

In the matter of the application of
Cuarto Vista Investments LLC (PLN060051)

FINDINGS AND DECISION

to allow a **Combined Development Permit** in accordance with Title 21 (Zoning) Chapter 21.76 (Combined Development Permits) of the Monterey County Code, consisting of: 1) Use Permit for the removal of 13 oak trees; 2) Administrative Permit for development in a site plan review zoning district; and 3) Design Approval for the construction of a 4,775 square foot two-story single family dwelling with an attached 893 square foot three-car garage and grading (approximately 1,810 cubic yards cut/210 cubic yards fill). The property is located at 6 San Clemente Trail, Carmel Valley, Greater Monterey Peninsula Area, and came on regularly for meeting before the Zoning Administrator on June 29, 2006.

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 Monterey County General Plan, the Greater Monterey Peninsula Area Plan, the Monterey County Zoning Ordinance (Title 21), and the Comprehensive Development Plan for the Santa Lucia Preserve, 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 the application. 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. Staff notes are provided in Project File PLN060051.

(b) The property is located at 6 San Clemente Trail, Carmel Valley (Assessor's Parcel Number 239-091-011-000), Greater Monterey Peninsula Area Plan. The parcel is zoned "RC/40-D-S" or Resource Conservation, 40 acres per unit, within Design Approval and Site Plan Review zoning district overlays. 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) The project for a single-family dwelling with attached garage is a use allowed use in accordance with Section 21.36.020 and is consistent with the development standards of Section 21.36.060. The removal of 13 oak trees requires a Use Permit in accordance with Section 21.64.260.D.3. See Findings No. 3 and 4.

(d) The project planner conducted on-site inspections on February 10, 2006 to verify that the project on the subject parcel conforms to the text, policies, and regulations listed above.

(e) The project was not referred to the Carmel Valley Land Use Advisory Committee for review. Based on current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this project did not warrant referral because the development is not considered to be of controversial nature.

- (f) The application, plans, and related support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File PLN060051.

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 Carmel Valley Fire Protection District. Conditions recommended have been incorporated.
- (b) Technical report by an outside geotechnical and arborist consultants indicates that there are no physical or environmental constraints such as, geologic, seismic hazard areas, biologic, or similar areas that would indicate the site is not suitable for the use proposed. Agency staff concurs. A "Geotechnical Engineering Investigation" report was prepared for this parcel by the Twining Laboratories, Inc. dated October 24, 2005 (Library No. LIB060229). A "Forest Management Plan" was prepared for this parcel by Douglas E. Nix, Ralph Osterling Consultants, Inc. dated September 15, 2005 (Library No. LIB060226).
- (c) The staff planner conducted on-site inspections on May 31, 2005 to verify that the site is suitable for this use.

3. FINDING: TREE REMOVAL (Minimum Required and Adverse Environmental Impacts) - The proposed tree removal is consistent with the regulations for the Preservation of Oak and Other Protected Trees, Section 21.64.260.5. Tree removal is the minimum required under the circumstances of the case and tree removal will not involve a risk of adverse environmental impacts. The project proposes the removal of 13 oak trees, three of which are diseased, dying, or hazardous, and four of which are landmark oaks.

- EVIDENCE:** (a) A letter from Maureen Wruck Planning Consultants, dated May 16, 2006, describes that the residence has been sited in the most appropriate location within the homeland boundary due to the following factors: (1) the need for the driveway and auto court to meet fire department code requirements of less than 17% slope for fire vehicles and provide for emergency vehicle truck turn-around requirements; and (2) a developer imposed "no build zone" to the north, adjoining San Clemente Trail to keep an adequate structural setback from the golf course.
- (b) The Forest Management Plan, Douglas E. Nix, Ralph Osterling Consultants, Inc., dated September 15, 2005 (Library No. LIB060226) indicates that tree removal is limited to those trees within the footprint of construction. In addition, the report states that tree removal will not involve a risk of adverse environmental impacts such as soil erosion, water quality, ecological impacts, noise pollution, air movement, and wildlife habitat. Tree removal will not have a negative impact on soil erosion. Compliance with Monterey County Erosion Control Measure will be required during construction activities.
- (c) The development is contained within a pre-determined building site area and is consistent with the conclusions and mitigations contained in the certified Santa Lucia Preserve Final EIR No. 94-005. As such, the removal of protected tree species removed as a result of the project shall be planted at a rate of 3:1 replacement ratio, and landmark trees will be planted at a 5:1 replacement ratio. A condition has been incorporated requiring the planting of 47 oak trees.

- (d) The application, plans, and related support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File PLN060051.

4. FINDING: TREE REMOVAL (Health) – The trees proposed for removal are either: diseased, injured, in danger of falling too close to existing or propped structures, creates unsafe vision clearance, or is likely to promote the spread of disease. The application requests the removal of three dead, dying, or hazardous Landmark oak trees. These trees are identified as trees #1, #3, and #13 have 42.4, 26.5, and 26.1 inch diameters respectively.

EVIDENCE: (a) The Forest Management Plan recommends the removal of trees identified as #1 and #3 because they have extensive decay, are structurally hazardous, and are prone to sudden and total failure. Tree identified as #13 is recommended for removal because it is dying.
(b) The Santa Lucia Preserve Final EIR identifies this lot, number 86, which corresponds to location SC-33 for the Santa Lucia Preserve Building Site Tree Removal Summary. The Building Site Tree Removal Summary allows for the removal of one 24"-29" valley oak tree (a Landmark tree). This permit allows for the removal of two additional Landmark oak trees. Therefore, a total of three Landmark Oaks shall be removed. The Santa Lucia Final EIR Mitigation Measure 27 requires replacement at a rate of 3:1 replacement ratio for protected trees and a 5:1 replacement ratio for landmark trees. A condition has been incorporated requiring the planting of 47 oak trees.
(c) The application, plans, and related support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File PLN060051.

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

EVIDENCE: (a) CEQA Guidelines Section 15303(a) categorically exempts single-family dwellings.
(b) No adverse environmental effects were identified during staff review of the development application during site visits on February 10, 2006.
(c) The development is largely contained in an area established by the Final EIR for the Santa Lucia Preserve (EIR 94-005) as an area for disturbance (pre-determined building site).
(d) The project is consistent with the conclusions and mitigations contained in The certified Santa Lucia Preserve Final EIR No. 94-005.

6. 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.

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: Preceding findings and supporting evidence.

8. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Planning Commission.
EVIDENCE Section 21.80.040.B Monterey County Zoning Ordinance (Title 21).

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 29th day of June, 2006.



JEFF MAIN, ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON JUL 11 2006

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY TO THE MONTEREY COUNTY PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE JUL 21 2006

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 Salinas.

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

Monterey County Resource Management Agency
 Planning Department
 Condition Compliance & Mitigation Monitoring and/or
 Reporting Plan

Project Name: Cuarto Vista LLC

File No: PLN060051

APN: 239-091-011-000

Approval by: Zoning Administrator

Date: June 29, 2006

**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	Conditions of Approval and/or Mitigation Measures 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 Compliance	Timing	Verification of Compliance (name/date)
1		PBD029 - SPECIFIC USES ONLY This Combined Development Permit (PLN060051) allows: (1) a Use Permit for the removal of 13 oak trees; (2) an Administrative Permit for development within a Site Plan Review Zoning District and Design Approval for the construction of a 4,775 square foot two-story single family dwelling with an attached 893 square foot three-car garage and grading (approximately 1,810 cubic yards cut/210 cubic yards fill). The property is located at 6 San Clemente Trail, Carmel Valley, (Assessor's Parcel Number 239-091-011-000), 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 RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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		unless additional permits are approved by the appropriate authorities. [Resource Management Agency (RMA) – Planning Department]				
2		PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice stating: "A permit (Resolution No. 060051) was approved by the Zoning Administrator for Assessor's Parcel Number 239-091-011-000 on June 29, 2006. The permit was granted subject to 28 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA – Planning Department)	Proof of recordation of this notice shall be furnished to RMA - PD.	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 RMA - Planning 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.	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical, or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeologist	Ongoing	

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		(RMA – Planning Department)				
4		PBD013 (A)—GEOTECHNICAL CERTIFICATION Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geologic report. (RMA – Planning Department)	Submit certification by the geological consultant to RMA - PD showing project's compliance with the geological report.	Owner/ Applicant/ Geological Consultant	Prior to Final Building Inspection	
5		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 RMA - Planning Department. (RMA – Planning Department)	None	Owner/ Applicant	Ongoing	
6		PBD011 - EROSION CONTROL PLAN AND SCHEDULE The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Soils Conservation Service and the Director of RMA - Planning Department. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning Department. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning Department. (RMA –	1) Evidence of compliance with the Erosion Control Plan shall be submitted to RMA - PD prior to issuance of building and grading permits.	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	
			2) Evidence of compliance with the Implementation Schedule shall be submitted to RMA - PD during the course of construction until project completion as approved by the Director of RMA - PD.	Owner/ Applicant	Prior to Final Inspection	

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		Planning Department)				
7		PBD034 - UTILITIES - UNDERGROUND All new utility and distribution lines shall be placed underground. (RMA – Planning Department; Public Works)	None	Applicant/ Owner	Ongoing	
8		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 RMA - Planning Department 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 Monterey County RMA - Planning Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA –	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	
			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	

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		Planning Department)				
9		PBD032 - TREE PROTECTION (NONSTANDARD) Trees, which are 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. Said protection shall be demonstrated prior to issuance of building permits subject to the approval of the Director of RMA - Planning Department. (RMA – Planning Department)	Submit evidence of tree protection to RMA - PD for review and approval.	Owner/ Applicant	After mass grading	
			Photos depicting various stages shall be submitted verifying tree projection measures maintained		After framing/ exterior finish.	
10		PB000 – TREE REPLACEMENT SANTA LUCIA PRESERVE (NON-STANDARD) That all non-landmark oak trees removed as a result of the project at a 3:1 replacement ratio and replace landmark trees at a 5:1 ratio. That all oak trees removed shall be replaced in on-site areas suitable for supporting oak species as determined by a qualified resource ecologist. The minimum replacement size shall be 5 gallons. Nursery and/or field propagation of oak seedlings and/or saplings shall be initiated prior to the onset of the particular development phase that results in the loss of oak trees. The reforestation program shall include a monitoring element that guarantees a success period of not less than 5 years	The applicant shall provide evidence after five years that tree planting has been successful.	Owner/ Applicant	5 years	

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		after planting and a success ratio threshold of no less than 90%. At five years, a report shall be prepared by a registered forester or arborist and submitted to the Planning Department for review and approval of the Director of Planning describing reforestation activities conducted during the year and shall describe success rates and corrective measures provided to adjust program based on earlier successes or failures. This condition shall cease once the required number of replacement trees for a particular phase have passed the five year anniversary completion date required for plan success. (RMA – Planning Department)				
11		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 RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)	Submit three copies of the lighting plans to RMA - PD for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	
12		PBD026 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder, which states: "A "Geotechnical Engineering Investigation" report was prepared for this parcel by the Twining Laboratories, Inc. dated October 24, 2005	Proof of recordation of this notice shall be furnished to RMA - PD.	Owner/ Applicant	Prior to issuance of grading and building permits	

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		(Library No. LIB060229) and is on record in the Monterey County RMA - Planning Department Department. All development shall be in accordance with this report." (RMA – Planning Department)				
13		PBD026 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder, which states: " A "Forest Management Plan" was prepared for this parcel by Douglas E. Nix, Ralph Osterling Consultants, Inc. dated September 15, 2005 (Library No. LIB060226).and is on record in the Monterey County RMA - Planning Department Department. All development shall be in accordance with this report." (RMA – Planning Department)	Proof of recordation of this notice shall be furnished to RMA - PD.	Owner/ Applicant	Prior to issuance of grading and building permits	
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	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.	

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		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 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 Valley Fire Protection District)				
15		FIRE008 - GATES 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 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. (Carmel Valley 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.	

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16		FIRE011 - ADDRESSES FOR BUILDINGS 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 Valley Fire Protection District)	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	
17		FIRE015 - FIRE HYDRANTS/FIRE VALVES 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	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or	

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		than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings along State Highways and Freeways, May 1988. (Carmel Valley Fire Protection District)			building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
18		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	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.	

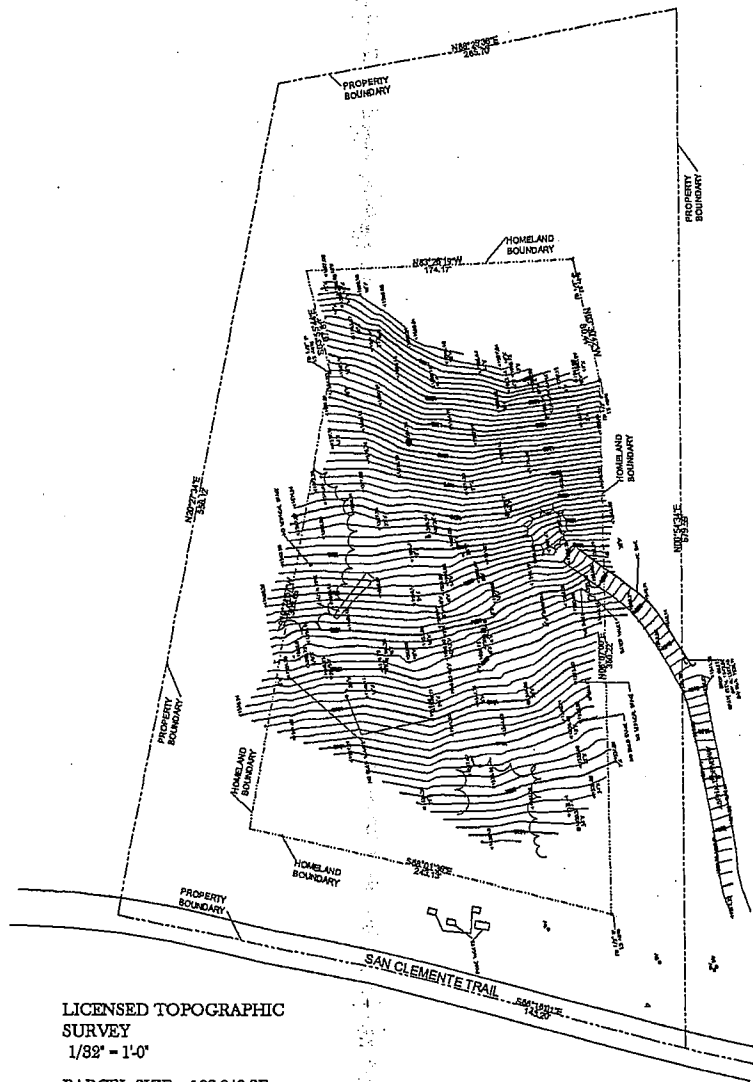
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		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 RMA - Planning Department. (Carmel Valley Fire Protection District)	Applicant shall schedule fire dept. clearance inspection.	Applicant or owner	Prior to final building inspection	
19		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 Valley 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	
20		FIRE024 - FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING) The residence shall be fully protected with an approved household fire warning system as defined by NFPA Standard 72. Plans and specifications for the household fire warning system shall be submitted by a California licensed C-10 contractor and approved prior to installation. Household fire warning systems installed in lieu of single-station smoke alarms required	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall submit fire alarm plans and obtain approval.	Applicant or owner	Prior to rough sprinkler or framing inspection	

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		by the Uniform Building Code shall be required to be placarded as permanent building equipment. (Carmel Valley Fire Protection District)	Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	
21		FIRE025 - SMOKE ALARMS - (SINGLE FAMILY DWELLING) Where a household fire warning system or combination fire/burglar alarm system is installed in lieu of single-station smoke alarms required by the Uniform Building Code the alarm panel shall be required to be placarded as permanent building equipment. (Carmel Valley 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 alarm system acceptance test.	Applicant or owner	Prior to final building inspection	
22		FIRE028 - ROOF CONSTRUCTION - (CARMEL VALLEY FPD) All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (Carmel Valley Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
23		FIRE030 - OTHER NON-STANDARD CONDITIONS 1. All buildings and structures shall be protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72. The fire alarm system must be addressable by point/device and monitored 24/7. A minimum of four (4) sets of plans and specifications for the fire alarm system shall be submitted by a California licensed C-	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

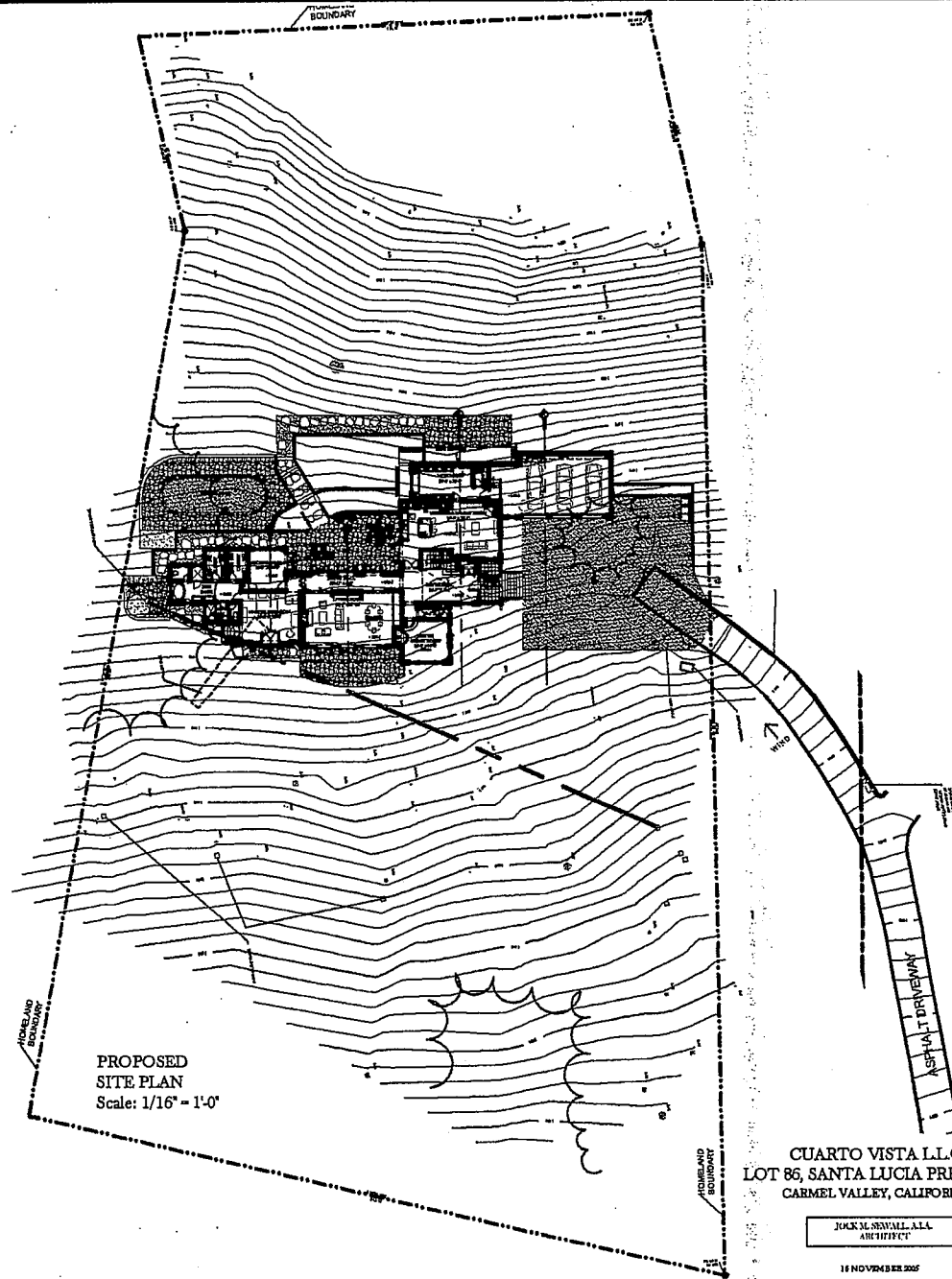
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		<p>10 contractor and approved prior to requesting a rough sprinkler or framing inspection. A fully automatic fire alarm system must be required to be placarded as permanent building equipment. The fire alarm system must supervise the sprinkler system, and local fire alarm bell(s) shall be installed and maintained.</p> <p>2. The defensible space requirement under FIRE020 is 100 feet.</p> <p>3. All buildings and structures shall be fully protected with automatic fire sprinkler system(s).</p> <p>4. A Fire Department Connection (FDC) and dry standpipes with fire valves and approved fire attack hose lines and nozzles are required. These hose lines must be on hose reels in approved cabinets. The locations are to be determined by the Fire District. A minimum of four (4) sets of plans for the Fire Department Connection, dry standpipes etc must be submitted and approved prior to installation. An underground inspection is required before pipes can be covered. The dry standpipes system including the hose lines, nozzles and cabinets must be designed, serviced and maintained according to NFPA standards.</p> <p>5. The complete text of the above conditions must be noted on all plans as "Fire Department Notes". The Fire District will not approve any building or grading plans without the complete text of these conditions noted on all plans.</p> <p>(Carmel Valley Fire Protection District)</p>				

<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>
24		PW0006 – CARMEL VALLEY – The Applicant shall pay the Carmel Valley Master Plan Area Traffic Mitigation fee pursuant to the Board of Supervisors Resolution NO.95-140, adopted September 12, 1995. (Fees are updated annually based on CCI). (Public Works Department)	Applicant shall pay to RMA - PD the required traffic mitigation fee.	Owner/ Applicant	Prior to Building Permits Issuance	
25		PW0040 – HIGHWAY 1 SHORT TERM IMPROVEMENTS Applicant shall Contribute (\$740.00) to County of Monterey as payment of the project's pro rata share at the cost of short-term operational improvements to State Highway One. (Public Works)	Applicant shall pay to RMA - PD required Traffic Mitigation Fee.	Owner/ Applicant	Prior to Issuance of Building Permits	
26		WR8 - COMPLETION CERTIFICATION The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater detention/retention facilities have been constructed in accordance with approved plans. (Water Resources Agency)	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Owner/ Applicant/ Engineer/ Contractor	Prior to final inspection	
27		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	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/ occupancy	

<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>
		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)				
28		WR - 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. The plan shall include stormwater dispersion facilities to mitigate the impact of impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of grading or building permits	WRA



LICENSED TOPOGRAPHIC
SURVEY
1/8" = 1'-0"
PARCEL SIZE = 198,942 SF

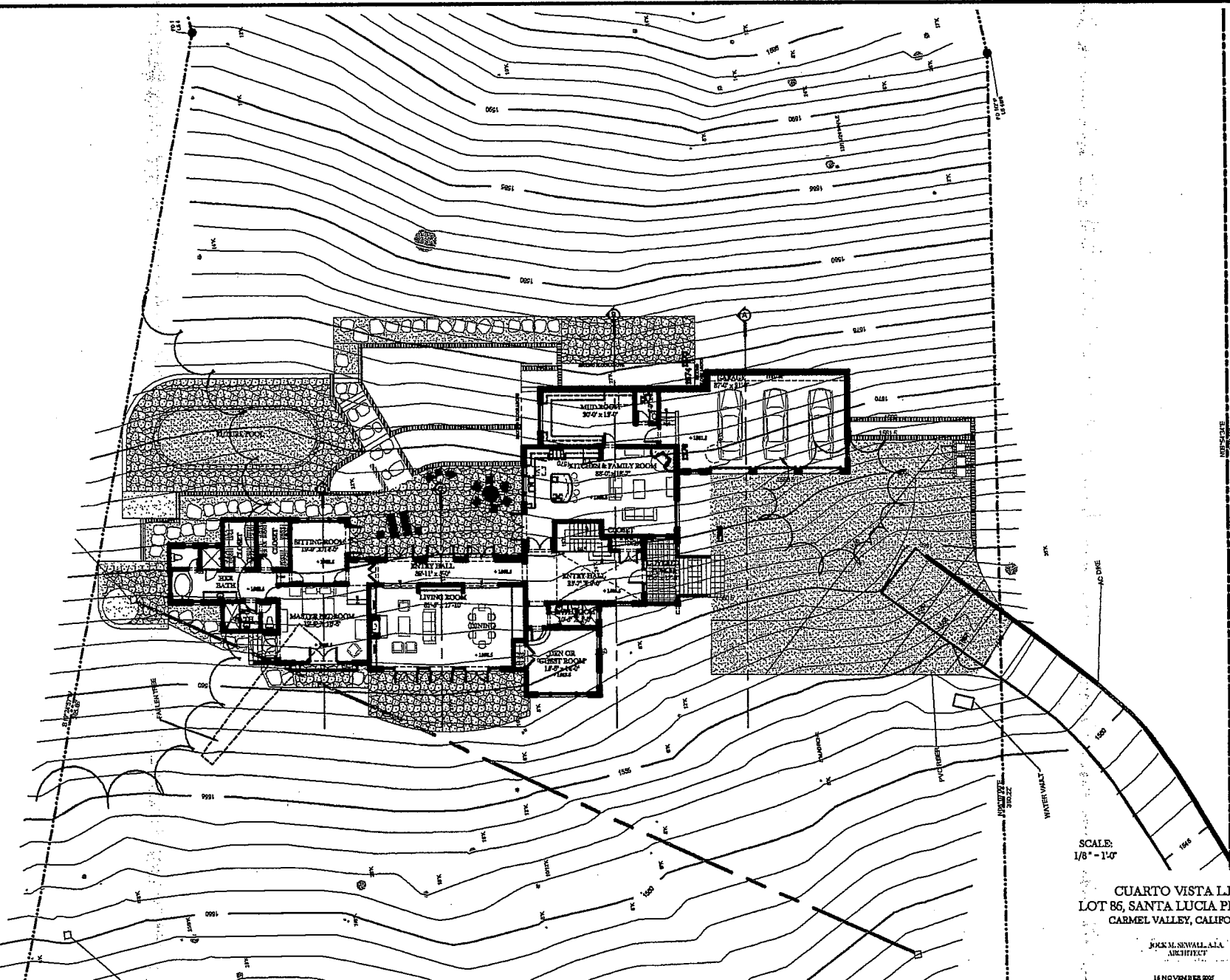


PROPOSED
SITE PLAN
Scale: 1/16" = 1'-0"

CUARTO VISTA LLC.
LOT 86, SANTA LUCIA PRESERVE
CARMEL VALLEY, CALIFORNIA

JOCK M. SEWELL, AIA
ARCHITECT

16 NOVEMBER 2005

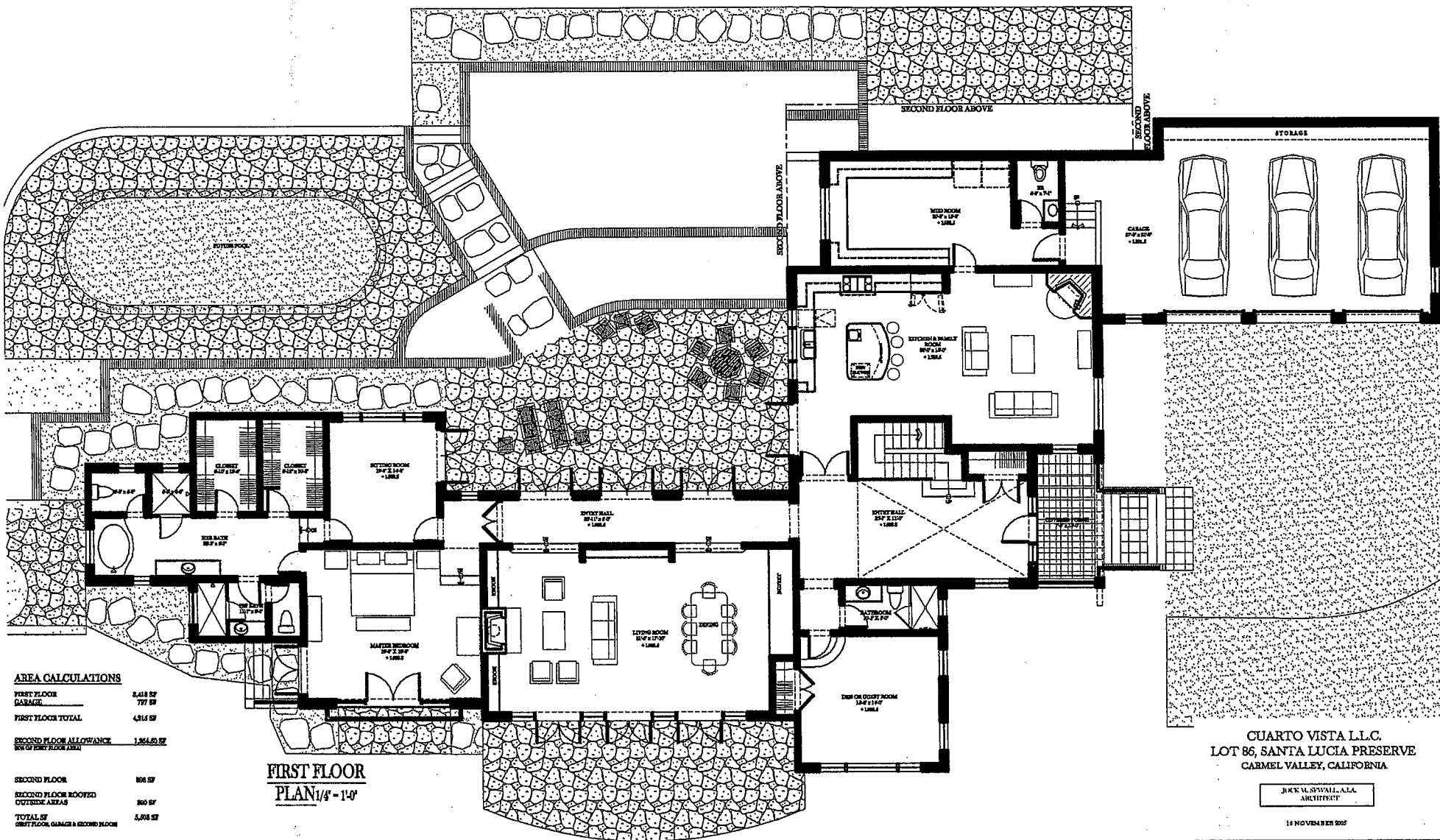


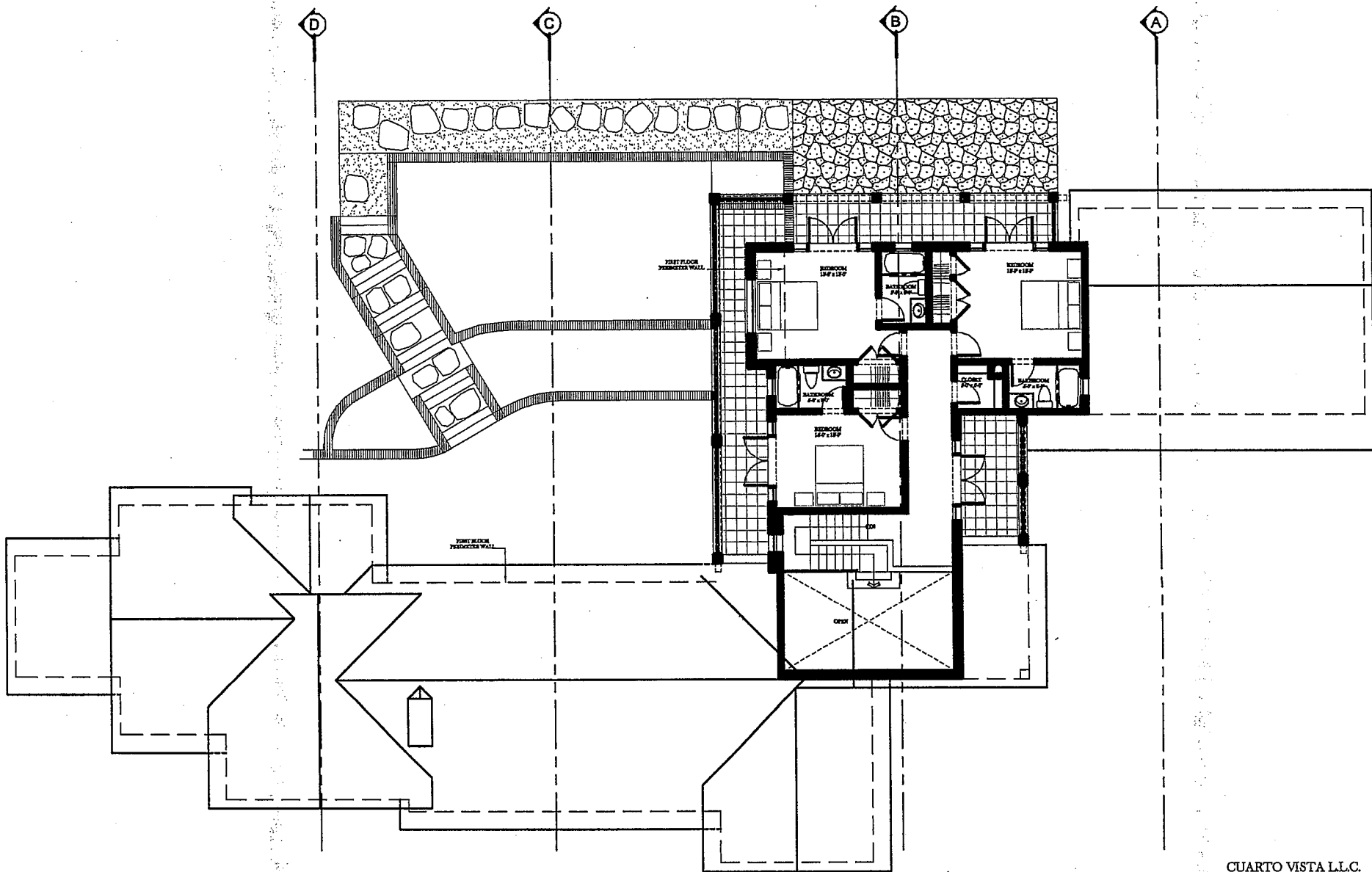
SCALE:
1/8" = 1'-0"

CUARTO VISTA LLC.
LOT 86, SANTA LUCIA PRESERVE
CARMEL VALLEY, CALIFORNIA

JOHN M. SEVALL, AIA
ARCHITECT

16 NOVEMBER 2007





SECOND FLOOR
PLAN 1/4" = 1'-0"

CUARTO VISTA LLC.
 LOT 86, SANTA LUCIA PRESERVE
 CARMEL VALLEY, CALIFORNIA

RICK M. SEWALL, AIA
 ARCHITECT

14 NOVEMBER 2005

CUARTO VISTA LLC.
LOT 86, SANTA LUCIA PRESERVE
CARMEL VALLEY, CALIFORNIA

JOHN M. NEWALL, AIA
ARCHITECT

NOTES

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

ONE

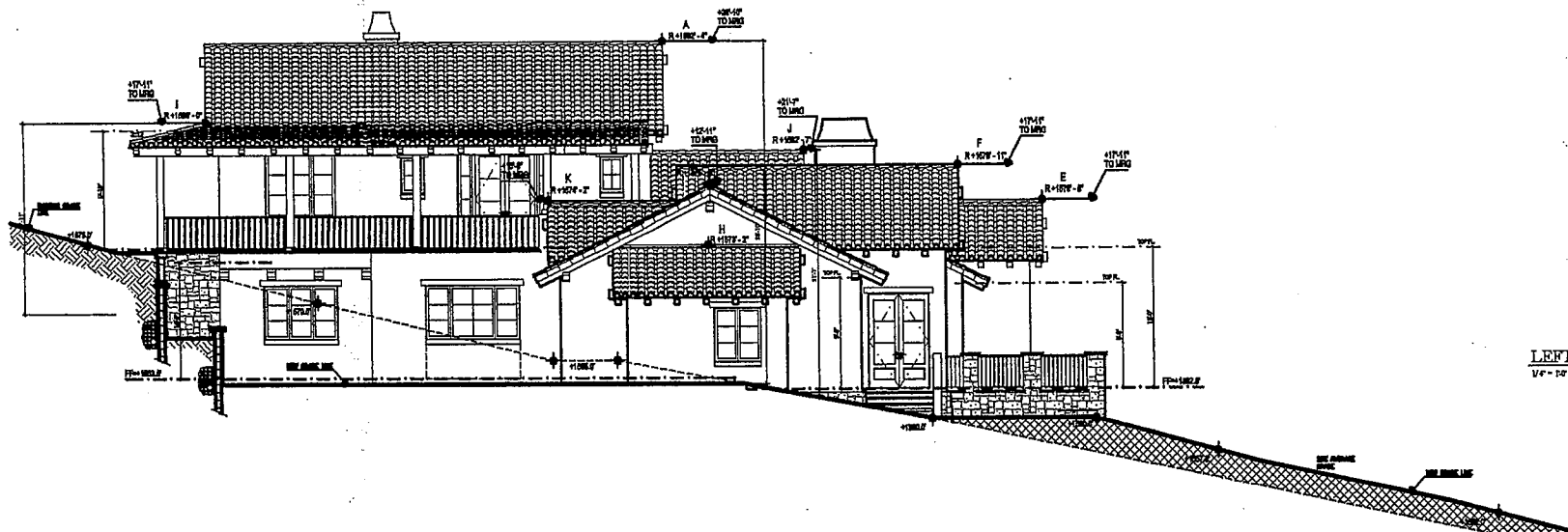
WATER VAPOR

2209

NYC RISE

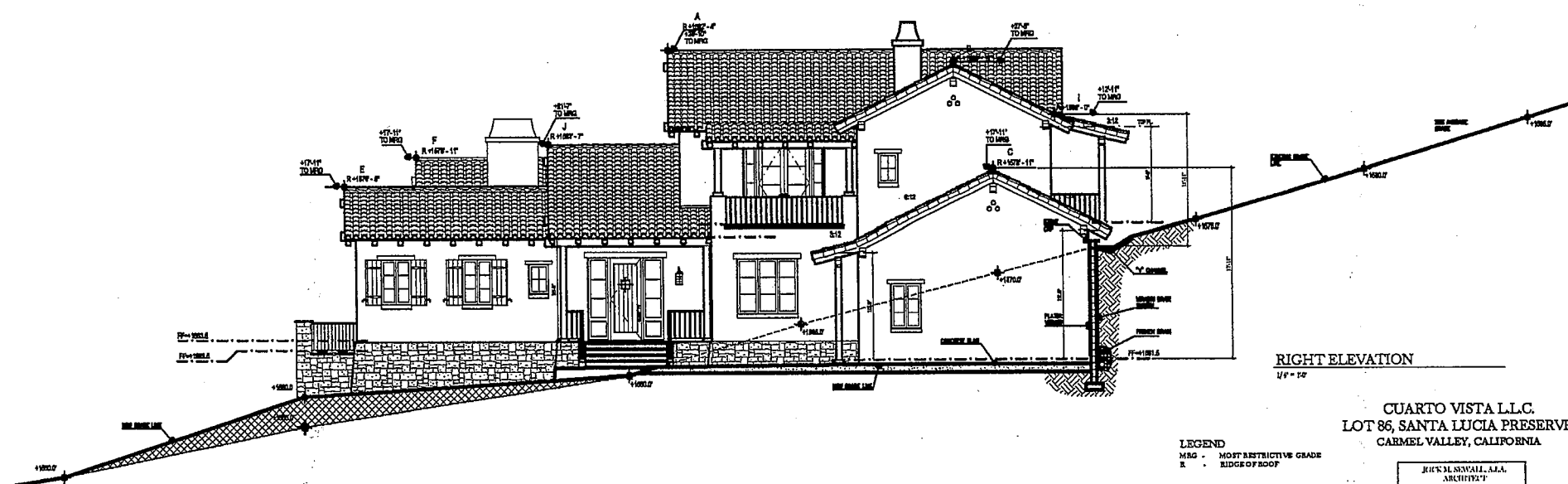
NO VERIFICATION

818-21574



LEFT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

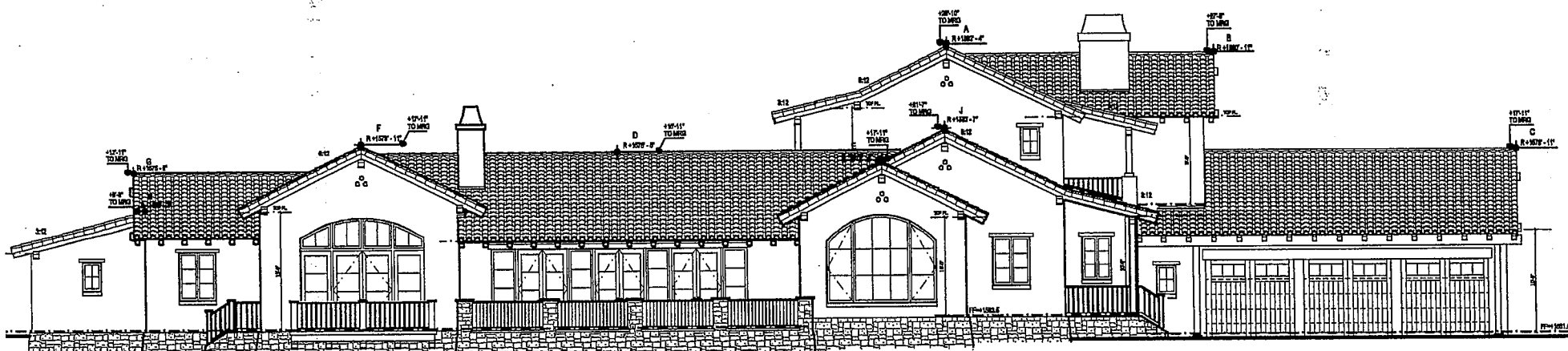
1/4" = 1'-0"

LEGEND
 MAG - MOST RESTRICTIVE GRADE
 R - RIDGE OF ROOF

CUARTO VISTA LLC.
 LOT 86, SANTA LUCIA PRESERVE
 CARMEL VALLEY, CALIFORNIA

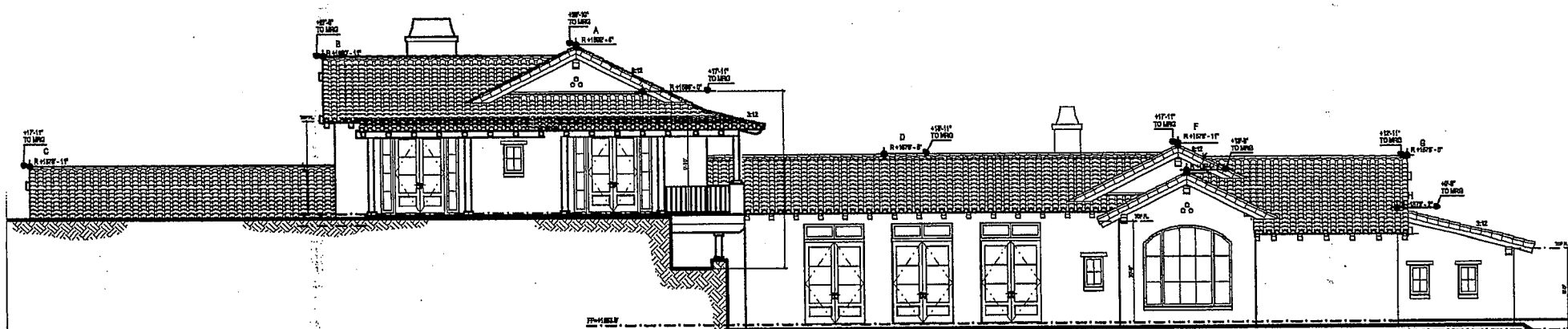
RICK M. SWALL, AIA
 ARCHITECT

14 NOVEMBER 2007



FRONT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

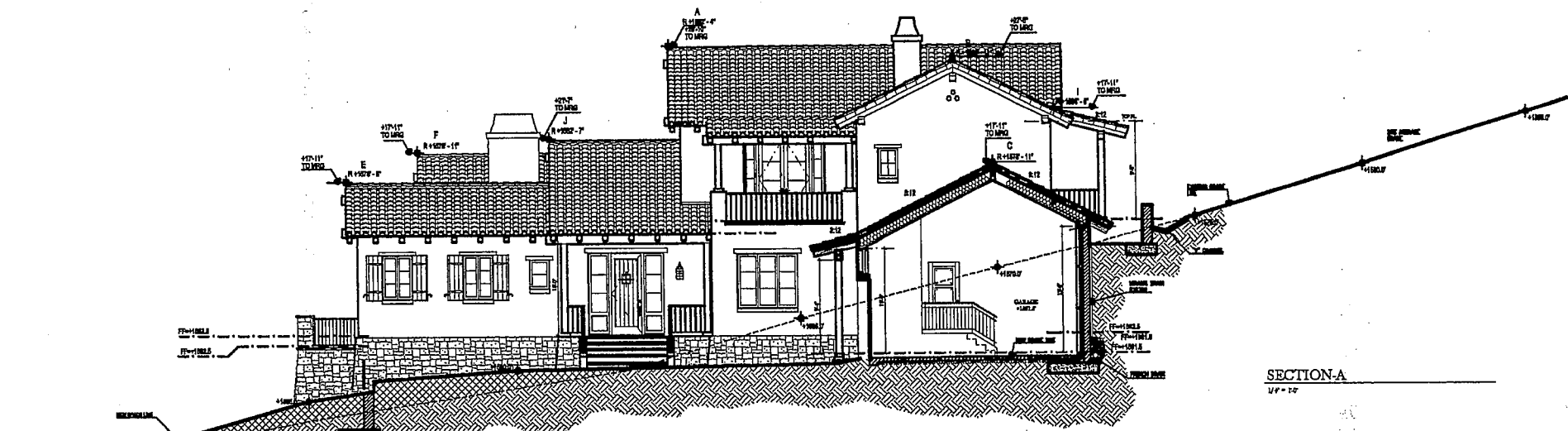
1/4" = 1'-0"

LEGEND
 MRO - MOST RESTRICTIVE GRADE
 R - RIDGE OF ROOF

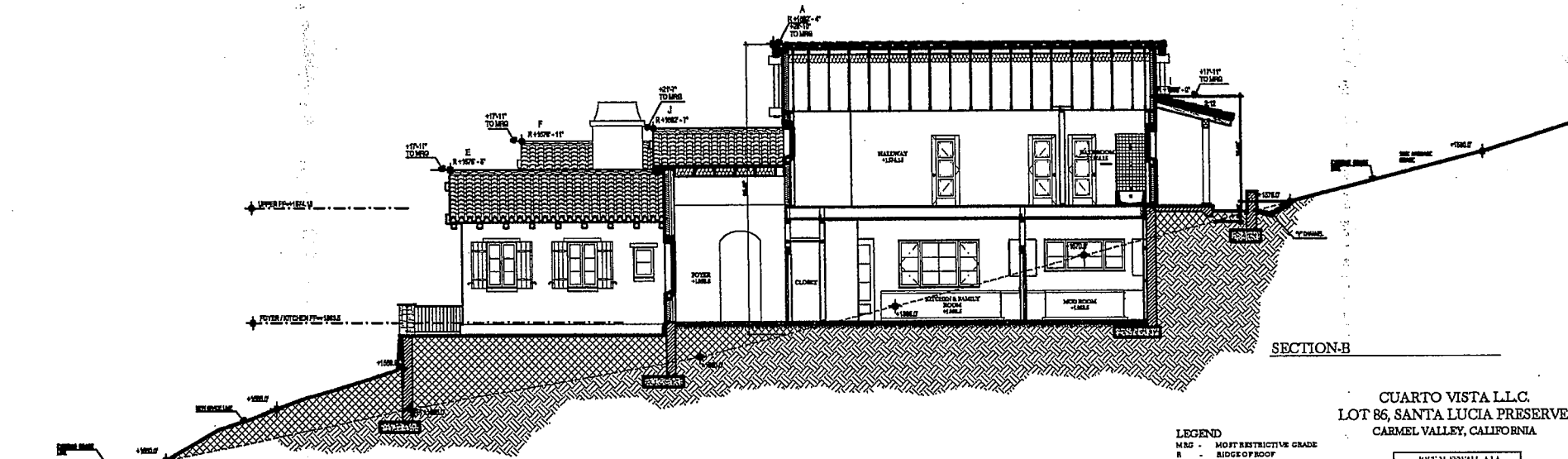
CUARTO VISTA L.L.C.
 LOT 86, SANTA LUCIA PRESERVE
 CARMEL VALLEY, CALIFORNIA

JOHN M. SEWELL, AIA
 ARCHITECT

18 NOVEMBER 2007



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



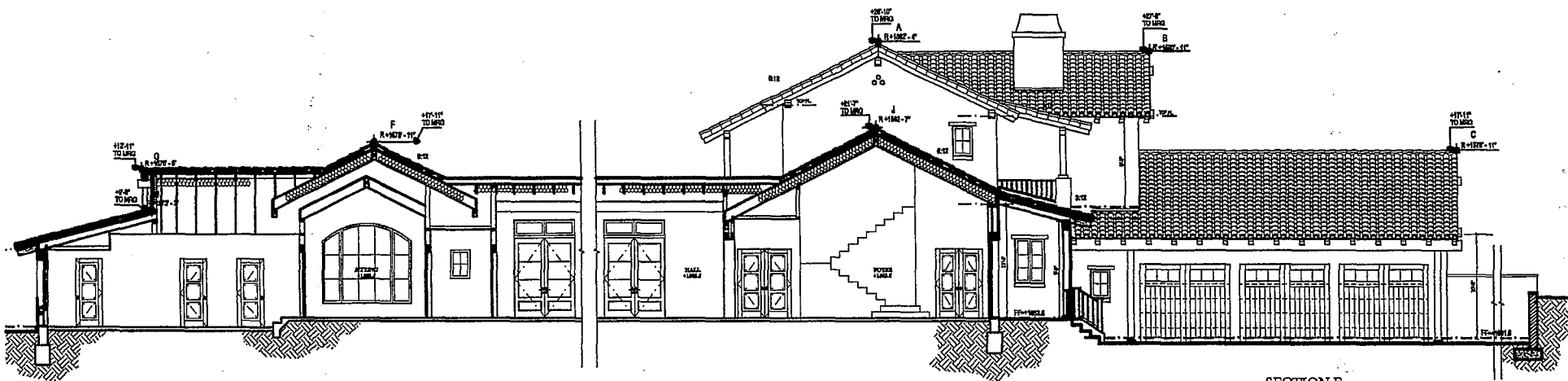
SECTION-B

LEGEND
MAG - MOST RESTRICTIVE GRADE
R - RIDGE OF ROOF

CUARTO VISTA L.L.C.
LOT 86, SANTA LUCIA PRESERVE
CARMEL VALLEY, CALIFORNIA

JOHN VAN VALL, AIA
ARCHITECT

18 NOVEMBER 2005



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

LEGEND
MSG - MOST RESTRICTIVE GRADE
R - RIDGE OF ROOF

CUARTO VISTA LLC
LOT 86, SANTA LUCIA PRESERVE
CARMEL VALLEY, CALIFORNIA

JON M. SPVALL, AIA
ARCHITECT

16 NOVEMBER 2023