

RESOLUTION NO. 050589

A.P.# 103-102-005-000

In the matter of the application of  
**Diane Carroll (PLN050589)**

**FINDINGS & DECISION**

for an Administrative Permit in accordance with Title 21 (Zoning) Chapter 21.70 (Administrative Permits) of the Monterey County Code, for an Administrative Permit and Design Approval to allow the demolition of the existing 1,832 square foot single family dwelling with an attached one-car garage and the construction of a three-story 2,478 square foot single family dwelling with a detached two-car garage, 495 square foot detached guesthouse, 1,312 square foot barn, 384 square foot workshop, 273 square foot pool house, and grading (approx. 250 cubic yards of cut and 300 cubic yards of fill). The property is located at 520 Loma Alta Road, Carmel, came on regularly for meeting before the Zoning Administrator on January 12, 2006.

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

**FINDINGS OF FACT**

**1. FINDING: CONSISTENCY** - The Carroll Administrative Permit (PLN050589), as described in Condition No. 1 and as conditioned, conforms to the plans, policies, requirements, and standards of the General Plan, Greater Monterey Peninsula Area Plan and the Monterey County Zoning Ordinance (Title 21) which designates this area as appropriate for residential development.

- EVIDENCE:**
- (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. No conflicts were found to exist. No communications were received during the course of review of the project to indicate that there is any inconsistency with the text, policies, and regulation in these documents.
  - (b) The property is located at 520 Loma Alta Road, Carmel (Assessor's Parcel Number 103-102-005-000), Greater Monterey Peninsula Area Plan. The parcel is zoned "RDR/5.1-UR-D-S" or Rural Density Residential 5.1 acres per unit within Urban Reserve, Design Control, and Site Plan Review Zoning Districts. The subject property complies with all rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21, and is therefore suitable for the proposed development.
  - (c) Project planner conducted an on-site inspection on October 6, 2005 to verify that the project on the subject parcel conforms to the plans listed above.
  - (d) The project for a single-family dwelling and guesthouse is a use allowed, in accordance with Section 21.16.030.B and C.
  - (e) The project complies with regulations for guesthouses in accordance with Section 21.64.020.C. Conditions have been incorporated requiring that the applicant record a deed restriction.
  - (f) Pursuant to section 21.64.070 of the Monterey County Zoning Ordinance, the guesthouse shall be used as a temporary residence during the construction of the principal residence. The project has been conditioned to comply with the regulations for temporary residences. Specifically, the guesthouse has been conditioned to allow a kitchen or cooking facilities during the construction of the principal residence only. The kitchen or cooking facilities must be removed within eighteen months of the date of issuance of the building permit for the permanent residence or occupancy of the permanent residence

whichever occurs first.

- (g) The project was not referred to the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this project did not warrant referral to the LUAC because the development is not considered to be of a controversial nature.
- (h) Application, plans, and related support materials submitted by applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project file PLN050589.

**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, Parks, and the Carmel Highlands Fire Protection District. Conditions recommended have been incorporated.
  - (b) Technical reports by outside archaeology, geological and geotechnical consultants indicate that there are no physical or environmental constraints such as geologic or seismic hazard areas, environmentally sensitive habitats or similar areas that would indicate the site is not suitable for the use proposed. Agency staff concurs. "An Archaeological Reconnaissance of the Cannon Property" prepared by Ruben G. Mendoza, Salinas, CA, August 2, 2002 (Library No. 050778). "Geotechnical Investigation" prepared by Pacific Crest Engineering Inc., Watsonville, CA, July, 2005 (Library No. 050776). "Geological Investigation" prepared by Rogers E. Johnson & Associates, Watsonville, CA June 23, 2005 (Library No. 050777). Reports are in Project File PLN050589.
  - (c) Staff conducted an on-site visit on October 6, 2005 to verify that the site is suitable for this use.

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

- EVIDENCE:**
- (a) CEQA Guidelines Section 15303, Class 3(a) and 3(e) categorically exempts single-family dwellings and small accessory structures.
  - (b) No adverse environmental effects were identified during staff review of the development application during the site visit on October 6, 2005.
  - (c) Development is largely contained in an already disturbed area of the property. Tree removal is minimal. The structure to be demolished is less than 50 years old and there has been no indication of it being a historic resource. No unusual circumstances related to the project or property exists.

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

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

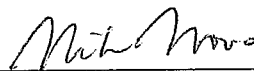
**5. FINDING: APPEALABILITY** - The decision on this project is appealable to the Planning Commission.

**EVIDENCE** Section 21.80.040.A Monterey County Zoning Ordinance (Title 21).

**DECISION**

THEREFORE, it is the decision of said Zoning Administrator, that said application for an Administrative Permit be granted as shown on the attached sketch, and subject to the attached conditions.

**PASSED AND ADOPTED** this 12th day of **January, 2006.**

  
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MIKE NOVO  
ZONING ADMINISTRATOR

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON **JAN 25 2006**

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

**FEB 04 2006**

**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 Salinas.

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

**Monterey County Planning and Building Inspection  
Condition Compliance & Mitigation Monitoring  
and/or Reporting Plan**

**Project Name:** Diane C. Carroll  
**File No:** PLN050589  
**Approval by:** Zoning Administrator

**APN:** 103-102-005-000  
**Date:** January 12, 2006

*\*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>
1		<p><b>PBD029 - SPECIFIC USES ONLY</b> This Administrative Permit (PLN050589) allows the demolition of an existing 1,832 square foot single-family dwelling with an attached one-car garage and construction of a three-story 2,478 square foot single family dwelling with a detached two-car garage, 495 square foot detached guesthouse, 1,312 square foot barn, 384 square foot workshop, 273 square foot pool house, and grading (250 cubic yards of cut and 300 cubic yards of fill).. The property is located at 520 Loma Alta Road, Carmel (Assessor's Parcel Number 103-102-005-000), Greater Monterey Peninsula Area 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 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</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other-wise stated	

		by the appropriate authorities. <b>(Planning and Building Inspection)</b>				
2		<p><b>PBD025 - NOTICE-PERMIT APPROVAL</b></p> <p>The applicant shall record a notice stating: "A permit (Resolution 050589) was approved by the Zoning Administrator for Assessor's Parcel Number 103-102-005-000 on January 12, 2006). The permit was granted subject to 41 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 Department prior to issuance of building permits or commencement of the use. <b>(Planning and Building Inspection)</b></p>	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		<p><b>PBD016 - INDEMNIFICATION AGREEMENT</b></p> <p>The property owner agrees as a condition and in consideration of the 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. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be</p>	Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to PBI.	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable	

		recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, 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. <b>(Planning and Building Inspection)</b>				
4		<b>PBD011 - EROSION CONTROL PLAN AND SCHEDULE</b> The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Soils Conservation Service and the Director of Planning and Building Inspection. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of Planning and Building Inspection. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by Director of Planning and Building Inspection. <b>(Planning and Building Inspection)</b>	1) Evidence of compliance with the Erosion Control Plan shall be submitted to PBI prior to issuance of building and grading permits.  2) Evidence of compliance with the Implementation Schedule shall be submitted to PBI during the course of construction until project completion as approved by the Director of PBI.	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	
5		<b>PBD013 - GEOLOGIC CERTIFICATION</b> Prior to final inspection, the geologic consultant shall provide certification that all development has been constructed in accordance with the geologic report. <b>(Planning and Building Inspection)</b>	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		<p><b>PBD018(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY)</b></p> <p>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 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 Director of 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. <b>(Planning and Building Inspection)</b></p>	<p>Submit landscape plans and contractor's estimate to PBI for review and approval.</p>	<p>Owner/ Applicant/ Contractor</p>	<p>At least 60 days prior to final inspection or occupancy</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.</p>	<p>Owner/ Applicant</p>	<p>Ongoing</p>	
7		<p><b>PBD021 – LIGHTING – EXTERIOR LIGHTING PLAN</b></p> <p>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></p>	<p>Submit three copies of the lighting plans to PBI for review and approval.</p>	<p>Owner/ Applicant</p>	<p>Prior to issuance of building permits.</p>	

8	<p><b>PBD026 – NOTICE OF REPORT</b>  Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder, which states: "An Archeological report has been prepared for this parcel by Ruben G. Mendoza, Ph.D., Archeological Consultant, dated August 2, 2005 and is on record in the Monterey County Planning and Building Inspection Department Library No. LIB050778. All development shall be in accordance with this report."  <b>(Planning and Building Inspection)</b></p>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits	
9	<p><b>PBD026 – NOTICE OF REPORT</b>  Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder, which states: "A Geotechnical Investigation report has been prepared for this parcel by Pacific Crest Engineering Inc., dated July 2005, and is on record in the Monterey County Planning and Building Inspection Department Library No. LIB050776. All development shall be in accordance with this report."  <b>(Planning and Building Inspection)</b></p>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits	
10	<p><b>PBD026 – NOTICE OF REPORT</b>  Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder, which states: "A Geological Investigation report has been prepared for this parcel by Rogers E. Johnson &amp; Associates, dated June 23, 2005 and is on record in the Monterey County Planning and Building Inspection Department Library No. LIB050777. All development shall be in accordance with this report."  <b>(Planning and Building Inspection)</b></p>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits	
11	<p><b>PBD027 - PERMIT TIME/YEAR &amp; DATE</b>  The permit shall be granted for a time period of two (2) years, to expire on January 12, 2008.  <b>(Planning and Building Inspection)</b></p>	None	Owner/ Applicant	As stated in the conditions of approval	



12	<p><b>PBD030 - STOP WORK - RESOURCES FOUND</b>  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. <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/ Archaeologist	Ongoing	
13	<p><b>PBD034 - UTILITIES - UNDERGROUND</b>  All new utility and distribution lines shall be placed underground. <b>(Planning and Building Inspection; Public Works)</b></p>	None	Applicant/ Owner	Ongoing	
14	<p><b>PBD036 - WATER TANK APPROVAL</b>  The water tank shall be painted an earth tone color to blend into the area and landscaped (including land sculpturing and fencing, where appropriate), subject to the approval of the Director of Planning and Building Inspection, prior to the issuance of building permits. <b>(Planning and Building Inspection)</b></p>	1) Submit proposed color of water tank and landscaping to PBI for review and approval.	Applicant/ Owner	Prior to the issuance of grading and building permits	
		2) Provide evidence to PBI that the water tank is painted as approved by PBI and that landscaped was installed as approved by PBI.	Applicant/ Owner	Prior to final inspection or occupancy.	
15	<p><b>GH0003 - GUESTHOUSE - UTILITIES WITH MAIN DWELLING</b>  Guesthouses shall share the same utilities with the main residence, unless prohibited by public health requirements. <b>(Planning and Building Inspection)</b></p>	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.	

16	<p><b>PBD – NON STANDARD – GUESTHOUSE TEMPORARY KITCHEN / COOKING FACILITIES</b></p> <p>Pursuant to 21.64.070, the guesthouse shall be used as a temporary residence during the construction of the single family dwelling. The kitchen or cooking facilities may be present in the guesthouse only during its use as a temporary residence. <b>(Planning and Building Inspection)</b></p>	<p>Proof of recordation of this notice shall be furnished to PBI.</p> <p>Remove kitchen.</p>	<p>Owner/ Applicant</p> <p>Owner/ Applicant</p>	<p>Prior to Issuance of grading and building permits or start of use.</p> <p>Prior to final inspection on house.</p>	
17	<p><b>GH0005 - GUESTHOUSE - COUNTER/CABINET SPACE</b></p> <p>There shall be a maximum of six linear feet of counter space, excluding counter space in a bathroom. There shall be a maximum of eight square feet of cabinet space, excluding clothes closets. <b>(Planning and Building Inspection)</b></p>	<p>Proof of recordation of this notice shall be furnished to PBI.</p>	<p>Owner/ Applicant</p>	<p>Prior to Issuance of grading and building permits or start of use.</p>	
18	<p><b>GH0006 - GUESTHOUSE - UNIT SIZE 600 SQUARE FEET</b></p> <p>Guesthouses shall not exceed 600 square feet of livable floor area. <b>(Planning and Building Inspection)</b></p>	<p>Proof of recordation of this notice shall be furnished to PBI.</p>	<p>Owner/ Applicant</p>	<p>Prior to Issuance of grading and building permits or start of use.</p>	
19	<p><b>GH0008 - GUESTHOUSE - RENTED/LEASED</b></p> <p>Guesthouses shall not be separately rented, let, or leased from the main residence whether compensation be direct or indirect. <b>(Planning and Building Inspection)</b></p>	<p>Proof of recordation of this notice shall be furnished to PBI.</p>	<p>Owner/ Applicant</p>	<p>Prior to Issuance of grading and building permits or start of use.</p>	
20	<p><b>GH0009 - GUESTHOUSE - DEED REQUIREMENT</b></p> <p>Prior to the issuance of permits for guesthouse construction, or for use of an existing structure as a guesthouse, the applicant shall record a deed restriction stating the regulations applicable to the guesthouse, including that the guesthouse shall not be separately rented, let or leased from the main residence and shall not have cooking or kitchen facilities. <b>(Planning and Building Inspection)</b></p>	<p>Proof of recordation of this notice shall be furnished to PBI.</p>	<p>Owner/ Applicant</p>	<p>Prior to Issuance of grading and building permits or start of use.</p>	

21	<b>GH0010 - GUESTHOUSE - SEPARATION FROM DWELLING</b> Subsequent subdivisions which divide a main residence from a guesthouse shall not be permitted. <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.
22	<b>GH0012 - GUESTHOUSE - 15 FOOT HEIGHT</b> The guesthouse height shall not exceed 15 feet nor be more than one story. <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.
23	<b>PBD - TEMPORARY RESIDENCE DURING CONSTRUCTION OF A DWELLING - PERMITS</b> All building, health, public works or other required permits for the temporary residence must be obtained, all installations be completed, inspected and approved prior occupancy of the temporary residence. <b>(Planning and Building Inspection)</b>	Applicant shall schedule building dept. clearance inspection.	Owner/ Applicant	Prior to final inspection or occupancy of guesthouse.
24	<b>PBD - TEMPORARY RESIDENCE DURING CONSTRUCTION OF A DWELLING - USE</b> The use of the temporary residence may not begin until a building permit for the permanent residence is issued. <b>(Planning and Building Inspection)</b>	None	Owner/ Applicant	Prior to final inspection or occupancy of guesthouse.
25	<b>PBD - TEMPORARY RESIDENCE DURING CONSTRUCTION OF A DWELLING - TIMING</b> Actual construction on the permanent residence must start within sixty (60) days of the issuance of the building permit for the residence or the use of the temporary residence must cease and the unit be vacated and kitchen be removed until actual construction is started. <b>(Planning and Building Inspection)</b>	Applicant shall schedule building dept. clearance inspection.	Owner/ Applicant	Prior to issuance of any grading or building permits
26	<b>PBD - TEMPORARY RESIDENCE DURING CONSTRUCTION OF A DWELLING - USE EXPIRATION</b> The use of the temporary residence must cease within eighteen (18) months of the date of issuance of the building permit for the permanent residence or occupancy of the permanent dwelling whichever occurs	Applicant shall schedule building dept. clearance inspection.	Owner/ Applicant	Prior to final inspection or occupancy of principal residence.

		first. <b>(Planning and Building Inspection)</b>				
27		<b>PBD – TEMPORARY RESIDENCE DURING CONSTRUCTION OF A DWELLING – PARKING</b> Prior to a final inspection for the guesthouse structure, one covered and one uncovered parking space shall be constructed on site. <b>(Planning and Building Inspection)</b>	Obtain building permit and construct the covered parking space. Construct second parking space.	Owner/ Applicant	Prior to final inspection for guesthouse structure.	
28		<b>FIRE011 - ADDRESSES FOR BUILDINGS</b> 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. <b>(Carmel Highlands Fire Protection District)</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

29		<p><b>FIRE007 - DRIVEWAYS</b>          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 centerline of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. <b>(Carmel Highlands Fire Protection District)</b></p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p>	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection.</p>	
30		<p><b>FIRE008 - GATES</b>          All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p>	

		width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. <b>(Carmel Highlands Fire Protection District)</b>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
31		<b>FIRE011 - ADDRESSES FOR BUILDINGS</b> 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. <b>(Carmel Highlands Fire Protection District)</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

32	<p><b>FIRE015 - FIRE HYDRANTS/FIRE VALVES</b>  A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post, or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. <b>(Carmel Highlands Fire Protection District)</b></p>	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	
33	<p><b>FIRE016 - SETBACKS</b>  All parcels 1 acre and larger shall provide a minimum 30-foot setback for new buildings and accessory buildings from all property lines and/or the center of the road. For parcels less than 1 acre, alternate fuel modification standards or other requirements may be imposed by the local fire jurisdiction to provide the same practical effect. <b>(Carmel Highlands Fire Protection District)</b></p>	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	

34		<p><b>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)</b>  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></p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p>	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection</p>	
35		<p><b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</b>  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></p>	<p>Applicant shall enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of building permit.</p>	
36		<p><b>FIRE029 - ROOF CONSTRUCTION - (CYPRESS FPD &amp; PEBBLE BEACH CSD)</b>  All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. <b>(Carmel Highlands Fire Protection District)</b></p>	<p>Applicant shall enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of building permit.</p>	

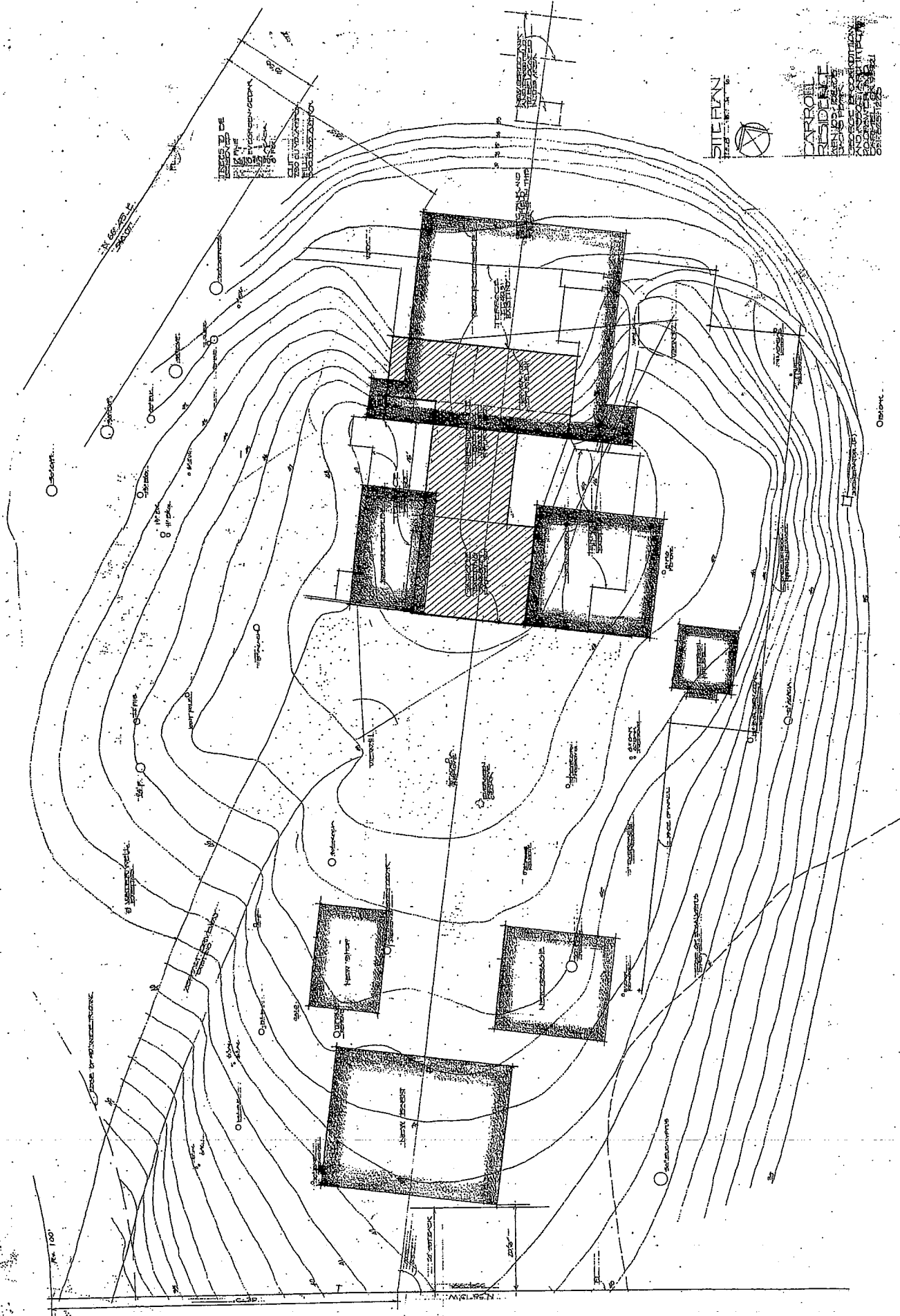


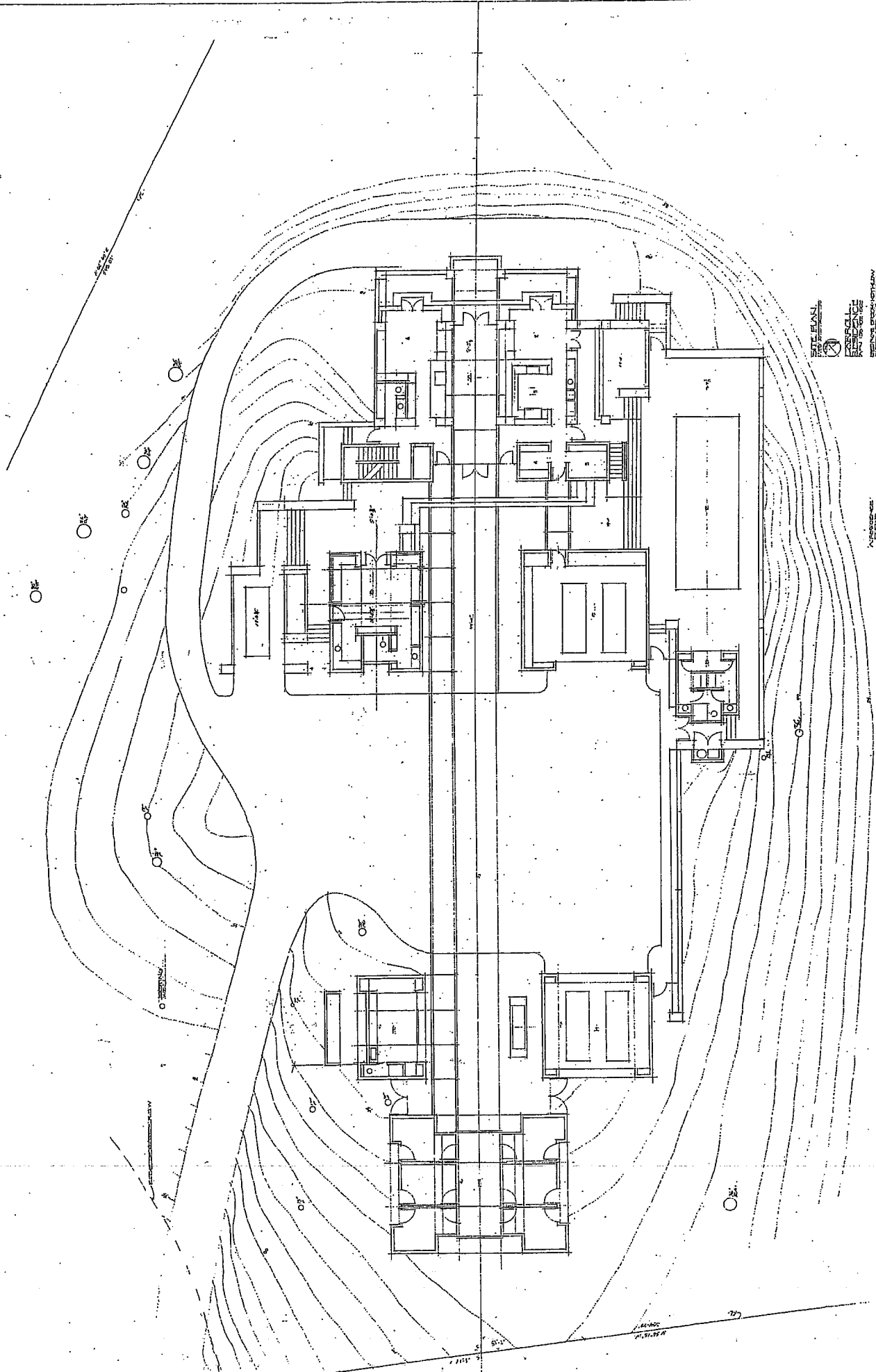
37	<p><b>EH11 - SEPTIC SYSTEM DESIGN</b>  Submit plans for review and approval showing the location and design of the proposed septic system meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB.  <b>(Environmental Health)</b></p>	Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system.	CA Licensed Engineer /Owner/ Applicant	Prior to issuance of building permit.	
38	<p><b>WR2 - STORMWATER CONTROL</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. Stormwater runoff from impervious surfaces shall be dispersed at multiple points, away from and below any septic leach fields, over the least steep available slopes, with erosion control at outlets. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. <b>(Water Resources Agency)</b></p>	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	
39	<p><b>WR40 - WATER CONSERVATION MEASURES</b>  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.  <b>(Water Resources Agency)</b></p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/ occupancy	

40		<p><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></p>	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
41		<p><b>WR45 - WELL INFORMATION</b>  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. <b>(Water Resources Agency)</b></p>	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	

END OF CONDITIONS

# EXHIBIT D





SITE PLAN  
 PROJECT NO. 100-100-100  
 DESIGN PROFESSIONAL  
 REGISTERED ARCHITECT  
 STATE OF CALIFORNIA

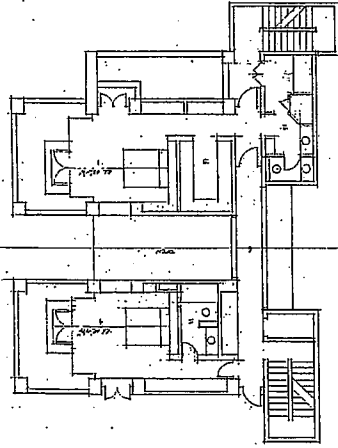
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 6. SEE ARCHITECT'S SECTIONS.  
 7. SEE ARCHITECT'S ELEVATIONS.  
 8. SEE ARCHITECT'S FLOOR PLANS.  
 9. SEE ARCHITECT'S SITE PLAN.  
 10. SEE ARCHITECT'S LANDSCAPE ARCHITECTURE.

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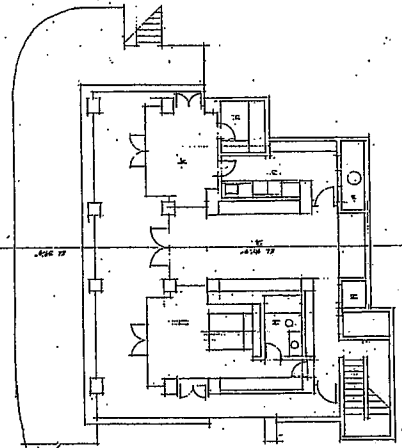
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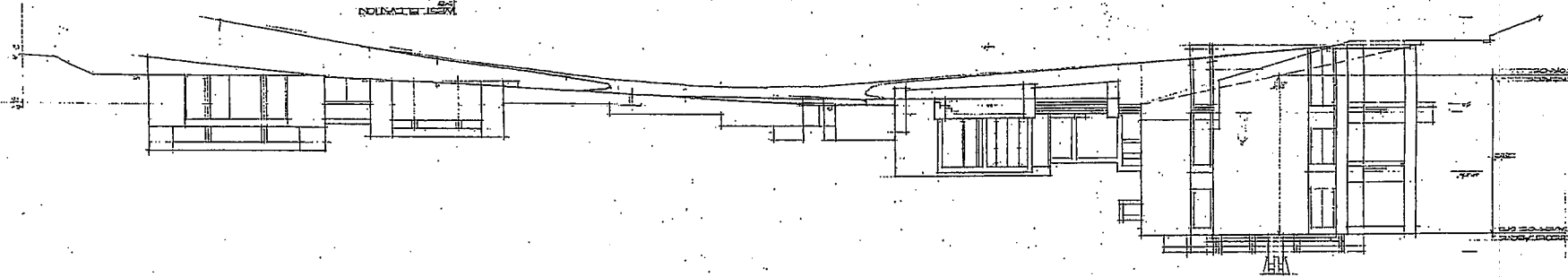
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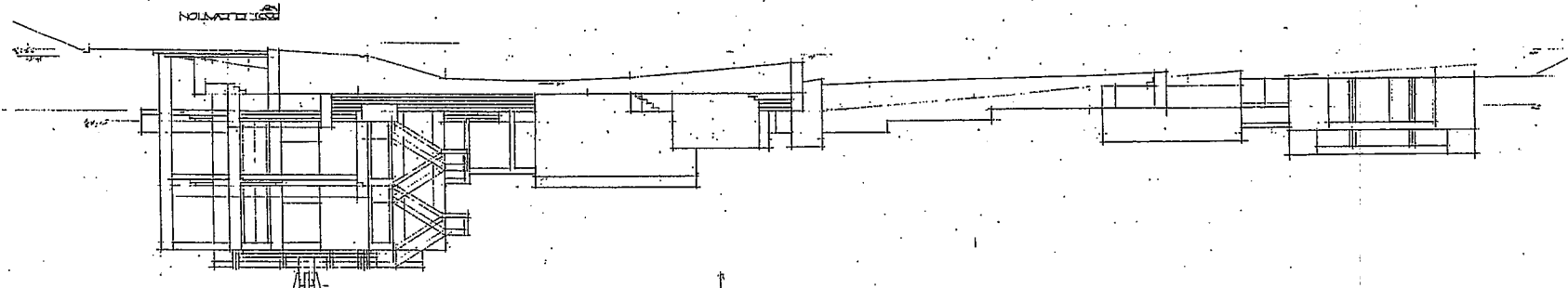
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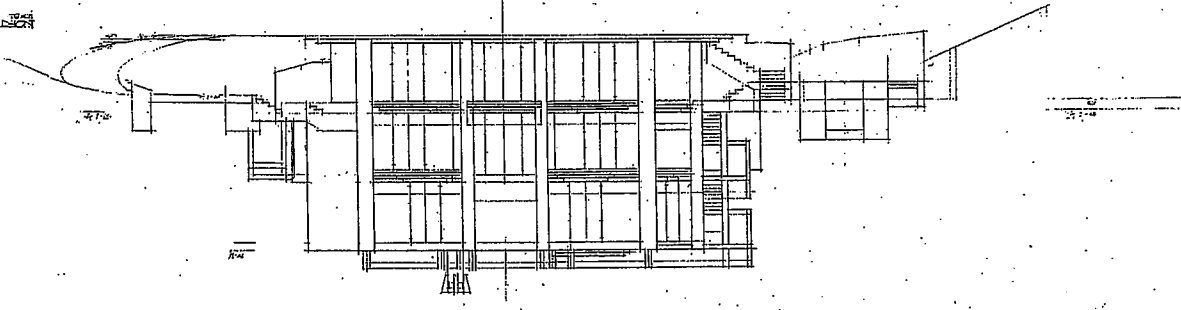
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