

MIKE NOVO  
ZONING ADMINISTRATOR

COUNTY OF MONTEREY  
STATE OF CALIFORNIA

RESOLUTION NO. 040433

A. P. # 008-162-020-000

In the matter of the application of  
**Keith & Susan Lobo (PLN040433)**

**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 for a new 5,714 sq. ft. two-story single family dwelling, with an attached 844 sq. ft. garage; a Coastal Development Permit for attached 630 sq. ft. caretaker's unit; Grading of approximately 1,000 cu. yds.; and Design Approval. The property is located at 3350 Kingsley Court, Pebble Beach, Macomber Estates, Del Monte Forest area, Coastal Zone, came on regularly for meeting before the Zoning Administrator on February 10, 2005.

Said Zoning Administrator, having considered the application and the evidence presented relating thereto,

1. **FINDING: CONSISTENCY.** The Project, as conditioned is consistent with applicable plans and policies, the Del Monte Forest Land Use Plan, Coastal Implementation Plan (Part 5), Part 6 of the Coastal Implementation Plan, and the Monterey County Zoning Ordinance (Title 20) which designates this area as appropriate for residential development. Specifically, the proposed caretaker unit complies with all applicable requirements of §20.64.030.  
**EVIDENCE:** (a) Plan Conformance. PBI staff has reviewed the project as contained in the application and accompanying materials for consistency with the Del Monte Forest Land Use Plan (LUP), Part 5 of the Coastal Implementation Plan (CIP), and Part 6 of the Coastal Implementation Plan (CIP) and for conformity with the Monterey County Zoning Ordinance (Title 20) and have determined that the project is consistent with the Del Monte Forest Land Use Plan which designates this area as appropriate for residential development. Conditions have been incorporated addressing exterior lighting and landscaping requirements. Staff notes are provided in Project File PLN040433.  
(b) Land Use. The parcel is zoned Low Density Residential, 1.5 units/acre, Design Control District, Coastal Zone ("LDR/1.0-D (CZ)"). A single-family residence is allowed per §20.14.040.A CIP. A caretaker unit is a conditional use allowed in the LDR zone, subject to development standards in §20.64.030 CIP.  
(c) LDR Development Standards. The project is in compliance with Site Development Standards for a Low Density Residential District in accordance with §20.14.060. Development standards for the zoning district limit FAR to 20.0% of the property (16,309 square feet). The project proposes FAR of 8.8% (7,188 square feet). Using the same general footprint as the existing home, the proposed setbacks are at least 100 feet (front), 35/50 feet (side), and 80 feet (rear), which exceed the minimum setback requirements of 30, 20, and 20 feet respectively. Allowed height measured from the average natural grade is 30 feet. This house is designed to meet the maximum height allowed of 30-foot measure from the average natural grade.

(d) Caretaker Development Standards. This application includes constructing a 630 square foot caretaker unit above the garage. A maximum of one 850 square foot caretaker unit is allowed per lot, but not to exceed the overall build out in Del Monte Forest (§20.64.030.I CIP and Table A LUP). The project is located within the Pescadero Planning Area, which allows up to 41 new residential units within Planning Unit S. Review of County records determined that this project is within the allowable build out limit for this area.

(e) Visual Resources. Figure 2C of the Del Monte Forest Land Use Plan (LUP) identifies the subject site as an area that is visible from Point Lobos, across Carmel Bay. In addition, the site is located along 17-Mile Drive, which is designated as public viewshed within the forest (Section 20.147.070 CIP). Based on staking and flagging of the project site, a field investigation by staff determined that the project is not visible from any public viewing area or Point Lobos. The location and design of the project reduces the potential visual impact since there is a dense tree cover along the eastern side of the property where it backs up to 17-Mile Drive. Mature trees in this area range from 40-80 feet tall, which serves to screen the proposed development.

(f) Forestry. The building site slopes down from Kingsley Court and with a mix of Coast Live Oak woodland and Monterey pine trees. The southern portion of the lot is designated with a Resource Constraint overlay to protect forest area along Seventeen Mile Drive. This project is designed to avoid removal of any native trees; and therefore, would not affect the health of the surrounding forest or any indigenous Monterey cypress trees. As conditioned, the proposed project is consistent with development standards contained in Section 20.147.050.D CIP.

(g) Land Use Advisory Committee (LUAC). The Del Monte Forest Land Use Advisory Committee recommended approval of the project by a vote of 3-0-1 as proposed.

(h) Site Visit. Project planner conducted an on-site inspection to verify that the project on the subject parcel conforms to the plans listed above.

(i) Project File. 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 PLN040433.

**2. 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 and Pebble Beach Community Services District. Conditions that were recommended by these agencies have been incorporated.

(b) Available technical information and reports indicate that there are no physical or environmental constraints such as geologic or seismic hazard areas, environmentally sensitive habitats, or similar areas that would indicate the site is not suitable for the use proposed. Agency staff concurs. Reports in Project File PLN040433 include:

- “Geotechnical Soils-Foundation and Geo-Seismic Report for the Lobo Residence Lot 19, Macomber Estates 3350 Kingsley Court,” prepared by Lawrence Grice, P.E. (R.C.E.66857), Grice Engineering. dated August 30, 2004.

(c) Staff conducted an on-site visit to verify that the site is suitable for this use.

(d) Necessary public facilities are available from the existing structure and will be provided.

3. **FINDING: CEQA (Exempt):** The project is exempt from environmental review.
- EVIDENCE:** (a) CEQA Guidelines categorically exempt new construction or conversion of small structures (CEQA Guidelines §15303, Class 3). Class 3 exemptions consist of construction and location of limited numbers of new, small facilities or structures. Subsection “a’ limits the maximum number of structures described in this section to one single-family residence, or a second dwelling unit in a residential zone.
- (b) This project includes construction of one new 2-story home and a second dwelling unit (caretaker unit). The driveway is designed to avoid removing or impacting and native trees. There are no unusual circumstances related to the project or the site.
- (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.
4. **FINDING: NO VIOLATIONS:** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property. Zoning violation abatement cost, if any, have been paid.
- EVIDENCE:** (a) Staff reviewed Monterey County Planning and Building Inspection Department records and is not aware of any violations existing on subject property.
5. **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 as shown in Figure 15, the Recreational Facilities Map, and Figure 16, the Shoreline Access Map, of the Del Monte Forest 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 visits found no evidence of informal public trails on the subject property.
6. **FINDING: PESCADERO WATERSHED POLICY:** The project is consistent with Section 20.147.030.A.1 limiting structural coverage to 5,000 square feet, including main and accessory structures, but is consistent with the limitation of additional impervious surface coverage up to 4,000 square feet. It also meets the total limitation of 9,000 square feet for the Pescadero, Seal Rock Creek and Sawmill Gulch Watersheds and the smaller unnamed watersheds, which drain into the Carmel Bay Area of Special Biological Significance.

**EVIDENCE:** (a) Development in the Pescadero Watershed is limited to 5,000 square feet of structural coverage and 4,000 square feet of impervious surface coverage (9,000 square feet combined). The project application, including the site plan, contained in file PLN040433 shows structural and impervious surface coverage within these limits.

(b) Condition 12 requires engineering calculations for any pavers used as pervious materials to ensure they meet County standards and the intent of the Pescadero Watershed policy and verification of the installation.

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

**EVIDENCE:** (a) Preceding findings and supporting evidence.

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

**EVIDENCE:** (a) Section 20.86.030 of the Monterey County Coastal Implementation Plan - Part 1 (Board of Supervisors).

(b) Section 20.86.080 of the Monterey County Coastal Implementation Plan - Part 1 (Coastal Commission). The site is located between the sea (Pacific Ocean) and the first public road paralleling the sea (Highway One).

## **DECISION**

It is the decision of the Zoning Administrator 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 10th day of February 2005.

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MIKE NOVO  
ZONING ADMINISTRATOR

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 90<sup>th</sup> 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.

<u>Monterey County Planning and Building Inspection</u> <u>Condition Compliance and/or Mitigation Monitoring Reporting Plan</u>	Project Name: <u>LOBO</u> File No: <u>PLN040433</u> APNs: <u>008-162-020-000</u> Approval by: <u>Zoning Administrator</u> Date: <u>February 10, 2005</u>
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*\*Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
<b>PLANNING AND BUILDING INSPECTION (883-7500)</b>						
1		<b>PBD029 - SPECIFIC USES ONLY</b> This Combined Development Permit (PLN040433/Lobo) allows a Coastal Administrative Permit for a new 5,714 square foot 2-story single family dwelling, with an attached 844 square foot garage, and a lap pool; a Coastal Development Permit for attached 630 square foot caretaker's unit; grading of approximately 1,000 cubic yards; and Design Approval. The property is located at 3350 Kingley Court (Assessor's Parcel Number 008-162-020-000), Macomber Estates, Pebble Beach. 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.	Adhere to conditions and uses specified in the permit.	Owner/ Applicant  PBI	Ongoing unless other- wise 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		<p><b>PBD025 - NOTICE-PERMIT APPROVAL</b></p> <p>The applicant shall record a notice, which states: "A permit (Resolution 040433) was approved by the <b>Zoning Administrator</b> for Assessor's Parcel Number <b>008-162-020-000</b> on <b>February 10, 2005</b>. The permit was granted subject to <b>21</b> 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.</p>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant  PBI	Prior to Issuance of grading and building permits or start of use.	
3		<p><b>PBD030 - STOP WORK - RESOURCES FOUND</b></p> <p>If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County 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.</p>	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  PBI	Ongoing	
4		<p><b>PBD011 - EROSION CONTROL PLAN AND SCHEDULE</b></p> <p>The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Soils Conservation Service and the Director of Planning and Building Inspection. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion</p>	1) Evidence of compliance with the Erosion Control Plan shall be submitted to PBI prior to issuance of building and grading permits.	Owner/ Applicant  PBI	Prior to Issuance of Grading and 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>
		during the course of construction, subject to the approval of the Director of Planning and Building Inspection. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of Planning and Building Inspection.	2) Evidence of compliance with the Implementation Schedule shall be submitted to PBI during the course of construction until project completion as approved by the Director of PBI.	Owner/ Applicant  PBI	Prior to Final Inspection	
5		<b>PBD013 - GEOLOGIC CERTIFICATION</b> Prior to final inspection, the geologic consultant shall provide certification that all development has been constructed in accordance with the geologic report.	Submit certification by the geological consultant to PBI showing project's compliance with the geological report.	Owner/ Applicant/  Geological Consultant  PBI	Prior to Final Building Inspection	
6		<b>PBD014 - GRADING-WINTER RESTRICTION</b> No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning and Building Inspection.	None	Owner/ Applicant  PBI	Ongoing	
7		<b>PBD018(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY)</b> 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. A landscape plan review fee is	Submit landscape plans and contractor's estimate to PBI for review and approval.	Owner/ Applicant/ Contractor  PBI	At least 60 days prior to final inspection or occupancy	

<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>
		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.	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  PBI	Ongoing	
8		<b>PBD021 – LIGHTING – EXTERIOR LIGHTING PLAN</b> 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.	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant  PBI	Prior to issuance of 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>
9		<p><b>PBD032(B) – TREE AND ROOT PROTECTION</b></p> <p>Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. 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 prior to issuance of building permits subject to the approval of the Director of Planning and Building Inspection.</p>	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  Arborist  PBI	Prior to Issuance of Grading and/or Building Permits	
10		<p><b>PBD034 - UTILITIES - UNDERGROUND</b></p> <p>All new utility and distribution lines shall be placed underground.</p>	None	Applicant/ Owner  PBI PW	Ongoing	
11		<p><b>PBD040 – HEIGHT VERIFICATION</b></p> <p>The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of Planning and Building Inspection for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project.</p>	1) The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection	Owner/ Applicant  PBI	Prior to Issuance of Grading or 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>
12		<p><b>DEED RESTRICTION –PVIOUS SURFACES (non-standard)</b>  Prior to the issuance of a building permit the applicant shall record a deed restriction as a condition of project approval stating that “Patios, driveways, motor courts, walkways and other similar improvements shall be installed and maintained to meet the maximum 4,000 square foot impervious surface limitation of the Pescadero Watershed. At no time shall any material be replaced with any impervious material without the authorization and/or permit approval of the Monterey County Planning and Building Inspection Department.”</p>	<p>Submittal of approved and Recorded Deed Restriction to PBI.</p> <p>Final Plans shall include engineering plans that 1) clearly illustrate that the impervious limitation is met including detailed plans, 2) are approved and wet stamped by a civil engineer and accepted by the Fire Department, and 3) that use of pavers as pervious surface meets a minimum 40% pass through criteria. Said plans shall be, subject to review and approval of the Planning and Building Inspection Department.</p> <p>Call for an inspection to verify that the pervious structures have been installed as designed and approved by the Planning and Building Inspection Department.</p>	<p>Owner/ Applicant</p> <p>PBI</p>	<p>Prior to Issuance of Grading and Building Permits</p> <p>Prior to issuance of building permits</p> <p>Prior to installation of pervious surface materials</p>	
13		<p><b>PBD006 - DEED RESTRICTION - USE</b>  Prior to the issuance of a building permit, the applicant shall record a deed restriction as a condition of project approval stating the regulations applicable to the Caretaker unit (Section 20.64.030 CIP). (<b>Planning and Building Inspection</b>)</p>	<p>Submittal of approved and Recorded Deed Restriction to PBI.</p>	<p>Owner/ Applicant</p>	<p>Prior to Issuance of Grading and Building Permits</p>	

14	<p><b>WR3 - DRAINAGE PLAN - RETENTION</b></p> <p>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. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency.</p>	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer  WRA	Prior to issuance of grading or building permits	
15	<p><b>WR8 - COMPLETION CERTIFICATION</b></p> <p>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.</p>	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  WRA	Prior to final inspection	
16	<p><b>WR40 - WATER CONSERVATION MEASURES</b></p> <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.</p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant  WRA	Prior to final building inspection/occupancy	
17	<p><b>WR43 - WATER AVAILABILITY CERTIFICATION</b></p> <p>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.</p>	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant  WRA	Prior to issuance of any building permits	

**FIRE DISTRICT (647-6208)**

18	<p><b><u>FIRE007 - DRIVEWAYS</u></b>                  Driveways shall not be less than 12-feet wide unobstructed, with an unobstructed vertical clearance of not less than 15-feet. The grade for all driveways shall not exceed 15-percent (15%). Where the grade exceeds eight percent (8%), 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.</p>	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	Applicant or owner  CDF	Prior to issuance of grading and/or building permit.	
		Applicant shall schedule fire dept. clearance inspection	Applicant or owner  CDF	Prior to final building inspection.	
19	<p><b><u>FIRE011 - ADDRESSES FOR BUILDINGS</u></b>                  All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple</p>	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	Applicant or owner  CDF	Prior to issuance of building permit.	

		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	Applicant shall schedule fire dept. clearance inspection	Applicant or owner  CDF	Prior to final building inspection	
20		<a href="#"><u>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</u></a> 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.	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner  CDF	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner  CDF	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner  CDF	Prior to final building inspection	
<b>ENVIRONMENTAL HEALTH (755-4505)</b>						

21		<p><b>EH6 - WATER SERVICE CAN/WILL SERVE</b></p> <p>Provide to the Division of Environmental Health written certification and any necessary certification from State agencies that California American Water Company <u>can</u> and <u>will</u> supply sufficient water flow and pressure to comply with both Health and fire flow standards.  <b>(Environmental Health)</b></p>	<p>Submit written certification to the Division of Environmental Health for review and approval.</p>	<p>CA  Licensed Engineer  /Owner/  Applicant</p>	<p>Prior to filing a final map and/or issuance of a building permit</p>	
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