

**PLANNING COMMISSION
COUNTY OF MONTEREY, STATE OF CALIFORNIA**

RESOLUTION NO. 06033

A. P. # 418-141-009-000
418-141-011-000
418-141-012-000
418-011-073-000

FINDINGS AND DECISION

In the matter of the application of
Monterey Peninsula Regional Park District, Mill Creek (PLN030427)

WHEREAS: The Planning Commission, pursuant to regulations established by local ordinance and state law, has considered, at public hearing, a Combined Development Permit, consisting of: a Coastal Development Permit and General Development Plan for phased development of park facilities including using three existing structures for park uses (ranger office, storage), demolishing two existing unpermitted structures, establishing a new trailhead for an existing trail, sign program, on-street parking plus off-street future parking, fencing, plus water and septic systems; and Design Approval. The project is located at 39825 Palo Colorado Road (approximately 6 miles east of Highway One), Big Sur, Coastal Zone and came on regularly for hearing before the Planning Commission on May 31, 2006.

WHEREAS: Said Planning Commission, having considered the application and the evidence presented relating thereto,

FINDINGS OF FACT

1. **FINDING – CONSISTENCY:** The subject Combined Development Permit (PLN030427/Monterey Peninsula Regional Park District-Mill Creek) has been processed in accordance with all applicable requirements.

EVIDENCE:

- (a) On October 12, 2005, the Monterey Peninsula Regional Park District filed an application for a Coastal Development Permit requesting to establish a General Development Plan for the Mill Creek Preserve on Palo Colorado Road in Big Sur.
- (b) On February 16, 1993, Monterey County approved a Coastal Development Permit (PC92065, Board of Supervisors Resolution 93-68) allowing construction of trails, a parking area, water system, and ranger office as part of the Mill Creek Preserve on six parcels totaling 1,343.44 Acres (Assessor Parcel Numbers/Acres: 418-011-021/47.72, 418-011-022/135.92, 418-011-028/520.00, 418-011-030/440.00, 418-011-035/39.48, and 418-011-036/160.32). This application included grading necessary to create eight off-street parking spaces on APN: 418-011-073.

- (c) In 1998, the Monterey Peninsula Regional Park District acquired an additional four parcels totaling 192.20 acres (Assessor Parcel Numbers/Acres: 418-011-073/80.00, 418-141-009/105.00, 418-141-011/6.20, 418-141-012/1.00) to include as part of the Mill Creek Preserve. There are five existing structures consisting of one 2-story residences and one 1-story cabin served by existing water and septic systems, one workshop, and two sheds/barns.
- (d) Monterey Peninsula Regional Park District owns multiple parcels totaling 1,535.64-acres along both sides of Palo Colorado Road. The site is located at 39825 Palo Colorado Road, which is approximately six (6) miles east of Highway One, Big Sur, Coastal Zone, in the County of Monterey (the "site").
- (e) LUAC. On December 13, 2005, the subject Combined Development Permit (PLN030427/Monterey Peninsula Regional Park District-Mill Creek) was reviewed by the Big Sur Land Use Advisory Committee. The LUAC voted 5-0 to recommend approval.
- (f) The application was deemed complete on February 14, 2006.
- (g) CEQA. Review of the application material found that the project would not cause any adverse environmental affects and that the project qualifies for a Class 1 Categorical Exemption. There are no unusual circumstances related to the project or property that would require additional review. See **Finding 8**.
- (h) Planning Commission. On May 31, 2006, the Monterey County Planning Commission considered findings, evidence, and conditions for approving a Combined Development Permit for a General Development Plan to develop a 1,535.64-acre preserve (PLN030427/Monterey Peninsula Regional Park District-Mill Creek) in the Big Sur Coastal Land Use Plan area.

2. **FINDING – CONSISTENT WITH PLAN/POLICIES:** 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 MCC); 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 medium density residential development.

EVIDENCE:

- (a) **Plan Conformance.** The Planning and Building Inspection Department 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) Coastal Implementation Plan – Part 3 (Chapter 20.145 MCC)
 - 4) Part 1 (Title 20) of the Monterey County Coastal Implementation Plan (CIP).
 - Chapters 20.17 MCC – Regulations for Watershed and Scenic Conservation Zoning District
 - Chapter 20.44 MCC – Regulations for Design Control Zoning District
 - Section 20.38.025 MCC - Guidelines for General Development Plans (Recreation).

- Chapter 20.70 MCC - Coastal Development Permits.

With the recommended conditions, there would be no conflict or inconsistencies with the regulations of these plans or policies.

- (b) Land Use/Zoning. Figure 1, Big Sur Coast Local Coastal Program, Land Use Plan designates the subject property as Watershed and Scenic Conservation. The subject site is located within the "WSC/40-D(CZ)" or Watershed and Scenic Conservation, 40 acres per unit, Design Overlay, zoning district in the Coastal Zone.
- (c) Project Description. Monterey Peninsula Regional Parks District has prepared a General Development Plan for development and use of the Mill Creek Preserve. Plans include using three existing structures for a ranger office, a rental unit, and a workshop. Existing water and septic systems serve these structures, but no public restroom would be provided on-site. Two unpermitted sheds will be demolished. Eight on-street parking spaces would be provided with a potential of eight (8) additional off-street spaces to be developed on APN 418-011-073 (PC92065).
- (d) Permits. The WSC zone conditionally allows public/quasi-public uses such as recreational uses with a Coastal Development Permit (Section 20.17.050.B CIP). A General Development Plan is required for recreational development projects if the site is greater than one acre or there is more than one use.
- (e) No Violation. Staff verified that the subject property is in compliance with all rules and regulations pertaining to the use of the property, that no violations exist on the property and that all zoning abatement costs, if any have been paid.
- (f) Scenic Resources. The project site is not visible from Highway One and by definition of the Big Sur Coast Land Use Plan (LUP) and Coastal Implementation Plan (CIP) is not located in the critical viewshed. The LUP and CIP also provide thresholds for development with the intent of preserving Big Sur's scenic resources. Review of the site shows that with existing topography and vegetation screen structures there would be no impact to neighbor views and the new light source would be minimal based on standard lighting requirements. Therefore, there is no potential impact on scenic resources.
- (g) Environmentally Sensitive Habitat. Staff investigated the site and determined that, as designed and conditioned, the proposed project would not pose any threat to any listed rare or sensitive plants communities. Utilizing existing structures on the added parcels and allowing on-street parking reduce impacts to native vegetation as evaluated under PC92065. The approved permit included a hiking trail and off-street parking improvements. Therefore, the proposed project is consistent with development standards contained in Section 20.147.040 CIP.
- (h) 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 BS CIP). County resource maps identify this area to be highly sensitive to archaeology finds. An archaeological investigation for development of the site was submitted for PC92065 relative to the physical improvements. The General Development Plan proposed with this application reduces the area impacted by using existing structures and on-street parking.
- (i) Site Visit. Project planner conducted on-site inspections to verify that the project

on the subject parcel conforms to the plans and reports listed above.

- (j) 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 PLN030427/Monterey Peninsula Regional Park District-Mill Creek. The text, policies, and regulations in the above documents have been evaluated during the course of the review of the application. No conflicts were found to exist. No communications were received during the course of review of the project to indicate that there is any inconsistency with the text, policies, and regulations in these documents.

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

EVIDENCE:

- (a) Agency Review. The project was reviewed by Planning and Building Inspection, Public Works Department, Water Resources Agency, Environmental Health Division, Parks Department and the Pebble Beach Community Services District. The respective departments and agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood. The applicant has agreed to these conditions as evidenced by the application and accompanying materials.
- (b) Monterey County Environmental Health Department (EH) inspected the water system and septic system. EH determined the systems are adequate for the proposed use provided the restrooms are not offered to the public.

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

EVIDENCE:

- (a) Agency Review. The project has been reviewed for suitability by staff from Planning and Building Inspection, Public Works Department, Water Resources Agency, Environmental Health Division, and the California Department of Forestry and Fire Prevention (Coastal District). There has been no indication from these agencies that the site is not suitable for the proposed development. Recommended conditions have been incorporated into Table 1, which is attached hereto and incorporated herein by reference. Conditions are designed to address the concerns and recommendations of these agencies.
- (b) Site Inspection. The project planner conducted a site inspection and determined that the proposed improvements will not present an unsightly appearance, impair the desirability of residences in the same area, limit the opportunity to obtain the optimum use and value of land improvements or impair the desirability of living conditions of the same or adjacent area.

- (c) Project File. The application, plans, photographs and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in the project file (PLN030427 and PC92065).

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

EVIDENCE:

- (a) CEQA Guidelines categorically exempt minor alteration to existing structures (CEQA Guidelines §15301, Class 1). Class 1 exemptions consist of minor alterations to existing facilities involving negligible or no expansion of use. Examples include maintaining existing trails and structures.
- (b) The project consists of establishing a General Development Plan for the Mill Creek Preserve. PLN030427 includes expanding the Preserve to create a trailhead for a trail approved under PC92065 and use of existing structures in order to avoid development of new structures. The design avoids removal of any protected trees and conditions require non-native, invasive plants to be removed.
- (c) No adverse environmental effects were identified during staff review of the development application during site visits.
- (d) There are no unusual circumstances related to the project or property that would require additional review.

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

EVIDENCE: Staff verified that the subject property is in compliance with all rules and regulations pertaining to the use of the property, that no violations exist on the property and that all zoning abatement costs, if any have been paid.

7. **FINDING - PUBLIC ACCESS**. The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights (see 20.70.050.B.4). The proposed project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 and Section 20.145.150 of the Big Sur Coastal Land Use Plan and Coastal Implementation Plan (Part 3).

EVIDENCE:

- (a) The subject property is not indicated as part of any designated trails or shoreline access as shown in Figure 2, the Shoreline Access Map, of the Big Sur Coast Land Use Plan.
- (b) 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. No access is required as part of the

project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.145.150 of the Monterey County Coastal Implementation Plan, can be demonstrated.

8. **FINDING –APPEAL:** The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

EVIDENCE:

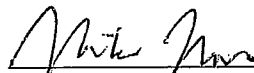
- (a) Board of Supervisors. Section 20.86.030 of the Monterey County Coastal Implementation Plan - Part 1 (Board of Supervisors).
- (b) Coastal Commission. The project may be appealed to the Coastal Commission pursuant to Section 20.86.080 of the Monterey County Coastal Implementation Plan - Part 1:
 - The project involves development that is permitted in the underlying zone as a conditional use (park).

DECISION

THEREFORE, it is the decision of said Planning Commission that said application be granted as shown on the attached sketch, subject to the attached conditions.

PASSED AND ADOPTED this 31st day of May, 2006, by the following vote:

AYES: Errea, Brown, Isakson, Padilla, Vandever, Sanchez, Rochester, Wilmot
NOES: None
ABSENT: Salazar
ABSTAIN: Diehl


MIKE NOVO, SECRETARY

A COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON JUN - 7 2006

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE JUN 17 2006

THIS APPLICATION IS ALSO APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE DECISION BY THE BOARD OF SUPERVISORS, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning and Building Inspection Department office in Salinas.

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

**Monterey County Planning and Building Inspection
Condition Compliance and/or Mitigation Monitoring
Reporting Plan**

Project Name: Monterey Peninsula Regional Park District - Mill Creek

File No: PLN030427

APNs: 418-141-009-000, 418-141-011-000, 418-141-012-000 & 418-011-073-000

Approval by: Planning Commission

Date: May 31, 2006

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

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1		PBD029 - SPECIFIC USES ONLY Combined Development Permit (PLN030427/Monterey Peninsula Regional Park District-Mill Creek) consisting of: a Coastal Development Permit and General Development Plan for phased development of park facilities including using three existing structures for park uses (ranger office, storage), demolishing two existing unpermitted structures, establishing a new trailhead for an existing trail, sign program, on-street parking plus off-street future parking, fencing and septic system; and Design Approval. The project is located at 39825 Palo Colorado Road, Big Sur coastal zone (Assessor's Parcel Number 418-141-009-000, 418-141-011-000, 418-141-012-000 & 418-011-073-000). This permit was approved is in accordance with County ordinances and land use regulations, and subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of Planning and Building Inspection. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities.	Adhere to conditions and uses specified in the permit.	Applicant/ Owner PBI	Ongoing unless otherwise stated	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
2		PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A Permit (Resolution # 06033) was approved by the Monterey County Planning Commission for Assessor's Parcel Number 418-141-009-000, 418-141-011-000, 418-141-012-000 & 418-011-073-000 on May 31, 2006 . The permit was granted subject to 12 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use.	Submit proof of recording this notice to PBI.	Applicant/ Owner PBI	Prior to beginning use.	
3		PBD014 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning and Building Inspection.	None	Applicant/ Owner PBI	Ongoing	
4		PBD028 - RESTORATION OF NATURAL MATERIALS 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 Planning and Building Inspection. Plans for such restoration shall be submitted to and approved by the Director of Planning and Building Inspection prior to commencement of use. (Planning and Building Inspection)	Submit restoration plans to PBI for review and approval.	Owner/ Applicant	Prior to start of use.	
5		EH1 - WATER SYSTEM PERMIT Obtain a new or amended water system permit from the Division of Environmental Health. (Environmental Health)	Submit necessary application, reports and testing results to EH for review and approval.	CA Licensed Engineer /Owner/ Applicant	Prior to issuance of grading/building permits	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
6		PW – ON-STREET PARKING (NON-STANDARD) The on-street parking shall be approved by the Department of Public Works. (Public Works)	Submit plans for review and approval of an encroachment permit from the Public Works Department.	CA Licensed Engineer /Owner/ Applicant	Prior to issuance of grading/ building permits	
7		FIRE001 - ROAD ACCESS Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum of two nine-foot traffic lanes with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. CDFFP, Coastal	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant/ Owner CDF	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant/ Owner CDF	Prior to final building inspection	
8		FIRE007 - DRIVEWAYS 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	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	

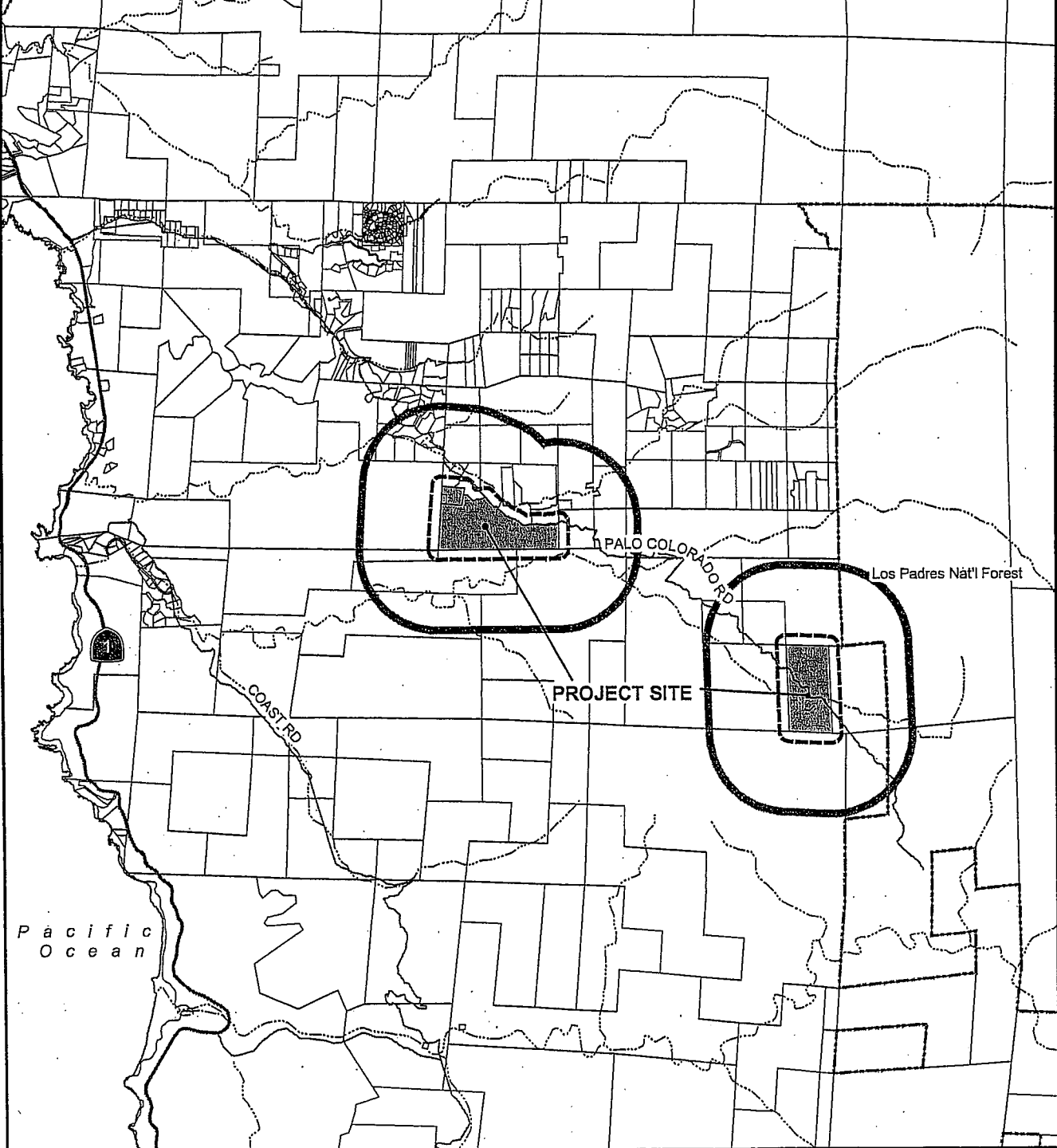
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		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. (CDEFP, Coastal)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
9		FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant/ Owner CDF	Prior to issuance of building permit.	

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)
		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. (CDEFP, Coastal)	Applicant shall schedule fire dept. clearance inspection	Applicant/ Owner CDF	Prior to final building inspection	
10		FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) 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 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. (CDEFP, Coastal)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant/ Owner CDF	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant/ Owner CDF	Prior to final building inspection	
11		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to	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	

<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>
		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. (CDFFP, Coastal)	Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
12		FIRE025 - SMOKE ALARMS – (SINGLE FAMILY DWELLING) 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. (CDFFP, Coastal)	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.	Applicant or owner	Prior to final building inspection	

BIG SUR AREA

Garrapata Beach State Park



APPLICANT: MONTEREY PENINSULA REGIONAL PARKS

APN: 418-141-009-000M

FILE # PLN030427



300' Limit



2500' Limit



City Limits



0 4,000
Feet



PLANNER: HOLM

SITE PLAN

Retain Pre-Existing Rental Unit for Onslight "Caretaker" Purposes.

Retain Pre-Existing Workshop for Operational Maintenance Purposes.

Retain for future potential use pending County Permit process.

Roadway to be retained as is and maintained

SCALE: 1"=20'



APPROXIMATE DAVIS PROPERTY LINE

APN 418-011-025

APN 418-011-024

PALO COLORADO ROAD

PLOT

TOPOGRAPHY MAP

OF THE DAVIS PROPERTY IN SECTION 14, IN TOWNSHIP 18 SOUTH, RANGE 1 EAST, MOUNT DIABLO MERIDIAN, MONTEREY COUNTY, CALIFORNIA

PREPARED FOR
MONTEREY PENINSULA REGIONAL PARK DISTRICT
APN 418-011-024 + 025 JOB NO. 22-18 C66-B10
JUNE 1, 1991 SHEET ONE OF THREE

GLS COUNTY LAND SURVEYORS
441 ALPINE STREET, SUITE 200
SALINAS, CALIFORNIA 93901