

In the matter of the application of
Steve & Barbara Quinn (PLN040572)

FINDINGS AND DECISION

to allow a **Combined Development Permit** in accordance with Title 21 (Zoning) Chapter 21.76 (Combined Development Permits) of the Monterey County Code, consisting of: 1) Use Permit to allow development within the floodway fringe and 200 feet of the riverbank; 2) an Administrative Permit for the construction of a 2,689.0 square foot single family dwelling with 87 cubic yards of grading, parking in the front setback; and 3) Design Approval. The project is located at 8 Aliso Road, Carmel Valley, southern corner of the intersection of Aliso and Boronda Road, Carmel Valley Master Plan Area, and came on regularly for meeting before the Zoning Administrator on June 29, 2006.

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

FINDINGS OF FACT

APPROVAL OF USE PERMIT FOR DEVELOPMENT ON THE FLOODWAY FRINGE

1. **FINDING:** The proposed home is on the floodway fringe as shown on the 1986 FEMA/FIRM maps and the FIRM RATE maps, but not within the floodway boundary.
EVIDENCE: The floodway boundary was transposed onto the site plan (Exhibit E) using the alignment described in the FIRM/FEMA maps of 1986.
EVIDENCE: Transposition of the floodway boundary onto the applicant's site plan using existing FEMA Floodway boundary indicates that the development would be outside of the floodway.

2. **FINDING:** That the Use Permit for a single family dwelling is acceptable since it can be conclusively excluded from encroaching into the FEMA designated floodway and County Code requirements for allowable development in the Carmel River Floodway allow new single family dwellings in the Floodway fringe with a Use Permit.
EVIDENCE: Monterey County Zoning Ordinance Title 21.64. D 2. "Development in the floodway fringe as defined herein, and subject to the provisions of sub-section 21.64.130D(1) and sub-section 20.108.050A is permitted subject to the provisions of this Chapter and provided that all structures including related utilities shall be so located and constructed so as to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters. On-site waste disposal systems shall be located so as to avoid impairment of them or contamination from and during flooding. The first habitable floor of any structures shall be located at least one foot above the 100 year flood level. Such use shall be subject to first securing a Use Permit prior to the commencement of any such development."
EVIDENCE: Site Plan prepared by Wise Designs dated received in planning on May 11, 2006 and contained in county file pln040572.

3. FINDING: The development of the property for a single family is appropriately sited given constraints applicable to the remainder of the lot.
EVIDENCE: Plans contained in PLN040572 and as submitted show that the location of the house proposed would not be subject to the force and erosive action of the Carmel River floodway or be within the floodway subject to both flooding and erosion hazard.
4. FINDING: The project is categorically exempt from CEQA based upon Section 15303a of the Guidelines and will have no impact upon the environment.
EVIDENCE: Plans and locations of the house as sited show that it will not infringe upon the waterway of the Carmel River nor be located so as to encroach upon any riparian habitat located on the lot.
EVIDENCE: The house is located more than 150' from the closest flowing water as determined by Assessor's Aerial photographs.

FINDINGS FOR APPROVAL OF THE ADMINISTRATIVE PERMIT

5. FINDING: CONSISTENCY - The Project, as conditioned is consistent with applicable plans and policies, the Carmel Valley Master Plan and the Monterey County Zoning Ordinance (Title 21) which designates this area as appropriate for residential development. Specifically, the proposed residence complies with all applicable requirements of Section 21.14.030A
EVIDENCE: (a) PBI staff has reviewed the project as contained in the application and accompanying materials for consistency with the Carmel Valley Master Plan. PBI staff has reviewed the project as contained in the application and accompanying materials for conformity with the Monterey County Zoning Ordinance (Title 21) and have determined that the project is consistent with the Carmel Valley Master Plan which designates this area as appropriate for residential development. Staff notes are provided in Project File PLN040572.
(b) Project planner conducted an on-site inspection on February 20, 2003 and March 28, 2003 to verify that the project on the subject parcel conforms to the plans listed above.
(c) The parcel is zoned Low Density Residential, 1units/acre, Design Control District, ("LDR/1-D"). The project is in compliance with Site Development Standards for a Low Density Residential District in accordance with Section 21.14.060.
(d) LAND USE ADVISORY COMMITTEE: The Carmel Valley Land Use Advisory Committee recommended approval of the project by a vote of 4 for and 0 against and 1 abstention. The LUAC commented that "impervious surface reduction should be checked." LUAC meeting minutes dated June 19, 2006.
(e) 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 PLN040572.
6. FINDING: The Administrative Permit is for purposes of siting. The siting in this location is appropriate given the location of the floodway boundary and the necessity of using the front yard for parking, driveway and house. The Zoning Ordinance, Title 21.62.040J,

Corner lots adjacent to Key Lots specifies that the owner may select the front and side yards and that the required yard on the selected side may be reduced by 50% effectively requiring only a 15' setback along Boronda Road. The owner has elected to do so. The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivisions, and any other applicable provisions of Title 21 and all zoning violation abatement costs have been paid.

EVIDENCE: Zoning Ordinance 21.70.050C "In acting on an Administrative Permit, the Appropriate Authority shall make findings as necessary to support its decision on the permit. Such findings shall address, but not be limited to, consistency with the Monterey County General Plan, applicable area plan, master plan, specific plan, site suitability, environmental issues and Variances where applicable. The findings shall include a determination that the subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivisions, and any other applicable provisions of Title 21 and that all zoning violation abatement costs have been paid."

EVIDENCE: Phone conversation between Mssrs. Tom Moss and Lynne Mounday on October 5, 2005 regarding the progress on preparation of the new FEMA floodway study on the Carmel River. The study will be complete by the consultant during October and will then undergo the FEMA approval process. A review of the FEMA study allowed the Water Resources Agency to conclude that the proposal would fall outside of the active floodway boundary.

EVIDENCE: Site plans presented on May 11, 2006 show that the house will approach Boronda Road to a point providing 15' of setback. Discussion with former Zoning administrator Dale Ellis and project planner Lynne Mounday reached agreement that this was proper given the fact that the lot is a corner lot, and is adjacent to a neighboring "Key Lot". This is shown in the following text of Title 21. 21.62.040J "In the case of a corner lot adjacent to a key lot, the required side setback on the street side for any structure within twenty-five feet of the side line of the key lot shall be equal to the front setback required on the key lot, and if more than twenty-five feet from such side line, the required side setback shall be fifty percent of the front yard required on the key lot."

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 Planning Commission.

EVIDENCE: "21.80.040 DESIGNATION OF APPEAL AUTHORITIES."

"The Planning Commission is the Appeal Authority to consider appeals from the discretionary decisions of the Zoning Administrator made pursuant to this Title. The decision of the Planning Commission shall be final and may not be appealed, except as provided for in Section 21.80.040 C."

FINDINGS FOR DESIGN APPROVAL

9. FINDING: The Design of the home is rural residential in character and has been reviewed and approved by the Carmel Valley Land Use Advisory Committee (CVLUAC).
EVIDENCE: Minutes of the CVLUAC of June 19th, 2006 contained in PLN040572 Planning file
10. FINDING: The design of the structure has been approved pursuant to Carmel Valley Master Plan Policies 26.1.21. and 26.1.29
EVIDENCE: Minutes of the Carmel Valley Land Use Advisory Committee for June 19th, 2006.

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 29th day of June, 2006.



JEFF MAIN, ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON AUG - 2 2006

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY TO THE MONTEREY COUNTY PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE AUG 12 2006

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

NOTES

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

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

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning and Building Inspection Department office in Salinas.
2. This permit expires 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 and/or Mitigation Monitoring
Reporting Plan**

Project Name: Steve and Barbara Quinn

File No: PLN040572

APN(s): 189-082-008-000

Approval by: Zoning Administrator

Date: June 29, 2006

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

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1		<p>PBD029 - SPECIFIC USES ONLY This Combined Development Permit PLN040572, allows development within the floodway fringe and 200 feet of the riverbank; (2) administrative permit for the construction of a single family dwelling with parking in the front setback; and (3) design approval.. The property is located at #8 Aliso Road (Assessor's Parcel Number 189-082-008-000). 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>PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 040572) was approved by the Zoning Administrator for Assessor's Parcel Number 189-082-008-000 on June 29, 2006. The permit was granted subject to 31 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. (Planning and Building Inspection)</p>	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		<p>PBD030 - STOP WORK - RESOURCES FOUND 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)</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	Ongoing	
4		<p>PBD009 – EASEMENT - RIDING/HIKING A riding and hiking trail easement shall be conveyed to the County of Monterey along the Carmel River Bank in accordance with the adopted Recreational Trails Plan. The trail shall be at least 15 feet in width and located appropriately for its intended use and be approved by</p>	Submit trail plan to PBI for approval.	Owner/ Applicant	Prior to issuance of the building permits	

		Director of Planning and Building Inspection prior to issuance of building permits. (Planning and Building Inspection)				
5		PBD013 - GEOLOGIC CERTIFICATION Prior to final inspection, the geologic consultant shall provide certification that all development has been constructed in accordance with the geologic report. (Planning and Building Inspection)	Submit certification by the geological consultant to PBI showing project's compliance with the geological report.	Owner/ Applicant/ Geological Consultant	Prior to Final Building Inspect- ion	
6		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	
7		PBD016 - INDEMNIFICATION AGREEMENT The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this	Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to PBI.	Owner/ Applicant	Upon demand of County Counsel or concur- rent with the issuance of building permits, use of the property, filing of the final map, which-	

		effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (Planning and Building Inspection)			ever occurs first and as applicable
8		<p>PBD018(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY)</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. 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. 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)</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

9		<p>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)</p>	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	
10		<p>PBD040 – HEIGHT VERIFICATION 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. (Planning and Building Inspection)</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	Prior to Issuance of Grading or Building Permits	
11		<p>PBD042 – GRADING PERMITS REQUIRED A grading permit is required for new private single family access driveways greater than fifty (50) feet in total length that require 100 cubic yards or more of earthwork. An over the counter (OTC) grading permit may be issued for new private single family access driveways greater than fifty (50) feet in total length that require less than 100 cubic yards of earthwork.. (Planning and Building Inspection)</p>	If applicable, apply and receive the appropriate grading permit from Monterey County Planning and Building Inspection.	Engineer/ Owner/ Applicant	Prior to Issuance of Grading or Building Permits	

12		<p>PBD – SECOND STORY WINDOW – OPAQUE NON – STANDARD The second story window facing the residence located at #12 Aliso Road shall be made opaque and shall be maintained opaque in perpetuity or until the subject County permit is amended to allow otherwise. (Planning and Building Inspection)</p>				
<p>Health Department-Environmental Health Division Conditions</p>						
13		<p>EHSP01 A soils and percolation report has been prepared for this parcel by Soil Surveys, Inc., dated May 18, 2004, and is on record at the Division of Environmental Health, Monterey County, and File Number PLN040572. All proposed development shall be in compliance with this report. (Environmental Health)</p>	<p>Submit a revised site plan to the Division of Environmental Health showing the location and sizing of the proposed septic system on the property. The septic system shall meet the setback requirements specified in Monterey County Code, Chapter 15.20. Contact Mr. Patrick Treffry at 831-755-4556 to discuss the specific requirements as indicated in the Soil Surveys, Inc. Soils and Percolation Report dated May 18, 2004.</p>	<p>Owner/ Applicant</p>	<p>Continuous</p>	
14		<p>EHSP02 Destroy the existing monitoring well according to the standards found in State of California Bulletin 74 and all its supplements, and Chapter 15.08 of the Monterey County Code. (Environmental Health)</p>	<p>Prior to destruction, a CA licensed well contractor shall obtain a permit for the destruction of the well from the Division of Environmental Health. After destruction, submit the Well Completion Report to the Division of Environmental Health</p>	<p>CA Licensed Engineer /Owner/ Applicant</p>	<p>Prior to issuance of a building permit</p>	

Carmel Valley Fire Protection District Conditions

15	<p>FIRE007 - DRIVEWAYS</p> <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 center line of the driveway. If a hammerhead/T is used, the top of the</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p>	
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		<p>"T" shall be a minimum of 60 feet in length. Responsible Land Use Department: Carmel ValleyFireProtection District.</p>				
16		<p>FIRE008 - GATES All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. Responsible Land Use Department: _____ Fire District.</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Applicant or owner	Prior to issuance of grading and/or building permit.	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	Applicant or owner	Prior to final building inspection.	
17		<p>FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Applicant or owner	Prior to issuance of building permit.	

		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. Responsible Land Use Department: Fire District.				
18		FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. Responsible Land Use Department: Fire District.	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.	
19		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

		inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. Responsible Land Use Department: _____ Fire District.				
20		FIRE025 - SMOKE ALARMS – (SINGLE FAMILY DWELLING) Where a household fire warning system or combination fire/burglar alarm system is installed in lieu of single-station smoke alarms required by the Uniform Building Code the alarm panel shall be required to be placarded as permanent building equipment. Responsible Land Use Department: _____ Fire District.	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	

Water Resources Agency Conditions

21		ZONE A1-A30 ELEVATION REQUIREMENTS The lowest floor and attendant utilities shall be constructed at least <u>226.0</u> feet above mean sea level (NGVD 1929). The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed land surveyor that a reference marker has been established at the building site to provide for the floodproofing and certification of the lowest floor elevation. (Water Resources Agency)	Submit a letter to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or bldg permits	WRA
22		STREAM SETBACK The proposed development shall be setback at least <u>200</u> feet from the “top of bank”, as defined in Chapter 16.16 of the Monterey County Code, unless it can be proven to the satisfaction of the Water Resources Agency that the proposed	Submit cross-sections and a site plan and/or evidence proving that the proposed development will be safe from flow-related erosion hazards and will not significantly reduce the capacity of the existing	Owner/ Applicant	Prior to issuance of any grading or building permits	WRA

		development will be safe from flow-related erosion hazards and will not significantly reduce the capacity of the existing watercourse or otherwise adversely affect any other properties. The top of bank shall be defined by a professional engineer and shown on the site plan. (Water Resources Agency)	watercourse, to the Water Resources Agency for review and approval.			
23		FLOODWAY ENCROACHMENT The applicant shall provide the Water Resources Agency a grading plan prepared by a registered civil engineer or licensed land surveyor showing no fill in the Floodway. (Water Resources Agency)	Submit a grading plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	WRA
24		WR002 STORMWATER CONTROL (WR) Prior to issuance of any grading or building permits, 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)	A Civil Engineer shall prepare a drainage plan addressing on-site and off-site impacts from impervious surface run off. The plan shall address all items of the condition and shall be provided to the Monterey County Water Resources Agency for approval. All improvements shall be constructed according to the plan and its requirements.	Owner/ Applicant		
25		WR0021 FOUNDATION PLAN – ENCLOSURES/GRADE ELEVATIONS (WR) All fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of	Prior to issuance of any grading or building permits, the applicant shall provide the Water Resources Agency a foundation plan prepared by a registered civil engineer showing the internal and	Owner/builder	Prior to issuance of any grading or building permit	

		floodwaters. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area shall be provided. The bottom of all openings shall be no higher than one foot above grade. (Water Resources Agency)	external grade elevation, as well as, the location and dimensions of all vents.			
26		WR0022 FLOODPLAIN RECORDATION (WR) Prior to issuance of any grading or building permits, the owner shall provide the Water Resources Agency a recorded Floodplain Notice stating: "The property is located within or partially within a floodplain and may be subject to building and/or land use restrictions." (Water Resources Agency)	Record a standard "Floodplain Notice" with the Monterey County Recorder's Office as noted in the text of the condition.	Owner/builder	Prior to issuance of any grading or building permit	
27		WR0043 WATER AVAILABILITY CERTIFICATION (WR) Prior to issuance of any building permits, 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)	Obtain an approved Water Release Form from the Monterey Peninsula Water Management District and supply said form to the Monterey County Water Resources Agency for verification.	Owner/builder	Prior to issuance of any grading or building permit	
28		WR0045 WELL INFORMATION (WR) Prior to issuance of any grading or building permits, 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)	Prior to the issuance of grading or building permits provide well logs and site plan to the Monterey County Water Resources Agency accurately locating the well on the property	Owner/builder	Prior to issuance of any grading or building permit	

29		<p>WR0015 STEMWALL INSPECTION (WR) Prior to the stem wall inspection, the applicant shall provide the Water Resources Agency a FEMA Elevation Certificate completed by a registered civil engineer or licensed surveyor certifying the lowest floor elevation, venting, external grades and internal grades are compliant with Chapter 16.16 of the Monterey County Code. (Water Resources Agency)</p>	Prior to stem wall inspection provide a FEMA certificate prepared by a registered Civil Engineer or licensed land survey hired by the owner/builder certifying the requirements of this condition.	Owner/builder / Civil Engineer Licensed land surveyor/	Prior to stem wall inspection	
30		<p>WR0016 ELEVATION CERTIFICATE (WR) Prior to final inspection, the applicant shall provide the Water Resources Agency a FEMA Elevation Certificate, based on finished construction, completed by a registered civil engineer or licensed surveyor certifying the structure has been constructed in accordance with Chapter 16.16 of the Monterey County Code. (Water Resources Agency)</p>	Prior to Final Building Inspection or occupancy whichever occurs first, provide a FEMA elevation certificate prepared by a registered Civil Engineer or licensed land survey hired by the owner/builder certifying the requirements of this condition. To the Monterey County Water Resources Agency.	Owner/Builder	Prior to Final Building Inspection or Occupancy whichever occurs first.	
<p>Public Works Conditions</p>						
31		<p>PW0006 – CARMEL VALLEY - The Applicant shall pay the Carmel Valley Master Plan Area Traffic Mitigation fee pursuant to the Board of Supervisors Resolution NO. 95-140, adopted September 12, 1995 (Fees are updated annually based on CCI). (Public Works)</p>	Pay traffic mitigation fees according to the Board adopted resolution No. 95-140.	Owner/builder	Prior to Final Building Inspection or occupancy whichever occurs first	

Site Plan, Floor plan and Elevations

PROJECT INFORMATION

A.P.N. 899-000-008
 LOT SIZE 1.27 ACRES (91336.44 sq. ft.)
 ZONING: LENT-1-248240
 ADDRESS: 8 ALIBO ROAD
 CARPENTEL VALLEY, CA. 93924

SITE COVERAGE

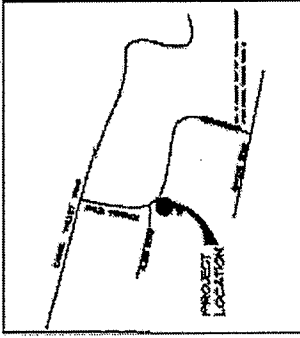
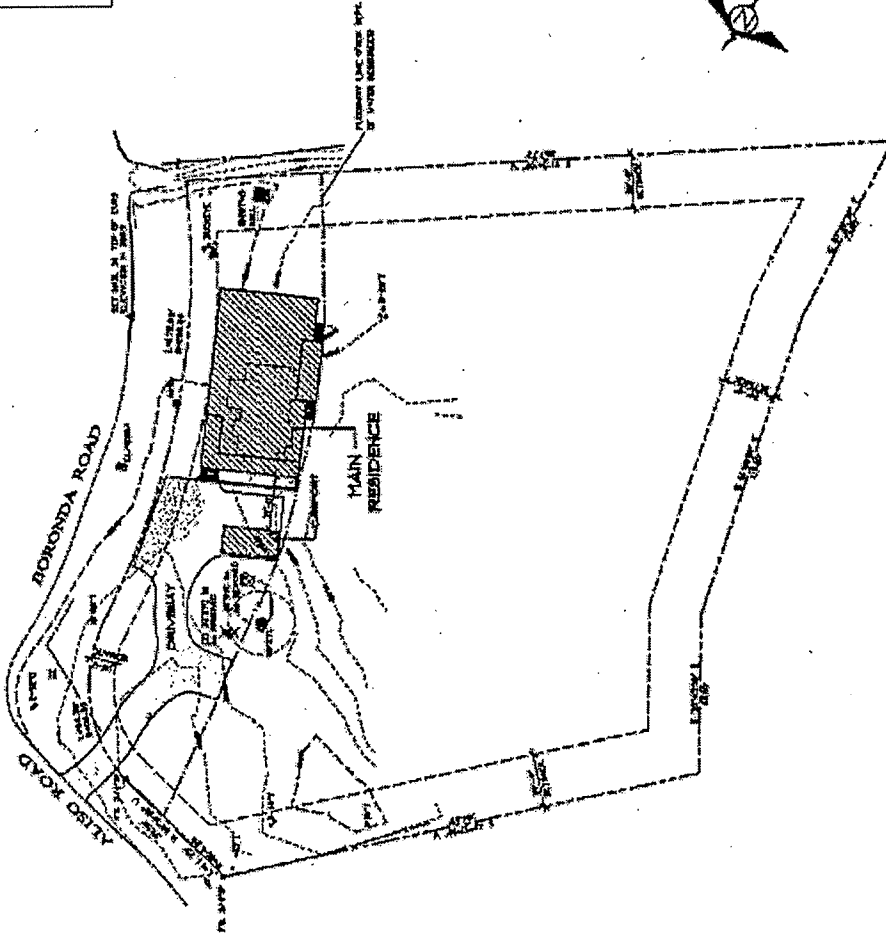
ALLOWED 20% = 14,064.16 S.F.
 BUILDING FOOTPRINT = 20510 S.F.
 COVERED PORCHES = 173 S.F.
 CARPORT = 200.0 S.F.
 STAIRS = 110.0 S.F.
 TOTAL = 22013.16 S.F.

FLOOR AREA

MAIN FLOOR = 10970 S.F.
 UPPER FLOOR = 4320 S.F.
 TOTAL = 15290 S.F.

HEIGHT LIMIT

AVERAGE GRADE = 278.38'
 ALLOWED = 24.25' (00'-07" FT.)
 PROPOSED = 248.5' (85'-07" FT.)



VICINITY MAP

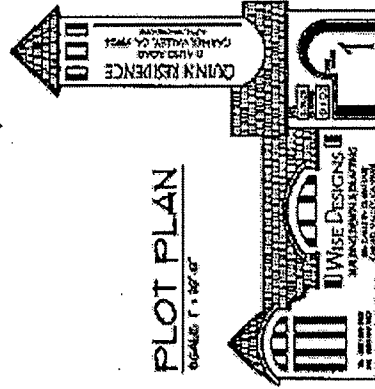
NTS

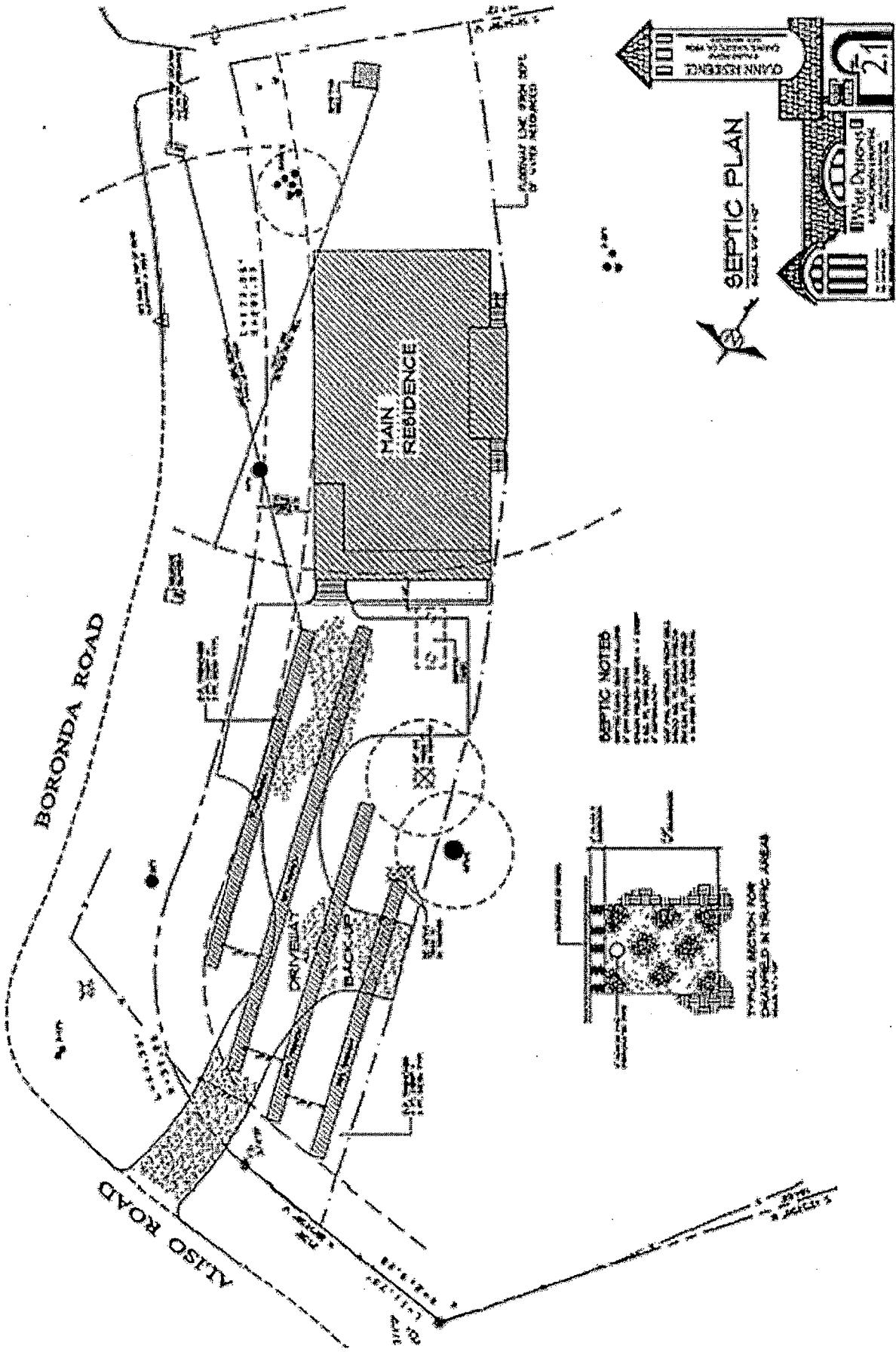
SHEET INDEX

1. PLOT PLAN
- 2.1 SITE PLAN
3. FLOOR PLANS
4. North & East ELEVATIONS
5. SOUTH & WEST ELEVATIONS
6. ROOF PLAN

PLOT PLAN

SCALE 1" = 30'-0"



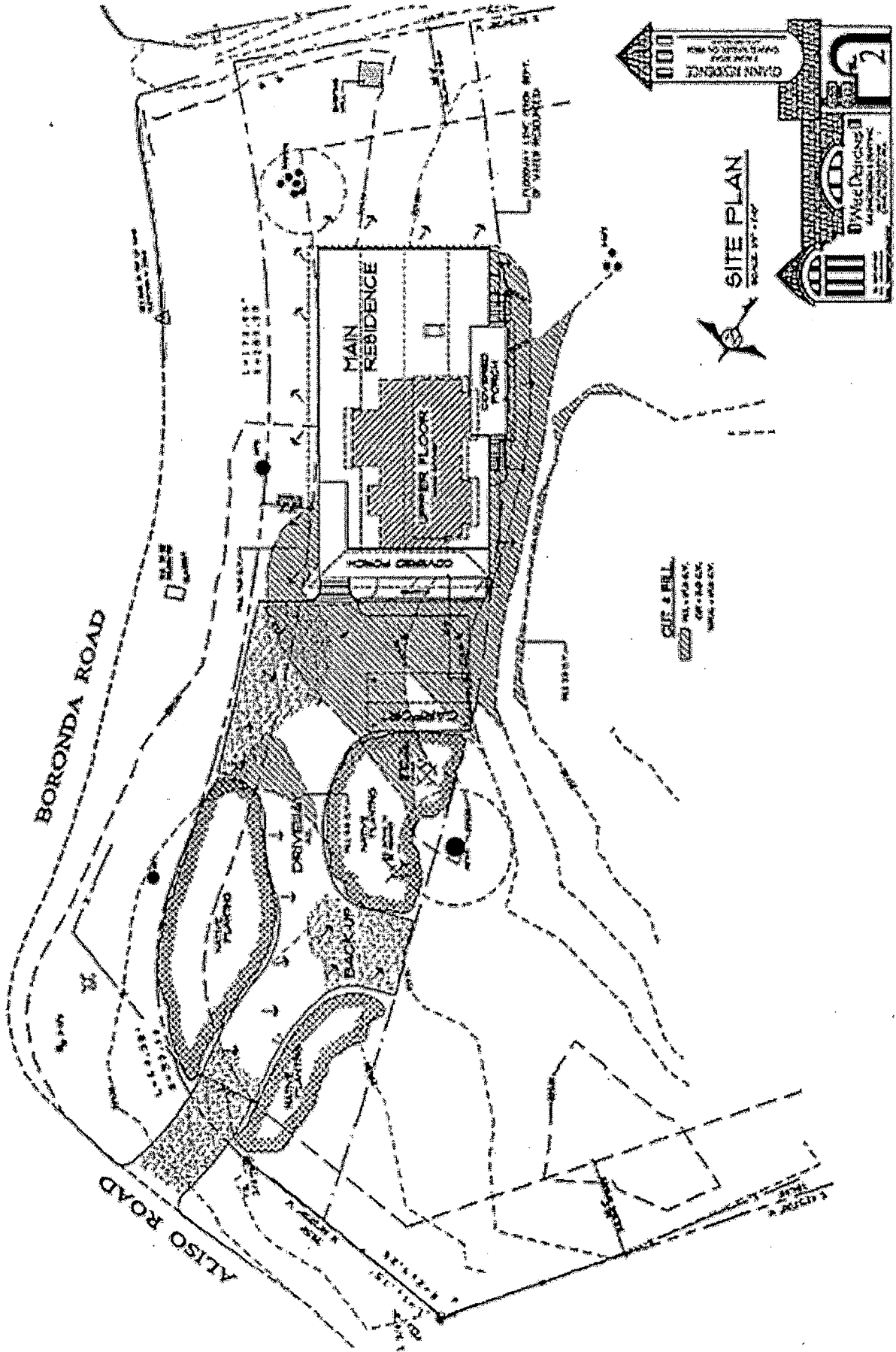


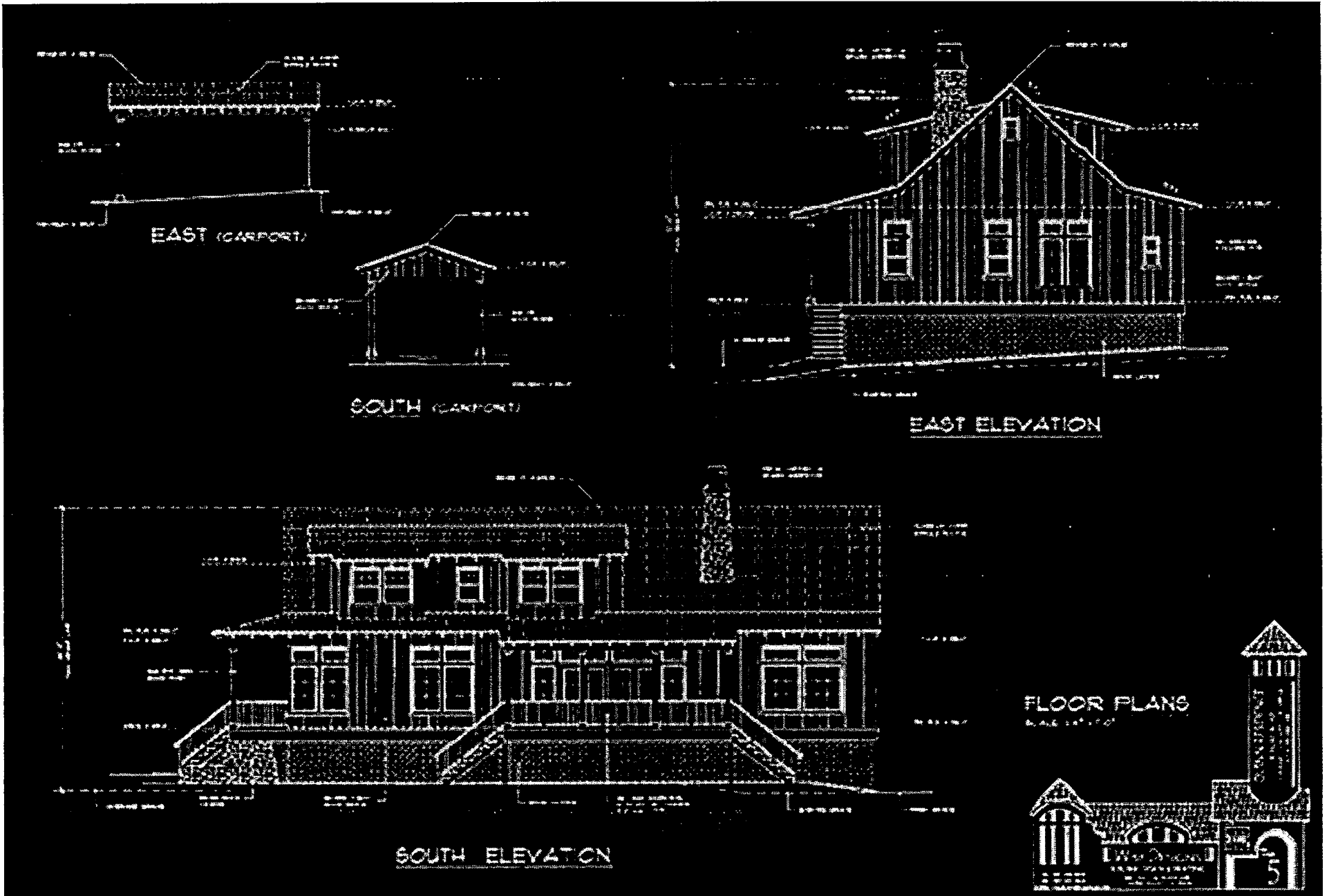
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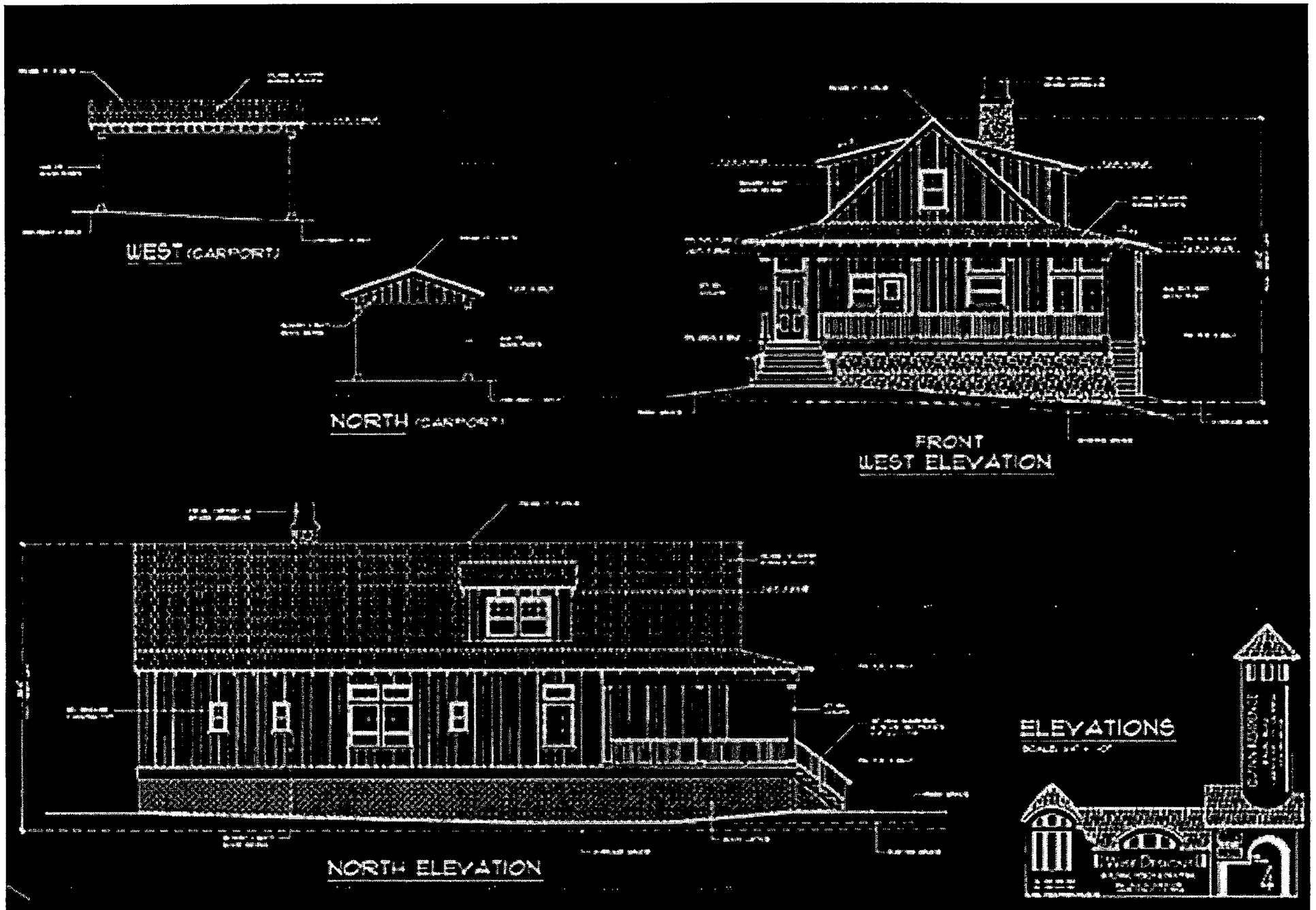
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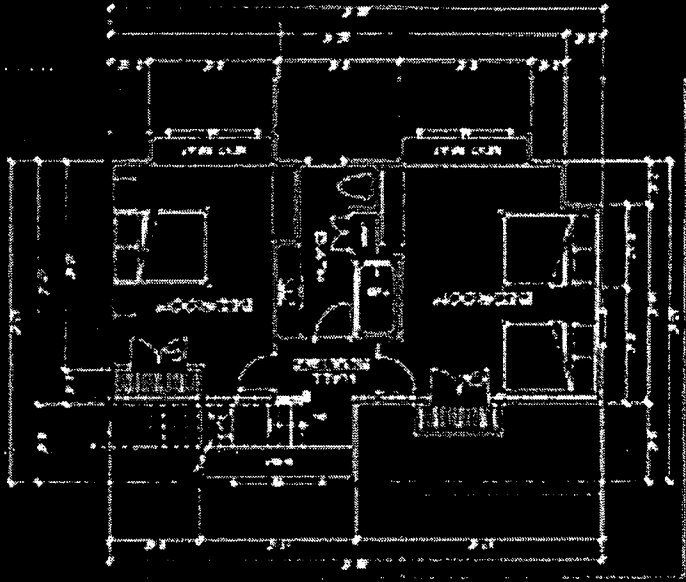


QUINN RESERVE
 4000
 21
 Steve Quinn
 Barbara Quinn
 21









UPPER FLOOR

FLOOR PLANS

MAIN FLOOR

