

MIKE NOVO  
ZONING ADMINISTRATOR

COUNTY OF MONTEREY  
STATE OF CALIFORNIA

RESOLUTION NO. 040692

A. P. # 009-112-003-000

In the matter of the application of  
**Michael & Barbara Lang (PLN040692)**

**FINDINGS & DECISION**

to allow a Combined Development Permit in accordance with Chapter 20.82 (Combined Development Permits) of the Monterey County Code, consisting of a 1) a Coastal Administrative Permit and Design Approval for the demolition of an existing 1,290 sq. ft. single family residence and the construction of a new 2,660 sq. ft. two story single family residence with a detached garage; 2) a Coastal Development Permit for development on slopes greater than 30%; and 3) a Coastal Development Permit for the removal of two Monterey pines (20 and 31 inches in diameter). The property is located at 24674 Pescadero Road, Carmel, Coastal Zone. The project came on regularly for meeting before the Zoning Administrator on March 10, 2005.

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

**1. FINDING: CONSISTENCY** – The Lang Combined Development Permit and Design Approval (PLN040692), as described in Condition #1, and as conditioned, is consistent with the plans, policies, requirements, and standards of the Local Coastal Program (LCP). The LCP for this site consists of the Carmel Area Land Use Plan, Carmel Area Coastal Implementation Plan (Part 4), Part 6 of the Coastal Implementation Plan, and Part 1 of the Coastal Implementation Plan (Title 20 Zoning Ordinance).

**EVIDENCE:** (a) The application and plans submitted for the Combined Development Permit and Design Approval in project file PLN040692 at the Monterey County Planning and Building Inspection Department.

(b) The applicant provided the Monterey County Planning and Building Inspection Department with a Design Approval Request, drawings, and a statement of materials and colors to be used.

(c) The property is 0.25 acres in size and is located at 24674 Pescadero Road, Carmel, in the Coastal Zone. The parcel is zoned “MDR/2-D (CZ)” (Medium Density Residential, 2 units per acre, Design Control, in the Coastal Zone). The proposed single family residence meets the site development standards for the MDR Zoning District and is an allowed use pursuant to Section 20.12.040.A.

(d) The Carmel Unincorporated/Highlands Land Use Advisory Committee reviewed and recommended approval (5 - 0 vote) of the Combined Development Permit and Design Approval on December 6, 2004 with recommendations for minimal exterior lighting and tree replacement to be located between the new residence and Pescadero Road. The LUAC comments are incorporated in the project design or have been met as part of the planning permit review process.

(e) The project is consistent with policies of the Carmel Area Land Use Plan dealing with visual resources (Chapter 2.2). The project planner conducted a site visit on November

23, 2004 to verify that the proposed project complies with the LCP. The project will not have a significant adverse effect on the public viewshed.

(f) The project is consistent with policies of the Carmel Area Land Use Plan dealing with archaeological resources (Chapter 2.8). The Archaeological Report prepared by Archaeological Consulting, dated January 29, 2004, concludes that there is no surface evidence of potentially significant archeological resources on the site.

(g) The project is consistent with policies of the Carmel Area Land Use Plan dealing with hazards (Chapter 2.7). The Geotechnical Soils and Geoseismic Report prepared by Grice Engineering and Geology, Inc., dated June 7, 2004, concludes that the site is suitable for the project.

(h) The project is consistent with policies of the Carmel Area Land Use Plan dealing with environmentally sensitive habitats (Chapter 2.3). The Biological Assessment Survey prepared by Dale Hameister of Rana Creek Habitat Restoration, dated July 29, 2004, concludes that there were no rare plant species found within the areas proposed for development. Conditions of approval will require implementation of habitat protection measures for native vegetation located downslope of the proposed development and implementation of native habitat enhancement through the removal of existing invasive exotic plant species located near the proposed development.

(i) The project is consistent with policies of the Carmel Area Land Use Plan dealing with forest resources (Chapter 2.5). A Forest Management Plan (August 30, 2004) was prepared by Forest City Consulting for the project. According to the Plan, the project will not have an adverse impact on retained forest resources. Only two protected trees and three small non-protected and/or dead trees will be removed. The proposed development has been designed to reduce impacts to the native forest and to protect as many trees as possible. The Plan recommends 1:1 replacement for the two protected trees proposed for removal (20 and 31 inch Monterey pines). Conditions of approval will require the implementation of tree and native habitat protection measures and adherence to the recommendations contained in the Forest Management Plan.

**2. FINDING: LANDMARK TREE REMOVAL** – An exception may be granted for the removal of a tree that is 24 inches or greater in diameter (measured at breast height) since no alternatives to development such as resiting, relocation or reduction in development area exists whereby the tree removal can be avoided.

**EVIDENCE:** (a) The project consists of the removal of 1 Monterey pine measuring 31 inches in diameter at breast height. According to the Forest Management Plan prepared by Forest City Consulting (August 30, 2004), the landmark pine is in poor condition and leans over the footprints of the existing and proposed residences. Potential failure of the pine would most likely result in it falling into the structure. Additionally, the tree shows signs of pine pitch canker. Due to slope and size constraints of the parcel, there is no alternative to development whereby the tree removal can be avoided.

(b) The application and plans submitted in project file PLN040692 at the Monterey County Planning and Building Inspection Department.

**3. FINDING: 30 PERCENT SLOPE WAIVER** – The proposed development is consistent with

Section 20.146.030.C.1.a of the “Regulations for Development in the Carmel Area Land Use Plan” since no other alternative exists on the site which would allow the development to occur on slopes less than 30% and the development in its proposed location better achieves the resource protection objectives and policies of the Carmel Area Land Use Plan.

**EVIDENCE:** (a) The project proposes construction of the new single family residence and detached garage on slopes averaging 30-35%. These are previously disturbed areas, with the new residence to be placed within the existing footprint of the current residence. Approximately 265 sq. ft. of the detached garage and 1,585 sq. ft. of the residence will be located on slopes exceeding 30%. Development in these locations will result in minimal tree removal, minimal grading and minimal erosion. A Geotechnical Soils and Geoseismic Report prepared for this site by Grice Engineering and Geology, Inc. (June 7, 2004) concludes that the property may be developed as proposed provided that the report recommendations are included in the design and construction. Based on the Geotechnical Report, the applicant’s request for a waiver of the policy prohibiting development on slopes greater than 30%, staff’s analysis and site visit and the fact that these areas are previously disturbed, staff has determined that no other alternative site on the property exists which would allow the development to occur on slopes less than 30%. Development in other locations outside of the previously disturbed areas would result in potentially significant impacts due to tree removal and site disturbance.

(b) The application and plans submitted for the Combined Development Permit and Design Approval, including the 30% Slope Exception Request, in project file PLN040692 at the Monterey County Planning and Building Inspection Department.

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

**EVIDENCE:** (a) The project has been reviewed for suitability by the Monterey County Planning and Building Inspection Department, Coastal Commission, Carmel Highlands Fire Protection District, Monterey County Water Resources Agency, Monterey County Public Works Department, Monterey County Parks Department, and Monterey County Health Department. There has been no indication from these agencies that the site is not suitable. Conditions recommended by these agencies have been incorporated as project conditions.

(b) The project planner conducted a site visit on November 23, 2004 to verify that the site is suitable for this use.

(c) Necessary public facilities are available and will be provided.

**5. FINDING: PUBLIC ACCESS** – The project is in conformance with the public access and public recreation policies of the Coastal Act and the Local Coastal Program, and does not interfere with any form of historic public use or trust rights. No access is required as part of the project as no substantial adverse impacts 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 and is not indicated as part of any designated trails or shoreline access. No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

(b) Staff site visit on November 23, 2004.

**6. FINDING: CEQA (Exempt)** – The proposed project will not have a significant environmental impact.

**EVIDENCE:** (a) Section 15301(l) of the CEQA Guidelines categorically exempts the proposed development from environmental review. The proposed demolition of the existing single family residence qualifies for this categorical exemption since it will involve negligible or no expansion of an existing use.

(b) Section 15303(a) of the CEQA Guidelines categorically exempts the proposed development from environmental review. The proposed construction of a new single family residence qualifies for this categorical exemption since it will involve the construction or conversion of limited small structures.

(c) The Historic Evaluation prepared by Kent Seavey, dated January 13, 2004, concludes that the existing single family residence proposed for demolition does not qualify as a historic resource under CEQA.

(d) No adverse environmental impacts were identified during staff review of the project application.

(e) There are no unusual circumstances related to the project or property.

(f) Evidence for Finding #1.

**7. FINDING: NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of Title 20. Zoning violation abatement costs, if any, have been paid.

**EVIDENCE:** Sections 20.12.020 and 20.44.020 of the Monterey County Zoning Ordinance. Staff verification of the Monterey County Planning and Building Inspection Department records indicate that no violations exist on subject property.

**8. FINDING: HEALTH AND SAFETY** – The establishment, maintenance, and operation of the proposed development applied for will not under the circumstances of the particular case, 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.

**EVIDENCE:** Preceding findings and supporting evidence.

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

**EVIDENCE:** Sections 20.86.030 and 20.86.080 of Title 20 Zoning Ordinance (Part 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 10th day of March 2005.

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MIKE NOVO  
ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON

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

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 90<sup>th</sup> 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.

<p align="center"><u>Monterey County Planning and Building Inspection</u>  <u>Condition Compliance &amp; Mitigation Monitoring and/or Reporting Plan</u></p>	<p><u>Project Name:</u> <b>Lang</b></p>	
	<p>File No: PLN040692</p>	<p>APN: 009-112-003-000</p>
	<p>Approval by: Zoning Administrator</p>	<p>Date: March 10, 2005</p>

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

Permit Cond. Number	Mitig. Number	Impact Addressed, and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Clearing Condition	Timing	Verification of compliance
1		<p><b>PBD029 - SPECIFIC USES ONLY</b></p> <p>The Lang Combined Development Permit (PLN040692) consists of: 1) a Coastal Administrative Permit and Design Approval for the demolition of an existing 1,290 sq. ft. single family residence and the construction of a new 2,660 sq. ft. two story single family residence with a detached garage; 2) a Coastal Development Permit for development on slopes greater than 30%; and 3) a Coastal Development Permit for the removal of two Monterey pines (20 and 31 inches in diameter). The property is located at 24674 Pescadero Road, Carmel (Assessor's Parcel Number 009-112-003-000), 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. <b>(Planning and Building Inspection)</b></p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	
2		<p><b>PBD025 - NOTICE-PERMIT APPROVAL</b></p> <p>The applicant shall record a notice which states: "A permit (Resolution No. 040692) was approved by the Zoning Administrator for Assessor's Parcel Number 009-112-003-000 on March 10, 2005. The permit was granted subject to 18 conditions of approval which run</p>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits or	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, 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 Clearing Condition</i>	<i>Timing</i>	<i>Verif- ication of comp- liance</i>
		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 grading and building permits or commencement of the use. <b>(Planning and Building Inspection)</b>			start of use	
3		<b>NOTICE-FOREST MANAGEMENT PLAN (NON-STANDARD)</b> The applicant shall record a notice which states: "A Forest Management Plan has been prepared for this parcel by Forest City Consulting, dated August 30, 2004, and is on record in the Monterey County Planning and Building Inspection Department Library. All tree removal and replacements on the parcel must be in accordance with this Forest Management Plan, as approved by the Director of Planning and Building Inspection." The notice must be recorded prior to issuance of building or grading permits. <b>(Planning and Building Inspection)</b>	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	
4		<b>PBD021 – LIGHTING – EXTERIOR LIGHTING PLAN</b> 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. <b>(Planning and Building Inspection)</b>	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits	
5		<b>TREE PROTECTION (NON-STANDARD)</b> Native trees located close to the construction site 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. Protective fencing, staging areas	Submit evidence of tree protection in the form of photos and a letter from a qualified forester or arborist to PBI for review and approval.	Owner/ Applicant	Prior to issuance of grading and building permits	



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		and grading limits shall be reviewed and established by the contractor in consultation with a qualified forester or arborist immediately prior to commencement of demolition and excavation operations. Said protection shall be demonstrated in the form of photos and a letter from a qualified forester or arborist prior to the issuance of grading or building permits and subject to the approval of the Director of Planning and Building Inspection. <b>(Planning and Building Inspection)</b>				
6		<b>NATIVE HABITAT PROTECTION (NON-STANDARD)</b> Native habitat in proximity to and down-slope of the project site shall be adequately protected. Protection shall include the placement of orange netting and the installation of silt fencing. Said protection shall be demonstrated prior to issuance of grading and building permits and subject to the approval of the Director of Planning and Building Inspection. <b>(Planning and Building Inspection)</b>	Submit evidence of native habitat protection to PBI for review and approval.	Owner/ Applicant	Prior to issuance of grading and building permits	
7		<b>EROSION AND RUNOFF CONTROL (NON-STANDARD)</b> Prior to the issuance of a grading or building permit, the applicant shall submit evidence that erosion and runoff control measures have been implemented in accordance with Monterey County's Erosion Control (Chapter 16.12) and Grading (Chapter 16.08) Ordinances. <b>(Planning and Building Inspection)</b>	Submit evidence that erosion and runoff control measures have been implemented in accordance with Monterey County's Erosion Control (Chapter 16.12) and Grading (Chapter 16.08) Ordinances.	Owner/ Applicant	Prior to issuance of grading and building permits	
8		<b>WR1 - DRAINAGE PLAN</b> The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. <b>(Water Resources Agency)</b>	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval. Insure the provisions of conditions #9 below are included.	Owner/ Applicant/ Engineer	Prior to issuance of any grading or building permits	
9		<b>DRAINAGE (NON-STANDARD)</b> The applicant shall provide the Planning and Building Inspection Department a drainage plan that has been approved by the Water Resources Agency. The drainage plan shall show that drainage improvements will not be located within native habitat areas and will not require additional tree removal. The plan shall be submitted prior to issuance of grading and building permits.	Submit to PBI a drainage plan that has been approved by the Water Resources Agency.	Owner / Applicant / Engineer	Prior to issuance of grading and building permits	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, 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 Clearing Condition</i>	<i>Timing</i>	<i>Verif- ication of comp- liance</i>
		(Planning and Building Inspection)				
10		<b>WR43 - WATER AVAILABILITY CERTIFICATION</b> The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. <b>(Water Resources Agency)</b>	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
11		<b>PBD018(A) - LANDSCAPE PLAN (SINGLE FAMILY DWELLING ONLY)</b> 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. <i><b>First, the landscaping plan shall follow the recommendations contained in the Forest Management Plan prepared by Forest City Consulting, dated August 30, 2004. Second, the landscaping plan shall incorporate native trees and other indigenous vegetation for those areas disturbed by construction and for additional screening of the structures from Pescadero Road. Third, the landscaping plan shall include native habitat enhancement through the removal of existing invasive exotic plant species located in proximity to the development site.</b></i> 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 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. <b>(Planning and Building Inspection)</b>	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	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, 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 Clearing Condition</i>	<i>Timing</i>	<i>Verif- ication of comp- liance</i>
12		<p><b><u>WR40 - WATER CONSERVATION MEASURES</u></b></p> <p>The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</p> <ol style="list-style-type: none"> <li>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.</li> <li>Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems, and timing devices. <b>(Water Resources Agency)</b></li> </ol>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
13		<p><b><u>FIRE011 - ADDRESSES FOR BUILDINGS</u></b></p> <p>All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers, and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single</p>	<p>1) Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>2) Applicant shall schedule fire dept. clearance inspection.</p>	Owner/ Applicant	<p>Prior to issuance of building permit</p> <p>Prior to final building inspection</p>	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, 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 Clearing Condition</i>	<i>Timing</i>	<i>Verif- ication of comp- liance</i>
		sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. <b>(Carmel Highlands Fire Protection District)</b>				
14		<u><a href="#">FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)</a></u> Remove combustible vegetation from within a minimum of 30 feet of structures. 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. <b>(Carmel Highlands Fire Protection District)</b>	1) Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.  2) Applicant shall schedule fire dept. clearance inspection.	Owner/ Applicant	Prior to issuance of grading and building permits  Prior to final building inspection	
15		<u><a href="#">FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</a></u> The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. <b>(Carmel Highlands Fire Protection District)</b>	1) Applicant shall enumerate as "Fire Dept. Notes" on plans.  2) Applicant shall schedule fire dept. rough sprinkler inspection.  3) Applicant shall schedule fire dept. final sprinkler inspection.	Owner/ Applicant	Prior to issuance of building permit  Prior to framing inspection  Prior to final building inspection	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, 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 Clearing Condition</i>	<i>Timing</i>	<i>Verif- ication of comp- liance</i>
16		<p><b>PBD030 - STOP WORK - RESOURCES FOUND</b></p> <p>If 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. <b>(Planning and Building Inspection)</b></p>	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/ Archaeo- logist	Ongoing	
17		<p><b>PBD018(A) - LANDSCAPE MAINTENANCE (SINGLE FAMILY DWELLING ONLY)</b></p> <p>All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. <b>(Planning and Building Inspection)</b></p>	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	
18		<p><b>PBD014 - GRADING-WINTER RESTRICTION</b></p> <p>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. <b>(Planning and Building Inspection)</b></p>	None	Owner/ Applicant	Ongoing	