

**Before the Zoning Administrator in and for the
County of Monterey, State of California**

In the matter of the application of:

Elizabeth Walker Et Al (PLN100037)

RESOLUTION NO. 10-031

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project categorically exempt, per Section 15303(a) of the CEQA Guidelines, and;
- 2) Approving Combined Development Permit to allow: 1) an Administrative Permit to demolish an existing 1,254 square foot single family dwelling and the construction of a new two-story single family dwelling (main floor total of 1,187 square foot; second story 1,085 square foot; 410 square foot attached two-car garage; and 375 square feet of decks and balcony); 2) a Use Permit for development in Carmel Valley Floodplain; and 3) a Design Approval.

(PLN100037, Walker, 17 Calle De Los Helechos, Carmel Valley, Carmel Valley Master Plan (APN: 189-311-011-000))

The Walker application (PLN100037) came on for public hearing before the Monterey County Zoning Administrator on August 12, 2010. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the Monterey County General Plan,
 - Carmel Valley Master Plan,
 - Monterey County Zoning Ordinance (Title 21)No conflicts were found to exist. 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 property is located at 17 Calle De Los Helechos, Carmel Valley (Assessor's Parcel Number: 189-311-011-000), Carmel Valley Master Plan. The parcel is zoned LDR/2.5-D-S, which allows a single family dwelling. Therefore, the project is an allowed land use for this site.
 - c) The project planner conducted a site inspection on February 9, 2010 to verify that the project on the subject parcel conforms to the plans listed above.

- d) The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because the project required a discretionary permit. The project was approved by the LUAC 5-0.
- e) 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 PLN100037.

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) Staff identified potential impacts to Historical Resources and Archaeological Resources, as well as potential Geological hazards due to fault location. Technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:
 - “Geology Report” (LIB100110) prepared by Richard Dante of Soil Survey Inc., Salinas, California, March 25, 2010.
 - “Phase One Historic Assessment” (LIB100109) prepared by Elizabeth Moore, Pacific Grove, California, April 11, 2010.
 - “Preliminary Archaeological Reconnaissance” (LIB100107) prepared by Mary Doane & Gary Breschini of Archaeological Consulting, Salinas, California, March 17, 2010.
 - c) A letter dated June 3, 2010 prepared by Richard Dante from Soil Survey Inc. states that the project location will be safe from flow-related erosion hazards and that the project will not significantly reduce the capacity of the existing water course.
 - d) Staff conducted a site inspection on February 9, 2010 to verify that the site is suitable for this use.
 - e) 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 PLN100037.

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

neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:** a) The project was reviewed by the following departments and agencies: RMA - Planning Department, Carmel Valley Fire Protection District, Public Works, Environmental Health Division, and Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- b) A letter dated June 3, 2010 prepared by Richard Dante from Soil Survey Inc. states that the project location will be safe from flow-related erosion hazards and that the project will not significantly reduce the capacity of the existing water course.
- c) Preceding findings and supporting evidence for PLN100037.

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.

- EVIDENCE:** a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
- b) Staff conducted a site inspection on February 9, 2010 and researched County records to assess if any violation exists on the subject property.
- c) There are no known violations on the subject parcel.
- d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN100037.

5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review. Though unusual circumstances were identified, it has been determined that the project will not have a significant effect on the environment.

- EVIDENCE:** a) California Environmental Quality Act (CEQA) Guidelines Section 15303 (a), categorically exempts the construction of a new single family dwelling.
- b) The project is categorically exempt because a new dwelling is being proposed.
- c) The project is located within the Carmel River floodplain. A letter dated June 3, 2010 prepared by Richard Dante from Soil Survey Inc. states that the project location will be safe from flow-related erosion hazards and that the project will not significantly reduce the capacity of the existing water course. The project is located within the same footprint of the existing single family dwelling and will only expand to the footprint slightly. The Water Resources Agency agrees with the letter from Soil Survey Inc. and has approved the location of the house with conditions of approval. The project will not have a significant effect on

the environment, thus can be allowed to be categorically exempt, per Section 15300 of the CEQA Guidelines.

- d) No adverse environmental effects were identified during staff review of the development application during a site visit on February 9, 2010.
- e) See preceding and following findings and supporting evidence.

6. **FINDING:** **USE PERMIT** – In order to grant the Use Permit to allow development in the Carmel River Flood Plain the Zoning Administrator shall make the following findings:

- (a) Pursuant to Section 21.74.050.B.1, the establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the particular case, be detrimental to 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 improvement in the neighborhood; or to the general welfare of the County.
- (b) Pursuant to Section 21.74.050.B.2, the subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of this Title and any zoning violation abatement costs have been paid

- EVIDENCE:**
- a) The project as described in the application and accompanying materials was reviewed by the Planning Department, Carmel Valley Fire Protection District, Public Works Department, Environmental Health Division, and the Water Resources Agency. The respective departments have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood; or the county in general.
 - b) The Monterey County Water Resources Agency applied conditions of project approval to ensure the project proposal was in compliance with Section 21.74.050.B.1 of the Monterey County Zoning Ordinance, requiring the lowest floor to be constructed at a minimum elevation of 284.5 feet, floor plans showing all internal and external grade elevations, location of all vents, and that all enclosed areas subject to flooding be designed to automatically equalize hydrostatic flood forces (See Condition 9 - 18).
 - c) The application, plans, and related support materials were reviewed by the Environmental Health Department and Water Resources Agency during the Inter-Departmental Review (IDR) period from April 23, 2010 through May 10, 2010.
 - d) See Finding No. 3, Health and Safety.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.

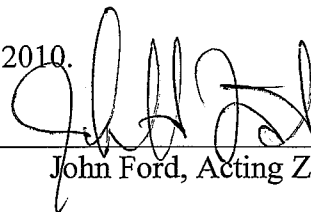
- EVIDENCE:**
- e) Section 21.80.040.B of the Monterey County Zoning Ordinance (Planning Commission).

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

- A. Find the project categorically exempt, per Section 15303(a) of the CEQA Guidelines, and;
- B. Approve a Combined Development Permit to allow: 1) an Administrative Permit to demolish an existing 1,254 square foot single family dwelling and the construction of a new two-story single family dwelling (main floor total of 1,187 square foot; second story 1,085 square foot; 410 square foot attached two-car garage; and 375 square feet of decks and balcony); 2) a Use Permit for development in Carmel Valley Floodplain; and 3) a Design Approval, in general conformance with the attached sketch and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 12th day of August, 2010.



John Ford, Acting Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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 Department and Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

RESOLUTION #10-031 - EXHIBIT 1
Monterey County Resource Management Agency
Planning Department
Condition Compliance

Project Name: Walker

File No: PLN100037

APNs: 189-311-011-000

Approved by: Zoning Administrator

Date: August 12, 2010

**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)
RMA – Planning Department						
1.		<p>PD001 - SPECIFIC USES ONLY This Combined Development Permit (PLN100037) allows: 1) an Administrative Permit to demolish an existing 1,254 square foot single family dwelling and the construction of a new two-story single family dwelling (main floor total of 1,187 square foot; second story 1,085 square foot; 410 square foot attached two-car garage; and 375 square feet of decks and balcony); 2) a Use Permit for development in Carmel Valley Floodplain; and 3) a Design Approval.. The property is located at 17 Calle De Los Helechos, Carmel Valley (Assessor's Parcel Number: 189-311-011-000) Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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. (RMA-Planning Department)</p>	<p>Adhere to conditions and uses specified in the permit.</p> <p>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 the RMA - Planning Department.</p> <p>To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.</p>	<p>Owner/ Applicant</p> <p>RMA - Planning</p> <p>WRA RMA - Planning</p>	<p>Ongoing unless otherwise stated</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>
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution #10-031) was approved by the Zoning Administrator for Assessor's Parcel Number 189-311-011-000 on August 12, 2010. The permit was granted subject to 22 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)	Obtain appropriate form from the RMA-Planning Department. The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner/ Applicant RMA- Planning	Prior to the issuance of grading and building permits or commencement of use.	
3.		PD032(A) - PERMIT EXPIRATION The permit shall be granted for a time period of 3 years, to expire on August 12, 2013 unless use of the property or actual construction has begun within this period. (RMA – Planning Department)	The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.	Owner/ Applicant	As stated in the conditions of approval	
4.		PD004 - INDEMNIFICATION AGREEMENT 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	Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County. Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property.	

<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>
		obligations under this condition. An agreement to this effect shall be 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. (RMA - Planning Department)				
5.		PD010 - EROSION CONTROL PLAN AND SCHEDULE 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. (RMA - Planning Department and RMA - Building Services Department)	An 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	

<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>
6.		<p>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</p> <p>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. (RMA – Planning Department)</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>	Owner/ Applicant	Prior to the issuance of building permits.	
			<p>The lighting shall be installed and maintained in accordance with the approved plan.</p>	Owner/ Applicant	Prior to Occupancy / Ongoing	
Health Department Environmental Health Division						
7.		<p>EHSP001 - ALTERNATIVE WASTEWATER TREATMENT SYSTEMS REQUIREMENTS: OPERATIONS AND MAINTENANCE CONTRACT</p> <p>Submit a signed operations and maintenance contract to the Environmental Health Bureau (EHB) from a licensed septic contractor prior to final of building permit. Contract must include:</p> <ul style="list-style-type: none"> • Statement that if either party fails to comply with the contract EHB will be notified. • Effluent quality reports shall be submitted to EHB bi-annually. • EHB shall be notified at each renewal term, and a contract shall be submitted to EHB. • All testing requirements in Monterey County, State and Federal regulations shall be complied with. <p>(Environmental Health)</p>	<p>Submit a signed operations and maintenance contract from a licensed septic contractor to EHB for review and approval, prior to final of building permit.</p> <p>All lab results and service reports shall be submitted to the EHB on a bi-annual basis.</p> <p>All renew contracts shall be submitted to EHB for review and approval.</p>	CA Licensed Engineer /Owner/ Applicant	Submit contract prior to building permit final/Operations and Maintenance Contract is an ongoing condition	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
8.		<p>EHSP002 – ALTERNATIVE WASTEWATER TREATMENT SYSTEMS: DEED NOTICE</p> <p>The applicant shall record a deed notification with the Monterey County Recorder for parcel 189-311-011-000 with the approved language indicating that an alternative onsite wastewater treatment system is installed on the property. Contact EHB for specific wording to be included on the deed notification. (Environmental Health)</p>	<p>Contact EHB for specific deed notice form.</p> <p>Record deed notice.</p> <p>Submit proof of recordation to Environmental Health.</p>	CA Licensed Engineer /Owner/ Applicant	Record deed notice prior to final of building permit.	
Monterey County Water Resources Agency						
9.		<p>WR3 - DRAINAGE PLAN - RETENTION</p> <p>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. (Water Resources Agency)</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 grading or building permits	
10.		<p>WR20 - WET FLOODPROOFING – NON CONVERSION AGREEMENT</p> <p>The owner shall provide the Water Resources Agency a recorded Non-Conversion Agreement for the wet floodproofed garage to ensure all enclosed areas, below the minimum lowest floor elevation, will be used solely for parking of vehicles, limited storage, or access to the building, and all interior walls, ceilings and floors below the minimum lowest floor elevation shall be unfinished or constructed of flood resistant materials. (Water Resources Agency)</p>	<p>Submit the recorded agreement to the Water Resources Agency for review and approval.</p> <p>(A copy of the County’s standard agreement can be obtained at the Water Resources Agency.)</p>	Owner/ Applicant	Prior to issuance of any grading or building permits	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
11.		WR21 - FOUNDATION PLAN – ENCLOSURES/GRADE ELEVATIONS All fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area shall be provided. The bottom of all openings shall be no higher than one foot above grade. The applicant shall provide the Water Resources Agency a foundation plan prepared by a registered civil engineer showing the internal and external grade elevation, as well as, the location and dimensions of all vents. (Water Resources Agency)	Submit the engineered foundation plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer	Prior to issuance of any grading or building permits	
12.		WR22 - FLOODPLAIN RECORDATION The owner shall provide the Water Resources Agency a recorded Floodplain Notice stating: “The property is located within or partially within a floodplain and may be subject to building and/or land use restrictions.” (Water Resources Agency)	Submit the recorded floodplain notice to the Water Resources Agency for review and approval. (A copy of the County’s standard notice can be obtained at the Water Resources Agency.)	Owner/ Applicant	Prior to issuance of any grading or building permits	
13.		WR43 - WATER AVAILABILITY CERTIFICATION The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
14.		WR14 - CONCRETE SLAB INSPECTION The applicant shall provide the Water Resources Agency a FEMA Elevation Certificate completed by a registered civil engineer or licensed land surveyor, certifying the forms have been set at a height that will ensure the minimum lowest floor elevation requirement. (Water Resources Agency)	Submit a completed FEMA Elevation Certificate, based on building under construction, to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to the foundation pre-pour inspection	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
15.		WR15 - STEMWALL INSPECTION The applicant shall provide the Water Resources Agency a FEMA Elevation Certificate completed by a registered civil engineer or licensed surveyor certifying the lowest floor elevation, venting, external grades and internal grades are compliant with Chapter 16.16 of the Monterey County Code. (Water Resources Agency)	Submit a completed FEMA Elevation Certificate, based on building under construction, and completed by the engineer or surveyor, to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer/ Surveyor	Prior to the stemwall inspect-ion	
16.		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 inspect-ion	
17.		WR16 - ELEVATION CERTIFICATE The applicant shall provide the Water Resources Agency a FEMA Elevation Certificate, based on finished construction, completed by a registered civil engineer or licensed surveyor certifying the structure has been constructed in accordance with Chapter 16.16 of the Monterey County Code. (Water Resources Agency)	Submit a completed FEMA Elevation Certificate, based on finished construction, and completed by the engineer or surveyor, to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer/ Surveyor	Prior to final inspect-ion	
18.		WRSP01 - ZONE AE ELEVATION REQUIREMENTS The lowest floor and attendant utilities shall be constructed at a minimum elevation of 284.5 feet (NAVD 1988). The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed land surveyor that a reference marker has been established at the building site to provide for the flood-proofing and certification of the lowest floor elevation. (Water Resources Agency)	Submit a letter, prepared by a registered civil engineer or licensed land surveyor, to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building and/or grading or permits	

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)
Fire Agency Carmel Valley Fire Protection District						
19.		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. Responsible Land Use Department: 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	
20.		FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS) Manage combustible vegetation within a minimum of 30 feet of structures (or to the property line). 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.	

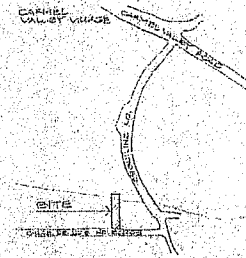
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party 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 Planning and Building Inspection. Responsible Land Use Department: Carmel Valley Fire Protection District.	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
21.		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. Responsible Land Use Department: 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	
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. Responsible Land Use Department: Carmel Valley Fire Protection District.	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

END OF CONDITIONS

EROSION CONTROL NOTES

1. Disturbed surfaces not involved in the immediate operations must be protected by mulching and/or other effective means of soil protection.
2. All roads and driveways shall have drainage facilities sufficient to prevent erosion on or adjacent to the roadway or on downhill properties. Erosion-proof surfacing may be required in areas of high erosion hazard.
3. Runoff from a site shall be detained or filtered by berms, vegetated filter strips, and/or catch basins to prevent the escape of sediment from the site. These drainage controls must be maintained by the permittee and/or property owner as necessary to achieve their purpose throughout the life of the project.
4. Erosion control measures shall be in place at the end of each days work.
5. The Chief Building Official shall stop operations during periods of inclement weather if erosion problems are not being controlled adequately.

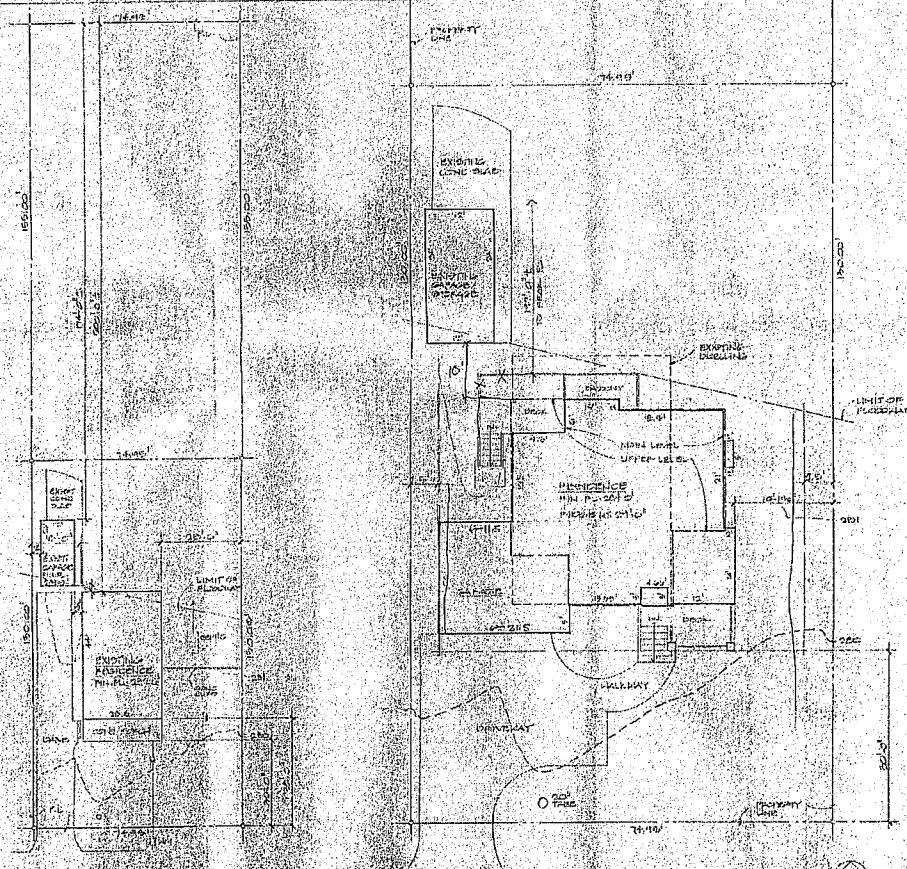
VICINITY MAP



PROJECT INFORMATION

AP N 104-311-011
 LOT AREA 21,866 S.F. (24,900 S.F.)
 LOT CORNER
 EXISTING PERMISSIBLE LOT CORNER (111) 1542 S.F.
 EXISTING PERMISSIBLE TO BE REMOVED (188) 1574 S.F.
 PROPOSED ADDITION 980 S.F.
 PROPOSED GARAGE - 2 BAY 570 S.F.
 EXISTING CONC. PORCH (205 S.F.)
 PROPOSED PORCH (205 S.F.)
 TOTAL 3025 S.F.
 BUILDING CODE (BY 2004) GROUP 1 MAX. OCC. 12 PERSONS
 PLANNING AREA PERM. 11/15/04
 MAIN LEVEL 1157 S.F.
 GARAGE AND PORCH 570 S.F.
 BASE LEVEL 1022 S.F.
 FINISH LEVEL 2842 S.F. (12.50)
 THE REMOVAL TYPE
 GRADING 71 C.Y. EXISTING PARKING (5) 1024 (1) 2504
 TYPING 1047-25-D-3-342
 TYPING 1047-25-D-3-342
 STATE OF IOWA: PAROLE 185 S.F. FROM EXISTING 2 EXISTING /
 EXISTING PERMISSIBLE RANGE FROM EXISTING TO STATE OF IOWA 2504 S.F.
 2504 S.F. TO BE REMOVED 2504 S.F. TO BE REMOVED
 COMPLETE 185 S.F. UNDER LEVEL ADDITION FOR A RESIDENT
 A.D. 185 S.F. UNDER LEVEL ADDITION

NO.	DESCRIPTION	DATE	BY
1	PREPARED FOR PERMIT	4/15/04	ELIZABETH WALKER
2	REVISIONS		
3			
4			
5			



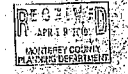
SITE PLAN

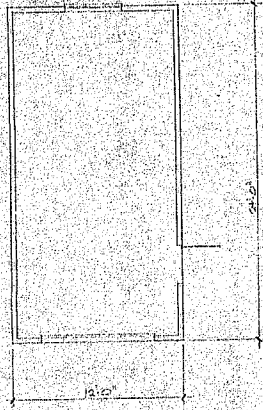
PARTIAL SITE PLAN

APPROVED FOR
 REGULATION NO. PLN 100837
 APPROVED BY
 THE LAND USE & TECH. DEPT.
 DATE: 4/15/04

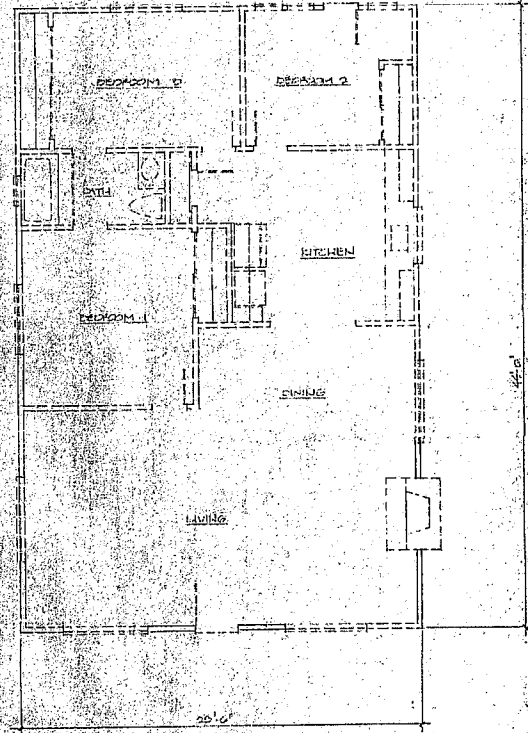
PLN 100837

ELIZABETH WALKER
 PROJECT MANAGER
 2004





EXISTING GARAGE



EXISTING FLOOR PLAN/DEMO. PLAN

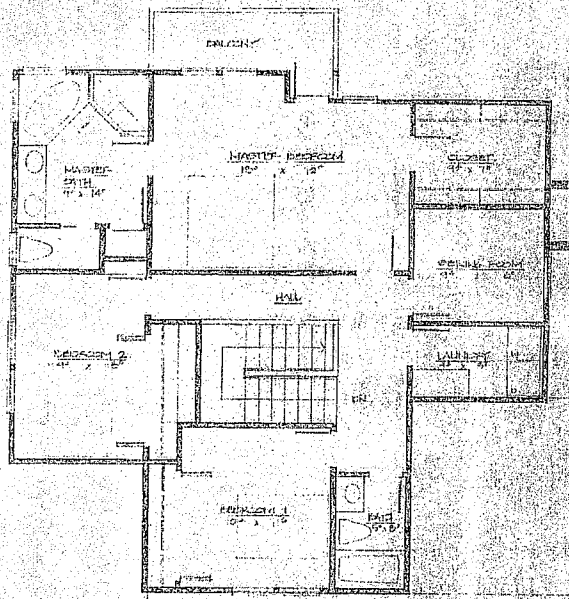
--- EXISTING WALLS
 - - - - - EXISTING WALLS TO BE REMOVED
 (2) = 2x4 JOIST
 (2) = 2x6 JOIST

REVISION	BY

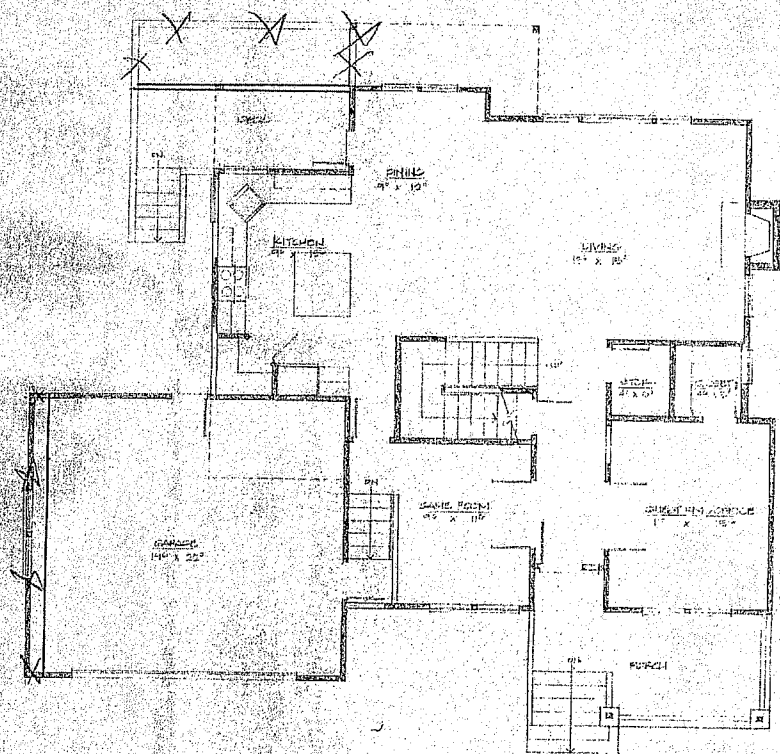
ANTHONY SISKANT BAILEY
 ARCHITECT
 1000 S. GARDEN ST.
 ANAHEIM, CA 92805
 P.O. BOX 1000
 ANAHEIM, CA 92805

ADDRESS: 11 FERNWOOD, #301
 ELIZABETH WALKER
 17 CALLE DE LOS HELECHOS
 CAROL VALLEY, CA

DATE: 01/10/10
SCALE: 1/8" = 1'-0"
DRAWN BY: JLD
JOB NO: 101-101-01
DATE: 01/10/10
BY: JLD
BY: JLD



PROPOSED FLOOR PLAN - UPPER LEVEL



PROPOSED FLOOR PLAN - MAIN LEVEL

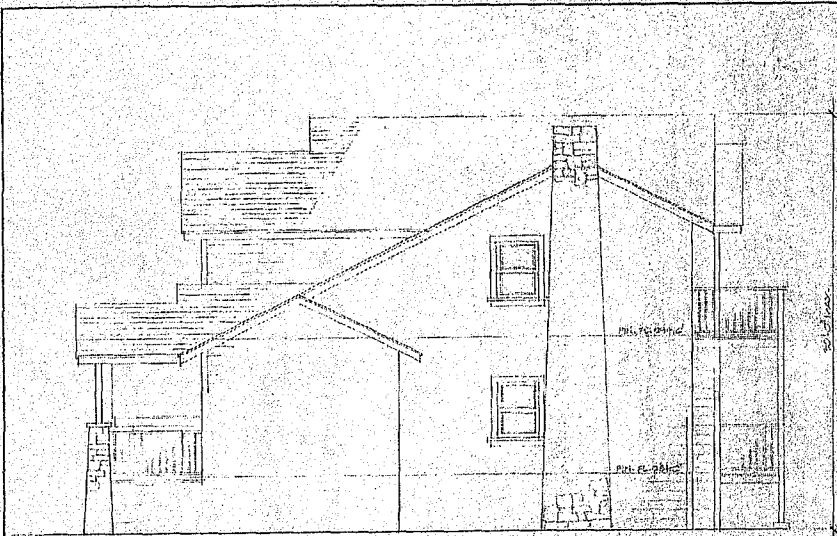
LEGEND
 --- EXISTING WALLS
 - - - - - NEW WALLS

REVISIONS	BY

ARY HABITAT + SUSAN J. BAILEY
 ENVIRONMENTAL ARCHITECTURE + INTERIORS
 1000 W. 10TH ST. SUITE 100
 LOS ANGELES, CALIFORNIA 90024
 TEL: 213-480-1111 FAX: 213-480-1112

ADDITION TO RESIDEL 504
 ELIZABETH WALKER
 17 GABLE DR LOS ANGELES CA
 CHANNEL VALLEY

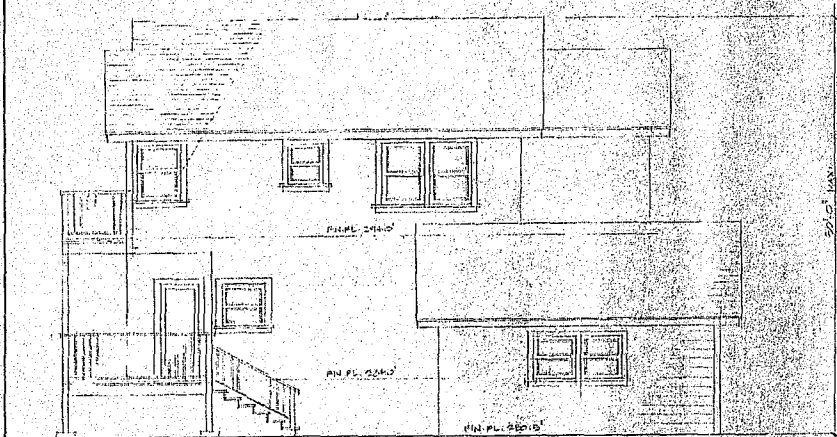
Date: 10-10-10
 Scale: 1/4" = 1'-0"
 Drawn by: [Signature]
 Job No: 1010-07
 Sheet: 23
 of 23 Sheets



EAST ELEVATION 14' 11" 0"



SOUTH ELEVATION 14' 11" 0"



WEST ELEVATION 14' 11" 0"



NORTH ELEVATION 14' 11" 0"

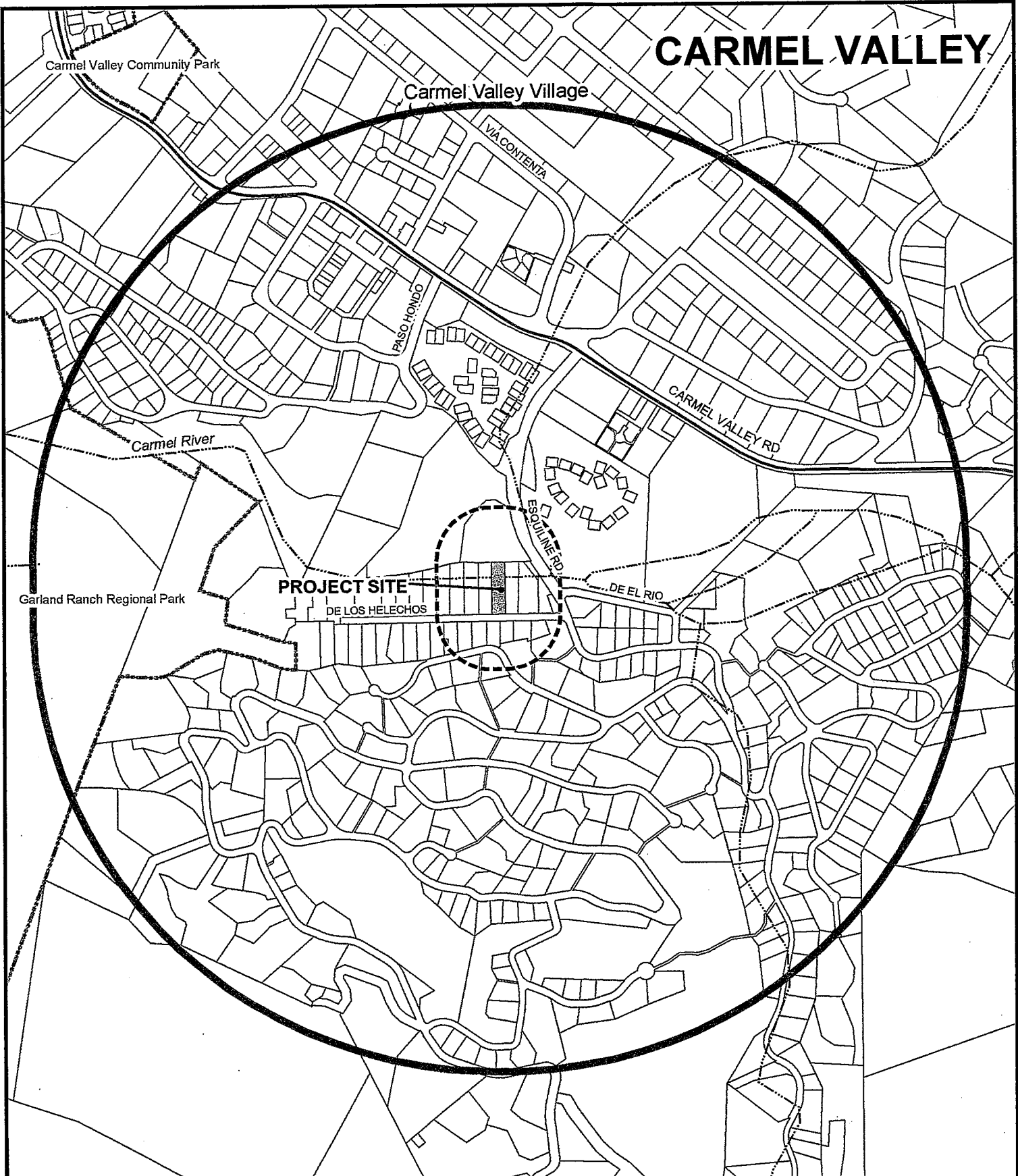
REVISIONS	BY

ANY REVISED BUSINESS & BALLET
 ARCHITECTURAL DRAWINGS & SPECIFICATIONS
 P.O. Box 21000, Omaha, NE 68121
 402-491-1111

JUDITH J. FOWLER, FSA
ELIZABETH WALKER
 ARCHITECTS
 1400 S. 10th Street, Omaha, NE 68108

Date: 10/10/01
 Scale: 1/4" = 1'-0"
 Drawn: JWF
 Job: 1017-01
 Sheet: 4
 Of: 5 Sheets

CARMEL VALLEY



Carmel Valley Community Park

Carmel Valley Village

Carmel River

Garland Ranch Regional Park

PROJECT SITE

DE LOS HELECHOS

APPLICANT: WALKER

APN: 189-311-011-000

FILE # PLN090409



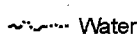
2500' Limit



300' Limit



City Limits



Water

