

MIKE NOVO
ZONING ADMINISTRATOR

STATE OF CALIFORNIA
COUNTY OF MONTEREY

RESOLUTION NO. 040530

APN# 241-221-013-000
FINDINGS & DECISION

In the matter of the application of
KEIG (PLN040530)

Combined Development Permit including a Coastal Development Permit to allow the construction of a 3,499 sq. ft. two-story single family dwelling and attached 1,049 sq. ft. garage; a production well; grading (640 cu. yd. cut and 640 cu. yd. fill); a Coastal Development Permit to remove nine Monterey pines (8" to 22" dbh) and eight Coast live oak trees (6" to 9" dbh); and Design Approval. The project is located at 100 Crest Road, Carmel Highlands. The project came on regularly for hearing before the Zoning Administrator on August 25, 2005.

Said Zoning Administrator, having considered the application and the evidence presented relating thereto,

FINDINGS OF FACT

1. FINDING: CONSISTENCY - The Project, as conditioned is consistent with applicable plans and policies, the Carmel Area Land Use Plan, Coastal Implementation Plan (Part 4), Part 6 of the Coastal Implementation Plan, and the Monterey County Zoning Ordinance (Title 20) which designates this area as appropriate for residential development. Specifically, the proposed single family dwelling complies with all applicable requirements of Chapter 20.14.

EVIDENCE: (a) PBI staff has reviewed the project as contained in the application and accompanying materials for consistency with the Carmel Area Land Use Plan, Coastal Implementation Plan (Part 4), and Part 6 of the Coastal Implementation Plan. PBI staff has reviewed the project as contained in the application and accompanying materials for conformity with the Monterey County Zoning Ordinance (Title 20) and have determined that the project is consistent with the Carmel Area Land Use Plan which designates this area as appropriate for residential development. Staff notes are provided in Project File PLN040530.

(b) Project planner conducted an on-site inspection on July 12, 2005 to verify that the project on the subject parcel conforms to the plans listed above.

(c) The project for a single family home is an allowed use, in accordance with Section 20.14.040(A).

(d) The parcel is zoned Low Density Residential, 1unit/acre, Design Control District, Coastal Zone ("LDR/1-D (CZ)"). The project is in compliance with Site Development Standards for a Low Density Residential District in accordance with Section 20.14.060.

(e) The project site is located in an area of high or very high fire hazard, as indicated on current California Department of Forestry Fire Hazard Maps (pers. con. with Cindy Nagai, Carmel Highlands FPD, 8/3/2005). In compliance with the requirements of §20.146.080.D.3.a.1.a of the Carmel Area Coastal Implementation Plan a condition of approval required that a deed restriction be recorded which states that fire hazards exist on the parcel and that development may be subject to certain restrictions.

(f) The project site is located in an area of high archaeological sensitivity. In accord with

§20.146.090.B.1.b of the Carmel Area Coastal Implementation Plan an archaeological survey report was prepared. A condition of approval requires that all work stop in the event that resources are uncovered onsite during construction.

- (g) The proposed single family home was reviewed pursuant to §20.146.030 of the Carmel Area Coastal Implementation Plan. The building site has been staked and flagged and staff has determined that the building site is not in a public viewshed. This determination was concurred with by the Carmel Area Land Use Advisory Committee. In order to insure the protection of the Carmel Area's scenic beauty and to be consistent with §20.146.120.A.6 of the Carmel Area Coastal Implementation Plan a condition of approval requires a scenic easement over all areas of the parcel in slopes of 30% or greater.
- (h) LAND USE ADVISORY COMMITTEE: The Carmel Area Land Use Advisory Committee unanimously recommended approval of the project by a vote of 6 to 0. LUAC meeting minutes dated November 1, 2004.
- (i) The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File PLN040530.

2. FINDING: SITE SUITABILITY - The site is suitable for the use proposed.

- EVIDENCE:**
- (a) The project has been reviewed for suitability by Planning and Building Inspection, Public Works, Water Resources Agency, Environmental Health, and the Carmel Highlands Fire Protection District. Conditions recommended have been incorporated.
 - (b) An archaeological report indicates that there are no cultural resources present on site which would indicate the site is not suitable for the use proposed. "Preliminary Archaeological Reconnaissance" prepared by Archaeological Consulting, Salinas, CA, August 4, 2003. Reports are in Project File PLN040530. A condition of approval requires that all work stop in the event that resources are uncovered onsite during construction.
 - (c) Project planner conducted an on-site inspection on July 12, 2005 to verify that the site is suitable for this use.
 - (d) Necessary public facilities are available and will be provided.

3. FINDING: TREE REMOVAL – The subject project minimizes tree removal in accordance with the applicable goals and policies of the Carmel Area Land Use Plan and Coastal Implementation Plan (Part 4).

- EVIDENCE:**
- (a) Section 20.146.060.D.4 of the Monterey County Coastal Implementation Plan, Part 4, states that the "removal of native trees other than directly necessary for the proposed development" shall be limited to that required for the overall "health and long term maintenance" of the forest. The project proposes to remove nine (9) Monterey pine trees, ranging from 12" to 23" in diameter and eight (8) Coast live oaks, ranging from 6" to 10" in diameter, and a number of smaller trees for the development. The property is heavily wooded and the development site location is constrained by slopes in excess of 30% which cover much of the property. The Forest Management Plan stated that "tree density in the location of the associated improvements is lower than most other areas of the property. Tree removal for construction of the project is reasonable and the minimum amount necessary ..."
 - (b) No trees are authorized for removal by this permit except those directly in the footprint of the proposed development as noted above.

- (c) A condition has been added that the applicant record a notice stating that a Forest Management Plan has been prepared and any tree removal be in accordance with the approved plan, as limited by the project's conditions of approval.
- (d) Forest Management Plan prepared by Glenn C. Flamik, Forest City Consulting, revised April 29, 2005. Report is in Project File PLN040530.

4. **FINDING: CEQA (Exempt):** - The project is exempt from environmental review.

EVIDENCE: (a) CEQA Guidelines Section 15303 categorically exempts single family dwellings.

- (b) No adverse environmental effects were identified during staff review of the development application during site visits on July 12, 2005.
- (c) Development is located in those portions of the property which avoid slopes in excess of 30% and include the previously disturbed area of the property. Tree removal is minimal. There are no unusual circumstances related to the project or property.

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

EVIDENCE: (a) Staff reviewed Monterey County Planning and Building Inspection Department records and is not aware of any violations existing on subject property.

6. **FINDING: PUBLIC ACCESS** - The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights (see 20.70.050.B.4). No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan, can be demonstrated.

EVIDENCE (a) The subject property is not described as an area where the Local Coastal Program requires access.

(b) The subject property is not indicated as part of any designated trails or shoreline access as shown in Figure 15, the Recreational Facilities Map, and Figure 16, the Shoreline Access Map, of the Carmel Area Land Use Plan.

(c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

(d) Staff site visit on July 12, 2005.

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

EVIDENCE: (a) Preceding findings and supporting evidence.

8. **FINDING: SCENIC EASEMENT** - The scenic easement is appropriate and in conformance with the requirements and purpose of the scenic easement policies of the Coastal Act and Local Coastal Program. Section 20.146.120 of the Carmel Area Coastal Implementation Plan requires that all areas of a parcel in slopes of 30% and greater be placed in scenic easements

in order to allow development on the site to be “subordinate to the foremost priority of protecting the areas scenic beauty and natural resource values.”

EVIDENCE: (a) The scenic easement will balance development within the 8,600 square foot building envelope and road access as well as direct and indirect impacts within the area immediately surrounding the area to be developed. The disturbed area is primarily composed of native Monterey pine / Coast live oak forest habitat. The proposal also proposed the removal of a large number of native pine and oak trees which are not recommended for replacement due to the large density of trees elsewhere on the property. Monterey pine is a California Native Plant Society 1B plant, meaning that it is on a watch list due to threats to the species. The Biological Assessment conducted on the property concluded that the habitat value of the property is good.

- Section 20.146.120 of the Carmel Area Coastal Implementation Plan
- Keig Property Biological Assessment, prepared by Dale Hameister, Feb. 7, 2003.
- Project plans in PLN040530
- Staff site visit on July 12, 2005.

(b) The project is in conformance with the *Wildcat Mountain Ranch Management Plan*, approved in 1991 by Monterey County and the California Coastal Commission. This plan requires, and states that the property owner has agreed to, the placement “into scenic easements those portions of the ranch containing slopes greater than 30%.” The plan states that these easements shall be recorded prior to “any future development of the ranch.” While this management plan specifically applied to APN 241-221-007-000, the existing parcel (APN 241-221-013-000) was created through a lot line adjustment; 0.5 acres of this new parcel were formerly within the parcel governed by the Wildcat Mountain Ranch Management Plan.

- *Wildcat Mountain Ranch Mgmt. Plan*, Pages 20, 45 & 46 (in file PLN020110).

(c) The zoning for this 1.5 acre parcel is LDR/1(CZ) which would allow no more than one single family home on the property. The area to be restricted by the easement would not be appropriate for development due to restrictions on development on slopes contained in the land use plan. The easement would not allow public access or prohibit the owner’s use of this area provided that this use does not alter the general topography and native plant cover of the area.

- *Carmel Area Land Use Plan, including Objective 4.3.1 and Policy 4.4.2.6*

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


EVIDENCE: (a) Section 20.86.030 of the Monterey County Coastal Implementation Plan.

(b) Section 20.86.080.A.1 of the Monterey County Coastal Implementation Plan.

DECISION

It is the decision of the Zoning Administrator of the County of Monterey that said application for a Combined Development Permit be granted as shown on the attached sketch and subject to the attached conditions.

PASSED AND ADOPTED this 25th day of August, 2005.



MIKE NOVO
ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON

SEP 12 2005

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 OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

SEP 22 2005

THIS APPLICATION IS ALSO APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE DECISION BY THE BOARD OF SUPERVISORS, 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 and Building Inspection Department office in Marina.
2. This permit expires 2 years after the above date of granting thereof unless construction or use is started within this period.

Monterey County Planning and Building Inspection

Conditions of Approval

Project Name: *Keig* **File No:** PLN040530

APNs: 241-221-013-000

Approval by: Zoning Administrator **Date:** August 25, 2005

**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

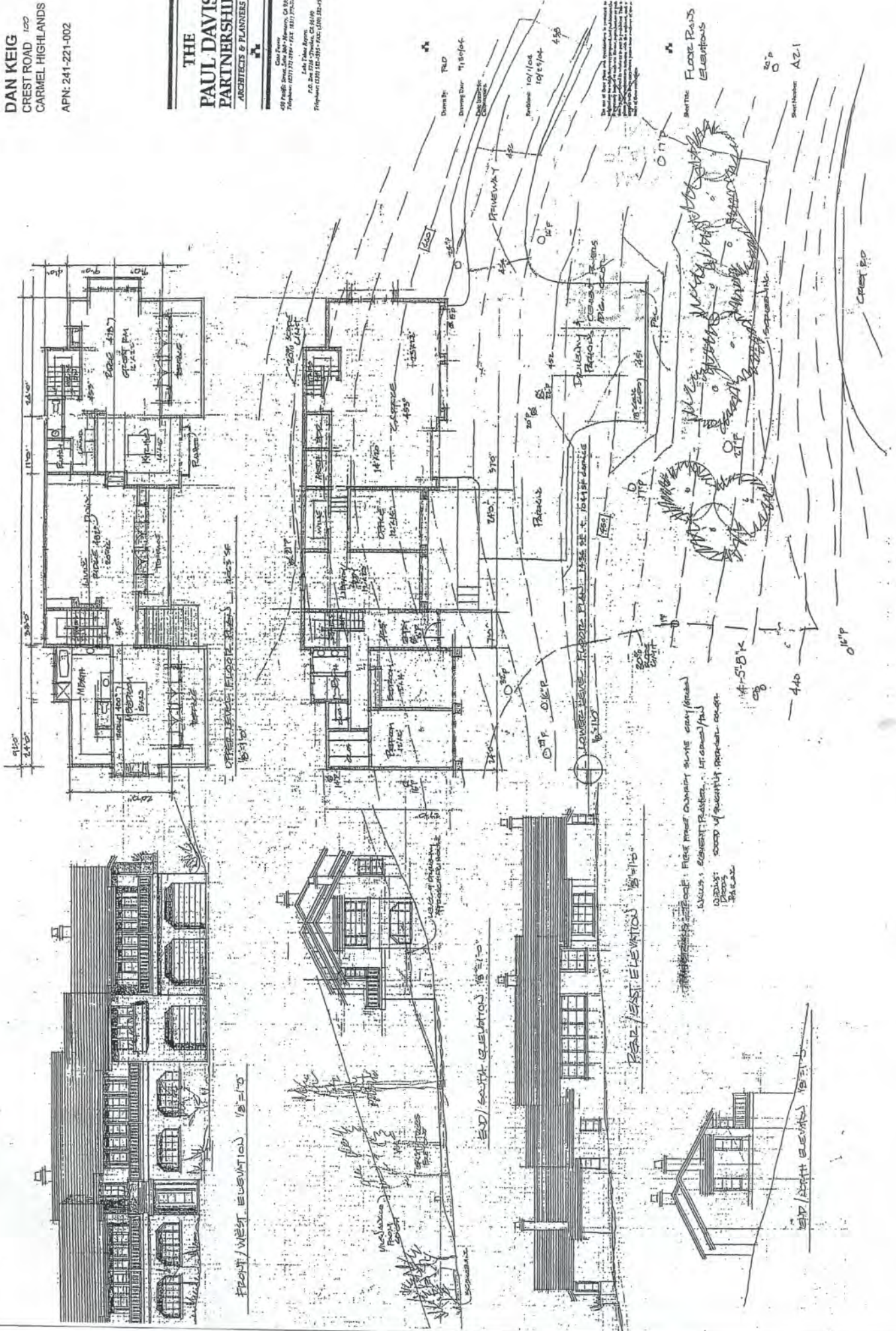
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
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<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1		<p>PBD029 - SPECIFIC USES ONLY</p> <p>This Combined Development permit (PLN040530) allows the construction of a 3,499 sq. ft. two-story single family dwelling and attached 1,049 sq. ft. garage; a production well; grading (640 cu. yd. cut and 640 cu. yd. fill); and the removal of nine Monterey pines (8" to 22" dbh) and eight Coast live oak trees (6" to 9" dbh); and Design Approval. The property is located at 100 Crest Road, Carmel Highlands (Assessor's Parcel Number 241-221-013-000), Carmel Land Use Area (Coastal Zone). This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of Planning and Building Inspection. 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. (Planning and Building Inspection)</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other-wise stated	

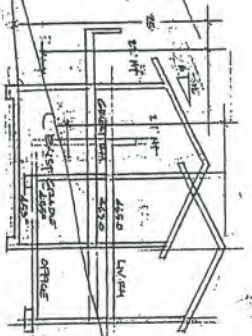
RESIDENCE
FOR
DAN KEIG
CREST ROAD 100
CARMEL HIGHLANDS
APN: 241-221-002

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS

458 Pacific Street, Carmel, CA 93913
Telephone: (408) 725-1100 FAX: (408) 725-1102
400 Pacific Street, Carmel, CA 93913
Telephone: (408) 725-1100 FAX: (408) 725-1102



**RESIDENCE FOR
DAN KEIG**
CREST ROAD 100
CARMEL HIGHLANDS
APN: 241-221-002
PLU 040 530-



THE PAUL DAVIS PARTNERSHIP

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

200 Elmwood Drive • Menlo Park, CA 94025
Telephone: (415) 321-2200 • FAX: (415) 321-2204

GENERAL NOTES

9-14-88 PLANS
6-8-89 REVISED PLANS

EXISTING AREAS

2400 sq ft 1041 sq ft covered
1420 sq ft 1041 sq ft covered
847 sq ft 1041 sq ft covered

CONCRETE

4400 sq ft

LOT SIZE 1.05 AC.

71,571 sq ft

PERMITS: 1.05 AC. 2400 sq ft

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NOTE: SITE IS NOT VISIBLE FROM CREST ROAD

CRUISE MOTOR CUT & FILL BALANCED IN AREA OF RESIDENCE & DRIVEWAY

Sheet 1 of 1

Sheet 1 of 1

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
2		PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution PLN040530) was approved by the Monterey County Zoning Administrator for Assessor's Parcel Number 241-221-002-000 on August 25, 2005. The permit was granted subject to twenty-one (21) conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (Planning and Building Inspection)	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
3		PBD030 - STOP WORK - RESOURCES FOUND 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 Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (Planning and Building Inspection)	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeologist	Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
4		PBD026 – NOTICE OF REPORT (GEOLOGIC) Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Geologic Hazards Report has been prepared for this parcel by Craig Harwood, Consulting Engineering Geologist, dated May 13, 2004 and is on record in the Monterey County Planning and Building Inspection Department Library No. _____. All development shall be in accordance with this report." (Planning and Building Inspection)	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits	
5		PBD013 - GEOLOGIC CERTIFICATION Prior to final inspection, the geologic consultant shall provide certification that all development has been constructed in accordance with the geologic report. (Planning and Building Inspection)	Submit certification by the geological consultant to PBI showing project's compliance with the geological report.	Owner/ Applicant/ Geological Consultant	Prior to Final Building Inspection	
6		PBD021 – LIGHTING – EXTERIOR LIGHTING PLAN All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. (Planning and Building Inspection)	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	
7		FOREST MANAGEMENT PLAN AMENDMENT (Non Standard Wording) The Forest Management Plan shall be amended to eliminate the statement allowing the removal of trees without a Coastal Development Permit when the removal of the tree poses an immediate danger to "valuable property" (page 9 of 14 for the FMP)	The owner shall initial the deletion in the FMP.	Owner/ Applicant	Prior to issuance of grading and building permits	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
8		PBD026 – NOTICE OF REPORT (FMP) Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Forest Management Plan has been prepared for this parcel by Glenn C. Flamik of Forest City Consulting, revised April 29, 2005 and is on record in the Monterey County Planning and Building Inspection Department Library No. _____. All development shall be in accordance with this report." (Planning and Building Inspection)	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits	
9		PBD032(A) - TREE PROTECTION Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by 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 shall be demonstrated prior to issuance of building permits subject to the approval of the Director of Planning and Building Inspection. (Planning and Building Inspection)	Submit evidence of tree protection to PBI for review and approval.	Owner/ Applicant	Prior to issuance of grading and building permits	
10		PBD018(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY) The site shall be landscaped. At least 60 days prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. 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 be accompanied by a nursery or contractor's estimate of	Submit landscape plans and contractor's estimate to PBI for review and approval.	Owner / Applicant / Contractor	At least 60 days prior to final inspection or occupancy	

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		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 Planning and Building Inspection 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. (Planning and Building Inspection)	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.	Owner/ Applicant	Ongoing	
11		PBD014 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning and Building Inspection. (Planning and Building Inspection)	None	Owner/ Applicant	Ongoing	
12		PBD010 – EASEMENT - SCENIC SLOPE A scenic easement shall be conveyed to the County over those portions of the property where the slope exceeds <u>30</u> percent. A scenic easement deed shall be submitted to, and approved by, the Director of Planning and Building Inspection prior to issuance of grading or building permits. (Planning and Building Inspection)	Submit scenic easement to PBI for approval.	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	
13		PBD005 - DEED RESTRICTION - FIRE HAZARD 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 required as per Section 20.146.080.D.3 of the Coastal Implementation Plan and per the standards for development of residential property." (Planning and Building Inspection)	Submittal of approved and Recorded Deed Restriction to PBI.	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
14		FIRE007 - DRIVEWAYS Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
		line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Carmel Highlands Fire Protection District)				

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

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16		FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS) Remove combustible vegetation from within a minimum of 100 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional fire protection or firebreaks approved by the Reviewing 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 Protection District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
17		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) 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 Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
18		WR1 - DRAINAGE PLAN The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer	Prior to issuance of any grading or building permits	

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19		WR43 - WATER AVAILABILITY CERTIFICATION The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
20		WR45 - WELL INFORMATION The applicant shall provide the Water Resources Agency information on the well to serve the project including a map showing the well location and any available well logs/e-logs. (Water Resources Agency)	Submit all applicable well information to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	
21		WR40 - WATER CONSERVATION MEASURES The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system. b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/ Occupancy	

End of Conditions.