsula Water Management District (MPWMD), and the property has an existing septic system for wastewater purposes. Existing facilities have been reviewed by the Environmental Health Bureau and Water Resources and was determined that the project will not impact existing facilities.
  - c) Staff conducted a site inspection on May 1, 2013 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 PLN130289.

5. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- 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 May 1, 2013 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) 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 PLN130289.

6. **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(e) categorically exempts additions to existing structures.
  - b) The project proposes to add a total of 718 square feet to an existing 3,185 square foot single family dwelling. The addition is not more than 50% of the floor area of the existing structure, nor does the addition propose more than 2,500 square feet (Section 15301(e) (1), CEQA Guidelines). Therefore, the project is categorically exempt.
  - c) No adverse environmental effects were identified during staff review of the development application during a site visit on May 1, 2013.
  - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project.
  - e) Staff conducted a site inspection on May 1, 2013 to verify that the site is suitable for this use.
  - f) 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 PLN130289.
7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:**
- a) Section 21.80.040.A of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Planning Commission.

### DECISION

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

1. Find the project Categorical Exempt per Section 15301 (e) of the CEQA Guidelines; and
2. Approve a Use Permit for development in the Carmel River Floodplain and a Design Approval for an addition to an existing 3,185 square foot single family dwelling located in the "S" (Site Plan Review) Zoning District. The addition includes a 588 square foot expansion to the existing dwelling, 130 square foot covered porch, and a new 6 foot high fence with two entry gates. The project is 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 9th day of January, 2014.

\_\_\_\_\_  
Jacqueline Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON \_\_\_\_\_.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.



IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE \_\_\_\_\_.

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

## DRAFT Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan

PLN130289

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** This Use Permit (PLN130289) allows development in the Carmel River Floodplain and a Design Approval for an addition to an existing 3,185 square foot single family dwelling located in the "S" (Site Plan Review) Zoning District. The addition includes a 588 square foot expansion to the existing dwelling, 130 square foot covered porch, and a new 6 foot high fence with two entry gates. The property is located at 6250 Brookdale Drive, Carmel (Assessor's Parcel Number 015-241-011-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has 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. This notice shall state:  
"A Use Permit (Resolution Number \_\_\_\_\_) was approved by the Zoning Administrator for Assessor's Parcel Number 015-241-011-000 on January 9, 2014. The permit was granted subject to 12 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department."  
Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use.  
(RMA - Planning Department)

**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:** The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "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. PD004 - INDEMNIFICATION AGREEMENT

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless.  
(RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning Department for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA-Planning Department.

## 5. WR013 - ZONE AE ELEVATION REQUIREMENTS

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The lowest floor and attendant utilities shall be constructed at a minimum elevation of 66.8 feet NAVD88. The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed land surveyor that a reference marker has been established at the building site to provide for the floodproofing and certification of the lowest floor elevation requirements. (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any construction permit, the owner/applicant shall submit a letter, prepared by a registered civil engineer or licensed land surveyor, to the Water Resources Agency for review and approval.

## 6. WR019 - FOUNDATION PLAN - ENCLOSURES/GRADE ELEVATIONS

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall provide a foundation plan, prepared by a registered civil engineer or licensed architect, certifying the proposed development is compliant with the following regulations:

1. All fully enclosed areas subject to flooding shall be designed to allow for the automatic entry and exit of floodwaters. Each enclosed area shall be defined and include a minimum of two openings on different sides.
2. The vents shall have a total net area not less than one square inch for every square foot of enclosed area subject to flooding.
3. The bottom of all openings shall be no higher than one foot above grade.
4. The foundation plan shall include a vent detail, the location and dimensions of all vents, as well as internal and external grade elevations.
5. All new construction materials below 66.8 feet NAVD88 shall be resistant to flood damage. (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any construction permit, the owner/applicant shall submit a foundation plan to the Water Resources Agency for review and approval.

## 7. WR028 - WET FLOODPROOFING PLAN

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall provide a wet floodproofing plan for the garage prepared by a registered civil engineer or licensed architect. The garage shall be constructed of flood-resistant materials to a minimum elevation of 66.8 feet NAVD88, and it shall be designed to allow for the automatic entry and exit of floodwater. (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any construction permit, the owner/applicant shall submit a wet floodproofing plan to the Water Resources Agency for review and approval.

## 8. WRSP1 - REVISED SITE PLAN - FLOODWAY ENCROACHMENT

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The proposed development, including the 6-foot high fence, shall not encroach on the FEMA-defined floodway. The applicant shall provide a site plan showing the proposed fence located outside the floodway. (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any construction permit, the owner/applicant shall submit a revised site plan to the Water Resources Agency for review and approval.

## 9. WR049 - WATER AVAILABILITY CERTIFICATION

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any construction permit, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at:  
[www.mcwra.co.monterey.ca.us](http://www.mcwra.co.monterey.ca.us).

## 10. WR021 - STEMWALL INSPECTION

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall provide a FEMA Elevation Certificate, completed by a registered civil engineer or licensed land surveyor, certifying the lowest floor elevation, venting, external grades, and internal grades are compliant with Chapter 16.16 of Monterey County Code. (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Prior to the stemwall inspection, the owner/applicant shall submit a FEMA Elevation Certificate, based on "building under construction", to the Water Resources Agency for review and approval.

A FEMA Elevation Certificate form can be obtained at the Water Resources Agency or online at:  
[www.mcwra.co.monterey.ca.us](http://www.mcwra.co.monterey.ca.us).

## 11. WR022 - ELEVATION CERTIFICATE

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall provide a FEMA Elevation Certificate, completed by a registered civil engineer or licensed land surveyor certifying the structure has been constructed in accordance with Chapter 16.16 of Monterey County Code. (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Prior to final inspection, the owner/applicant shall submit a FEMA Elevation Certificate, based on "finished construction", to the Water Resources Agency for review and approval.

A FEMA Elevation Certificate form can be obtained at the Water Resources Agency or online at:  
[www.mcwra.co.monterey.ca.us](http://www.mcwra.co.monterey.ca.us).

## 12. WR030 - WET FLOODPROOFING CERTIFICATION

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall provide certification from a registered civil engineer that the structure has been wet floodproofed in accordance with the approved wet floodproofing plan. (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Prior to final inspection, the owner/applicant shall submit a letter, prepared by a registered civil engineer, to the Water Resources Agency for review and approval.

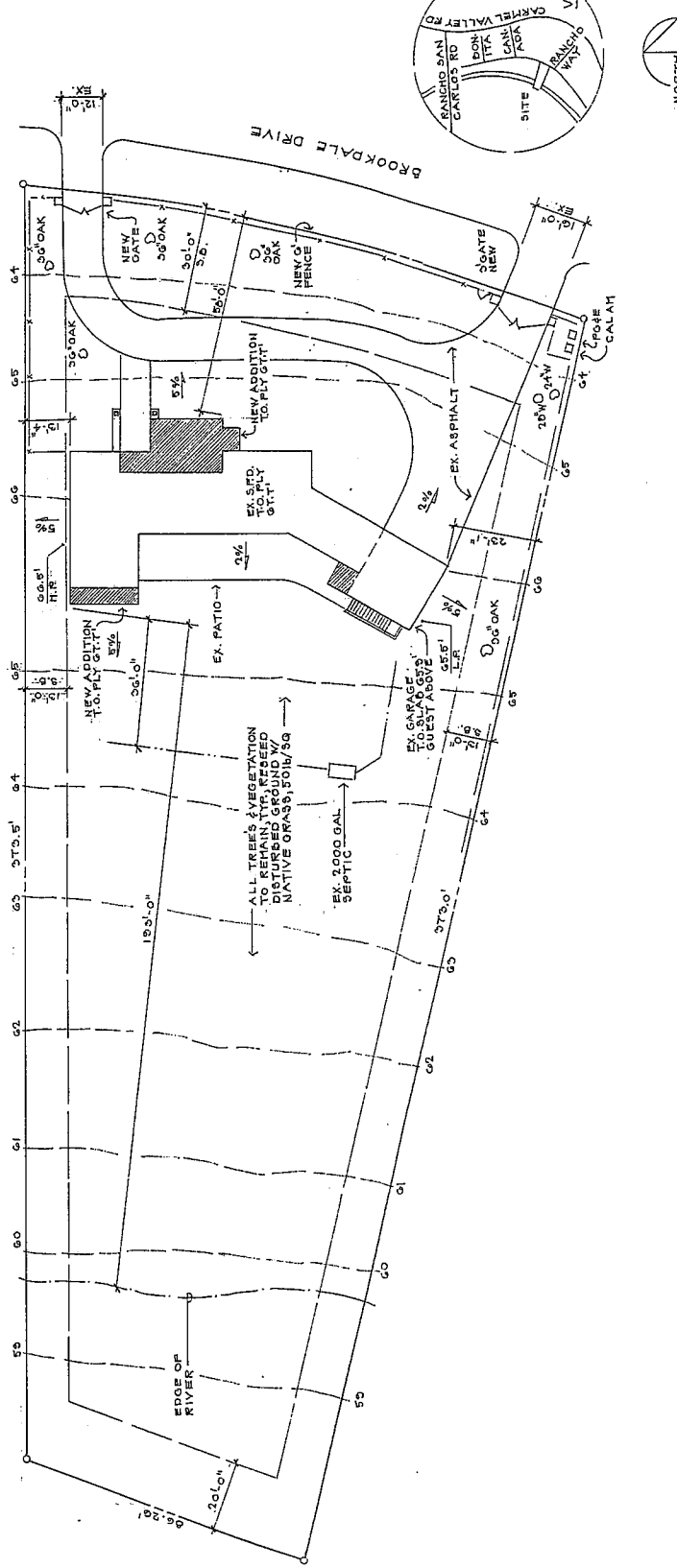
DWNER: RON & DONNA GARRIN  
 8110 BUCKLEBOWS DR  
 CARMEL, CA 95020  
 (408) 534-2157  
 PROJECT ADDRESS:  
 5250 BROOKDALE DR  
 CARMEL, CA, 95075  
 A.F.N.: 015-241-011  
 PROJECT SUMMARY:  
 ONE-STORY ADDITION TO EX.S.F.D.  
 NO. TREE RETI VAL OR GRADING.  
 FLOOR AREA:  
 EX. LOWER 2221  
 EX. UPPER 4179  
 EX. GARAGE 4179  
 NEW LOWER 588  
 NEW PORCH 1300  
 COVERAGE:  
 2221+4179+588+1300  
 = 3726 S.F. = 1.2%  
 2221+4179+4179+588  
 = 5407 S.F. = 1.9%  
 EX. TYPE: S.F.D.  
 OCC.: R.O.U.I  
 PROJECT SHALL COMPLY W/2010  
 CBC, CHC, CFC, CEC 41724

**DATA**

**C INDEX**

**B**

A-1 SITE PLAN  
 A-2 FLOOR PLAN



**SITE PLAN** 1/16" = 1'-0" **A**

**A-1**

GARRIN ADDITION  
 5250 BROOKDALE DR  
 CARMEL, CA, 95075  
 A.F.N.: 015-241-011

GLENN E. WARNER ARCHITECT  
 11112 PALM COLOMADO RD, CARMEL, CA  
 (408) 925-2662

DONNA GARRIN PLANNING  
 1485 QUAIL HEARONS RD  
 CARMEL, CA, 95020  
 (408) 534-2157

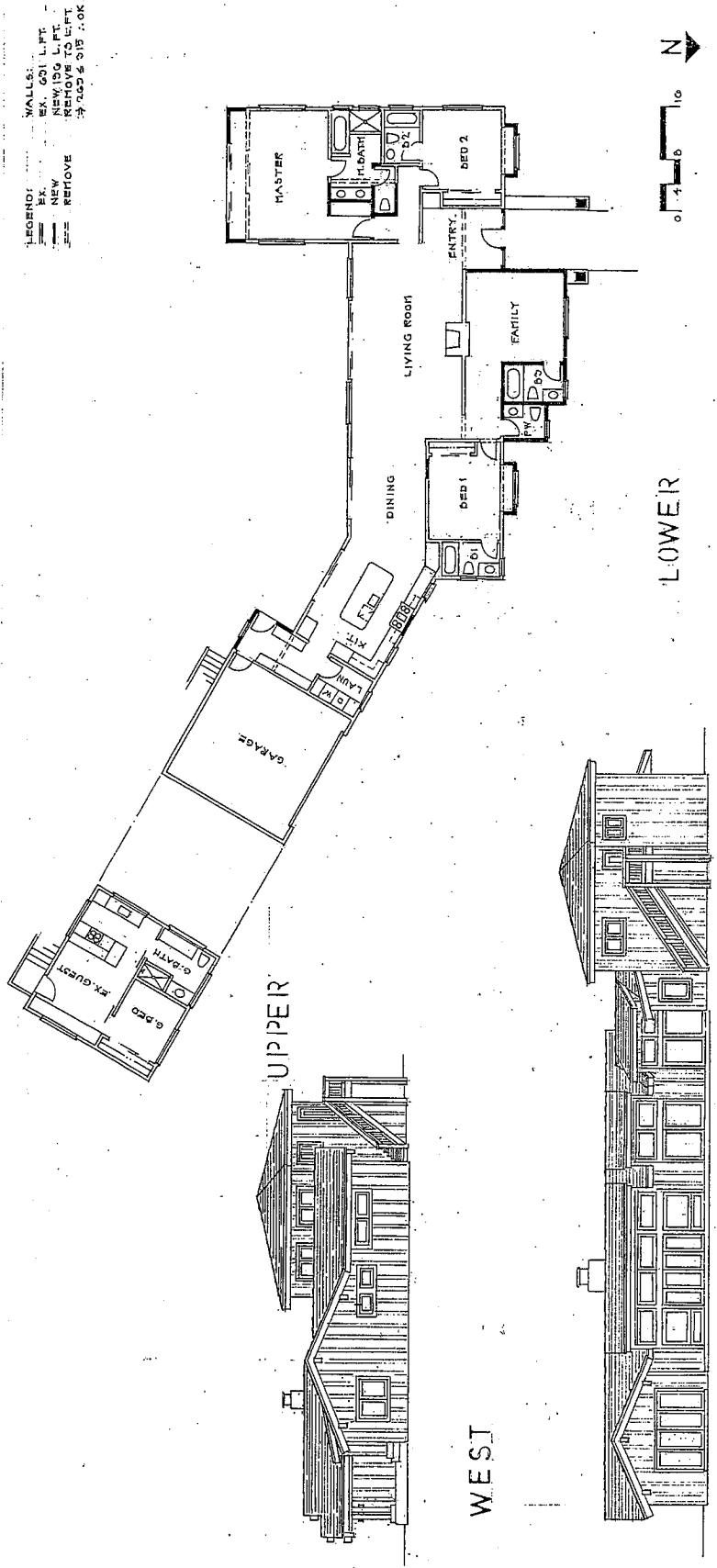
A-2

GARREN ADDITION  
0250 BROOKDALE DR  
CARMEL, CA, 95023  
APN: 015-241-011

GLENN F. WARNER ARCHITECT  
P.O. BOX 22611, CARMEL, CA, 95022  
1452 AQUIL HEADS DR  
CARMEL, CA, 95023

DONNA GARREN PLANNING  
051) 594-9751

LEGEND:  
WALLS:  
--- GO UP  
--- GO DOWN  
--- NEW  
--- REMOVE  
--- REMOVE TO LEFT  
--- REMOVE TO RIGHT



LOWER

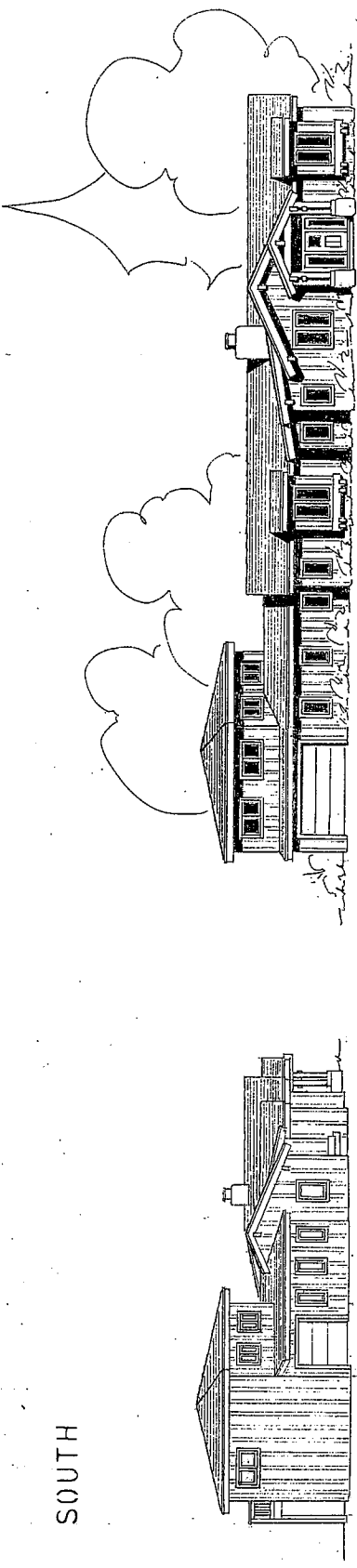
UPPER

WEST

SOUTH

NORTH

EAST



# CARMEL VALLEY

Jacks Peak Regional Park

Roach Canyon Park

Carmel River

PROJECT SITE

RANCHO SAN CARLOS RD

CARMEL VALLEY RD

CANADA WAY

PANCIPO WAY

BROOKDALE DR

VALLEY GREENS DR

APPLICANT: GARREN

APN: 015-241-011-000

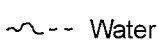
FILE # PLN130289



2500' Limit



300' Limit



Water



City Limits

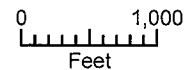


Exhibit C

PLANNER: LISTER