

**MINOR SUBDIVISION COMMITTEE
COUNTY OF MONTEREY, STATE OF CALIFORNIA**

RESOLUTION NO. 04023

A. P. # 243-181-006-000
243-181-005-000

In the matter of the application of
Michael & Patricia Moeller (PLN040050)

FINDINGS & DECISION

to allow a Combined Development Permit in accordance with Chapter 20.82 (Combined Development Permits) of the Monterey County Code, consisting of a Coastal Administrative Permit and Design Approval for a two-story 3,588 sq. ft. single family dwelling with a 1,164 sq. ft. attached garage and grading (approx. 185 cu. yds. of cut/ 195 cu. yds. of fill); a Coastal Development Permit for native tree removal (9 Monterey pines including 2 landmark pines and 9 coast live oaks); a Coastal Development Permit for development on slopes of 30% or greater; and a Coastal Development Permit for an equal Lot Line Adjustment of approximately 0.27 acres between a 0.85-acre lot (Parcel 1) and a 0.61-acre lot (Parcel 2) resulting in no net change in acreage for either parcel. The parcels are located at and adjacent to 194 San Remo Drive, Carmel, Carmel Highlands area, Coastal Zone, came on regularly for meeting before the Minor Subdivision Committee November 18, 2004.

Said Minor Subdivision Committee, having considered the application and the evidence presented relating thereto,

1. **FINDING: CONSISTENCY** - The project, as conditioned, is consistent with applicable plans and policies, including the Monterey County Coastal Subdivision Ordinance (Title 19), the *Carmel Area Land Use Plan*, the *Regulations for Development in the Carmel Area Land Use Plan*, Part 6 (Appendices) of the *Coastal Implementation Plan*, and the Monterey County Zoning Ordinance (Title 20) which designates this area as appropriate for residential development.

EVIDENCE: (a) PBI staff has reviewed the project as contained in the application and accompanying materials for consistency the *Carmel Area Land Use Plan*, the *Regulations for Development in the Carmel Area Land Use Plan*, Part 6 (Appendices) of the Coastal Implementation Plan. PBI staff has reviewed the project as contained in the application and accompanying materials for conformity with the Monterey County Coastal Subdivision Ordinance (Title 19) and the Monterey County Zoning Ordinance (Title 20) and has determined that the project is consistent with these plans and ordinances, which designate this area as appropriate for residential development. Application materials in Project File PLN040050.

- (b) Project planner conducted an on-site inspection on January 15, 2004, to verify that the project on the subject parcel conforms to the plans and ordinances listed above.
- (c) The project, for a lot line adjustment and a single family home, involves a conditional use and an allowed use, respectively, in accordance with Sections 20.14.050.BB and 20.14.040.A of the Zoning Ordinance (Title 20).
- (d) The project is in compliance with Site Development Standards for the Low Density Residential District in accordance with Section 20.14.060.

(e) The Carmel Area Land Use Advisory Committee heard the project on Monday, April 5, 2004, and recommended denial of the proposed house design by a vote of 4-0 (with 3 members absent), and voted to recommend approval of the proposed lot line adjustment as well as the waiver to allow development on slopes of 30% or greater by the same margin; LUAC meeting minutes dated Monday April 5, 2004 (Exhibit "E").

(f) 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 PLN040050.

2. **FINDING: SLOPES OF 30% OR GREATER** – The project proposes development on approximately 720 sq. ft. of Parcel 1 (currently APN 243-181-006-000) with slopes of 30% or greater. This development proposal better achieves the goals, policies and objectives of the Monterey County Local Coastal Program than other development alternatives because it minimizes tree removal and avoids development on steeper areas of the parcel (as adjusted). Remaining areas of both parcels with slopes of 30% or greater shall be conveyed to the County as a Scenic and Conservation easement, pursuant to the requirements of Section 20.146.120.A.6 of the Regulations for Development in the Carmel Area Land Use Plan.

EVIDENCE: (a) Plans and materials contained in Project File PLN040050.
(b) Forest Management Plan prepared for the project by Forest City Consulting, dated January 27, 2004. Report contained in Project File PLN040050.
(c) Staff conducted a site visit on January 15, 2004, to verify that the site is suitable for this use.
(d) Condition 8

3. **FINDING: TREE REMOVAL** -A total of 9 Monterey pines, 6 coast live oaks, and 3 clusters of coast live oaks are proposed for removal. The subject project, as conditioned, minimizes tree removal in accordance with the applicable goals and policies of the Carmel Area Land Use Plan and the Regulations for Development in the Carmel Area Land Use Plan (Coastal Implementation Plan, Part 4). No alternatives to development (such as resiting, relocation, or reduction in development area) exist whereby removal can be avoided for the two landmark Monterey pine trees (#s 26 & 34 of the forester's report). Tree #31 is located within the footprint of the proposed residence and in the forester's latest assessment of the project, dated April 5, 2004; he states that, "*Tree #26 cannot be reasonably retained within falling distance of any structure or high use area.*" Therefore, a total of nine (9) Monterey pines may be removed (#s 3, 5, 6, 7, 24, 26, 32, 33, 34). The coast live oaks allowed for removal are #s 27, 28, 29, 30, 31, plus the three unnumbered clusters of small oaks indicated in the forester's report. This action does not allow for trees of any type or size to be removed on the undeveloped easterly lot (as adjusted). Pursuant to the requirements of Section 20.146.060.D.6 of the Regulations for Development in the Carmel Area Land Use Plan, the 6 Monterey pines to be removed that are 12" DBH or greater shall be replaced at a 1: 1 ratio and shall be included as part of the required landscaping plan.

EVIDENCE: (a) The forester's report states that the "*proposed design reflects the desire to protect trees, especially the larger Monterey Pines; however, it was decided that some large tree needed to be removed to insure protection of others.*"

(b) Forest Management Plan prepared for the project by Forest City Consulting, dated January 27, 2004, and addendum dated April 5, 2004 (report contained in Project File PLN040050).

(c) On the westerly lot (as adjusted), two (2) landmark Monterey pine trees are proposed for removal along with 3 other pines greater than 12” in diameter-at-breast height (DBH) and 3 pines less than 12” DBH. Six (6) coast live oaks measuring 6” DBH or less and three (3) clusters of oaks with trunks measuring 4” or less are also proposed for removal on the westerly lot (as adjusted). Four dead or damaged trees north of the proposed residence are proposed for removal, and one 23” Monterey pine (#24) in the southern portion of the lot is uprooting and therefore proposed for removal.

(d) Staff conducted a site visit on January 15, 2004, to verify that the site is suitable for this use.

(e) Condition 23

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, and all zoning violation abatement cost, if any, have been paid.

EVIDENCE: Staff reviewed Monterey County Planning and Building Inspection Department records and is not aware of any violations that exist 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: The project was reviewed by Planning and Building Inspection, Public Works, Water Resources Agency, Environmental Health, Parks and the Carmel Highlands FPD. 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 and conditions.

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

EVIDENCE: (a) The project has been reviewed for suitability by Planning and Building Inspection, Public Works, Water Resources Agency, Environmental Health, Parks Department and the Carmel Highlands FPD. Conditions recommended have been incorporated.

(b) According to the PBID Geographic Information System (GIS), the project lies in a seismic-hazard zone “III” (i.e., “moderate”), landslide risk is low to moderate, and liquefaction risk is low. Erosion risk is high. However, standard erosion-control practices will be implemented as conditions of the grading permit in order to fulfill the requirements of the County’s Grading and Erosion Control Ordinances (Chapters 16.08 & 16.12 of the County Code).

- (c) A biological survey prepared for the project by Vern Yadon, dated March 14, 2003, reports that there are no statutorily protected species found on-site except for native Monterey pine forest and coast live oaks. Report contained in Project File PLN040050.
- (d) An archaeological survey prepared by Archaeological Consulting, Inc., dated December 2, 2002, reports no evidence of archaeological or historic resources onsite.
- (e) Staff conducted a site visit on January 15, 2004, to verify that the site is suitable for this use.
- (f) Necessary public facilities are available and will be provided.

7. **FINDING: CEQA (EXEMPT)** – The project is exempt from environmental review.

EVIDENCE: (a) CEQA Guidelines Sections 15303, 15304, and 15305 allow small structures, minor alterations to land, and minor lot line adjustments, respectively, to be categorically exempted from environmental review.

(b) No adverse environmental effects were identified during staff review of the development application during a site visit on January 15, 2004.

(c) According to the PBID Geographic Information System (GIS), the project lies in a seismic-hazard zone “III” (i.e., “moderate”), landslide risk is low to moderate, and liquefaction risk is low. Erosion risk is high. However, standard erosion-control practices will be implemented as conditions of the grading permit in order to fulfill the requirements of the County’s Grading and Erosion Control Ordinances (Chapters 16.08 & 16.12 of the County Code).

(d) A biological survey prepared for the project by Vern Yadon, dated March 14, 2003, reports that there are no statutorily protected species found on-site except for native Monterey pine forest and coast live oaks. Report contained in Project File PLN040050.

(e) An archaeological survey prepared by Archaeological Consulting, Inc., dated December 2, 2002, reports no evidence of archaeological or historic resources onsite.

8. **FINDING: PUBLIC ACCESS** - The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights (see 20.70.050.B.4). No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan, can be demonstrated.

EVIDENCE (a) The subject property is not described as an area where the Local Coastal Program requires access.

(b) The subject property is not indicated as part of any designated trails or shoreline access areas as shown in Figure 3, the Public Access Map, of the *Carmel Area Land Use Plan*.

(c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

(d) Staff site visit on January 15, 2004.

9. **FINDING: LOT LINE (ADJACENT PARCELS)** - The lot line adjustment is between two existing adjacent parcels.
EVIDENCE: Application and plans for a lot line adjustment found in the Project File PLN040050.
10. **FINDING: LOT LINE (PARCEL CREATION)** - A greater number of parcels than originally existed will not be created as a result of the lot line adjustment.
EVIDENCE: Two contiguous separate legal parcels of record will be adjusted and two adjacent contiguous separate legal parcels of record will result from the adjustment (Exhibit "G").
11. **FINDING: LOT LINE (ZONING CONFORMITY)** - The parcels resulting from the lot line adjustment conform to the County Zoning and Building Ordinances.
EVIDENCE: The proposed lot line adjustment is consistent with the site development standards for parcels within the LDR/1(CZ) Zoning District, pursuant to Sections 20.14.060 of the Monterey County Zoning Ordinance (Title 20). The application and plans for a lot line adjustment found in Project File PLN040050.
12. **FINDING: APPEALABILITY** - The project is appealable to the Board of Supervisors and California Coastal Commission.
EVIDENCE: Section 20.86.030 and 20.86.080 of the Monterey County Coastal Implementation Plan (Part 1) and Section 19.01.040 of the Monterey County Coastal Zone Subdivision Ordinance (Title 19).

DECISION

It is the decision of the Minor Subdivision Committee of the County of Monterey 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 18th day of November 2004.

LYNNE MOUNDAY, Acting 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.

**Monterey County Planning and Building Inspection
Condition Compliance Matrix**

Project Name: Moeller

File No: PLN040050 *APNs:* 243-181-006-000 & 243-181-005-000

Approval by: Minor Subdivision Committee *Date:* November 18, 2004

<i>Permit Cond. No.</i>	<i>Impact Addressed, and Responsible Land Use Department</i>	<i>Compliance 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>The subject permit approval grants a Combined Development Permit (PLN040050/Moeller) consisting of a Coastal Administrative Permit and Design Approval for a two-story 3,588 sq. ft. single family dwelling with a 1,164 sq. ft. attached garage and grading (approximately 185 cu. yds. of cut & 195 cu. yds. of fill); a Coastal Development Permit for native tree removal (9 Monterey pines including 2 landmark pines, 6 coast live oaks, and 3 clusters of coast live oaks); a Coastal Development Permit for development on slopes of 30% or greater; and a Coastal Development Permit for an equal lot line adjustment of approximately 0.27 acres between a 0.85-acre lot (Parcel 1) and a 0.61-acre lot (Parcel 2) resulting in no net change in acreage for either parcel. The properties are located at and adjacent to 194 San Remo Drive, Cannel (Assessor's Parcel Numbers 243-181-006-000 & 243-181-005-000), Cannel Highlands Area, Coastal Zone. 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 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. (Planning and Building Inspection)</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other- wise stated	
2.	<p>This permit shall expire two years from the date of adoption unless extended by the Director of Planning and Building Inspection pursuant to Section 20.140.100 of the Coastal Implementation Plan. (Planning and Building Inspection)</p>	Vest project within two years or apply for a Permit Extension at least 30-days prior to expiration.	Owner/ Applicant	Novem- ber 18, 2006	

<i>Permit Cond. No.</i>	<i>Impact Addressed, and Responsible Land Use Department</i>	<i>Compliance 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>
3.	No land clearing or grading shall occur on the subject parcel between October 15 th and April 15 th unless authorized by the Director of Planning and Building Inspection. (Planning and Building Inspection)	None	Owner/ Applicant	October 15 th to April 15 th	
4.	All new utility and distribution lines shall be placed underground. (Planning and Building Inspection; Public Works)	None	Owner/ Applicant	Ongoing	
5.	The applicant shall record a notice, which states: "A permit (Resolution 04023) was approved by the Minor Subdivision Committee for Assessor's Parcel Numbers 243-181-006-000 & 243-181-005-000 on November 18, 2004. The permit was granted subject to 24 conditions of approval that 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 recordation of Record of Survey. (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.	
6.	The applicant shall record a deed restriction, which states: "The parcel is located in a high fire hazard area and development may be subject to certain restrictions required as per section 20.64.280 of the Zoning Ordinance (Title 20)." (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.	
7.	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.	
8.	A scenic easement shall be conveyed to the County over those portions of the property with slopes of 30% or greater, except for the small area expressly approved for development by this action. A scenic easement deed shall be submitted to, and approved by, the Director of Planning and Building Inspection prior to issuance of grading or building permits. (Planning and Building Inspection)	Submit scenic easement to PBI for approval.	Owner/ Applicant	Prior to issuance of building permits.	

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9.	Trees that are located close to the construction site 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 shall be demonstrated prior to issuance of building permits subject to the approval of the Director of Planning and Building Inspection. (Planning and Building Inspection)	Submit evidence of tree protection to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	
10.	Obtain a survey of the new line and have the line monumented. (Public Works)	Owner shall have a surveyor monument the new lines. Evidence of completion of monumentation shall be submitted to DPW for review and approval.	Owner/ Applicant/ Surveyor	Prior to Recordation of Parcel Map	
11.	File a Record of Survey showing the new line and its monumentation. (Public Works)	Owner's Surveyor to prepare record of survey and submit to DPW for review and approval.	Owner/ Applicant/ Surveyor	Prior to Recordation of Parcel Map	
12.	For Parcel 1, the 0.85-acre lot, that is currently identified as APN 243-181- 006-000: Submit plans for review and approval showing the location and design of the proposed septic system meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions," Central Coast Basin Plan, RWQCB. The design submitted shall indicate both primary and secondary leach fields for a maximum of a four-bedroom single-family dwelling, with a minimum of 1500 square feet of infiltration area per field. (Environmental Health)	Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system.	CA Licensed Engineer /Owner/ Applicant	Prior to filing the adjustment map or issuance of a building or grading permit	
13.	For Parcel 2, the 0.61-acre lot, that is currently identified as APN 243-181- 005-000: Submit an updated map indicating proposed septic envelopes for the parcel to the Division of Environmental Health for review and approval. Once approved the septic envelopes shall appear as part of the lot line adjustment map. (Environmental Health)	Once approved the septic envelopes shall appear as part of the lot line adjustment map.	Owner/ Applicant	Prior to filing the lot line adjustment map.	

Permit Cond. No.	Impact Addressed, and Responsible Land Use Department	Compliance 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)
14.	For Parcel 2, the 0.61 acre lot, that is currently identified as APN 243-181- 005-000: The lot line adjustment map shall include a note that states, “Any development on Parcel 2 that generates wastewater shall be limited to a maximum of a three-bedroom single-family dwelling, and shall meet the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and ‘Prohibitions,’ Central Coast Basin Plan, RWQCB, unless otherwise approved by the Director of the Division of Environmental Health, Monterey County Health Department, or until the property connects to an approved sanitary sewer.” (Environmental Health)	Division of Environmental Health must review and approve the note for the lot line adjustment map.	Owner/ Applicant	Prior to filing the lot line adjustment map.	
15.	For Parcel 2, the 0.61 acre lot, that is currently identified as APN 243-181- 005-000: Any development on this lot that generates wastewater shall be limited to a maximum of a three-bedroom single-family dwelling, and shall meet the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB, unless otherwise approved by the Director of the Division of Environmental Health, Monterey County Health Department, or until the property connects to an approved sanitary sewer. (Environmental Health)	Comply with Chapter 15.20 of the Monterey County Code as approved by the Director of Environmental Health.	Owner/ Applicant	Continuous	
16.	Record a Deed Notice on Parcel 2 (as adjusted) detailing the stipulations of Environmental Health Conditions 14 & 15, above. (Planning and Building Inspection)	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of any grading or building permits	
17.	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. (Water Resources Agency)	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	

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18.	<p>The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</p> <p>A. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.</p> <p>B. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems, and timing devices. (Water Resources Agency)</p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/ occupancy	
19.	<p>Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. 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 centerline of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Carmel Hi2hlands FPD)</p>	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	

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20.	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. (Carmel Highlands FPD)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
21.	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. (Carmel Highlands FPD)	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	
22.	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.	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

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	This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Carmel Highlands FPD)	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	
23.	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. This plan shall include the 6 Monterey pine trees required to replace those allowed for removal by Condition 1, above. 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, either landscaping shall be 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. 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)	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	
		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. No.</i>	<i>Impact Addressed, and Responsible Land Use Department</i>	<i>Compliance 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>
24.	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 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/ Archaeo- logist	Ongoing	