

MONTEREY COUNTY PLANNING COMMISSION

Meeting: August 30, 2006 Time: 10:30 a.m.	Agenda Item No.: 4
Project Description: Combined Development Permit consisting of a Coastal Development Permit to allow development within 100 feet of an environmentally sensitive habitat (Carmel River Lagoon) and Coastal Administrative Permit and Design Approval to allow the demolition of a 1,223 square foot one-story single family dwelling and construction of a 2,519 square foot two-story single family dwelling with an attached 721 square foot, two-car garage.	
Project Location: 2728 16 th Avenue, Carmel	APN: 009-504-002-000
Planning File Number: PLN060221	Name: Phillip and Dorothy Bradbury, Property Owners; Dana Annereau, Agent
Plan Area: Carmel Area Land Use Plan	Flagged and staked: No
Zoning Designation: : “MDR/2-D(18)(CZ)” [Medium Density Residential, 2 units per acre with Design Control, 18 foot height limit, (Coastal Zone)]	
CEQA Action: Categorically Exempt per Section 15303	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Planning Commission approve the Combined Development Permit based on the Findings and Evidence (**Exhibit B**) and subject to the recommended Conditions (**Exhibit C**).

PROJECT OVERVIEW:

The project consists of the demolition of an existing single family dwelling and the construction of a 2,519 square foot two-story single family dwelling with an attached 721 square foot, two-car garage within 100 feet of the Carmel River Lagoon. The Lagoon is identified as an Environmentally Sensitive Habitat Area (ESHA) in the Carmel Area Land Use Plan (Policy 2.3.1). In addition, this area has a zoning overlay restricting building height to a maximum of 18 feet.

The 7,200 square foot site is on the north edge of the Carmel River lagoon across 16th Avenue from the playground of River School. Views from the rear of the parcel are of the Carmel River lagoon. There is currently no native vegetation on the property. The existing vegetation, including a coast live oak, was introduced from imported nursery stock

A Biological Report concludes that the proposed development will not adversely affect any biological resource. According to the biology report for the project, the property was subdivided over graded fill adjacent to the Carmel River lagoon. No additional encroachments will be made into the lagoon as a consequence of rebuilding on the site and no additional impacts will result as a consequence of the project. Condition 4 requires removal of invasive, non-native plants and replacement of native riparian species within the rear yard area. This requirement provides consistency with Policy 2.3.3.6 regarding protection of ESHA.

The proposed house meets design requirements by using colors and materials consisting of board and batt and stucco siding with brown colors (Policy 2.2.3 LUP). Staff finds that the project is designed within the standards established for this area. Condition 3 was added to verify that the structure height does not exceed the 18-foot limit.

OTHER AGENCY INVOLVEMENT:

- ✓ Carmel Highlands Fire Protection District
- ✓ Public Works Department
- ✓ California Coastal Commission
- ✓ Environmental Health Division
- ✓ Water Resources Agency

All of the above checked agencies and departments have reviewed this project. Conditions recommended by the Carmel Highlands Fire Protection District, Public Works Department, Water Resources Agency and Planning Department have been incorporated into the condition compliance reporting plan (**Exhibit C**).

Carmel Highlands Land Use Advisory Committee

The Carmel Highlands Land Use Advisory Committee reviewed the plans for this project on July 3, 2006 and recommended approval by a vote of 5-0-2-0 subject to four conditions (see LUAC minutes, **Exhibit E**). The conditions (below) recommended by the LUAC have been incorporated into recommended conditions of approval (**Exhibit C**).

1. The darker colors approved by the LUAC shall be used. Dark brown gravel shall be used on the roof with no seams in the tar paper.
2. The fence design at the front (street side) of the property shall be horizontal/vertical wood lattice with either a natural finish or painted the same color as the residence.
3. The exterior lighting shall be controlled and sensitive to potential impacts on the lagoon wildlife (i.e., shaded and downcast).
4. The front windows over the garage door shall be given more detail in design character.

Note: The decision on this project is appealable to the Board of Supervisors and California Coastal Commission.

Bob Schubert, AICP, Senior Planner
(831) 755-5183, schubertbj@co.monterey.ca.us
August 22, 2006

cc: Planning Commission Members (10); County Counsel; Carmel Highlands Fire Protection District; Public Works Department; California Coastal Commission; Environmental Health Division; Water Resources Agency; Bob Schubert, Planner; Carol Allen; Owner; Applicant, File PLN060221.

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Recommended Findings and Evidence
	Exhibit C	Recommended Conditions of Approval
	Exhibit D	Site Plan, Floor Plan and Elevations
	Exhibit E	Minutes of July 3, 2006 Carmel Highlands land Use Advisory Committee meeting
	Exhibit F	Vicinity Map

EXHIBIT “B”
RECOMMENDED FINDINGS AND EVIDENCE
(Bradbury)

- a) FINDING: CONSISTENCY** - The **Bradbury Combined Development Permit (PLN060221)**, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Carmel Area Land Use Plan, Monterey County Coastal Implementation Plan, Part 4 and the Monterey County Zoning Ordinance (Title 20), 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 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.
- (b) The property is located at 2728 16th Avenue, Carmel (Assessor’s Parcel Number 009-504-002-000, Carmel Area Land Use Plan. The parcel is zoned “MDR/2-D(18)(CZ)” or Medium Density Residential, 2 units per acre with Design Control, 18 foot height limit, (Coastal Zone).
- (c) The project planner conducted a site inspection on June 21, 2006 to verify that the project on the subject parcel conforms to the plans listed above.
- (d) The project for a single-family dwelling is an allowed use subject to approval of a Coastal Administrative Permit in accordance with Section 20.12.040 of Title 20, Monterey County Zoning Ordinance.
- (e) Development within 100 feet of environmentally sensitive habitats is allowed subject to the approval of a Coastal Development permit in accordance with Section 20.12.030.E of Title 20, Monterey County Zoning Ordinance.
- (f) The Carmel Highlands Land Use Advisory Committee recommended approval by a vote of 5-0-2-0 subject to the following conditions: i) dark brown gravel shall be used on the roof with no seams in the tar paper; ii) fence design at front (street side) of project be horizontal/vertical wood lattice either natural or painted same color as residence; iii) the lighting for the exterior shall be controlled and sensitive to potential impacts on the lagoon wildlife (i.e., shaded and downcast); and iv) the front windows over the garage door shall be given more detail in design character. LUAC meeting minutes dated July 3, 2006.
- (g) Application, plans, and related support materials submitted by applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project file PLN060221.

- b) FINDING: SITE SUITABILITY** - The site is suitable for the use proposed.

EVIDENCE:

- (a) The project has been reviewed for suitability by the following departments and agencies: Planning Department, Public Works Department, Water Resources Agency, Environmental Health Division and the Carmel Highlands Fire Protection District. 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 biological, geological and archaeological consultants indicated that there are no physical or environmental constraints that would indicate that the site not suitable for the use proposed. County staff concurs. The following reports have been

prepared: “A *Biological Report for the Bradbury Residence*” (LIB060438) prepared by Vern Yadon dated May 1, 2006; “*Geotechnical Investigation with Geoseismic Analysis*” (LIB060437) prepared by Soil Surveys, Inc. dated June 7, 2006 and “*Preliminary Archaeological Reconnaissance*” (LIB060439) prepared by Archaeological Consulting dated May 15, 2006.

(c) Staff conducted a site inspection on June 21, 2006 to verify that the site is suitable for this use.

(d) Materials in Project File PLN060221.

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

EVIDENCE: (a) California Environmental Quality Act (CEQA) Guidelines Section 15303 (a), categorically exempts the construction of single family dwellings.

(b) No adverse environmental effects have been identified during staff review of the development application during a site visit on June 21, 2006.

(c) The applicant provided a “Biological Report” prepared by Vern Yadon dated May 1, 2006 (LIB060438). The report states that no special status species or habitat types are present on the property, which is vegetated with non-native horticultural plant species, exclusively.

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

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

5. FINDING: 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) Preceding findings and supporting evidence.

6. FINDING: ENVIRONMENTALLY SENSITIVE HABITAT AREAS (ESHA) – Environmentally sensitive habitat areas (ESHA) are areas in which plant or animal life or their habitats are rare or especially valuable due to their special role in an ecosystem. The Coastal Act and Local Coastal Program consisting of Carmel Area Land Use Plan and Coastal Implementation Plan (Chapter 20.146.040) provide policies and regulations to protect ESHA. The proposed project complies with Section 2.3.4 of the Carmel Area Use Plan regarding Wetlands and Marine Habitats.

(a) As required by Section 20.146.040.A, the applicant provided a “Biological Report” prepared by Vern Yadon dated May 1, 2006 (LIB060438). The report states that no special status species or habitat types are present on the property, which is vegetated with non-native horticultural plant species, exclusively.

- (b) Policies and regulations require that any development adjacent to ESHA be properly sited and designed to avoid impacts which would degrade these habitats. This project involves the replacement of an existing single family residence with a new single family residence. Development of the property, as proposed will not adversely affect special status plant or animal species; and due to its absence, development will not impact native vegetation. The applicant will be required to remove existing non-native vegetation in the rear yard and replace with native species as part of their landscape requirements pursuant to Section 20.146.040.B.10 CIP. (Condition #5).

7. FINDING: **PUBLIC ACCESS** - The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights. No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.144.150 of the Monterey County Coastal Implementation Plan, Part 2, can be demonstrated.

- EVIDENCE**
- (a) The subject property is not described as an area where the Local Coastal Program requires access.
 - (b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - (c) Staff site visit on June 21, 2006.

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

EVIDENCE Sections 20.86.030 and 20.86.080 of Title 20 of the Monterey County Zoning Ordinance (Part 1 of the Monterey County Coastal Implementation Plan).

EXHIBIT C
Monterey County Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: Bradbury

File No: PLN060221

APN: 009-504-002-000

Approved by: Planning Commission **Date:** August 30, 2006

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

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1.		<p>PBD029 - SPECIFIC USES ONLY</p> <p>This Combined Development Permit (PLN060221) allows development within 100 feet of an environmentally sensitive habitat and Coastal Administrative Permit and Design Approval to allow the demolition of a 1,223 square foot one-story single family dwelling and construction of a 2,519 square foot two-story single family dwelling with an attached 721 square foot garage. The property is located at 2728 16th Avenue, Carmel (Assessor's Parcel Number 009-504-002-000), Carmel Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of Planning and Building Inspection. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other- wise stated	

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		construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. [Resource Management Agency (RMA) - Planning Department]				
2		NON STANDARD CONDITION The applicant shall submit revised plans showing the following: 1) the colors approved by the LUAC shall be used; 2) dark brown gravel shall be used on the roof with no seams in the tar paper; 3) the fence design at the front (street side) of the property shall be horizontal/vertical wood lattice with either a natural finish or painted same color as the residence; and 4) the front windows over the garage door shall be given more detail in design character. (RMA - Planning)	Revisions shall be shown on plans submitted for building permit.	Owner/ Applicant	Prior to the issuance of building permit	
3		PBD040 – HEIGHT VERIFICATION The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of Planning and Building Inspection for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (Planning and Building Inspection)	The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection	Owner/ Applicant	Prior to Issuance of Grading or Building Permits	

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			The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of Planning and Building Inspection for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.	Engineer/ Owner/ Applicant	Prior to Final Inspection	
4		NON-STANDARD PBI) -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 Planning Director 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. The Applicant shall be required to remove all non native species in the rear yard and replace with native species as part of their landscape requirements. No additional fill will be allowed in the yard area south of the residence. All plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing	Submit landscape plans and contractor's estimate to PBI for review and approval. Remove all invasive plants and install landscape materials and irrigation in accordance with approved plans, or submit a certificate of deposit or other form of surety made payable to Monterey County for the cost estimate to complete the landscaping to the Monterey County Planning and Building Inspection Department.	Owner/ Applicant/ Landscape Contractor/ Architect	Prior to issuance of Building permits. Prior to Occupancy	

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		condition. (RMA - Planning)	All landscaped areas and fences shall be continuously maintained by the applicant in accordance with the approved plans.	Project Biologist	On-Going	
5		PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution No. _____) was approved by the Planning Commission for Assessor's Parcel Number 009-504-002-000 on August 30, 2006. The permit was granted subject to 24 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (RMA - Planning)	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
6		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 Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeo- logist	Ongoing	

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		proper mitigation measures required for the discovery. (RMA - Planning)				
7		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 Planning and Building Inspection. (RMA - Planning)	Prepare appropriate grading plans for seasonal conditions as required by the County of Monterey.	Owner/ Applicant		
8		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 lighting for the exterior shall be controlled and sensitive to potential impacts on the lagoon wildlife (i.e., shaded and downcast). 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 plan shall include down lit lighting fixtures with amber opaque glass. The exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. (RMA – Planning)	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant		
9		PBD018(A) – LANDSCAPING PLAN & MAINTENANCE (SINGLE FAMILY DWELLING ONLY) The site shall be landscaped with native species. At least 60 days prior to occupancy, three (3) copies of a	Submit landscape plans and contractor's estimate to PBI for review and approval.	Owner/ Applicant/ Contractor		

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		landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County Planning and Building Inspection 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 - Planning)				
10		PBD026 – NOTICE OF REPORTS Prior to issuance of building or grading permits, a notice shall be recorded with the County Recorder which states: “A <i>Biological Report for the Bradbury Residence</i> ” by Vern Yadon dated May 1, 2006; “ <i>Geotechnical Investigation With Geoseismic Analysis</i> ” by Soil Surveys, Inc. dated June 7, 2006 and “ <i>Preliminary Archaeological Reconnaissance</i> ” by Archaeological Consulting dated May 15, 2006. These reports are on record in the Monterey County Planning and Building Inspection Department. All development shall be in accordance with these reports. (RMA - Planning)	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant		

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		be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Carmel Highlands Fire District)				
13		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 Highlands Fire District)	Applicant shall enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept. rough sprinkler inspection Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner Applicant or owner Applicant or owner	Prior to issuance of building permit. Prior to framing inspection Prior to final building inspection	
14		WR1 - 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. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer	Prior to issuance of any grading or building permits	

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15		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	
16		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	
17		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	

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18		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	
19		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 inspection	
20		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 inspection	
21		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	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	

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		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. (Water Resources Agency)				
22		ZONE A1-A30 ELEVATION REQUIREMENTS The lowest floor and attendant utilities shall be constructed at a minimum elevation of 14.5 feet mean sea level (NGVD 1929). 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 floodproofing 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 grading or building permits	
23		WET FLOODPROOFING PLAN The finished floor of the garage is proposed to be constructed below the minimum lowest floor elevation; therefore, all interior walls, ceilings and floors below 14.5 feet mean sea level (NGVD 1929) shall be unfinished or constructed of flood resistant materials. Prior to issuance of any grading or building permits, the applicant shall provide the Water Resources Agency a wet floodproofing plan for review and approval. (Water Resources Agency)	Submit a wet floodproofing plan, prepared by registered civil engineer or architect, to the Water Resources Agency for review and approval.	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>
24		<p>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. In addition, all interior walls, ceilings and floors below 14.5 feet mean sea level (NGVD 1929) shall be unfinished or constructed of flood resistant materials. (Water Resources Agency)</p>	<p>Submit a 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	