

MONTEREY COUNTY PLANNING COMMISSION

Meeting: December 13, 2006 Time: 1:30 P.M.	Agenda Item No.: 10
Project Description: Combined Development Permit consisting of a Use Permit to allow a Land Rover Driving School (CE050352), a Use Permit and Design Approval for an accessory structure to a golf course for a 15,296 square foot cart barn; and a Lot Line Adjustment to realign the boundaries among three existing parcels of 1.21, 21.54, and 70.5 acres to produce three newly aligned parcels of 3.04, 21.34 and 68.89 acres.	
Project Location: 7700 and 8205 Valley Greens Drive, Carmel Valley	APNs: 157-031-009-000; 157-191-001-000; 157-191-002-000; 157-191-003-000; 157-191-004-000 and 157-191-005-000.
Planning File Number: PLN060408	Name: Quail Lodge, Inc., Property Owner/Miriam Schakat, Lombardo & Gilles, Agent
Plan Area: Carmel Valley Master Plan	Flagged and staked: No
Zoning Designations: "RG/10-D-S-RAZ" (Rural Grazing, 10 acres minimum, with Design Control, and Site Plan Review Overlays, Residential Allocation Zoning); and "O-D-S-RAZ" (Open Space, with Design Control, and Site Design Overlays, Residential Allocation Zoning)	
CEQA Action: Categorically Exempt per Section 15301 (c) for the Land Rover Driving School; Categorically Exempt per Section 15303 for the Cart Barn and Categorically Exempt per Section 15305(a) for the Lot Line Adjustment.	
Department: RMA - Planning Department	

RECOMMENDATION:

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

PROJECT OVERVIEW:

The Combined Development Permit application consists of a Use Permit for an existing Land Rover Driving School, a proposed 15,296 square foot cart barn to replace an existing (temporary) cart barn and a Lot Line Adjustment to realign the boundaries among three existing parcels of 1.21, 21.54, and 70.5 acres to produce three newly aligned parcels of 3.04, 21.34 and 68.89 acres, respectively. On September 28, 2005, the Department of Planning and Building Inspection issued a Notice of Violation (CE050352) to Quail Lodge, Inc. for operating a driving school without a Use Permit. The notice was based on the determination by the Director of Planning that, pursuant to the County's zoning ordinance, a Use Permit is required to operate the driving school. Quail Lodge appealed the determination to the Planning Commission. On February 22, 2006, the Planning Commission denied the appeal and upheld the Director's determination that a Use Permit was required. Quail Lodge filed an appeal of that determination to the Board of Supervisors which was subsequently withdrawn.

Refer to Exhibit B (Project Overview).

OTHER AGENCY INVOLVEMENT:

- ✓ Carmel Valley Fire Protection District
- ✓ Public Works Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency
- ✓ Sheriff's Department

The above checked agencies and departments have reviewed this project. Conditions recommended by the Planning Department, Carmel Valley Fire Protection District, Public Works, Water Resources Agency and the Sheriff's Department. have been incorporated into the condition compliance reporting plan (**Exhibit D**).

The project was referred to the Carmel Valley Land Use Advisory Committee on July 17, 2006 (see **Exhibit E**, LUAC Minutes). The projects were recommend for approval with the following recommendations:

1. Cart Barn - Color #3 should be blended, all skylights and dorms should be screened and all lighting downlit and of amber hue bulbs (see Condition 9 in **Exhibit D**).
2. Land Rover Driving School – Existing paths/courses should be mapped to protect existing wooded areas, and no new courses be established until reviewed by the appropriate committees/commissions (see Condition 8 in **Exhibit D**. Double fees should be required.

Note: The decision on this project is appealable to the Board of Supervisors.

Bob Schubert, AICP, Acting Planning and Building Services Manager
(831) 755-5183, schubertbj@co.monterey.ca.us
December 5, 2006

cc: Planning Commission Members (10); County Counsel; Environmental Health, Public Works, Water Resources Agency, Carmel Valley FPD, Alana Knaster, Dale Ellis, Bill Dunn, Cami Pelletier, Bob Schubert, Carol Allen; Karen Wolter; Quail Lodge, Inc., Applicant; Miriam Schakat, Lombardo & Gilles, Agent; File PLN060408.

Attachments: Exhibit A Project Data Sheet
Exhibit B Project Overview
Exhibit C Recommended Findings and Evidence
Exhibit D Recommended Conditions of Approval
Exhibit E Minutes from July 17, 2006 Carmel Valley LUAC meeting
Exhibit F Letter from Advocates for Code Compliance dated May 31, 2006
Exhibit G Letter from Higgins Associates dated September 6, 2006
Exhibit H Letter from Lombardo & Gilles dated July 13, 2006
Exhibit I Site Plans, Floor Plan and Elevations

EXHIBIT B:
PROJECT OVERVIEW

Land Rover Driving School

This is a request for approval of an existing Land Rover Driver School at 8205 Valley Greens Drive in Quail Lodge Resort and Golf Course (APN 157-191-001-000; 157-191-002-000; 157-191-003-000; 157-191-004-000 and 157-191-005-000). The Land Rover Driving School has been operative for approximately 14 months. The service includes an outdoor experience with a 4X4 vehicle. The school supplies the vehicles and the outdoor experience under supervision of an instructor. The office for the school is located in the nearby lodge.

A site inspection was conducted by Code Enforcement staff on September 15, 2005 and it was determined that a Use Permit was required for the use to continue. Enforcement action was initiated and a Notice of Violation was mailed on September 28, 2005. Quail Lodge appealed the Planning Director's determination to the Planning Commission.

On September 21, 2005 a Grading Inspector conducted a site inspection to ascertain if there were any grading violations or erosion concerns. The inspector found that less than 100 cubic yards had been graded and there were minimal conditions that might cause erosion. The inspector conducted a follow-up inspection on January 11, 2006 to determine if the winter storms caused accelerated erosion. The findings confirmed that no erosion had occurred.

On February 22, 2006, the Planning Commission considered and denied the appeal and upheld the determination of the Director of Planning and Building Inspection that a Use Permit is required for the driving school. Quail Lodge filed an appeal of that determination to the Board of Supervisors which was subsequently withdrawn.

The subject parcels where the Land Rover Driving School is located are approximately 186 acres in total, and were purchased by Quail Lodge, Inc. on June 1, 2000. The property is zoned "RG/10-D-S" (Rural Grazing, 10 acres minimum, with Design Control, and Site Plan Review Overlays). The parcels have several existing dirt roads that were used for the previous quarry operation and a former dairy. On August 22, 2005, Quail Lodge, Inc. commenced operation of the Land Rover Driving School (LDRS) using those dirt roads. The driving school offers lessons designed to educate the consumer on proper handling of the Toyota Land Rover in a myriad of off-road conditions. The driving lessons occur on existing dirt roads over the hilly terrain (some areas are over 30% slopes). Some of the roads have been altered to enhance the off-road experience. The school operates with a fleet of five Land Rover vehicles, one office manager and one driving instructor, with the intent of hiring more instructors in the future. The school proposes to operate from 9:00 am to 5:00 pm, seven days per week year round.

According to the applicant, the Land Rover Driving School uses five vehicles and the lessons are intended to teach on and off road driving and to provide team building experiences (see **Exhibit H**). The driving lessons are conducted at speeds no greater than 3 m.p.h. The school has a Tread Lightly philosophy which requires that its vehicles will not exceed those of a hiking/equestrian trail used (less than five miles per hour) and will not cause any more impacts than current use or permitted use of the trails. Condition 8 in **Exhibit D** requires the driving school to comply with the following:

1. The hours of operation of the driving school shall be limited to 9:00 am to 4:00 pm.
2. The location of the paths/courses used by the driving school shall be strictly limited to only those shown on the "*Topographic Map – The Golf Course at Quail Lodge by Neill*"

Engineers Corp. dated December 1998” on file in the Planning Department (PLN060408). No new paths/courses shall be used and/or established by the driving school or any other physical changes made to the driving course unless approved by the Planning Commission.

3. The number and type of vehicles used by the driving school shall not exceed seven Land Rovers or equivalent. Any changes in the number and/or type of vehicles used by the school shall require approval by the Planning Commission.
4. The driving lessons shall not be conducted at speeds in excess of 5 mph.
5. The paths/courses used by the driving school shall not be lighted.

The project is consistent with the standards for the RG/10-D-S –RAZ District. The use is existing and there are no future plans for expansion or changes to the operation.

Golf Cart Storage Barn and Parking Lot

The applicant has requested approval of a proposed 15,296 square foot golf cart storage barn at 7700 Valley Greens Drive in Quail Lodge Resort and Golf Course (APN157-031-009-000). The building will replace an existing (temporary) cart barn that would be demolished.

In addition, an existing parking lot would be reconfigured to accommodate the new cart barn, existing tennis courts, existing real estate office and the Land Rover Driving School. The parking lot would contain 134 total parking spaces. The Zoning Ordinance (Section 21.58) requires 43 parking spaces for the cart barn and existing tennis courts and real estate office. In addition, according to the applicant’s traffic study (see **Exhibit G**), 13 of these spaces are required for the Land Rover Driving School, as follows:

Administrative Staff:	1 space
Full Time instructors:	2 spaces
Part Time instructors:	1 space
Clients (non-hotel):	2 spaces
Land Rovers:	<u>7 spaces</u>
Total parking for school:	13 spaces

Construction of the project would require the removal of 8 Cypress trees, 5 Alder trees and 7 Myapurum trees. These non-native trees were planted by Quail Lodge and are not protected under the Zoning Ordinance.

The project is consistent with the standards for the RG/10-D-S District, including parking, building height, coverage and setbacks. The uses are existing and there are no future plans for expansion or changes to the operation.

Lot Line Adjustment

The applicant has requested approval of a Lot Line Adjustment to realign the boundaries among three existing parcels of 1.21, 21.54, and 70.5 acres to produce three newly aligned parcels of 3.04, 21.34 and 68.89 acres, respectively.

EXHIBIT C

RECOMMENDED FINDINGS AND EVIDENCE

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, 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. 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 7700 and 8205 Valley Greens Drive (Assessor's Parcel Numbers 157-031-009-000; 157-191-001-000; 157-191-002-000; 157-191-003-000; 157-191-004-000 and 157-191-005-000), Camel Valley Master Plan Area. The parcel is zoned "RG/10-D-S-RAZ" (Rural Grazing, 10 acres minimum, with Design Control, and Site Plan Review Overlays, Residential Allocation Zoning); and "O-D-S-RAZ" (Open Space, with Design Control, and Site Design Overlays, Residential Allocation Zoning). The subject property is suitable for the proposed development.

(c) The project planner conducted a site inspection on September 6, 2006 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) on July 17, 2006. The project was recommended for approval with the following recommendations: 1) Cart Barn - Color #3 should be blended, all skylights and dorms should be screened and all lighting downlit and of amber hue bulbs; and 2) Land Rover Driving School – Existing paths/courses should be mapped to protect existing wooded areas, and no new courses be established until reviewed by the appropriate committees/commissions. Double fees should be required.

(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 PLN060408.

2. **FINDING: SITE SUITABILITY** – The site is physically suitable for the uses 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, Water Resources Agency and Sheriff Department. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

- (c) Staff conducted a site inspection on September 6, 2006 to verify that the site is suitable for this use.
- (d) Materials in Project File PLN060408.

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

- EVIDENCE:** (a) Land Rover Driving School - California Environmental Quality Act (CEQA) Guidelines Section 15301(c) categorically exempts existing highways and streets and similar facilities;
- (b) Cart Barn - California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts new construction or conversion of small structures.
- (c) Lot Line Adjustment - California Environmental Quality Act (CEQA) Guidelines Section 15305(a), categorically exempts minor lot line adjustments not resulting in the creation of any new parcel.
- (d) No adverse environmental effects were identified during staff review of the development application during a site visit on September 6, 2006.
- (e) See preceding and following findings and supporting evidence.

4. **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.

5. **FINDING: USE PERMITS FOR LAND ROVER DRIVING SCHOOL AND CART BARN** – The establishment, maintenance or operation of the use or structure applied for, will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood; or to the general welfare of the County. The subject property is in conformance with all rules and regulations pertaining to the zoning uses, subdivision, and any other applicable provisions of the Zoning Ordinance (Title 21) and any zoning violation abatement costs have been paid.

EVIDENCE: (a) Preceding findings and supporting evidence.

6. **FINDING: SUBDIVISION ORDINANCE (TITLE 19) – LOT LINE ADJUSTMENTS (CHAPTER 19.09):** -The lot line adjustment is between three existing adjacent parcels. A greater number of parcels than originally existed will not be created as a result of the lot line adjustment. The parcels resulting from the lot line adjustment conform to County zoning and building ordinances.

EVIDENCE: (a) This lot line adjustment is between three existing adjacent parcels.

(b) This lot line adjustment will not create a greater number of parcels than originally existed. Three original lots are being adjusted and three lots will be the result of the adjustment.

(c) The parcels involved in this lot line adjustment conform to County zoning and building ordinances. No zoning and/or building violations exist on the properties.

7. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Board of Supervisors.

EVIDENCE: Section 21.80.040 (D) Monterey County Zoning Ordinance Title 2).

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

Project Name: Quail Lodge Cart Barn and Land Rover Driving School
File No: PLN060408
APNs: 157-031-009-000; 157-191-001-000; 157-191-002-000; 157-191-003-000; 157-191-004-000 and 157-191-005-000.
Approved by: Planning Commission **Date:** December 13, 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 This Combined Development Permit (PLN060408) allows a Land Rover Driving School (CE050352), an accessory structure to a golf course for a 15,296 square foot cart barn; and a Lot Line Adjustment to realign the boundaries among three existing parcels of 1.21, 21.54, and 70.5 acres to produce three newly aligned parcels of 3.04, 21.34 and 68.89 acres. The property is located at _____ (Assessor's Parcel Numbers 157-031-009-000; 157-191-001-000; 157-191-002-000; 157-191-003-000; 157-191-004-000 and 157-191-005-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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		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. [Resource Management Agency (RMA) - Planning Department]				
2.		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 Numbers 157-031-009-000; 157-191-001-000; 157-191-002-000; 157-191-003-000; 157-191-004-000 and 157-191-005-000 on December 13, 2006. The permit was granted subject to 26 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)	Proof of recordation of this notice shall be furnished to RMA - PD.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
3		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	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	

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		for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be 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)			building permits, use of the property, filing of the final map, whichever occurs first and as applicable	
4		PD007 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. (RMA – Planning Department and Building Services Department)	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner/ Applicant	Ongoing	

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5		PD011 – TREE AND ROOT PROTECTION Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the RMA – Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by a certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning Department)	Submit evidence of tree protection to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of grading and/or building permits	
			Submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.	Owner/ Applicant/ Arborist	During Construction	
			Submit photos of the trees on the property to the RMA – Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.	Owner/ Applicant	Prior to final inspection	

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6		<p>PD012(B) - LANDSCAPE PLAN AND MAINTENANCE (OTHER THAN SINGLE FAMILY DWELLING)</p> <p>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 detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA – Planning Department)</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	
			All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	Ongoing	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	

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7		<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>	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.	Owner/ Applicant	Prior to the issuance of building permits.	
			The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Ongoing	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

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8		<p>PDSP002 LAND ROVER DRIVING SCHOOL (NON STANDARD CONDITION) The Land Rover Driving School shall be operated in compliance with the following requirements:</p> <ul style="list-style-type: none"> a) The hours of operation of the driving school shall be limited to 9:00 am to 4:00 pm. b) The location of the paths/courses used by the driving school shall be strictly limited to only those shown on the “<i>Topographic Map – The Golf Course at Quail Lodge by Neill Engineers Corp. dated December 1998</i>” on file in the Planning Department (PLN060408). No new paths/courses shall be used and/or established by the driving school or any other physical changes made to the driving course unless approved by the Planning Commission. c) The number and type of vehicles used by the driving school shall not exceed seven Land Rovers or equivalent. Any changes in the number and/or type of vehicles used by the school shall require approval by the Planning Commission. d) The driving lessons shall not be conducted at speeds in excess of 5 mph. e) The paths/courses used by the driving school shall not be lighted. <p>(RMA - Planning Department)</p>	<p>Demonstrate compliance with the requirements to the Director of RMA – Planning Department.</p>	<p>Owner/ Applicant</p>	<p>Ongoing</p>	

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9		PDSP003 CART BARN (NON STANDARD CONDITION) – COLORS AND MATERIALS The colors and materials of the cart barn shall be as shown on the submitted materials with the following exceptions: Color #3 shall be blended and all skylights and dorms shall be screened. (RMA – Planning Department)	Color #3 shall be revised and details of the skylights and dorms shall be submitted for review and approval by the Planning Department. The approved materials and colors shall be shown on the building permits.	Applicant/ Owner	Prior to issuance of building permit	
10		FIRE008 - GATES All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Carmel Valley Fire Protection District)	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
11		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	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	

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		own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Carmel Valley Fire Protection District)				
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
12		FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) Remove combustible vegetation from within a minimum of 100 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally	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.	

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		sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (Carmel Valley Fire Protection District)				
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
14		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Carmel Valley Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	

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			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
13		<p>FIRE022 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM - (HAZARDOUS CONDITIONS)</p> <p>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 completed prior to requesting a framing inspection. Due to substandard access, or other mitigating factors, small bathroom(s) and open attached porches, carports, and similar structures shall be protected with fire sprinklers. (Carmel Valley Fire Protection District)</p>	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	

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			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
14		FIRE023 - FIRE ALARM SYSTEM - (COMMERCIAL) The building(s) shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72. Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. (Carmel Valley Fire Protection District)	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall submit fire alarm plans and obtain approval.	Applicant or owner	Prior to rough sprinkler or framing inspection	
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	

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15		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.	
16		PW0006 – CARMEL VALLEY (DRIVING SCHOOL) The Applicant shall pay the Carmel Valley Master Plan Area Traffic Mitigation fee pursuant to the Board of Supervisors Resolution NO. 95-140, adopted September 12, 1995 (Fees are updated annually based on CCI). (Public Works)	Applicant shall pay to PBI the required traffic mitigation fee.	Owner/ Applicant	Prior to Building Permits Issuance	
17		PWSP001 – (NON STANDARD) – TAMC (DRIVING SCHOOL) The applicant shall pay the Transportation for Monterey County (TAMC) regional traffic mitigation fee identified in the TAMC nexus study). (Public Works)	Applicant shall pay to PBI the required fee.	Owner/ Applicant	Prior to Building Permits Issuance	
18		PW0034 – LOT LINE ADJUSTMENT Obtain a survey of the new line and have the line monumented. (Public Works)	Owner shall have a surveyor monument the new lines. Evidence of completion of monumentation shall be submitted to DPW for review and approval.	Owner/ Applicant/ Surveyor	Prior to Recordation of Survey	
19		PW0035 – RECORD OF SURVEY File a Record of Survey showing the new line and it's monumentation. (Public Works)	Owner's Surveyor to prepare record of survey and submit to DPW for review and approval.	Owner/ Surveyor	Prior to Recordation of Record of Survey	

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20		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	
21		WR8 - COMPLETION CERTIFICATION The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater detention/retention facilities have been constructed in accordance with approved plans. (Water Resources Agency)	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Owner/ Applicant/ Engineer/ Contractor	Prior to final inspection	
22		WR40 - WATER CONSERVATION MEASURES The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets 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)	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	

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23		<p>STORMWATER DETENTION (NON-STANDARD WORDING)</p> <p>The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer addressing on-site and off-site impacts with supporting calculations and construction details. The plan shall include detention facilities to mitigate the impact of impervious surface stormwater runoff, and oil-grease water separators for the paved parking areas. Pond(s) shall be fenced for public safety. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)</p>	Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading and/or building permits	

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24		<p>SHERRIFF SP001 – NON STANDARD CONDITION (CART BARN) <u>Address/Signage</u> The Cart Barn building should have the building name and number posed on the outside of the building and it should be well lit from dusk to dawn.</p> <p><u>Alarms</u> It is highly recommended that the Cart Barn buildings be equipped with a burglar alarm system that should include exterior door contacts and motion detectors. It is recommended the Barn be alarmed after business hours to deter any acts of theft or vandalism to the carts.</p> <p><u>Door/Windows</u> All exterior doors should have adequate locks. Locking mechanisms should be installed on all windows.</p> <p><u>Lighting</u> Request that lighting be adequate over doorways, along any pathways and in all parking lot areas from dusk until dawn. Lighting should be adequate for safety reasons and in compliance so as not to create a nuisance and disturb any nearby residents.</p> <p><u>Landscaping</u> Recommend that landscaping be adequate and not create a safety hazard. It should allow patrol vehicles unobstructed views around the buildings from the street during routine patrols.</p> <p><u>Parking Lot</u> It is recommended that there be sufficient lighting in the new parking area from dusk until dawn. It is also recommended that there be sufficient space for any emergency service vehicles to gain access to said area. This would include but be limited to: fire engines, patrol vehicles and ambulances/paramedic vans.</p>	Demonstrate compliance with the requirements to the Sheriff's Department.	Owner/ Applicant	Ongoing	

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25		<p>SHERRIFF SP002 – NON STANDARD CONDITION (LAND ROVER DRIVING SCHOOL)</p> <p>It is recommended that this area not impede the access of and should provide sufficient space for any emergency service vehicles to gain access to the property. This would include but not be limited to: patrol vehicles, fire engines, and ambulances/paramedic vans.</p>	Demonstrate compliance with the requirements to the Sheriff's Department.	Owner/ Applicant	Ongoing	
26		<p>PD003(A) – CULTURAL RESOURCES –</p> <p>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. (RMA - Planning Department)</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	