

RESOLUTION NO. 060667

A.P.# 169-071-056-000

In the matter of the application of  
**Marc Goodwin (PLN060667)**

**FINDINGS & DECISION**

for a **Use Permit** in accordance with Title 21 (Zoning) Chapter 21.74 (Use Permits) of the Monterey County Code, and **Design Approval** to allow the reconstruction of a legal nonconforming single family residence, as to setbacks, 5,100 square foot two-story single family dwelling with a 2-car garage which was as destroyed by fire. The proposed construction consists of a 5,008 square foot two-story single family dwelling with an attached 718 square foot two-car garage. A **Variance** is included to reduce the front yard set back from an official plan line for a proposed 378 square foot covered loggia. The property is located at 9340 Los Prados Lane, Carmel Valley, Carmel Valley Master Plan, and came on regularly for hearing before the Zoning Administrator on June 14, 2007.

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

**FINDINGS OF FACT**

**1. FINDING: CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, Carmel Valley Master Plan, Greater Monterey Peninsula Area Plan, Greater Monterey Peninsula Area Plan Inventory and Analysis, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for 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 with regards to the rebuild of the single family dwelling. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents
  - (b) The granting of the variance would be inconsistent with Title 21. Staff is unable to make the “special privileges” finding found in Section 21.72.040.B of Title 21. See finding No. 6 and condition No. 11.
  - (c) The property is located at 9340 Los Prados Lane, Carmel (Assessor’s Parcel Number 169-091-056-000), Carmel Valley Master Plan. The parcel is zoned LDR/1-D-S (“Low Density Residential, 1 acre per unit with Design Control and Site Plan Review Overlay Districts”). The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21, and is therefore suitable for the proposed development.
  - (d) The project planner conducted a site inspection on November 14, 2006 to verify that the project on the subject parcel conforms to the plans listed above.
  - (e) Most of the original 5,100 square foot single family dwelling was damaged by fire in 2002. A demolition permit (BP022645) was issued by the Monterey County RMA-Building Services Department to remove the remaining portion of the structure. The erection of the proposed structure is essentially in the same footprint as the original, with the exception of the garage and kitchen and living room areas.
  - (f) The project was not referred to the Carmel Valley 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 application did not warrant referral

to the LUAC because the project does not involve slope restrictions, ridgeline/viewshed development, and the project is exempt from CEQA per Section 15302.

- (g) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN060667.

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

**EVIDENCE:** (a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Carmel Valley Fire Protection District, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

- (b) Technical reports by outside archaeological and geotechnical consultants indicated that there are not physical or environmental constraints that would indicate that the site is not suitable for the use propose. County staff concurs. The following reports have been prepared:

- *“Preliminary Cultural resources Reconnaissance” (LIB070068) prepared by Susan Morley, MA, Pacific Grove, CA, November 2006.*
- *“Geotechnical Investigation” (LIB070071) prepared by Haro, Kasunich and Associates, Inc., Watsonville, CA, September 2005.*

- (c) Staff conducted a site inspection on November 14, 2007 to verify that the site is suitable for this use.

- (d) Materials in Project File PLN060667.

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

**EVIDENCE:** (a) California Environmental Quality Act (CEQA) Guidelines Section 15302, categorically exempts the replacement or reconstruction of existing structures where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

- (b) The original 5,100 square foot single family dwelling was destroyed by fire in 2002. A demolition permit (BP022645) was issued by the County of Monterey RMA Building Department to remove the remains of the structure. The erection of the proposed structure is essentially in the same footprint as the original, with the exception of the garage and kitchen and living room areas.

- (c) No adverse environmental effects were identified during staff review of the development application during a site visit on November 14, 2007.

- (d) See preceding and following findings and supporting evidence.

**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 costs, if any, have been paid.

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

**5. 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.

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

**FINDINGS AND EVIDENCE FOR THE VARIANCE**

7. **FINDING: VARIANCE (Special Circumstances)** - Because of special circumstances applicable to the subject property, including the size, shape, topography, location of the lot, or the surrounding area, the strict application of Section 21.12.060.E of the Monterey County Zoning Ordinance (Title 21) is found to deprive the subject property of privileges enjoyed by other property owners in the vicinity under an identical zoning classification.

- EVIDENCE:** (a) Of the 68,824 square foot lot, approximately 25% (17,206 square feet) is protected in scenic easement, leaving approximately 51,618 square feet of building site area. A private road right of way (approximately 20% or 13,764.80 square feet of the total parcel) which provide access to three other lots within the subdivision, bisects the building site. The southern most portion of the lot has approximately 33% or 22,711.92 square feet dedicated within an official plan line. This area drops in elevation down towards Carmel Valley Road for 123 feet and contains slopes between 55% to 75% (ref: USGS Topo Map and Local Agencies Viewers on the Monterey County GIS website; <http://293arcims/pbi/>).
- (b) A 50 foot front setback is required by Section 21.42.030.F.2 of the Title 21 official plan line for the covered loggia and the scenic easement leaves no room for further development on the lot creates a hardship for construction.
- (c) Materials and documents in Project File No. PLN060667.

8. **FINDING: VARIANCE (Special Privileges)** - A variance to reduce the front yard setback for a non-habitable accessory structure from an official plan line would not constitute a grant of special privileges; consistent with the limitations upon other property owners in the vicinity and zone in which such property is situated.

- EVIDENCE:** (a) Staff researched lots within close proximity of the subject parcel specifically all of the eight lots off of Los Prados Lane. Staff was unable to find any approved variances for the reduction of front yard setback requirements from any road right of way or official plan line. However, these lots are not as constrained as the subject parcel
- (b) Staff researched lots within the Carmel Valley Master Plan for any variances that were approved from 1994 to the present that reduced the front yard setbacks.

Assessor's Parcel Number	Permit No.
<u>189-271-006-000</u>	<u>ZA02793</u>
<u>189.271-006-000</u>	<u>PLN040774</u>
<u>187-272-019-000</u>	<u>PLN050027</u>
<u>197-091-016 &amp; 017</u>	<u>PLN050530</u>
<u>187-641-002-000</u>	<u>PLN060061</u>
<u>189-33-005-000</u>	<u>PLN070104</u>

- (c) The approval of a Variance would allow the construction of a non-habitable, open air accessory structure.
- (d) Materials and documents in Project File No. PLN060667.

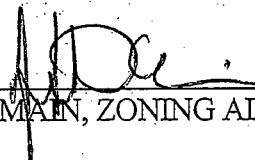
9. **FINDING: VARIANCE (Authorized Use)** – The Variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

**EVIDENCE:** The project for a detached non habitable accessory structure, accessory to a residential use is an allowed use under the property's Low Density Residential zoning designation pursuant to Section 21.14.030.F of the Monterey County Zoning Ordinance (Title 21).

### DECISION

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

**PASSED AND ADOPTED** this 14th day of June, 2007.

  
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JEFF MAIN, ZONING ADMINISTRATOR

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON JUL 17 2007

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 JUL 27 2007

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 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 Resource Management Agency  
 Planning Department  
 Condition Compliance and/or Mitigation Monitoring  
 Reporting Plan**

**Project Name:** Goodwin

**File No:** PLN060667

**Approved by:** Zoning Administrator

**APN:** 169-071-056-000

**Date:** May 31, 2007

*\*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 and Design Approval to allow the construction of a 5,008 square foot two-story single family dwelling with an attached 718 square foot two-car garage and 378 square foot loggia in a Site Review District and a Variance to reduce the front yard setback. The property is located at 9340 Los Prados Lane, Carmel Valley (Assessor's Parcel Number 169-071-056-000), Carmel Valley Master Area. 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 unless additional permits are approved by the appropriate authorities. <b>[Resource Management Agency (RMA) - Planning Department]</b></p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other-wise stated	

2.		<p><b>PBD025 - NOTICE-PERMIT APPROVAL</b>  The applicant shall record a notice which states: "A permit (<b>Resolution No. 060667</b>) was approved by the Planning Commission for Assessor's Parcel Number 169-071-056-000 on May 31, 2007. The permit was granted subject to <u>23</u> 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.  <b>(RMA - Planning Department)</b></p>	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.		<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 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. <b>(RMA - Planning Department)</b></p>	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	
4.		<p><b>PD009 - GEOTECHNICAL CERTIFICATION</b>  Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report.  <b>(RMA - Planning Department and Building Services Department)</b></p>	Submit certification by the geotechnical consultant to the RMA - Building Services Department showing project's compliance with the geotechnical report.	Owner/ Applicant/ Geotechnical Consultant	Prior to final inspection	

5.	<p><b>PD010 - EROSION CONTROL PLAN AND SCHEDULE</b>  The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA – Planning and Director of Building Services. 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 and Director of RMA - Building Services. 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 and Director of RMA - Building Services. <b>(RMA - Planning Department and RMA - Building Services Department)</b></p>	Evidence of compliance with the Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.	Owner/ Applicant	Prior to the issuance of grading and building permits	
		Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services	Owner/ Applicant	Ongoing	
		Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department	Owner/ Applicant	Prior to final inspection	
6.	<p><b>PD012(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY)</b>  The site shall be landscaped. At least three (3) weeks prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. 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</p>	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	At least three (3) weeks prior to final inspection or occupancy	

		<p>detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan 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. <b>(RMA - Planning Department)</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.</p>	<p>Owner/ Applicant</p>	<p>Ongoing</p>	
7.		<p><b>PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN</b>  All exterior lighting shall be unobtrusive, down-lit, 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 lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. <b>(RMA - Planning Department)</b></p>	<p>Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.</p>	<p>Owner/ Applicant</p>	<p>Prior to the issuance of building permits.</p>	
			<p>The lighting shall be installed and maintained in accordance with the approved plan.</p>	<p>Owner/ Applicant</p>	<p>Ongoing</p>	
8.		<p><b>PD016 - 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 report has been prepared for this parcel by Haro, Kasunich &amp; Associates, Inc., dated September 7, 2007 and is on record in the Monterey County RMA - Planning Department, Library No. LIB070071. All development shall be in accordance with this report." <b>(RMA - Planning Department)</b></p>	<p>Proof of recordation of this notice shall be furnished to the RMA - Planning Department.</p>	<p>Owner/ Applicant</p>	<p>Prior to the issuance of grading and building permits.</p>	



9.		<b>PD016 – 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 Archaeologist report has been prepared for this parcel by Susan Morley, MA, dated November 2006 and is on record in the Monterey County RMA - Planning Department , Library No. LIB070068. All development shall be in accordance with this report." <b>(RMA – Planning Department)</b>	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	
10.		<b>PD035 - UTILITIES - UNDERGROUND</b> All new utility and distribution lines shall be placed underground. <b>(RMA - Planning Department; Public Works)</b>	Install and maintain utility and distribution lines underground.	Owner/ Applicant	Ongoing	
11.		<b>PD035 – LANDSCAPE SCREENING MAINTENANCE (NON-STANDARD)</b> The applicant shall maintain the existing landscape screening from Carmel Valley Road. Prior to the issuance of the building permit, the applicant shall record a notice stating that the vegetation must be continuously maintained and screen all the structures on the property from Carmel Valley Road at all times. <b>(RMA - Planning Department)</b>	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of building permits.	
			All screening vegetation shall be continuously maintained by the applicant/owner; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	Ongoing	
12.		<b>WR3 - DRAINAGE PLAN - RETENTION</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. The plan shall include retention/percolation 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. <b>(Water Resources Agency)</b>	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ engineer	Prior to issuance of grading or building permits	

13.		<p><b>WR8 - COMPLETION CERTIFICATION</b>  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. <b>(Water Resources Agency)</b></p>	<p>Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.</p>	<p>Owner/ Applicant/ Engineer/ Contractor</p>	<p>Prior to final inspection</p>	
14.		<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>	<p>Compliance to be verified by building inspector at final inspection.</p>	<p>Owner/ Applicant</p>	<p>Prior to final building inspection/occupancy</p>	
15.		<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>	<p>Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system.</p>	<p>CA Licensed Engineer /Owner/ Applicant</p>	<p>Prior to filing the final parcel map or issuance of building</p>	

16.		<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 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 Valley Fire 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>	
17.		<p><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</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 building permit.</p>	

		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 Valley Fire District)</b>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
18.		<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 Valley Fire District)</b>	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	
19.		<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	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	

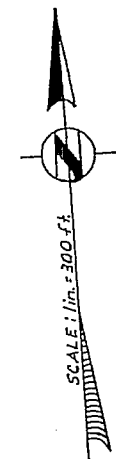
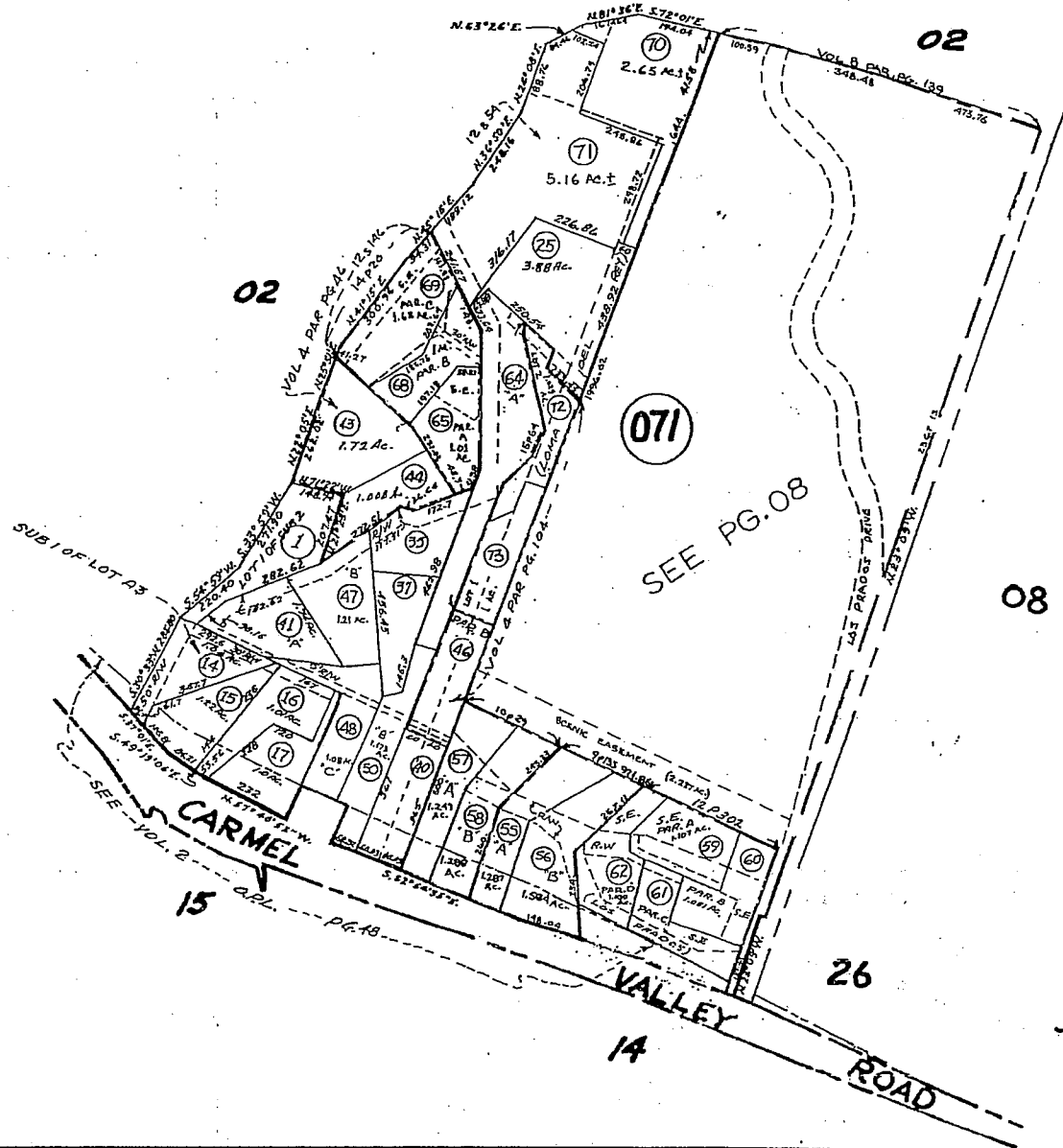
		issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. <b>(Carmel Valley Fire District)</b>	Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
20.		<b>FIRE025 - SMOKE ALARMS – (SINGLE FAMILY DWELLING)</b> 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. <b>(Carmel Valley Fire District)</b>	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	
21.		<b>FIRE028 - ROOF CONSTRUCTION - (CARMEL VALLEY FPD)</b> 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. <b>(Carmel Valley Fire District)</b>	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	
22.		<b>FIRE – NOTES ON PLANS - (NON-STANDARD)</b> Above requirements must be shown as “Fire Department Notes” on all grading and building permit plans for fire department approval. <b>(Carmel Valley Fire District)</b>	Applicant shall enumerate as “Fire Dept. Notes” on Plans.	Applicant or owner	Prior to the issuance of building permit.	
23.		<b>PD-DEED RESTRICTION - LANDSCAPE SCREENING (NON-STANDARD)</b> Prior to the issuance of a building permit the applicant shall record a deed restriction which states: "The height and breadth of the vegetation screening at the rear yard between the structures and Carmel Valley Road shall be kept and maintained in perpetuity similar to conditions that existed at the time of permit approval as represented by photos in the project file. Should the existing vegetation need replacement due to poor health or	Submit signed and notarized document to the Director of RMA – Planning Department for review and signature by the County.	Owner/ Applicant	Prior to the issuance of the building permit.	
			Proof of recordation of the document shall be submitted to the RMA – Planning Department.	Owner/ Applicant	Prior to occupancy or building permit final.	

	<p>hazardous conditions, then the vegetation shall be replaced on a one-to one ratio with sufficient size to adequately screen the structures from Carmel Valley Road consistent with the conditions that existed at the time of permit approval." (RMA – Planning Department)</p>	<p>All screening vegetation shall be continuously maintained by the owner; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.</p>	<p>Owner</p>	<p>Ongoing unless otherwise stated</p>	
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END OF CONDITIONS

TAX CODE AREA

COUNTY OF MONTEREY  
ASSESSOR'S MAP  
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JAMES MEADOWS TRACT  
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