

## MONTEREY COUNTY PLANNING COMMISSION

<b>Meeting:</b> April 25, 2007. Time:	<b>Agenda Item No.:</b>
<b>Project Description:</b> Combined Development Permit consisting of; 1) A Coastal Development Permit to allow a Lot Line Adjustment between two existing lots (Parcel 3/1.55 acres and Parcel 1/1.0 acre) involving an equal exchange of land (7,500 square feet); 2) A Coastal Administrative Permit for demolition of the existing residence, garage, and guest house (total area of 2,658 square feet) and the construction of a new single family dwelling (8,704 square feet) with attached garage (1,090 square feet) and detached meditation room (867 square feet) including grading of 1,100 cubic yards of cut and 1,200 cubic yards of fill; 3) A Coastal Development Permit for the removal of four native Monterey Pine Trees; 4) A Coastal Development Permit for development on slopes exceeding 30%; 5) A Coastal Development Permit to allow development within 750 feet of known archeological resources; and 6) Design Approval	
<b>Project Location:</b> 190 San Remo Drive, Carmel (Parcel 3)	<b>APN's:</b> 243-201-005-000 (Parcel 3) & 243-201-004-000 (Parcel 1)
<b>Planning File Number:</b> PLN060080	<b>Name:</b> George & Raimie Kriste, Property Owner's Joel Panzer, Agent
<b>Plan Area:</b> Del Monte Forest Land Use Plan	<b>Flagged and staked:</b> Yes/No
<b>Zoning Designation:</b> : LDR/1-D (CZ) [Low Density Residential, 1 acre per unit with a Design Control Overlay (Coastal Zone)]	
<b>CEQA Action:</b> Categorically Exempt per Sections 15302, 15303 & 15305	
<b>Department:</b> RMA - Planning Department	

### RECOMMENDATION:

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

### PROJECT OVERVIEW:

George and Raimie Kriste, applicants, propose to demolish existing structures, adjust the Lot Line between two separate parcels they own, and construct a new two story residence with an attached garage and detached meditation room within the Carmel Highlands. This project would include significant grading (2,300 cubic yards total) on previously developed slopes to remove unstable fill from the previous development, reconstruct retaining walls, and build the site back up to its current condition. The primary issues staff addressed include: 1) visual resources; 2) archaeological resources; 4) 30% slopes; and 5) forest resources. Staff worked with the applicant on a site design that limits impacts to these resources to the greatest extent feasible given the applicants desired product.

Project review focused on consistency with LCP policies for the Carmel Area Land Use Plan and the California Environmental Quality Act (CEQA). Staff's review determined that the project, as designed and conditioned with the use of best management practices, does not have any unusual circumstances that would require an initial study and is consistent with the LCP policies for the Carmel Area Land Use Plan (See Findings and Evidence in Exhibit "C"). Therefore Staff concludes that the proposed project qualifies as being categorically exempt from CEQA per section 15303(reconstruction) and 15305(minor lot line adjustment).

See expanded discussion in Exhibit B for more detailed information

**OTHER AGENCY INVOLVEMENT:**

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

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

On October 16, 2006 the Carmel Unincorporated/Highlands Land Use Advisory (LUAC) voted 3 to 2 to deny the project as proposed. Areas of concern included the size of the house, “excessive excavation, and unsightly retaining walls. Changes and conditions were recommended regarding the excess fill locations (off site), appearance of the retaining walls, and alternatives, or need for “excessive grading.” Staff worked with the applicant to address these and other issues. See discussion in Exhibit B.

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

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March 22, 2007

cc: Planning Commission Members (10); County Counsel; Carmel Highlands Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; Planning Services Manager (C. Holm); Project Planner (C. Spencer); Planning Commission Clerk (C. Allen); Applicant/Owner (Kriste); Agent (J Panzer); File (PLN060080).

Attachments:    Exhibit A            Project Data Sheet  
                         Exhibit B            Project Discussion  
                         Exhibit C            Recommended Findings and Evidence  
                         Exhibit D            Recommended Conditions of Approval  
                         Exhibit E            Site Plan, Floor Plan and Elevations

This report was reviewed by Carl Holm, AICP, Acting Planning Manager

**EXHIBIT B**  
**DETAILED PROJECT DISCUSSION**  
**PLN060080 (Kriste)**

**A. PROJECT SETTING AND DESCRIPTION:**

**Setting** The project site is located at the southern end of San Remo Drive East of Highway 1 and Yankee point drive in Carmel. Topography in this location consists of steep western facing hill sides with views to the south of Mal Paso Creek gorge and the Mal Paso creek bridge to the West. Sparse Monterey Pines and Cypress cover the parcels in question. This project includes two parcels:

Parcel 1           An undeveloped 1.0-acre parcel. Includes some existing minor cut trails leading up to a small cut pad also sparsely covered with trees. This lot is located upslope and behind Parcel 3.

Parcel 3           A developed 1.55-acre parcel. Includes an existing house situated on a cut slope with a large retaining wall in the rear and a landscaped fill pushed out in the front held up by a failing rail tie retaining wall with several paths winding around the lot. This parcel is the “main” project location.

Parcel 2 of the lot line adjustment map is not a separate parcel, but a right-of-way easement along the Northern boundary of Parcel 3 for access to Parcel 1.

**Project Description** The project will require demolition of structures existing on Parcel 3 including the residence, guesthouse, storage, and retaining walls. Grading to stabilize and enlarge the building pads for the proposed construction will take place after the existing structures are demolished. This grading will take place on site with soil being contained to the disturbed area by phasing the excavation and recompaction and pushing the soil from one area to the other within the area of disturbance. As the site is re-built, new retaining walls will be installed with drainage measures in place to support the cut slope. Once the pad is completed, the new single family residence and meditation room can be constructed. A lot line adjustment between Parcel 3 and Parcel 1 is designed to incorporate all the development with the required setbacks on Parcel 3. Ultimately the site will be revegetated in order to stabilize existing conditions and help the development blend into the hillside.

**B. ANALYSIS**

**Development Standards** The project is consistent with the applicable LDR/1-D(CZ) zoning district standards including setbacks, height, lot coverage, and floor area ratio (FAR) and Title 19 subdivision ordinance pertaining to the Lot Line Adjustments. Additionally the proposal was reviewed for consistency with the Carmel Land Use Plan and the Coastal Implementation Plan Part 4. Staff’s review of Local Coastal Plan (LCP) policies and technical documents determined that the lot is consistent with the plans and policies relative to 1) visual resources due to the visibility from highway one; 2) archaeological resources; 3) development on slopes greater than 30%; and 4) forest resources due to proposed tree removal. As such the site is suitable for the proposed use.

**Visual Resources** Staking and flagging with orange netting at the ridge height was required at the time of application due to the visibility of the project from scenic State Highway 1. A site visit conducted by staff on November 29, 2006 revealed that a small section of the second story on the Southern side of the dwelling can be seen in the distance with unaided vision while standing on the Mal Paso Creek Bridge, but there is no ridgeline issue and existing trees screen the majority of the flagging. Staff worked with the applicant on locating the meditation room in a

manner that this detached structure was not visible. Staff noted that other homes in the same area are much more visible from this viewpoint.

The proposed height of the structures is 21 feet at the tallest point, and the maximum allowed is 30 feet. In addition, the roof line of the second story has been stepped back to match the slope behind so that it visually follows the hillside. By incorporating “earthtone” colors, the project will blend into the hillside and will not create an adverse impact on the viewshed. Staff finds that this project is consistent with the visual resource policies of the Carmel LUP.

**Archaeological Resources** The project is in an area of the Carmel Highlands identified as being highly sensitive to archeological resources. Staff requested Monterey County Planning Department’s staff archeologist to inspect and consider an archaeological compliance waiver for the parcel since the site was previously developed. On June 11, 2006 the waiver was approved and signed based on a field check and evidence of prior disturbance. Monterey County standard conditions that have been incorporated in the conditions matrix (Exhibit D) attached hereto to protect unforeseen resources.

**30% Slope** This existing lot was uniformly over 30% slope until sometime around 1969, when the subject site was developed with a driveway and building pad graded into the hillside. The proposed project calls for the construction of a larger house on generally the same footprint as the existing structure. Development on slopes over 30% is required to expand the size of the pad, including cut upslope further into the hillside and reconstruction of the man-made fill slope that the existing house is currently sitting on. Soils investigations conducted by Haro, Kasunich & Associates, Inc. on November 5, 2005 revealed that “The existing fill slope is comprised generally of loose undocumented fill and is therefore considered unsuitable in its present condition for support of structures or additional fill.” They recommend excavation and reconstruction of the building pad with engineered fill among other things to stabilize the building pad and make it suitable for the proposed project. This requires cutting out the prior fill dirt down to a stable level and then re-compacting the soil as the pad is built back up to the proposed configuration.

Staff worked in depth with the applicant to explore alternatives to reduce the grading amounts and a subsequent Geotechnical Letter was submitted dated February 2, 2007 stating “ We see no feasible alternatives to removal and redensification of the existing unconsolidated material to support a new residential structure in this location. Staff has worked with the applicant to reduce 30% slope disturbance through best management practices and siting of the meditation room, which has resulted in reducing grading quantities from 4,800 cubic yards to 2,300 cubic yards.

**Tree Removal** As designed, the project proposes to remove a total of 11 Monterey Pine and Cypress trees, of which four are native and seven are planted trees. According to the Forest Management Plan (FMP) prepared by Forest City Consulting dated April 12, 2006, 7 of the 11 trees to be removed are planted trees. Although these trees are native species, they are located within the area impacted by prior development indicating they were planted after the existing home was built. These trees are therefore not protected under the Carmel Land Use Plan (20.146.060.A.1.a).

The FMP states that 70 of the 92 trees greater than or equal to 12-inches in diameter, growing in proximity to the areas proposed for improvement, were planted. Of the four non-planted native Monterey Pine trees proposed for removal, two are classified as dead or dying (one of which is a “landmark” tree) and two are compromised by construction. Staff finds that with modifications made to the project, the proposed design constitutes the least amount of tree removal.

The number and size of the planted trees were taken into account during staff's review of the application and a biological report was requested to address any potential habitat. The biological report did not identify any sensitive flora or fauna on the site. Based on the FMP and Biological report as evidence, staff has determined that the project is reasonably designed and will not have an adverse impact to forest or habitat resources or expose structures to the viewshed.

**Lot Line Adjustment** This project includes a Lot Line Adjustment between two contiguous legal lots under the same ownership. Zoning for this area is LDR/1, meaning the lots must be at least one acre in size. Parcel 3 has 1.55 acres and is developed with an existing single family home. Parcel 1 has 1 acre and is currently vacant.

The proposed lot line would exchange an equal amount of land (7,500 square feet) between the two parcels. It is designed to meet the appropriate setbacks from the proposed single family dwelling and meditation room. Effects of the Lot Line Adjustment to the existing lots are minimal as there is no impact to what staff considers the most likely building area on the undeveloped lot (Parcel 1). An access easement to Parcel 1 is proposed along the driveway on the Northern side of Parcel 3. The easement extends to the potential building area on Parcel 1. All existing and proposed structures have been required to be contained on the "main parcel" (Parcel 3) with proper set backs to eliminate the need for maintenance easements. Staff concludes that the Lot Line Adjustment is consistent with Monterey County Code Title 19 and Zoning Ordinances Title 20 dealing with Lot Line Adjustments and setbacks.

**Land Use Advisory Committee (LUAC)** The Carmel LUAC had some concerns regarding the design and grading amounts. Their concerns focused on three points:

- a. Large scale of the project. The LUAC termed the project as "excessive". While the proposed dwelling is large, it meets all the site development standards, contained in Title 20, particularly lot coverage. The project has a lot coverage of 11.63% and the Code allows up to 15%.
- b. Height and appearance of the retaining walls. The applicant is generally reconstructing existing retaining walls to address issues of prior fill material raised in the geotechnical report. Retaining walls required for the new construction will be very similar in location and height to the existing walls with large walls located to the rear (upslope) of the residence and a wall at the toe of the fill slope. These walls are required to conform to the color and material palette submitted with the project application.
- c. Excessive Grading. Grading concerns were considered in staff's review by requiring geotechnical evaluation of alternatives. Geotechnical letters on file indicate that the proposed grading is necessary and there are "no feasible alternatives" because of how the fill was completed for the prior development. Staff also worked with the applicant to revise the location of the "meditation room" which has reduced the required grading considerably. Grading operations will be contained within the impact area of the development.

### **C. CEQA DETERMINATION**

The proposed project consists of the demolition of a single family dwelling, guest house, and storage building and construction of a new single family dwelling, attached garage, a detached meditation room, and associated grading. A minor lot line adjustment is also included and is necessary to allow the proposed development. Section 15302 (Class 2) of the California Environmental Quality Act (CEQA) categorically exempts the reconstruction of existing structures on the same site with the same purpose as the structure replaced. The replacement single family dwelling is proposed in generally the same location as the existing structures on a disturbed area. Section 15303 (Class 3) of CEQA exempts the construction accessory structures.

Additionally section 15305 (a) (Class 5) exempts minor lot line adjustments not resulting in the creation of any new parcels.

Staff reviewed the site and technical documents submitted for the project for overriding considerations. No unusual circumstances were identified; in fact the proposed hillside stabilization improves existing conditions. No loss of habitat from tree removal is identified and of the 92 trees inventoried in the vicinity of the proposed project 11 will be removed. Only 4 of the 11 trees to be removed are native, one is dead and a second is dying. Staff finds that this amount of tree removal is below the threshold of significance. Therefore the project can be categorically exempt from the requirements of CEQA per sections 15302, 15303, and 15305.

## **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 Land Use Plan, Coastal Implementation Plan Part 4, and the Monterey County Zoning Ordinance (Title 20), which designates this area as appropriate for development.

- EVIDENCE:**
- (a) Plan Conformance 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) Zoning Consistency The property is located at 190 San Remo Road (Assessor's Parcel Number's 243-201-004-000), Carmel Highlands Area. There are two parcels included with this application. Parcel 1 (Assessor's Parcel Number's 243-201-005-000) is a 1-acre parcel that is currently vacant and Parcel 3 (Assessor's Parcel Number's 243-201-004-000) is a 1.55-acre parcel developed with an existing single family home. Both parcels are owned by the same people. The subject parcels are zoned LDR/1-D ("CZ"). The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 20, and is therefore suitable for the proposed development.
  - (c) Site Visit The project planner conducted a site inspection on November 29, 2006 to verify that the project on the subject parcel conforms to the plans listed above.
  - (d) Visual Resources The project is partially visible from scenic State Highway One, which is designated as "viewshed" development in the Carmel Land Use Plan. Staff's site inspection concluded that the project is within the viewshed from Mal Paso Creek Bridge, but it is barely visible with unaided vision due to surrounding topography, distance from Highway One, and existing vegetation. Considering the design and location of the proposed structure(s) and existing clustered residential chemistry of the view, the project is determined consistent with the Carmel Land Use Plan Policies (20.146.030CIP), and will not have an adverse impact on the viewshed.
  - (e) Forest Resources A Coastal Development Permit is required for removal of native trees measuring 6-inches diameter or greater (20.146.060.A CIP). Redevelopment of Parcel 3 requires removal of 11 Monterey Pine and Cypress Trees. Although these species are indigenous to this area, seven of these trees were determined to be planted (non-native) trees due to their location within the area developed when the existing residence was built. Therefore, a CDP is required for removal of four native Monterey Pine trees. A Forest Management Report prepared for this project classifies two of the four native trees as dead or dying (See finding 6).
  - (f) 30% Slope A Coastal Development Permit is required for development on slopes greater than 30% in the Carmel Area (20.64.230.C Title 20). Some of the proposed development on Parcel 3 is located on slopes greater than 30% due to the nature of the existing site. No development is proposed on Parcel 1 at this time. (See finding 7).

- (g) Archaeology Although the site is located in a highly sensitive area for archaeological resources, Parcel 3 has an existing single family home that involved a significant amount of grading. There is no proposed development on Parcel 1. On June 11, 2006, an archaeological compliance waiver was approved and signed based on a field check and evidence of prior disturbance. Monterey County standard conditions that have been incorporated in the conditions matrix (Exhibit D) attached hereto to protect unforeseen resources.
- (h) Lot Line Adjustment . A Coastal Development Permit is required for the proposed Lot Line Adjustment between two contiguous lots (Parcel 3 = 1.55 acres and Parcel 1 = 1.0 acre) under the same ownership (20.14.050 BB Title 20). This adjustment involves exchanging an equal amount of land (7,500 square feet) and is designed so the development on Parcel 3 meets all applicable development standards (See finding 8).
- (i) Land Use Advisory Committee (LUAC) On October 16, 2006 the Carmel Highlands/Unincorporated LUAC voted to deny the project (3-2 vote) as designed due to the size of the house and retaining walls plus excessive excavation. The size of the house meets all the site development standards (see finding 1b). Retaining walls will be generally the same in height and location of existing retaining walls. Excavation has been reduced through site design to the minimum amount required for the project.
- (j) 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 PLN060080.

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

- EVIDENCE:**
- (a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Carmel Highlands Fire Protection District, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
  - (b) Technical reports by outside biological, forester, and geological consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff concurs. The following reports have been prepared:
    - *“Biological Report” (LIB070154) prepared by Jeffery Froke, Pebble Beach, CA, February 12, 2007.*
    - *“Tree Resource Analysis/Construction Impact Assessment” (LIB060461) prepared by James P. Allen & Associates, Santa Cruz, CA, April 12, 2006*
    - *“Geotechnical Investigation” (LIB060462) prepared by Haro, Kasunich & Associates Inc, Watsonville, CA, March 21, 2006.*
    - *“Geological Hazards” (LIB060459) prepared by Haro, Kasunich & Associates Inc, Watsonville, CA, June 22,, 2006.*
    - *“Evaluation of Grading Alternatives” (LETOa\_PLN060080) prepared by Haro, Kasunich & Associates Inc, Watsonville, CA, February 2, 2007*
  - (c) Staff conducted a site inspection on November 29, 2006 to verify that the site is suitable for this use.
  - (d) Materials in Project File PLN060080.

3. **FINDING: CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- (a) The project is categorically exempt from the California Environmental Quality Act (CEQA) per Sections 15302, 15303, and 15305
  - (b) The project consists of demolition of a single family residence, detached guesthouse, and small storage structure, construction of a new single family residence and detached meditation room with associated grading, removal of 11 Monterey Pine trees, and a minor lot line adjustments involving an equal amount of land.
  - (c) Reconstruction 15302. The project consists of the construction of a new single family residence in the same location on the same site as the single family residence proposed for demolition. Demolition and reconstruction of a single family dwelling can be categorically exempt from CEQA per section 15302.
  - (d) New structures 15303. The project consists of construction of a new single family residence and a small (under 1,000 square feet) meditation room for use from the residence of the single family dwelling. Construction of new single family dwellings and small accessory structures can be categorically exempt from CEQA per section 15303.
  - (e) Lot Line Adjustment 15305. The project consists of a minor lot line adjustment, entailing the transfer of an equal amount of land between two adjacent lots and does not result in the creation of new parcels. Minor lot line adjustments can be categorically exempt from CEQA per section 15305
  - (f) Soils and Geology The Geotechnical Investigation prepared by Haro Kasunich, & Associates Inc dated March 21, 2006 determined that the project is feasible provided recommendations contained in the report are closely followed. The Geology Hazards addendum memo dated June 22, 2006 identifies a low potential for fault rupture and debris flow. Monterey County standard conditions of approval have been implemented to require adherence to the geotechnical reports.
  - (g) Archeology An archaeological compliance waiver has been approved on June 11, 2006 by RMA- Planning staff's archaeologist due to an on-site investigation and evidence of previous disturbance to the site. Monterey County Standard conditions of approval have been implemented to protect unforeseen resources.
  - (h) Forest and Biological Resources The Tree Resource Analysis prepared by James P. Allen and Associates dated April 12, 2006 did not identify any adverse impacts to forest resources or habitat. The biological report prepared by Jeffery Froke February 12, 2007 also concluded that the subject property does not contain any special status animal or plant species other than Monterey Pines. Eleven of the 92 trees inventoried are to be removed; two healthy Monterey Pine trees, two dead/dying trees, and seven planted trees. Monterey County standard conditions have been implemented to protect trees not proposed for removal (Condition # 9).
  - (i) No adverse environmental effects were identified in the technical reports or during staff review of the development application during a site visit on November 29, 2006.
  - (j) There are no unusual circumstances related to the project or property
  - (k) See preceding and following findings and supporting evidence.

4. **FINDING: NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property. Zoning violation abatement costs, if any, have been paid.
- EVIDENCE:** (a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
5. **FINDING: HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
- EVIDENCE:** (a) Preceding findings and supporting evidence.
6. **FINDING: TREE REMOVAL** – The project includes a Coastal Development Permit for the removal of four native Monterey Pine Trees in accordance with the applicable policies of the Carmel Land Use Plan and the Monterey County Zoning Ordinance (Title 20). The Required Findings in order to grant the permit for tree removal have been met.
- EVIDENCE:** (a) Coastal Implementation Plan Section 20.146.060A states “A Coastal Development Permit shall be required for the removal of any native trees with exceptions for hazardous tress, thinning of small trees, and prescribed burnings.
- (b) A Forest Management Plan (FMP) prepared by James P. Allen & Associates (dated April 12, 2006) prepared for this project surveys 92 trees within the project impact area. The project includes removal of 11 trees, of which two are healthy mature native trees, two native trees (one landmark tree) are dead or dying, and seven are planted (non-native). The two healthy trees will be impacted by construction. Due to site constraints in combination with using an existing disturbed area for construction, the structures are adequately located and consistent with the Carmel Land Use Plan Polices limiting tree removal to the minimum amount necessary under the circumstances.
- (c) Removal of non-native trees does not require a permit unless removal increases visibility of structures in critical viewshed or is defined as habitat (Section 20.146.060.A CIP). At a site inspection, staff determined that removal of these trees would not increase the visibility of the project in the viewshed.
- (d) Standard conditions for tree protection during construction have been incorporated and include tree protection zones, trunk protection, hand excavation and bridging roots (Condition # 9).
- (e) The biological report prepared for the project does not indicate any sensitive habitat on the site. This report was prepared by Jeffrey Froke (dated February 12, 2007).
- (f) The meditation room has been sited to minimize the removal of trees. The original meditation room location required removal of seven Monterey Pine trees (3 landmark). The proposed meditation room location requires removal of 2 Monterey Pine trees (0 landmark). With modifications made

to the project, the proposed design constitutes the minimum amount of tree removal

- (g) No impacts to forest resources or habitat were identified during staff's on site inspection on November 29, 2006, in the FMP, or in the biological report.

**7. FINDING: 30% SLOPE/NO ALTERNATIVES** – Based on substantial evidence there is no feasible alternative which would allow development to occur on slopes of less than 30%. Permit. The Required Findings in order to grant the permit development on slopes greater than 30% have been met.

- EVIDENCE:**
- (a) The project site contains slopes that exceed 30%. Part of the site was previously graded as part of creating the existing building pad, driveway, and paths. The proposed project requires a cut further into the hillside on slopes over 30% for the expansion of the building pad, grading of the existing unstable, man-made building pad over 30%, including excavation and recompaction of the fill material, and reconstruction of the failing retaining wall at the toe of this slope. The proposed project reduces potential impacts by stabilizing the existing situation. Grading will take place within the target area of disturbance with mostly native soils used for recompaction and backfilling of the site.
  - (b) Staff investigated the site to evaluate the project with the proposed plans. Staff worked with the applicant to revise the meditation room location and reduce the impact to 30% slope from well over 10,000 square feet to approximately 5,200 square feet, which is determined to be the minimum amount necessary for this project. In addition, the project as designed would better achieve the goals and policies of the Carmel Land Use Plan.
  - (c) Implementation of Best Management Practices (BMPs) for erosion control in accordance with Monterey Grading Ordinance #2535 and Erosion Control Ordinance #2806 and strict adherence to the geotechnical investigation recommendations are required. Monterey County standard conditions of approval have been implemented to assure compliance with these policies and reports. (Conditions 6,7,8,12,&16)

**8. FINDING: LOT LINE ADJUSTMENT** – The project includes a Lot Line Adjustment in accordance with the applicable policies of the Monterey County Zoning Code (Title 19). The Required Findings in order to grant the Lot Line Adjustment permit have been met.

- EVIDENCE:**
- (a) The lot line adjustment involves the exchange of an equal amount of land (7,500 square feet) between two existing adjacent parcels, Parcel 3 (1.55 acres/assessor's parcel number's 243-201-004-000) and Parcel 1 (1 acre/assessor's parcel number's 243-201-005-000) of the lot line adjustment map. Both parcels are under the same ownership.
  - (b) The lot line adjustment involves transfer of equal amounts of land and does not create a greater number of parcels than originally existed.
  - (c) The lot line adjustment is consistent with Monterey County Zoning Ordinances (Title 20), will incorporate the existing and proposed structures with minimum setbacks required on the developed parcel (Parcel 3)..
  - (d) The undeveloped lot (Parcel 1) will have a 15 foot right of way easement through Parcel 3 for access.
  - (e) Parcel 1 will remain one acre to allow for minimum lot size for development that requires a septic system. Much of the land being

transferred is not feasible for development due to steep slopes in the area; therefore, the potential for development on Parcel 1 will not be affected by this lot line adjustment.

9. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Board of Supervisors and not the California Coastal Commission.

**EVIDENCE:** (a) Section 20.86.030. A of the Monterey County Zoning Ordinance Title 20 (Board of Supervisors)

(b) Section 20.86.080 of the Monterey County Zoning Ordinances Title 20 (Coastal Commission)

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

Project Name: George & Raime Kriste

File No: PLN060080

APNs: 243-201-004-000 & 243-201-005-000

Approved by: **Planning Commission**

Date: **April 25, 2007**

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

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1.		<p><b>PD001 - SPECIFIC USES ONLY</b>  This Combined Development Permit (PLN060080) consist of the following entitlements; 1) A Coastal Development Permit to allow a Lot Line Adjustment between two existing lots (Parcel 3/1.55 acres and Parcel 1/1.0 acre) involving an equal exchange of land (7,500 square feet); 2) A Coastal Administrative Permit for demolition of the existing residence, garage, and guest house (total area of 2,658 square feet) and the construction of a new single family dwelling (8,704 square feet) with attached garage (1,090 square feet) and detached meditation room (867 square feet) including grading of 1,100 cubic yards of cut and 1,200 cubic yards of fill; 3) A Coastal Development Permit for the removal of four native Monterey Pine Trees; 4) A Coastal Development Permit for development on slopes exceeding 30%; 5) A Coastal Development Permit to allow development within 750 feet of known archeological resources; and 6) Design Approval. The property is located at 190 San Remo Road (Assessor's Parcel Number's 243-201-004-000 &amp; 243-201-005-000), Carmel Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of 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></p> <p>The applicant shall record a notice which states: "A permit (Resolution PLN060080) was approved by the <b>Planning Commission</b> for Assessor's Parcel Number 243-201-004-000 &amp; 243-201-005-000 on <b>April 25, 2007</b>. The permit was granted subject to <b>26</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>	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits or commencement of use.	
3.		<p><b>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT</b></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. <b>(RMA - Planning Department)</b></p>	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeologist	Ongoing	

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4.		<p><b>PD004 - INDEMNIFICATION AGREEMENT</b></p> <p>The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his 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)</p>	<p>Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.</p>	Owner/ Applicant	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	

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5.		<b>PD007 - GRADING-WINTER RESTRICTION</b> 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. <b>(RMA – Planning Department and Building Services Department)</b>	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	
6.		<b>PD008 - GEOLOGIC CERTIFICATION</b> Prior to final inspection, the geologic consultant shall provide certification that all development has been constructed in accordance with the geologic report. <b>(RMA - Planning Department)</b>	Submit certification by the geotechnical consultant to the RMA - Planning Department showing project's compliance with the geotechnical report.	Owner/ Applicant/ Geotechnical Consultant	Prior to final inspection	
7.		<b>PD009 - GEOTECHNICAL CERTIFICATION</b> Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. <b>(RMA – Planning Department and Building Services Department)</b>	Submit certification by the geotechnical consultant to the RMA – Building Services Department showing project's compliance with the geotechnical report.	Owner/ Applicant/ Geotechnical Consultant	Prior to final inspection	
8.		<b>PD010 - EROSION CONTROL PLAN AND SCHEDULE</b> The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA – Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the	An Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.	Owner/ Applicant	Prior to the issuance of grading and building permits	
			Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services	Owner/ Applicant	Ongoing	

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		prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. <b>(RMA - Planning Department and RMA - Building Services Department)</b>	Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department	Owner/ Applicant	Prior to final inspection	
9.		<b>PD011 – TREE AND ROOT PROTECTION</b> 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. <b>(RMA - Planning Department)</b>	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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10.		<p><b>PD012(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY)</b></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 materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. <b>(RMA – Planning Department)</b></p>	<p>Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval.</p>	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	At least three (3) weeks prior to final inspection or occupancy	
			<p>All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.</p>	Owner/ Applicant	Ongoing	
11.		<p><b>PD014(B) – LIGHTING – EXTERIOR LIGHTING PLAN (VISUAL SENSITIVITY DISTRICT/ RIDGELINE DEVELOPMENT)</b></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. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section</p>	<p>Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.</p>	Owner/ Applicant	Prior to the issuance of building permits.	

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		21.06.195, are prohibited. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. <b>(RMA – Planning Department)</b>	The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Ongoing	
12.		<b>PD016 – NOTICE OF REPORT</b> Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Geotechnical Investigation", "Geological Hazards", and "Evaluation of Grading Alternatives" reports have been prepared for this parcel by Haro, Kasunich and Associates, Inc., dated March 21, 2006, June 22, 2006 and February 2, 2007 respectively and are on record in the Monterey County RMA - Planning Department , Library No's. LIB060462, LIB060459, and LETOa_PLN060080. All development shall be in accordance with these reports." <b>(RMA – Planning Department)</b>	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	
13		<b>PD016 – NOTICE OF REPORT</b> Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Biological report has been prepared for this parcel by Jeffery Froke, dated February 12, 2007 and is on record in the Monterey County RMA - Planning Department , Library No. LIB070154. All development shall be in accordance with this report." <b>(RMA – Planning Department)</b>	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	

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14		<b>PD016 – NOTICE OF REPORT</b> Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Tree Resource Analysis/Construction Impact Assessment report has been prepared for this parcel by James P. Allen & Associates, dated April 12, 2006 and is on record in the Monterey County RMA - Planning Department , Library No. LIB060461. All development shall be in accordance with this report." <b>(RMA – Planning Department)</b>	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	
15		<b>PD035 - UTILITIES - UNDERGROUND</b> All new utility and distribution lines shall be placed underground. <b>(RMA - Planning Department; Public Works)</b>	Install and maintain utility and distribution lines underground.	Owner/ Applicant	Ongoing	
16		<b>PD043 – GRADING PERMITS REQUIRED</b> A grading permit is required for new private single family access driveways greater than fifty (50) feet in total length that require 100 cubic yards or more of earthwork. An over the counter (OTC) grading permit may be issued for new private single family access driveways greater than fifty (50) feet in total length that require less than 100 cubic yards of earthwork.. <b>(RMA – Planning Department and Building Services Department)</b>	If applicable, apply and receive the appropriate grading permit from Monterey County RMA – Building Services Department.	Owner/ Applicant/ Engineer	Prior to the issuance of grading or building permits	

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17		<p><b>PD045 – CERTIFICATES OF COMPLIANCE (LOT LINE ADJUSTMENTS)</b></p> <p>The applicant shall request unconditional certificates of compliance for the newly configured parcels. (<b>RMA – Planning Department</b>)</p>	<p>The Surveyor shall prepare legal descriptions for each newly configured parcel. The legal descriptions shall be entitled “Exhibit A”. The legal description shall comply with the Monterey County Recorder’s guidelines as to form and content. The Applicant shall submit the legal descriptions with a check, payable to the <i>Monterey County Recorder</i>, for the appropriate fees to record the certificates.</p>	Owner/ Applicant/ Surveyor	Prior to recording the Record of Survey	

**MONTEREY COUNTY ENVIRONMENTAL HEALTH DIVISION**

18		<p><b>EHSP01- SEPTIC SYSTEM INSTALLATION</b></p> <p>Due to poor percolation rates obtained during the percolation tests done by Haro, Kasunich and Associates, Inc. on September 25, 2006 primary, secondary, and tertiary systems with diversion valves must be installed at the time of construction (<b>Environmental Health</b>)</p>	<p>The Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system.</p>	CA Licensed Engineer /Owner/ Applicant	Prior to occupancy	
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**MONTEREY COUNTY WATER RESOURCES AGENCY**

19	<p><b>WR2 - STORMWATER CONTROL</b>                  The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Stormwater runoff from impervious surfaces shall be dispersed at multiple points, away from and below any septic leach fields, over the least steep available slopes, with erosion control at outlets. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. <b>(Water Resources Agency)</b></p>	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer	Prior to issuance of any grading or building permits	
20	<p><b>WR40 - WATER CONSERVATION MEASURES</b>                  The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:                  a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.                  b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. <b>(Water Resources Agency)</b></p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	

**MONTEREY COUNTY PUBLIC WORKS DEPARTMENT**

21	<p><b>PW0034 – LOT LINE ADJUSTMENT</b>                  Obtain a survey of the new line and have the line monumented. <b>(Public Works)</b></p>	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	
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22		<b>PW0035 – RECORD OF SURVEY</b> File a Record of Survey showing the new line and it's monumentation. <b>(Public Works)</b>	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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**CARMEL HIGHLANDS FIRE PROTECTION DISTRICT**

23		<b>FIRE007 - DRIVEWAYS</b> 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. 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	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.	

		minimum of 60 feet in length. <b>Responsible Land Use Department: Carmel Highlands Fire District.</b>				
24		<b>FIRE011 - ADDRESSES FOR BUILDINGS</b> All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance 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>Responsible Land Use Department: Carmel Highlands Fire District.</b>	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	
25		<b>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)</b> Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks	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.	

		approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. <i>Responsible Land Use Department: Carmel Highlands Fire District.</i>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
26		<b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</b> The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. <i>Responsible Land Use Department: Carmel Highlands Fire District.</i>	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	