

## MONTEREY COUNTY PLANNING COMMISSION

<b>Meeting:</b> April 25, 2007 <b>Time:</b>	<b>Agenda Item No.:</b>
<b>Project Description:</b> Combined Development Permit consisting of: a Coastal Administrative permit to allow the construction of a 2,104 square foot, two-story, single family residence, 367 square foot attached garage/storage, grading (771 cubic yards cut/150 cubic yards fill), roof mounted solar, septic system, relocate water lines; a Coastal Development Permit to allow development on slopes greater than 30%; Coastal Development Permits to re-establish an abandoned road cut within 30% slope and within 100 feet of environmentally sensitive habitat (ESHA); and Design Approval.	
<b>Project Location:</b> 35567 Highway One, Monterey	<b>APN:</b> 417-021-035-000
<b>Planning File Number:</b> PLN040522	<b>Name:</b> Property Owner: KF Terra (Kleissner) Agents: Jay Auburn and Mark Blum
<b>Plan Area:</b> Big Sur Land Use Plan	<b>Flagged and staked:</b> Yes
<b>Zoning Designation:</b> : Watershed and Scenic Conservation/40 acres per unit, Design Control, coastal zone [WSC/40-D (CZ)]	
<b>CEQA Action:</b> Addendum to adopted Mitigated Negative Declaration, pursuant to Section 15164 CEQA	
<b>Department:</b> 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:

Mr. and Mrs. Kleissner with KF Terra LP, applicants/owners, propose to develop one single family home on a 217-acre site where a prior home was destroyed by fire in 1997. Site access is limited due to easements across neighboring properties and steep slopes. Issues for this project include development that may impact sensitive habitat (e.g. Joshua Creek) and development on slopes in excess of 30%. Staking and flagging was used to determine that the project was not located within the critical viewshed.

The proposed project includes above-ground water lines and re-establishing an access road on slopes over 30%. Staff finds that there are limited building sites on the property and the subject location is a previously graded house pad. Cutting a new road and restoring the old would require a significantly greater amount of grading than improving and maintaining the existing cut. Since a potential ESHA conflict could be created when preparing a Fuel Modification Plan (Condition 22) for fire protection, staff has included language that requires consultation with a County approved biologist for preparing a Landscape/Fuel Modification Plan. A visual issue raised by a neighbor in response to initial plans submitted was addressed in a revised design. As designed and condition, staff finds that the proposed project meets the goals and policies of the Big Sur Coastal Land Use Plan.

Staff has prepared an addendum to make minor technical changes to a Mitigated Negative Declaration (MND) adopted for PLN010280/Kleissner (**Exhibit G**) pursuant to Section 15164 of the California Environmental Quality Act. Proposed development under PLN040522/KF Terra is generally located in an area where potential environmental impacts were analyzed in two adopted Mitigated Negative Declarations (MND). This addendum revises the project description to include discussion of developing a new single family home on an existing house pad where a

house burned down. Staff finds that there are no changes in the project description, changes in circumstances, or significant new information that would result in new significant environmental effects or a substantial increase in the severity of environmental impacts not already analyzed in the MNDs for PLN010280/Kleissner and/or PLN050445/Garrapata Creek Watershed. Condition 8 requires verifying compliance with the mitigation measures from these projects.

A detailed discussion of these issues is provided in **Exhibit B**.

**OTHER AGENCY INVOLVEMENT:**

- ✓ RMA-Public Works Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency
- ✓ California Department of Forestry and Fire Protection - Coastal
- ✓ California Coastal Commission

The above checked agencies and departments have reviewed this project. Conditions recommended by Planning, Environmental Health, Water Resource Agency, and Fire (CDFFP) have been incorporated into the condition compliance reporting plan (**Exhibit D**).

The project was referred to the Big Sur Land Use Advisory Committee (LUAC) for review on September 14, 2004. Following modifications to the project, revised plans were re-submitted to the LUAC on October 24, 2006. The LUAC voted 7-0 to recommend approval, and generally found that the applicant met all requirements.

Note: The decision on this project may be appealed to the Board of Supervisors and California Coastal Commission.

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April 11, 2007

cc: Planning Commission Members (10); County Counsel; CDFFP-Coastal; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; Coastal Commission; Planning Director (M. Novo); Planning Manager (C. Holm); PC Secretary (C. Allen); Applicant (Kleissner); Agent (J. Auburn); Agent (M. Blum); Neighbor (M. Doud); Neighbor (C. Fisch); File PLN040522.

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Discussion
	Exhibit C	Recommended Findings and Evidence
	Exhibit D	Condition Matrix
	Exhibit E	LUAC Minutes
	Exhibit F	Finlen Letter, dated 12/27/04
	Exhibit G	IS/MND for PLN010280 (adopted July 10, 2002)
	Exhibit H	Site Plan, Floor Plan and Elevations
	Exhibit I	Vicinity Map

**EXHIBIT B**  
**DISCUSSION**  
**PLN040522/KF Terra**  
**April 25, 2007**

**A. BACKGROUND**

This property was part of a number of large ranches dating back to the early 1900s. Part of the ranching included cutting ranch roads and the subject site included a house as well as a sawmill near Joshua Creek. During a wild fire in 1997, the house burned to the ground. In early 1998, a series of “El Niño” storms caused severe landslides which ultimately blocked the roads impeding access to a couple of properties including the subject site.

Shortly after purchasing the property in 2000, the applicants began repair work to the lower and upper roads. Work on the road continued until February, 2001, when County staff issued a Grading Violation notice because the extent of development on the roads had exceeded normal repair and maintenance activities. The applicants were notified that all work should stop until the appropriate Coastal Development Permits were obtained. In November 2001, the applicants were authorized by the Planning and Building Inspection Department to carry out a permit-exempt winterization plan to minimize impacts from erosion and an emergency permit was issued in January 2002 for protective measures such as Hilfiker retaining walls, culvert outlet controls, and erosion control measures to minimize impacts to Joshua Creek from sediments originating from unfinished road improvements.

On July 10, 2002, the Planning Commission approved a Combined Development Permit (PLN010280/Kleissner) for “after the fact” and new development including for placement of grading material, retaining structures, culverts, energy dissipaters, creek crossings, etc., and underground utility lines. Temporary measures were allowed on the lower road along Joshua Creek to control erosion; however, permanent solution was deferred until there was a plan for how the site would be developed. Meanwhile, mitigation was started under PLN010280 for the entire project area.

In August 2003, the applicants began working on plans for a new single family home on the same site as where the original home burned down in 1997. An application was filed in August 2004. During initial review by the land use departments, issues were identified by Fire (access, protection), Environmental Health (water, septic), and Planning (site plan, alternative site analysis, 30% slope, ESHA). During the LUAC review, a neighbor raised an issue as to his personal view from the opposite side of the canyon (**Exhibit F**). The applicant worked with the land use departments and this neighbor to address all of the issues and submitted revised plans in October 2006. Revised plans were re-routed through the land use departments and LUAC. All of the land use departments have submitted recommended conditions of approval and the neighbor who raised the visual issues has since moved.

During the time the plans for the subject project (PLN040522/KF Terra) were being revised, staff received and processed an application from multiple property owners along Joshua and Garrapata Creeks utilizing a grant program through the California Department of Fish and Game. This project addressed parts of the subject site including parts of the access road located within 100 feet of Joshua Creek as well as a slide area located north and west of the building pad. The Planning Commission approved the Garrapata Creek Watershed project (PLN050445) on December 31, 2006.

**B. SITE DESCRIPTION**

The project site consists of a 217-acre parcel located east of Highway 1 and north of Garrapata Creek. This area is considered to be part of Wild Cat Canyon in the Big Sur area that

includes Joshua Creek and the southern portion of the Doud Creek drainage. Surrounding properties to the north, east and west are large parcels primarily devoted to ranching. Smaller residential parcels exist to the south of the project site at Garrapata Creek. Access to the site includes a single access road (easement) off the east side of Highway 1 just south of the Garrapata Creek Bridge. This is a dirt road extending approximately ½-mile to a fork intersection creating an upper and lower road. The Lower road (subject access) extends eastward approximately ¾-mile north of and parallel to Joshua Creek and ultimately runs adjacent to the creek. At the ¾-mile mark, a spur road extends north up the hillside to an abandoned sawmill and continuing up to an abandoned house pad.

The site has moderate to very steep slopes along the western face of the Santa Lucia Mountains. Joshua Creek is the north tributary of Garrapata Creek, one of many coastal streams emptying into the Pacific Ocean in Big Sur. Many different plant communities and riparian habitats exist on the project site:

- 1) Joshua Creek and Garrapata Creek contain riparian vegetation habitat such as red Alder and Arroyo Willow Forest.
- 2) Redwood forest plant communities line Joshua Creek and Garrapata Creek, specifically in the uppermost sections of the access road.
- 3) The slopes above Joshua Creek to the north contain Coastal Sage Scrub.
- 4) Other plant communities present on the project site include Coastal Terrace Prairie, Chaparral, Central Maritime Chaparral and mixed evergreen forest.

## C. ANALYSIS

The applicants proposed to develop one single family home on a 217-acre site where a prior home was completely burned down in 1997. A single family home is an allowed use in the Watershed and Scenic Conservation designation. The entire project is located in the coastal zone and is subject to policies and regulations of the Big Sur Land Use Plan and Coastal Implementation Plan. Site access is limited and unable to meet Fire Department standards. Fire staff conducted a site visit and determined the project was acceptable provided certain conditions were met (Conditions 12-22). Some non-standard condition language was added to Conditions 12 and 22 in order to address the unique circumstances of the site.

Scenic Resources. The Big Sur Land Use Plan (LUP) prohibits development that damages or intrudes upon the critical viewshed (Section 20.145.030 CIP). Staff site visits to the project site verified that the project area is not within the critical viewshed as defined in the LUP and access roads to the property are existing permitted roads. An issue was raised by a neighbor relative to being able to view the development from his property located on a hillside opposite the subject parcel. Staff finds that the LUP focuses scenic resources to development visible from Highway One and public viewing areas, but not from private homes. As such, there are technically no visual issues with constructing a house where a house was destroyed by fire, but staff finds there would be an added light source at night. Standard conditions require review and approval of lighting (Condition 5) and landscape (Condition 4) plans that conform with LUP policies. In addition, staff and the applicant have made efforts to design the house in a manner that addresses as many of the neighbor's visual issues as reasonably possible.

Environmentally Sensitive Habitat Areas (ESHA). A biological assessment by Jeff Norman, defined the site as having Environmentally Sensitive Habitat Areas (ESHA). LUP policies and CIP Chapter 20.145.040 prohibit development in ESHA if the development's impact cannot be

reduced to a level at which the long-term maintenance of the habitat is assured. Mr. Norman was also part of the biological assessments on the road project (PLN010280) that addressed EHSA for areas included as part of the subject project. Mitigation measures and conditions were imposed on PLN010280 (Kleissner road project) and PLN050445 (Garrapata Creek Watershed project) to bring potential adverse impacts to a less than significant level for the subject project (PLN040522/KF Terra). Conditions include requirements for landscaping (Condition 4) and restoring natural vegetation (Condition 7). Since a potential conflict exists with preparing a Fuel Modification Plan (Condition 22) for fire protection, staff has modified the standard language to include consultation with a County approved biologist when preparing these plans.

Slope. The proposed project includes above-ground water lines and re-establishing an access road on slopes over 30%. Development on slopes in excess of 30% requires a Coastal Development Permit (Section 20.64.230 CIP) in order to evaluate the best location for development given the site constraints. There are limited building sites on the property and the subject location is a previously graded house pad. Some grading for the house would include cutting into the hillside but cantilevers the downhill slope to minimize impact to the hillside. Although the road has been deemed by County staff to be abandoned, cutting a new road and restoring the old would require a significantly greater amount of grading than maintaining the existing cut.

Conclusion. As designed and condition, staff finds that the proposed project meets the goals and policies of the Big Sur Coastal Land Use Plan, and no feasible alternative exists that would reduce potential hazards from developing on slopes greater than 30% or avoid similar impacts to ESHA.

#### **D. CEQA – ADDENDUM TO PLN010280/KLEISSNER**

Article 11, Section 15164 of the California Environmental Quality Act guidelines provide that:

- 1) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- 2) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted Negative Declaration.

Staff has prepared an addendum to make minor technical changes to a Mitigate Negative Declaration (MND) adopted for PLN010280. On July 10, 2002, Monterey County Planning Commission adopted a MND as part of a Combined Development Permit (PLN010280/Kleissner). Furthermore, on December 31, 2006, Monterey County Planning Commission considered a MND prepared by the California Department of Fish and Game, as Lead Agency (adopted July 7, 2004) as part of a Combined Development Permit (PLN050445/Garrapata Creek Watershed). Both of these documents were previously prepared using various technical studies, data, and reports addressing potential impacts for the project area.

The MND for PLN010280 (**Exhibit G**) evaluated impacts for after the fact improvements to lower and upper access roads (approximately 2.5 miles in length) consisting of:

- an undetermined amount of grading,
- removal of:
  - vegetation for a parking area,
  - vegetation and grading of an area for equipment and container storage,
  - debris flow material,
- road widening and embankments,
- installation of:

- multiple storm drains and culverts,
  - culvert extensions on the hillside below the roads with energy dissipaters,
  - retaining walls,
  - gabion basket drainage crossing;
  - hydrants;
  - underground communication lines (pull boxes); and
- related work adjacent to Joshua Creek.

The MND for PLN050445 evaluated impacts resulting from roadway and stream enhancements within five (5) primary areas; Joshua Creek Ecological reserve, Kleissner Caretaker Road, Garrapata Trout Farm, Glen Deven Ranch and Garrapatos Road. The goal of the project is to reduce watershed sedimentation throughout the lower Garrapata Creek Watershed by remediating erosional hazards along these unpaved roads in the drainage. Treatments for the project are considered typical and are included within the CDFG California Salmonid Stream Habitat Restoration Manual.

Proposed development under PLN040522/KF Terra is contained in an area analyzed by these Mitigated Negative Declarations (MND). The lower road identified in PLN010280 includes temporary sediment control for the access road to the subject building site. Roadway and stream enhancements under PLN050445 includes removal of a large slide area north and west of the of the building site as well as provides permanent improvement and maintenance guidelines for all parts of the access road within 100 feet of Joshua Creek.

This addendum to the Mitigated Negative Declaration prepared for PLN010280/Kleissner revises the project description to include discussion of developing a new single family home on an existing house pad where a house burned down in 1997. This building pad is connected to the road system identified and evaluated as part of the environmental review. Entitlements for Combined Development Permit (PLN040522/KF Terra) not considered with PLN010280 include a Coastal Administrative Permit and design Approval for the structure. All other components we adequately identified and mitigated though previous CEQA review for PLN010280.

Staff finds that the additional scope of work would not add any new impacts to what has already been evaluated. The project (PLN040522/KF Terra), as conditioned, is consistent with the conclusions and mitigations contained in the adopted the MNDs for PLN010280/Kleissner and/or PLN050445/Garrapata Creek Watershed. There are no changes in the project description, changes in circumstances, or significant new information that would result in new significant environmental effects or a substantial increase in the severity of environmental impacts not already analyzed in these MNDs. Condition 8 requires verifying compliance with the mitigation measures from these projects.

After sufficiently considering all comments and testimony along with the technical reports and supporting project information, staff recommends that the Planning Commission include the addendum to the MND adopted for PLN010280 as identified in this report (Section 15074 CEQA) including findings that:

- 1) No adverse environmental effects were identified during staff review of the development application during site visits.
- 2) There are no unusual circumstances related to the project (PLN040522/KFTerra) or property that would require additional review.
- 3) This project (PLN040522/KFTerra) does not require implementation of mitigation measures.

**EXHIBIT C**  
**RECOMMENDED FINDINGS AND EVIDENCE**  
**PLN040522/KF Terra**  
**April 25, 2007**

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, Big Sur Coast Land Use Plan and the Monterey County Coastal Implementation Plan, Part 3 (Chapter 20.145 MCC), which designates this area as appropriate for development.

**EVIDENCE:**

- (a) Land Use. The subject site is designated Watershed and Scenic Conservation in the Big Sur Land Use Plan. The entire project is located in the coastal zone and is subject to policies and regulations of the Big Sur Land Use Plan and Coastal Implementation Plan.
- (b) Zoning. The subject site is located within the designated Watershed and Scenic Conservation WSC/40-D(CZ) and the Design Control Zoning district in the Coastal Zone.
- (c) Plan Conformance. Planning staff reviewed the project, as contained in the application and accompanying materials, for conformity with:
  - 1) 1982 Monterey County General Plan, as amended.
  - 2) Big Sur Coast Land Use Plan (LUP)
  - 3) Chapter 20.145 (Part 3) of the Monterey County Coastal Implementation Plan (CIP)
  - 4) Chapter 20.17 of the Monterey County Zoning Ordinance relative to regulations for the Watershed and Scenic Conservation “WSC(40)” district in the coastal zone.
  - 6) Chapter 20.44 of the Monterey County Zoning Ordinance relative to Design Control Zoning District.
  - 7) Chapter 20.64.230 MCC – Regulations for Development on Slopes in Excess of 30%.
  - 8) Chapter 20.70 MCC – Coastal Development Permit.The project, as conditioned, is consistent with applicable plans and policies of the Big Sur Land Use Plan (LUP), Coastal Implementation Plan, Part 3 (Chapter 20.145); Monterey County Subdivision Ordinance (Title 19), Monterey County Grading Ordinance (Title 16), and the Monterey County Zoning Ordinance (Title 20/Coastal Implementation Plan, Part 1) which designates this area as appropriate for visitor serving commercial.
- (d) Site Description. KF Terra LP owns a 217-acre parcel located in Garrapata Canyon in the Big Sur area. (Assessor's Parcel Number 417-021-035-000) formerly known as the Vining-Baker Ranch. The site is located East of Highway 1 and north of Joshua Creek. Access to the site is gained via an access easement across neighboring property (APN: 417-021-038 & 417-021-031/Detels).
- (e) Project Description. Charley and Lisa Kleisser (a.k.a. KF Terra LP), own a 217-acre site and request entitlements to re-establish access and construct a single family home on a pad where a home burned to the ground in 1997. An easement provides access east from Highway 1 at Garrapata Beach extending approximately 1/2 mile to a fork intersection creating an upper and lower road. The lower road extends eastward approximately 3/4 of a mile north of and parallel to Joshua Creek and ultimately runs adjacent to the creek. At the 3/4 mile mark, a spur road extends north up the hillside to an abandoned sawmill and further up to

an abandoned house pad. Access is a maintained dirt road. Entitlements includes:

- Coastal Administrative permit to allow the construction of a 2,104 square foot, two-story, single family residence, 367 square foot attached garage/storage, grading (771 cubic yards cut/150 cubic yards fill), roof mounted solar, septic system, relocate water lines;
  - Coastal Development Permit to allow development on slopes greater than 30%;
  - Coastal Development Permits to re-establish an abandoned road cut within 30% slope and within 100 feet of environmentally sensitive habitat (ESHA); and
  - Design Approval.
- (f) Visual Resource. The Big Sur Land Use Plan (LUP) and Coastal Implementation Plan (CIP) prohibit development of new roads, including improvements on existing roads, when the development damages or intrudes upon the critical viewshed. Staking and flagging and site visits determined that the project was not located within the critical viewshed. Access roads to the property are existing permitted roads (PLN010280). When the Planning Commission acted on a road improvement plan (PLN010280), the subject (lower) road where it runs along Joshua Creek was deferred until such time as a development project was proposed. The lower road, as it was referred in PLN010280, is not visible from Highway 1. The proposed project, as designed and conditioned, is consistent with visual resource policies and regulations for Big Sur (Section 20.145.030 CIP).
- (g) Archaeology. County resource maps identify the area to be highly sensitive to archaeology finds. Results from a preliminary archaeological reconnaissance prepared by Archaeological Consulting, dated August 17, 2001 indicated that there is no evidence of potentially significant prehistoric or historic cultural resources. As conditioned, the project is consistent with policies of the Big Sur Coastal Implementation Plan dealing with development in archaeologically sensitive areas (Section 20.145.120 CIP).
- (h) Environmentally Sensitive Habitat. LUP policy 3.3.2.1 and CIP section 20.145.040.B.1 prohibit development in environmentally sensitive habitat areas (ESHA) if the development's impact cannot be reduced to a level at which the long-term maintenance of the habitat is assured. A biological assessment by Jeff Norman, dated July 30, 2004 for the subject project, identifies potential adverse impacts for the endangered Smith's Blue Butterfly (*Euphilotes enoptes smithi*) via its host plant seacliff buckwheat (*Eriogonum parvifolium*), and southern steelhead (*Oncorhynchus mykiss irideus*). As a result, the project was defined as having Environmentally Sensitive Habitat Areas (ESHA). Mr. Norman was also part of the biological assessments on the road project (PLN010280) that addressed ESHA for areas included as part of the subject project. Mitigation measures were imposed on PLN010280 and included as conditions of approval to bring potential adverse impacts to a less than significant level. As noted in the visual resource finding, action on a road improvement/maintenance plan for the lower road where it runs along Joshua Creek was deferred by the Planning Commission on July 10, 2002 (PLN010280). Since that time the California Department of Fish and Game has come forward with a project to abate sediment in Garrapata Creek (PLN050445). This Garrapata Creek Watershed project addresses areas surrounding the lower road along the Creek as well as some slide areas near the former/proposed house pad. As conditioned, the proposed project is consistent with policies of the Big

Sur Coastal Implementation Plan dealing with environmentally sensitive habitats (Section 20.145.040 CIP).

- (i) Development on Slopes over 30%. Development on slopes in excess of 30% requires a Coastal Development Permit (Section 20.64.230.C.1 CIP) in order to evaluate the best location for development given the site constraints. The proposed project includes extending above-ground water lines and re-establishing an access road on slopes over 30%. There are limited building sites on the property and the subject location is a previously graded house pad. Although the road has been deemed by County staff to be abandoned, cutting a new road and restoring the old would require a significantly greater amount of grading than maintaining the existing cut. Some additional grading for the house would include cutting into the hillside but cantilevers the downhill slope to minimize impact to the hillside. Slide areas near the road and house pad are being abated through a separate project for the Garrapata Creek Watershed (PLN050445) in order to stabilize the hillside as reduce sediment entering Joshua Creek. As designed and condition, the proposed project meets the goals and policies of the Big Sur Coastal Land Use Plan, and no feasible alternative exists that would reduce potential hazards from developing on slopes greater than 30% (Section 20.64.230.E CIP).
- (j) LUAC. This project was referred to the Big Sur Land Use Advisory Committee (LUAC) for review on September 14, 2004. Following modifications to the project, revised plans were re-submitted to the LUAC on October 24, 2006. The LUAC voted 7-0 to recommend approval, and generally found that the applicant met all requirements.
- (k) Site Visit. Project planners conducted multiple on-site inspections to verify that the subject project conforms to the plans and reports listed above.
- (l) Application. The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and building Inspection department for the proposed development, found in Project File PLN040522/KF Terra. The text, policies, and regulations in the above documents have been evaluated during the course of the review of the applications. 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 regulations in these documents.

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

**EVIDENCE:**

- (a) Agency Review. The project has been reviewed for suitability by staff from Planning and Building Inspection Department, Monterey County Water Resources Agency, Monterey County Public Works Department, Environmental Health Department, Fire Department, and the Parks Department. There has been no indication from these agencies that the site is not suitable for the proposed development. Recommended conditions have been incorporated.
- (b) Sewage Disposal. The project would not result in an increase in population, structures or housing. A new septic system has been design using current standards to address the size of the house as well as the slope and soil conditions.
- (c) Water Supply. Environmental Health Department has reviewed the application and determined that adequate water supply facilities exist or are readily available to the site. Appropriate recommendations for the project are contained in File No. PLN040522.
- (d) Professional Reports. Technical reports by outside geotechnical, biological, and cultural consultants indicate that there are no physical or environmental

constraints that would indicate the site is not suitable for the use proposed. Findings and recommendations from the reports prepared by these professionals have been incorporated into the analysis and conditions. All technical reports are in Project File PLN040522.

- (e) Staff site visit and project photos.

3. **FINDING: CEQA:** On the basis of the whole record before the Monterey County Board of Supervisors, there is no substantial evidence that the proposed project as designed, conditioned and mitigated, will have a significant effect on the environment. This assessment reflects the independent judgment and analysis of the County.

**EVIDENCE:**

- (a) Proposed development under PLN040522/KF Terra is contained in an area analyzed by Mitigated Negative Declarations (MND). These documents were previously prepared, distributed, and adopted addressing potential impacts for the project area.
- (b) On July 10, 2002, Monterey County Planning Commission adopted a MND as part of a Combined Development Permit (PLN010280/Klessner). Among the studies, data, and reports analyzed as part of the environmental determination are the following:
  - 1) Preliminary archaeological reconnaissance prepared by Archaeological Consulting, dated August 17, 2001.
  - 2) Biological report prepared by Jeff Norman, Consulting Biologist, dated November 3, 2001.
  - 3) Geological and Geotechnical Review and Reconnaissance report prepared by Geoconsultants, Inc., dated November, 2001.
  - 4) Hydrology and Drainage report prepared by Ifland Engineers, Inc., dated October, 2001.
  - 5) Watershed Management Plan prepared by Ifland Engineers, Inc., dated October, 2001.
- (c) On July 7, 2004, the California Department of Fish and Game, as Lead Agency, adopted a Mitigated Negative Declaration (MND) for the “The 2004 Fisheries Restoration Grant Program” finding that impacts associated with specific projects proposed under the grant program could be mitigated to a less than significant level. On December 31, 2006, Monterey County Planning Commission considered this Mitigated Negative Declaration as part of a Combined Development Permit (PLN050445/Garrapata Creek Watershed). Among the studies, data, and reports analyzed as part of the environmental determination are the following:
  - 1) “The 2004 Fisheries Restoration Grant Program,” Bob Coey and Gary Flosi Department of Fish and Game, July 7, 2004.
  - 2) California Salmonid Stream Habitat Restoration Manual, California Department of Fish and Game, 2002.
- (d) An addendum to the Mitigated Negative Declaration prepared for PLN010280/Kleissner has been prepared pursuant to Article 11 Section 15164 of CEQA. This addendum includes discussion of developing a new single family home on an existing house pad where a house burned down in 1997. This pad is connected to the road system identified and evaluated as part of the environmental review for PLN010280. Entitlements for Combined Development Permit (PLN040522/KF Terra) not considered with PLN010280 include a Coastal Administrative Permit and design Approval for the structure. All other components were adequately identified and mitigated through previous CEQA

review. The additional scope of work would not add any new impacts to what has already been evaluated.

- (e) The project (PLN040522/KF Terra), as conditioned, is consistent with the conclusions and mitigations contained in the adopted the MNDs for PLN010280/Kleissner and/or PLN050445/Garrapata Creek Watershed. There are no changes in the project description, changes in circumstances, or significant new information that would result in new significant environmental effects or a substantial increase in the severity of environmental impacts not already analyzed in these MNDs.
- (f) After sufficiently considering all comments and testimony along with the technical reports and supporting project information, the Planning Commission included an addendum to an adopted mitigated negative declaration (Section 15074 CEQA).
  - (1) No adverse environmental effects were identified during staff review of the development application during site visits.
  - (2) There are no unusual circumstances related to the project or property that would require additional review.
  - (3) This project does not require implementation of mitigation measures.

4. **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 (see 20.70.050.B.4). No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan, can be demonstrated.

**EVIDENCE:**

- (a) The subject property is not indicated as part of any designated trails or shoreline access as shown in Figure 2 of the Big Sur Coast Land Use Plan.
- (b) The property is located east of Highway 1 and is not identified in the Big Sur Coast Land Use Plan Shoreline Access Plan as a Public Access location. The property does not front the shoreline and is not located in an area where public access exists. No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
- (c) 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 (Section 20.145.150 CIP). No additional access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.145.150.B of the Monterey County Coastal Implementation Plan (CIP), can be demonstrated.
- (d) Staff site visits.

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

**EVIDENCE:**

- (a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.

6. **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.
- (b) Site access is limited and unable to meet Fire Department standards. Fire staff conducted a site visit and determined the project was acceptable provided certain conditions were met (Conditions 12-22). Some non-standard condition language was added to Conditions 12 and 22 in order to address the unique circumstances of the site.

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

**EVIDENCE:**

- (a) Section 19.01.040 of the Monterey County Coastal Zone Subdivision Ordinance (Title 19).
- (b) Section 20.86.080.A.3 of the Monterey County Coastal Implementation Plan (Part 1). The project requires a Coastal Development Permit making it subject to appeal by the California Coastal Commission.

<b>Exhibit D</b> <b>Monterey County Planning and Building Inspection</b> <b>Condition Compliance and/or Mitigation Monitoring</b> <b>Reporting Plan</b>	<b>Project Name:</b> <u>KF TERRA</u> <b>File No:</b> <u>PLN040522</u> <b>APNs:</b> <u>417-021-035-000</u> <b>Approval by:</b> <u>Planning Commission</u> <b>Date:</b> <u>April 25, 2007</u>
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*\*Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
1		<p><b>PD001 - SPECIFIC USES ONLY</b></p> <p>This Combined Development Permit(<b>PLN040522/KFTerra</b>) consisting of: a Coastal Administrative permit to allow the construction of a 2,104 square foot, two-story, single family residence, 367 square foot attached garage/storage, grading (771 cubic yards cut/150 cubic yards fill), roof mounted solar, septic system, relocate water lines; a Coastal Development Permit to allow development on slopes greater than 30%; Coastal Development Permits to re-establish an abandoned road cut within 30% slope and within 100 feet of environmentally sensitive habitat (ESHA); and Design Approval. The property is located at 35567 Highway One, Monterey (Assessor's Parcel Number 417-021-035-000), Big Sur Coast 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 the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. 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. <b>(RMA - Planning Department)</b></p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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2		<p><b>PD002 - NOTICE-PERMIT APPROVAL</b>  The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the <b>Planning Commission</b> for Assessor's Parcel Number 417-021-035-000 on <b>April 25, 2007</b>. The permit was granted subject to <b>22</b> 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 the RMA - Planning Department prior to issuance of building permits or commencement of the use.  <b>(RMA - Planning Department)</b></p>	<p>Proof of recordation of this notice shall be furnished to the RMA - Planning Department.</p>	<p>Owner/ Applicant</p>	<p>Prior to the issuance of grading and building permits or commencement of use.</p>	
3		<p><b>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT</b>  If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.  <b>(RMA - Planning Department)</b></p>	<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.</p>	<p>Owner/ Applicant/ Archaeologist</p>	<p>Ongoing</p>	
4		<p><b>PD012(B) - LANDSCAPE PLAN AND MAINTENANCE (NON-STANDARD LANGUAGE)</b>  The site shall be landscaped. At least three (3) weeks prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. The Fuel Modification Plan noted in Condition 22 shall be prepared in consultation with a County approved biologist. A landscape plan review fee</p>	<p>Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. Said plans shall include Fuel Modification and Restoration areas in accordance with <i>Conditions 7 and 22</i>.</p>	<p>Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect</p>	<p>Prior to issuance of Building or Grading Permits</p>	

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		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. <b>(RMA – Planning Department)</b>	Submit a biologist report evaluating the proposed Fuel Modification Plan noted in <i>Condition 22</i> .	Owner/ Applicant  Project Biologist	Prior to issuance of Building or Grading Permits	
			All landscaped areas and fences shall be continuously maintained by the applicant in accordance with the approved Landscape Plans. All plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	Ongoing	
5		<b>PD014(C) – LIGHTING – EXTERIOR LIGHTING PLAN (BIG SUR)</b> All exterior lighting shall be unobtrusive, down-lit, compatible with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from critical viewshed viewing areas, as defined in Section 20.145.020.V, are prohibited. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. <b>(RMA – Planning Department)</b>	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.	
			All lighting shall be installed and maintained in accordance with the approved Lighting Plan.	Owner/ Applicant	Ongoing	

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6		<b>PD022 – EASEMENT – CONSERVATION AND SCENIC</b> A conservation and scenic easement shall be conveyed to the County over those portions of the property where sensitive habitats, archaeological sites, etc. exist. The easement shall be developed in consultation with certified professional. An easement deed shall be submitted to, reviewed and approved by, the Director of the RMA - Planning Department prior to issuance of grading and building permits. <b>(RMA – Planning Department)</b>	Submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to the RMA - Planning Department for review and approval.  <i>Also see Condition 22.</i>	Owner/ Applicant/ Certified Professional	Prior to issuance of grading and building permits	
			Record the deed and map showing the approved conservation and scenic easement. Submit a copy of the recorded deed and map to the RMA – Planning Department.	Owner/ Applicant	Prior to final map, final inspection or commencement use	
7		<b>PD033 - RESTORATION OF NATURAL MATERIALS</b> Upon completion of the development, the area disturbed shall be restored to a condition to correspond with the adjoining area, subject to the approval of the Director of the RMA - Planning Department. Plans for such restoration shall be submitted to and approved by the Director of the RMA - Planning Department prior to commencement of use. <b>(RMA – Planning Department)</b>	Submit restoration plans to the RMA - Planning Department for review and approval.  <i>Also see Conditions 22 and 4.</i>	Owner/ Applicant	Prior to commencement of use.	
8		<b>PDSP001 – COMPLIANCE WITH ADOPTED MITIGATION ANY CONDITIONS (NON-STANDARD)</b> The applicant shall provide verification that mitigation measures for PLN010280 (Kleissner) and PLN050445/Garrapata Creek Watershed) are met in a manner and timeframe as specific in the Condition Compliance/Mitigation and Monitoring reporting Plan (matrix) for each of those projects.	Submit verification that mitigation measures fro PLN010280 and PLN050445 are met.	Applicant/ Owner	As noted in the MMRP matrix for PLN010280 and PLN050445.	

**WATER RESOURCE AGENCY**

<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>
9		<p><b>WR40 - WATER CONSERVATION MEASURES</b>  The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</p> <p>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.</p> <p>b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. <b>(Water Resources Agency)</b></p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspect-ion/ occupancy	
10		<p><b>WRSP001 – STORMWATER CONTROL (NON-STANDARD WORDING)</b>  The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect incorporating the recommendations in the Geotechnical Investigation prepared by Tharp &amp; Associates., dated August 2003. Drainage improvements shall be constructed in accordance with plan approved by the Water Resources Agency. <b>(Water Resources Agency)</b></p>	Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant  WRA	Prior to issuance of any grading or building permits.	
<b>ENVIRONMENTAL HEALTH</b>						
11		<p><b>EH11 - SEPTIC SYSTEM DESIGN</b>  Submit plans for review and approval showing the location and design of the proposed septic system meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB and the Grice Percolation Report, dated December 2005. <b>(Environmental Health)</b></p>	Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system.	CA Licensed Engineer /Owner/ Applicant	Prior to filing the final parcel map or issuance of building	
<b>FIRE PROTECTION</b>						

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12		<p><b>FIRE007 - DRIVEWAYS (NON-STANDARD WORDING)</b></p> <p>Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent (15%) <b>except in approved locations. . Driveway to be completely geo-web surfaced. Minimum inside turn radii may exceed minimum standard at approved locations.</b> Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the “T” shall be a minimum of 60 feet in length.</p> <p><b>CDFFP-Coastal.</b></p>	<p>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p>	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection.</p>	

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13		<b>FIRE008 - GATES</b> All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. <b>CDFFP-Coastal.</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
14		<b>FIRE009 - BRIDGES</b> All new and reconstructed bridges shall be at least the width of the roadbed and berms, but in no case less than 12 feet wide. Bridge width on all roads exceeding tertiary standards shall not be less than the width of the two lanes with berms. All bridges shall be designed for HS15-44 loading and have guardrails. Appropriate signage, including but not limited to, weight ratings or vertical clearance limitations, and one-way road or single-lane road conditions, shall be provided at both entrances to any bridge. One-lane bridges may be permitted if there is unobstructed visibility across the entire bridge, and turnouts are provided at both bridge ends. The fire authority may impose more stringent requirements for bridges. <b>CDFFP-Coastal.</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
15		<b>FIRE011 - ADDRESSES FOR BUILDINGS</b> All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall	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	

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		<p>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. <b>CDFFP-Coastal.</b></p>				
16		<p><b>FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL)</b>  For development of structures totaling less than 3,000 square feet on a single parcel, the minimum fire protection water supply shall be 4,900 gallons. For development of structures totaling 3,000 square feet or more on a single parcel, the minimum fire protection water supply shall be 9,800 gallons. For development of structures totaling more than 10,000 square feet on a single parcel, the reviewing authority may require additional fire protection water supply. Other water supply alternatives, including ISO Rural Class 8 mobile water systems, may be permitted by the fire authority to provide for the same practical effect. The quantity of water required by this condition shall be in addition to the domestic demand and shall be permanently and immediately available. <b>CDFFP-Coastal.</b></p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p>	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection</p>	

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17		<p><b>FIRE015 - FIRE HYDRANTS/FIRE VALVES</b>  A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. <b>CDFFP-Coastal.</b></p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Applicant or owner	Prior to issuance of grading and/or building permit.	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	Applicant or owner	Prior to final building inspection	
18		<p><b>FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS)</b>  Remove combustible vegetation from within a minimum of 100 feet of structures (consistent with Conditions 4, 7, and, 22). Limb trees 6 feet up from ground. Remove limbs within 10 feet of 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. <b>CDFFP-Coastal.</b></p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p><i>See Conditions 4, 7, and 22</i></p>	Applicant or owner	Prior to issuance of grading and/or building permit.	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	Applicant or owner	Prior to final building 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>
19		<p><b>FIRE022 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM - (HAZARDOUS CONDITIONS)</b>  The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay 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. <b>CDFFP-Coastal</b></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	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
20		<p><b>FIRE025 - SMOKE ALARMS – (SINGLE FAMILY DWELLING)</b>  Where a household fire warning system or combination fire/burglar alarm system is installed in lieu of single-station smoke alarms required by the Uniform Building Code the alarm panel shall be required to be placarded as permanent building equipment. <b>CDFFP-Coastal</b></p>	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire alarm system acceptance test.	<i>Applicant or owner</i>	Prior to final building inspection	
21		<p><b>FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE)</b>  All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. <b>CDFFP-Coastal</b></p>	Applicant shall enumerate as “Fire Dept. Notes” on plans.	<i>Applicant or owner</i>	Prior to issuance of building permit.	

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22		<p><b>FIRE030 -- (NON-STANDARD WORDING)</b>  The following criteria is included to supplement Conditions 12-21 in order to address unique conditions of the subject site:</p> <ul style="list-style-type: none"> <li>- Two hour rated fire resistive structural shell (per most UBC std.), including doors.</li> <li>- Windows must have tempered glass exterior pane.</li> <li>- All shell Exterior Doors must close automatically.</li> <li>- Structural shell must be fully resistant to ember intrusion.</li> <li>- Fire Sprinkler System to be designed and installed to NFPA 13-R standard (with attic coverage).</li> <li>- 100 Lineal Foot Fuel Modification Zone must be established around perimeter of structure. Landscape Plan must be approved by the AHJ prior to issuance of building permit. Upon approval, plan will be recorded against the property deed.</li> <li>- Minimum Emergency Water supply shall be 10,000 gallons.</li> </ul>	<p>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.</p> <p><i>Also see Conditions 4, 6, 7, and 18.</i></p>	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	