

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

RESOLUTION NO. 05003

A. P. # 243-113-004-000

In the matter of the application of
PATRICK WHISLER (PLN040104)

FINDINGS & DECISION

to allow a Combined Development Permit in accordance with Chapter 20.82 (Combined Development Permits) of the Monterey County Code, consisting of 1) a Coastal Development Permit and Design Approval for the construction of a 3,934 sq. ft. two-story single family residence with a 675 sq. ft. detached garage, driveway, septic system and grading (278 cubic yards cut/fill); 2) a Coastal Development Permit and Design Approval for the construction of a 425 sq. ft. detached guesthouse with carport and driveway; and 3) a Coastal Development Permit for the removal of 4 Coast Live Oaks (<6 inches in diameter), 16 Coast Live Oaks (6-11 inches in diameter), 1 Monterey Pine (6-11 inches in diameter) and 2 Monterey Pines (23 and 27 inches in diameter); the property is located at 58 Riley Ranch Road (Lot 4), Carmel (Assessor's Parcel Number 243-113-004-000), Carmel Area Land Use Plan, Coastal Zone, came on regularly for hearing before the Planning Commission on January 12, 2005.

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

- 1. FINDING: CONSISTENCY** – The Whisler Combined Development Permit (PLN040104), as described in Condition #1, and as conditioned, is consistent with the plans, policies, requirements and standards of the Local Coastal Program (LCP). The LCP for this site consists of the Carmel Area Land Use Plan, Carmel Area Coastal Implementation Plan (Part 4), Part 6 of the Coastal Implementation Plan, and Part 1 of the Coastal Implementation Plan (Title 20 Zoning Ordinance), which designates this area as appropriate for the subject development.

EVIDENCE: (a) Plans/Regulations – The Planning and Building Inspection staff reviewed the project, as contained in the application and accompanying materials, for consistency with:

- 1) Carmel Area Land Use Plan
- 2) Carmel Area Coastal Implementation Plan (Part 4)
- 3) Part 6 of the Coastal Implementation Plan
- 4) Part 1 of the Coastal Implementation Plan (Title 20 Zoning Ordinance)

There would be no conflict or inconsistencies with these policies or regulations. Staff's record of review is provided in project file PLN040104.

(b) Site and Land Use Description – The project is located at 58 Riley Ranch Road (Lot 4), Carmel (Assessor's Parcel Number 243-113-004-000), Coastal Zone. The parcel is zoned Visitor Serving Commercial, Design Control, Special Treatment, Coastal Zone ("VSC-D-SpTr (CZ)"). The construction of a single-family residence and guesthouse are allowed uses in accordance with Sections 20.22.060.L and 20.64.020. The project is in compliance with the Site Development Standards for Visitor Serving Commercial Districts in accordance with Section 20.22.070 and Guesthouses in accordance with

Section 20.64.020. The proposed height of the guesthouse exceeds the 12 foot height limit; however, the additional height is intended to provide for architectural consistency and compatibility with the main residence by utilizing the same roof pitch, which will tie the guesthouse, garage and residence together.

(c) Previous Subdivision – The Board of Supervisors approved a Combined Development Permit (Resolution No. 00-30) for a standard subdivision and general development plan (Lands of Riley Ranch at Point Lobos) on January 18, 2000. The final map was recorded on June 2, 2000 (Tract 1345). The subject parcel was created from this standard subdivision. The Board of Supervisors found the site physically suitable for the use proposed and consistent with the Point Lobos Ranch Special Treatment designation pursuant to Section 4.4.3.F.4 of the Carmel Area Land Use Plan. The proposed single-family residence and guesthouse are consistent with the approval of the standard subdivision and general development plan.

(d) Environmentally Sensitive Habitat – The project is consistent with policies of the Carmel Area Land Use Plan dealing with ESHA (Chapter 2.3). A Biological Report was prepared by Jud Vandevere and Associates (October 17, 1995) for the standard subdivision and evaluated each proposed lot for biological resources. According to the Report, there was no evidence of environmentally sensitive habitat within or near Lot 4, the site for the proposed residence and guesthouse. Subsequent Biological Evaluations were prepared by Jud Vandevere (April 3, 2004 and September 25, 2004), which evaluated the proposed residence, guesthouse and septic system layout. According to these Evaluations, there will be no impacts to sensitive species and impacts to the forest habitat, after implementing long-term forest management procedures, will be less than significant. Conditions of approval will require the implementation of tree and native habitat protection measures and adherence to the recommendations contained in the Forest Management Plan prepared by Forest City Consulting (March 3, 2004).

(e) Visual Resources – The project is consistent with policies of the Carmel Area Land Use Plan dealing with visual resources (Chapter 2.2). The project planner conducted site visits on March 19, 2004 and October 8, 2004 to verify that the proposed project will not have a significant adverse effect on the public viewshed pursuant to the visual resource policies contained in the Carmel Area Land Use Plan. The project has been carefully sited and designed to minimize visibility by being located in an existing forested area. The proposed structures will use appropriate colors and materials in order to be subordinate to and blended into the environment. Proposed tree removal and grading will not cause structures or access roads to be visible from public viewing points and corridors. Conditions of approval will require the implementation of tree and native habitat protection measures and the planting of additional native trees and vegetation for additional screening in order to ensure protection of the natural scenic character of the area.

(f) Archaeological Resources – The project is consistent with policies of the Carmel Area Land Use Plan dealing with archaeological resources (Chapter 2.8). A Cultural Resource Evaluation was prepared by Archaeological Resource Management (October 29, 1990) for the standard subdivision and evaluated each proposed lot for archaeological resources. According to the Evaluation, there was no evidence of archaeological resources within or near Lot 4, the site for the proposed residence and guesthouse. An

ongoing condition of approval will require that land disturbance be halted in the event that archaeological resources are found.

(g) Hazards – The project is consistent with policies of the Carmel Area Land Use Plan dealing with hazards (Chapter 2.7). A Geotechnical Soils and Foundation Report was prepared by Grice Engineering, Inc. (April 27, 1994) for the standard subdivision and evaluated each proposed lot for development suitability. According to the Report, the site for the proposed residence and guesthouse contains subsurface materials consisting of weathered granite and consolidated colluvium, which are suitable for residential development. The project has been sited and designed to conform to site topography and is located on slopes greater than 30% in order to minimize the potential for geologic hazards and be consistent with County policy related to development on slopes. The Cypress Fire Protection District reviewed the project and placed conditions of approval, which will minimize the potential for fire hazards.

(h) Water Resources – The project is consistent with policies of the Carmel Area Land Use Plan dealing with water resources (Chapter 2.2). Water to serve the project will come from the Riley Ranch Mutual Water System. The development will be sited, designed and constructed to minimize runoff, erosion and resulting sedimentation. The project will be required to adhere to Monterey County's Erosion Control (Chapter 16.12) and Grading (Chapter 16.08) Ordinances. Conditions of approval will require a drainage plan, which includes retention/percolation facilities for stormwater runoff and follows the drainage and erosion control recommendations contained in the Geotechnical Soils and Foundation Report prepared by Grice Engineering, Inc. (April 27, 1994). Additionally, a landscaping plan will be required which includes the planting of native trees and vegetation for those areas disturbed by construction in order to minimize erosion.

(i) Forest Resources – The project is consistent with policies of the Carmel Area Land Use Plan dealing with forest resources (Chapter 2.5). A Forest Management Plan (March 3, 2004) and subsequent Forest Evaluation (September 14, 2004) were prepared by Forest City Consulting, which evaluated the proposed residence, guesthouse and septic system layout. According to the Plan and Evaluation, the proposed development has shown sensitivity to protecting the native forest resources. Only two protected trees and seventeen small, mostly scrub-like, non-protected trees will be removed. The proposed building sites and driveway have been designed to reduce impacts to the native forest and to protect as many trees as possible. The Plan recommends that in lieu of 1:1 replacement for the two protected trees proposed for removal (23 and 27 inch Monterey Pines), the natural regeneration of Monterey Pine be encouraged within the forested area of the parcel by following the recommendations, as contained in the Plan, for reforestation in areas affected by pitch canker developed by Professor Tomas R. Gordon of the Department of Plant Pathology at the University of California in Davis. Conditions of approval will require the implementation of tree and native habitat protection measures and adherence to the recommendations contained in the Forest Management Plan.

(j) Site Visits – The project planner conducted site visits on March 19, 2004 and October 8, 2004 to verify that the proposed project complies with the LCP. Staff's memos regarding the site visits are in project file PLN040104.

(k) **Land Use Advisory Committee** – The Carmel Unincorporated/Highlands Land Use Advisory Committee reviewed and recommended approval (4 - 0 vote) of the Combined Development Permit on April 5, 2004 with no changes.

(l) **Application Materials** – The application and plans submitted for the Combined Development Permit in project file PLN040104 at the Monterey County Planning and Building Inspection Department.

(m) **Design Approval** – The applicant provided the Monterey County Planning and Building Inspection Department with a Design Approval Request, drawings, and a statement of materials and colors to be used.

(n) **Testimony** – No testimony, either written or oral, was received during the course of the public hearing process to indicate that there is any inconsistency with these plans or policies.

2. **FINDING: LANDMARK TREE REMOVAL** – An exception may be granted for the removal of a tree that is 24 inches or greater in diameter (measured at breast height) since no alternatives to development such as resiting, relocation or reduction in development area exists whereby the tree removal can be avoided.

EVIDENCE: (a) The project consists of the removal of 1 Monterey Pine measuring 27 inches in diameter at breast height. According to the Forest Management Plan prepared by Forest City Consulting (March 3, 2004), previous designs of the project attempted to retain the 27 inch Monterey Pine, however, the health and condition of this large tree in proximity to the proposed residence does not make the retention of this tree an acceptable risk. Every reasonable attempt to limit tree removal has been made and is represented in this plan.

(b) Staff conducted site visits on March 19, 2004 and October 8, 2004 to assess the proposed tree removal and analysis contained in the Forest Management Plan. Staff observed a heavily forested parcel containing numerous Monterey Pines and Coastal Oaks of various sizes. The 27 inch Monterey Pine appeared to be over-mature and of moderate health due to the crown being rounded off. Development resiting or relocation would increase the amount of tree removal and would involve more than 1 landmark tree. A reduction in the development area would not be effective due to the condition of the tree and the potential risk it poses to the proposed structure. Staff concurs with the analysis contained in the Forest Management Plan and concludes that there is no alternative to development whereby the tree removal can be avoided.

(c) The application and plans submitted, in project file PLN040104 at the Monterey County Planning and Building Inspection Department.

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

EVIDENCE: (a) The project has been reviewed for suitability by the Monterey County Planning and Building Inspection Department, Cypress Fire Protection District, Monterey County Water Resources Agency, Monterey County Public Works Department, Monterey County Health Department and Monterey County Parks Department. There has been no indication from these agencies that the site is not suitable. Conditions recommended by these agencies have been incorporated as project conditions.

(b) The project planner conducted site visits on March 19, 2004 and October 8, 2004 to verify that the site is suitable for this use.

(c) Necessary public facilities are available and will be provided.

4. FINDING: PUBLIC ACCESS – The project is in conformance with the public access and public recreation policies of the Coastal Act and the 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 impacts on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan, can be demonstrated.

EVIDENCE: (a) The subject property is not described as an area where the Local Coastal Program requires access and is not indicated as part of any designated trails or shoreline access. No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

(b) Staff site visits on March 19, 2004 and October 8, 2004.

5. FINDING: CEQA (Exempt) – The proposed project will not have a significant environmental impact.

EVIDENCE: (a) Section 15303 of the CEQA Guidelines categorically exempts the proposed development from environmental review. The proposed single-family residence and guesthouse qualifies for this categorical exemption since it falls into the class of small projects involving new construction of small structures. Based on staff's review of the project, no unusual circumstances exist that demonstrate that a significant environmental impact will occur.

(b) The Board of Supervisors approved a Combined Development Permit (Resolution No. 00-30) for a standard subdivision and general development plan (Lands of Riley Ranch at Point Lobos) on January 18, 2000. The final map was recorded on June 2, 2000 (Tract 1345). The subject parcel was created from this standard subdivision. The Board of Supervisors found the site physically suitable for the use proposed and consistent with the Point Lobos Ranch Special Treatment designation pursuant to Section 4.4.3.F.4 of the Carmel Area Land Use Plan. The proposed single-family residence and guesthouse are consistent with the approval of the standard subdivision and general development plan.

(c) An Initial Study was prepared for the standard subdivision project. The Initial Study reviewed the data on aesthetics, archaeological resources, biological resources, erosion, geologic hazards, fire hazards, drainage and land use, and found that potential impacts could be mitigated to a less than significant level. Therefore, it was determined that the standard subdivision would have no significant environmental impact and a Mitigated Negative Declaration was filed with the County Clerk on September 6, 1996, noticed for public review and circulated to the State Clearinghouse. The Initial Study and Mitigated Negative Declaration are located in project file no. SB 94001.

6. FINDING: NO VIOLATIONS – The subject properties is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and other applicable provisions of Title 20. Zoning violation abatement costs, if any, have been paid.

EVIDENCE: Sections 20.22.020, 20.44.020 and 20.64.020 of the Monterey County Zoning Ordinance. Staff verification of the Monterey County Planning and Building Inspection Department records indicates that no violations exist on subject property.

7. FINDING: HEALTH AND SAFETY – The establishment, maintenance, and operation of the

proposed development applied for will not under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County.

EVIDENCE: Preceding findings and supporting evidence.

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

EVIDENCE: Sections 20.86.030 and 20.86.080 of the Monterey County Zoning Ordinance (Title 20).

DECISION

It is the decision of the Planning Commission that said application for a Combined Development Permit be granted as shown on the attached sketch and subject to the attached conditions.

PASSED AND ADOPTED this 12th day of January, 2005 by the following vote:

AYES: Errea, Sanchez, Hawkins, Padilla, Vandever, Parsons, Salazar, Rochester, Wilmot

NOES: None

ABSENT: Diehl

JEFF MAIN, SECRETARY

COPY OF THIS DECISION MAILED TO APPLICANT ON

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

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 Marina.

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

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, 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 Clearing Condition</i>	<i>Timing</i>	<i>Verif- ication of compliance</i>
		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. (Planning and Building Inspection)				
2		PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice, which states: "A permit (Resolution No. 05003) was approved by the Planning Commission for Assessor's Parcel Number 243-113-004-000 on January 12, 2005. The permit was granted subject to 23 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 grading and building permits or commencement of the use. (Planning and Building Inspection)	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits or start of use	
3		NOTICE-FOREST MANAGEMENT PLAN The applicant shall record a notice, which states: "A Forest Management Plan has been prepared for this parcel by Forest City Consulting, dated March 3, 2004, and is on record in the Monterey County Planning and Building Inspection Department Library. All tree removal and replacements on the parcel must be in accordance with this Forest Management Plan, as approved by the Director of Planning and Building Inspection." The notice must be recorded prior to issuance of building or grading permits. (Planning and Building Inspection)	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits or start of use	

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4		PBD006 - DEED RESTRICTION - GUESTHOUSE Prior to the issuance of permits for guesthouse construction, or for use of an existing structure as a guesthouse, the applicant shall record a deed restriction stating the regulations applicable to the guesthouse, including that the guesthouse shall not be separately rented, let or leased from the main residence and shall not have cooking or kitchen facilities. (Planning and Building Inspection)	Submittal of approved and Recorded Deed Restriction to PBI.	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	
5		PBD021 – LIGHTING – EXTERIOR LIGHTING PLAN All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The 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 exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. (Planning and Building Inspection)	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits	
6		TREE PROTECTION Native trees located close to the construction site shall be protected from inadvertent damage from construction equipment by 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. Protective fencing, staging areas and grading limits shall be reviewed and established by the contractor in consultation with a qualified forester or arborist immediately prior to commencement of demolition and excavation operations. Said protection shall be demonstrated in the form of photos and a letter from a qualified forester or	Submit evidence of tree protection in the form of photos and a letter from a qualified forester or arborist to PBI for review and approval.	Owner/ Applicant	Prior to Issuance of Grading and/or Building Permits	

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		arborist prior to the issuance of grading or building permits and subject to the approval of the Director of Planning and Building Inspection. (Planning and Building Inspection)				
7		NATIVE HABITAT PROTECTION Native habitat in proximity to the project site shall be adequately protected. Protection shall include the placement of orange netting and the installation of silt fencing. Said protection shall be demonstrated prior to issuance of grading and building permits and subject to the approval of the Director of Planning and Building Inspection. (Planning and Building Inspection)	Submit evidence of native habitat protection to PBI for review and approval.	Owner/ Applicant	Prior to issuance of grading and building permits	
8		EROSION AND RUNOFF CONTROL Prior to the issuance of a grading or building permit, the applicant shall submit evidence that erosion and runoff control measures have been implemented in accordance with Monterey County's Erosion Control (Chapter 16.12) and Grading (Chapter 16.08) Ordinances. (Planning and Building Inspection)	Submit evidence that erosion and runoff control measures have been implemented in accordance with Monterey County's Erosion Control (Chapter 16.12) and Grading (Chapter 16.08) Ordinances.	Owner/ Applicant	Prior to issuance of grading and building permits	
9		DRAINAGE PLAN - RETENTION 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. The plan shall include retention/percolation facilities to mitigate the impact of impervious surface stormwater runoff, as recommended in Grice Engineering's <i>Geotechnical Soils and Foundations Report for the Riley Ranch Major Subdivision</i> , dated April 1994. Drainage improvements shall be constructed in accordance with plans approved by the Water	Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of grading or building permits	

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		Resources Agency. (Water Resources Agency)				
10		DRAINAGE (NON-STANDARD) The applicant shall provide the Planning and Building Inspection Department a drainage plan that has been approved by the Water Resources Agency. The drainage plan shall show that drainage improvements will not be located within native habitat areas and will not require additional tree removal. The plan shall be submitted prior to issuance of grading and building permits. (Planning and Building Inspection)	Submit to PBI a drainage plan that has been approved by the Water Resources Agency.	Owner / Applicant / Engineer	Prior to issuance of grading and building permits	
11		WR43 - WATER AVAILABILITY CERTIFICATION The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
12		WR45 - WELL INFORMATION The applicant shall provide the Water Resources Agency information on the well to serve the project including a map showing the well location and any available well logs/e-logs. (Water Resources Agency)	Submit all applicable well information to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	

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13		WR8 - COMPLETION CERTIFICATION The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater detention/retention facilities have been constructed in accordance with approved plans. (Water Resources Agency)	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Owner/ Applicant/ Engineer/ Contractor	Prior to final inspection	
14		WR40 - WATER CONSERVATION MEASURES The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system. b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
15		<u>FIRE007 - DRIVEWAYS</u> 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	1) Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Owner/ Applicant	Prior to issuance of grading and building permits	

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		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 centerline of the driveway. If a hammerhead/T is used, the top of the “T” shall be a minimum of 60 feet in length. (Cypress Fire Protection District)	2) Applicant shall schedule fire dept. clearance inspection.		Prior to final building inspection	
16		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	1) Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans. 2) Applicant shall schedule fire dept. clearance inspection.	Owner/ Applicant	Prior to issuance of building permit Prior to final building	

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		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. (Cypress Fire Protection District)			building inspection	
17		<u>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)</u> 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. (Cypress Fire Protection District)	1) Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. 2) Applicant shall schedule fire dept. clearance inspection.	Owner/ Applicant	Prior to issuance of grading and building permits Prior to final building inspection	

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18		<p><u>FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</u></p> <p>The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Cypress Fire Protection District)</p>	<p>1) Applicant shall enumerate as “Fire Dept. Notes” on plans.</p> <p>2) Applicant shall schedule fire dept. rough sprinkler inspection.</p> <p>3) Applicant shall schedule fire dept. final sprinkler inspection.</p>	Owner/ Applicant	<p>Prior to issuance of building permit</p> <p>Prior to framing inspection</p> <p>Prior to final building inspection</p>	
19		<p><u>FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE)</u></p> <p>All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (Cypress Fire Protection District)</p>	Applicant shall enumerate as “Fire Dept. Notes” on plans.	<u>Owner/ Applicant</u>	Prior to issuance of building permit.	
20		<p><u>PBD018(A) - LANDSCAPE PLAN (SINGLE FAMILY DWELLING ONLY)</u></p> <p>The site shall be landscaped. At least 60 days prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. The landscaping plan shall follow the recommendations contained in the Forest Management Plan prepared by Forest City Consulting, dated March 3, 2004. Additionally, the landscaping plan shall incorporate native trees and other indigenous vegetation for those areas disturbed by construction and for additional screening of the</p>	Submit landscape plans and contractor’s estimate to PBI for review and approval.	Owner/ Applicant/ Contractor	At least 60 days prior to final inspection or occupancy	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, 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 Clearing Condition</i>	<i>Timing</i>	<i>Verification of compliance</i>
		structures from the public viewshed. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County Planning and Building Inspection Department. (Planning and Building Inspection)				
21		PBD030 - STOP WORK - RESOURCES FOUND If cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (Planning and Building Inspection)	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeologist	Ongoing	
22		PBD018(A) - LANDSCAPE MAINTENANCE (SINGLE FAMILY DWELLING ONLY) 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. (Planning and Building Inspection)	All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, 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 Clearing Condition</i>	<i>Timing</i>	<i>Verif- ication of compliance</i>
23		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. (Planning and Building Inspection)	None	Owner/ Applicant	Ongoing	