

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> July 27, 2006      Time: 9:55 a.m.	<b>Agenda Item No.:</b> 8
<b>Project Description:</b> Use Permit to allow for development on slopes in excess of 30% and the construction of a 2,124 square foot two-story single family dwelling with an attached 484 square foot two-car garage, 60 square feet of porches, a retaining wall of approximately 660 linear feet, and grading (approximately 1,404 cubic yards cut / 1,407 cubic yards fill).	
<b>Project Location:</b> 6384 Tustin Road, Salinas	<b>APN:</b> 127-141-024-000
<b>Planning Number:</b> PLN060342	<b>Name:</b> John and Ellen Thompson, Property Owner/Agent
<b>Plan Area:</b> North County Area Plan	<b>Flagged and staked:</b> Yes
<b>Zoning Designation:</b> “RC/B-6” [Resource Conservation with a Building Site Zoning District overlay]	
<b>CEQA Action:</b> Categorically Exempt per Section 15303 and 15304	
<b>Department:</b> RMA - Planning and Building Inspection	

### RECOMMENDATION:

Staff recommends that the Zoning Administrator approve the Use Permit based on the Findings and Evidence (**Exhibit C**) and subject to the recommended Conditions (**Exhibit D**).

### PROJECT OVERVIEW:

The subject 1.09-acre parcel is located north of the intersection of Moro and Tustin Roads outside the northern city limits of Salinas. The placement of the single-family dwelling, driveway, and disposal fields have been designed considering setbacks from the parcel’s boundary, well, and the road and utility easement intersecting the northeastern portion of the property. No unusual circumstances, unresolved issues, or adverse environmental impacts were identified during project review. The proposed single-family dwelling has been sited in the most appropriate location within the parcel’s boundary. The project, as described and conditioned, is consistent with all applicable County of Monterey policies and regulations. See Discussion (**Exhibit B**).

### OTHER AGENCY INVOLVEMENT:

- ✓ North County Fire Protection District
- ✓ Public Works Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency

All of the above checked agencies and departments have reviewed this project. Conditions recommended by the Planning Department, North County Fire Protection District, and Water Resources Agency have been incorporated into the condition compliance reporting plan (**Exhibit C**).

The project was not referred to the North County Non-Coastal Land Use Advisory Committee (LUAC) for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236. This application did not warrant referral to the LUAC.

Note: The decision on this project is appealable to the Planning Commission.

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July 19, 2006

cc: Zoning Administrator; John and Ellen Thompson, Applicants; North County Fire Protection District; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; Taven Kinison Brown, Senior Planner; Elisa Manuguerra, Project Planner; Carol Allen, Planning File No. PLN060342.

Attachments: Exhibit A      Project Data Sheet  
                  Exhibit B      Discussion  
                  Exhibit C      Recommended Findings and Evidence  
                  Exhibit D      Recommended Conditions of Approval  
                  Exhibit E      Site Plan, Floor Plans, and Elevations

Senior Planner Taven Kinison Brown reviewed this report.

## **EXHIBIT A**

## **EXHIBIT B DISCUSSION**

### **Setting**

The subject 1.09-acre parcel is located north of the intersection of Moro and Tustin Roads outside the northern city limits of Salinas. The subject property is situated within an existing developed area surrounded by suburban residential uses. Vegetation includes natural grasses, several acacia trees, three landmark eucalyptus trees, and a few small unprotected oak trees. The topography of the parcel consists of a slope commencing at approximately 462 feet above sea level at the southernmost portion of the parcel and rises to 516 feet above sea level at the northernmost portion. The existing improvements include a thirty-foot road and utility easement transecting the northern property boundary and a well. The well is located north of the road and utility easement and south of the northernmost property boundary. A natural drainage area exists parallel to the northwestern border, which bends along the southwestern border to Tustin Road.

### **CEQA/Environmental Review**

The project is subject to environmental review pursuant to the requirements of the California Environmental Quality Act. Accordingly, Section 15303 categorically exempts the construction of a single-family dwelling in residential zones and Section 15304 exempts minor alterations to land. No special conditions of approval have been recommended by the North County Fire Protection District, Public Works Department, Environmental Health Division, or Water Resources Agency.

### **Analysis**

The entire parcel is constrained by sloped terrain. The placement of the single-family dwelling, driveway, and disposal fields have been designed considering the required minimum setbacks from the parcel boundary, well, and the road and utility easement. These setbacks include a 30-foot front setback from the road easement and Tustin Road, and a minimum 100-foot setback between the well and the disposal fields. Site drainage and new impervious surface areas have been addressed in the Grading and Drainage Plan prepared by Grice Engineering and Geology Inc., dated May 19, 2006. The Water Resources Agency has reviewed the Grading and Drainage Plan and finds it acceptable. Standard conditions of approval have been incorporated.

### **Conclusions**

The proposed single-family dwelling has been sited in the most appropriate location within the parcel's boundary given the constraints discussed above. Staff finds that this application presents no significant adverse environmental impacts that have not been addressed by standard conditions of approval.

**EXHIBIT C**  
**RECOMMENDED FINDINGS AND EVIDENCE**

- 1. FINDING: CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the plans, policies, requirements, and standards of the Monterey County General Plan, North County Area Plan, North County Area Plan Inventory and Analysis, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for residential development.

- EVIDENCE:** (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
- (b) The property is located at 6384 Tustin Road, Salinas (Assessor’s Parcel Number 127-141-024-000), North County Area Plan. The parcel is zoned Resource Conservation with a Building Site Zoning District overlay or (“RC/B-6”). The subject property complies with all the rules and regulations pertaining to zoning uses and other applicable provisions of Title 21, and is therefore suitable for the proposed development.
- (c) Development on slopes in excess of 30% is a use allowed pursuant to Section 21.64.230 subject to a Use Permit and substantial evidence that no alternative location for development exists. See Finding No. 3.
- (d) The project planner conducted an on-site inspection on June 2, 2006 and June 9, 2006 to verify that the project on the subject parcel conforms to the plans listed above.
- (e) The project was not referred to the North County Non-Coastal Land Use Advisory Committee (LUAC) for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors, this project did not warrant referral to the LUAC because the development is not considered to be of a controversial nature.
- (f) The application, plans, and related support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development found in Project File No. PLN060342.

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

- EVIDENCE:** (a) The project has been reviewed for site suitability by the following departments and agencies: Planning Department, North County Fire Protection District, Public Works, Environmental Health Division, and Water Resources Agency. There has been no

indication from these departments/agencies that the site is not suitable for the proposed development. Recommended conditions have been incorporated.

- (b) A technical report prepared by an outside geological and geotechnical consultant indicates that there are no physical or environmental constraints that would indicate that the site is not suitable for the use propose. County staff concurs. The following report has been prepared: “Geotechnical Soils-Foundation and Geoseismic Report” (LIB060301) prepared by Grice Engineering and Geology, Salinas, California, dated September 2005.
- (c) Staff conducted an on-site inspection on June 2, 2006 and June 9, 2006 to verify that the site is suitable for this use.
- (d) Materials in Project File No. PLN060342.

**3. FINDING: DEVELOPMENT ON SLOPES IN EXCESS OF 30% -** There is no feasible alternative, which would allow development to occur on slopes less than 30%.

- EVIDENCE:**
- (a) The entire parcel is constrained by sloped terrain.
  - (b) The proposed single-family dwelling has been sited in the most appropriate location within the parcel’s boundary. The placement of the single-family dwelling, driveway, and disposal fields have been designed considering appropriate setbacks from the parcel’s boundary, well, and the road and utility easement intersecting the northeastern portion of the property. The project includes a retaining wall of approximately 660 linear feet, and grading of approximately 1,404 cubic yards cut and 1,407 cubic yards fill. Conditions have been incorporated requiring a geotechnical certification, native landscaping, and restoration of natural materials. See Conditions No. 4, 6, and 10.
  - (b) “Geotechnical Soils-Foundation and Geoseismic Report” (LIB060301) prepared by Grice Engineering and Geology, Salinas, California, dated September 2005.
  - (c) The application, plans, and related support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development found in Project File No. PLN060342.
  - (d) Staff conducted an on-site inspection on June 2, 2006 and June 9, 2006 to verify that no feasible alternative exists.

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

- EVIDENCE:**
- (a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts single-family dwellings.
  - (b) California Environmental Quality Act (CEQA) Guidelines Section 15304 categorically exempts minor alteration to land.

- (c) According to the North County Area Plan, the parcel is located within an area of “low” archeological sensitivity, Figure 13, and an area designated as having urban/agricultural vegetation, Figure 11. No protected trees will be removed. Staff review of the application, plans, and related support materials indicates that the parcel is not located in an area of high environmental concern.
- (c) No adverse environmental effects were identified during staff review of the development application during a site visit on June 2, 2006 and June 9, 2006.
- (d) See preceding and following findings and supporting evidence.

**5. 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 costs, if any, have been paid.

**EVIDENCE:** Staff reviewed Monterey County Planning and Building Inspection Department records and is not aware of any violations existing on subject property.

**6. 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:** Preceding findings and supporting evidence.

**7. FINDING: APPEALABILITY** - The decision on this project is appealable to the Planning Commission.

**EVIDENCE:** Section 21.080.040.B Monterey County Zoning Ordinance (Title 21).

<b>EXHIBIT D</b> <b>Monterey County Resource Management Agency</b> <b>Planning Department</b> <b>Condition Compliance and/or Mitigation Monitoring</b> <b>Reporting Plan</b>	<b>Project Name:</b> John and Ellen Thompson <b>File No:</b> PLN060342 <b>APNs:</b> 127-141-024-000	<b>Date:</b> August 10, 2006 <b>Approval by:</b> Zoning Administrator
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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.*

<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		<b>PBD029 - SPECIFIC USES ONLY</b> This Use Permit allows for development on slopes in excess of 30% and the construction of a 2,124 square foot two-story single family dwelling with an attached 484 square foot two-car garage, 60 square feet of porches, a retaining wall of approximately 660 linear feet, and grading (approximately 1,404 cubic yards cut / 1,407 cubic yards fill). The property is located at 6384 Tustin Road, Salinas (Assessor's Parcel Numbers 127-141-024-000) North County Area Plan. 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. 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. <b>[Resources Management Agency (RMA) - Planning Department]</b>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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2		<b>PBD025 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice, which states: "A permit ( <b>Resolution No. 0600342</b> ) was approved by the <b>Zoning Administrator</b> for Assessor's Parcel Number 127-141-024-000 on August 10, 2006. The permit was granted subject to <b>23</b> conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning 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. ( <b>RMA - Planning Department</b> )	Proof of recordation of this notice shall be furnished to RMA - PD.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
3		<b>PBD011 - EROSION CONTROL PLAN AND SCHEDULE</b> 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 during the course of construction, subject to the approval of the Director of Planning. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation, dust during, and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of Planning. ( <b>RMA - Planning Department</b> )	1) Evidence of compliance with the Erosion Control Plan shall be submitted to PBI prior to issuance of building and grading permits.	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	
			2) Evidence of compliance with the Implementation Schedule shall be submitted to RMA - Planning Department during the course of construction until project completion as approved by the Director of Planning.	Owner/ Applicant	Prior to Final Inspection	
4		<b>PBD013(A) - GEOTECHNICAL CERTIFICATION</b> Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. ( <b>RMA - Planning Department</b> )	Submit certification by the geotechnical consultant to the RMA - Planning Department showing project's compliance with the geotechnical report.	Owner/ Applicant/ Geotechnical Consultant	Prior to Final Building Inspection	

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5		<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. <b>(RMA - Planning Department)</b>	None	Owner/ Applicant	Ongoing	
6		<b>PBD018 - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY - NONSTANDARD)</b> The site shall be landscaped with <i>drought-tolerant species, fire resistant species, and species capable of increasing soil stabilization pursuant to Policy 7.2.2 of the North County Area Plan</i> . At least 60 days prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of Planning 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 RMA - Planning 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. <b>(RMA - Planning Department)</b>	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	
7		<b>PBD034 - UTILITIES - UNDERGROUND</b> All new utility and distribution lines shall be placed underground. <b>(RMA - Planning Department)</b>	None	Applicant/ Owner	Ongoing	

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8		<p><b>PBD021 – LIGHTING – EXTERIOR LIGHTING PLAN</b></p> <p>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 RMA - Director of Planning, prior to the issuance of building permits. <b>(RMA - Planning Department)</b></p>	Submit three copies of the lighting plans to Monterey County RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	
9		<p><b>PBD026 – NOTICE OF REPORT</b></p> <p>Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Geotechnical Soils-Foundation and Geoseismic report has been prepared for this parcel by Grice Engineering and Geology, dated September 2005 and is on record at the Monterey County RMA - Planning Department, Library No. LIB060301. All development shall be in accordance with this report." <b>(RMA - Planning Department)</b></p>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits	
10		<p><b>PBD028 - RESTORATION OF NATURAL MATERIALS</b></p> <p>Upon completion of the development, the area disturbed shall be restored to a condition to correspond with the adjoining area, subject to the approval of the RMA -Director of Planning. Plans for such restoration shall be submitted to and approved by the RMA - Director of Planning prior to commencement of use. <b>(RMA - Planning Department)</b></p>	Submit restoration plans to PBI for review and approval.	Owner/ Applicant	Prior to start of use.	

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11		<b>PBD032(A) - TREE PROTECTION</b> Trees that are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip line of the retained trees. Said protection shall be demonstrated prior to issuance of building permits subject to the approval of the RMA - Director of Planning. <b>(RMA - Planning Department)</b>	Submit evidence of tree protection to PBI for review and approval.	Owner/ Applicant	Prior to issuance of grading and building permits	
12		<b>PBD032(B) – TREE AND ROOT PROTECTION</b> 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. Said protection shall be demonstrated prior to issuance of building permits subject to the approval of the Director of Planning and Building Inspection. <b>(RMA - Planning Department)</b>	Submit evidence of tree protection to PBI for review and approval.	Owner/ Applicant	Prior to Issuance of Grading and/or Building Permits	
13		<b>PBD036 - WATER TANK APPROVAL</b> The water tank shall be painted an earth tone color to blend into the area and landscaped (including land sculpturing and fencing, where appropriate), subject to the approval of the Director of Planning and Building Inspection, prior to the issuance of building permits. <b>(RMA - Planning Department)</b>	1) Submit proposed color of water tank and landscaping to PBI for review and approval.	Applicant/ Owner	Prior to the issuance of grading and building permits	
	2) Provide evidence to PBI that the water tank is painted as approved by PBI and that landscaped was installed as approved by PBI.		Applicant/ Owner	Prior to final inspection or occupancy.		

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14		<p><b>PBD016 - INDEMNIFICATION AGREEMENT</b></p> <p>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 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. <b>(RMA - Planning Department)</b></p>	Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to PBI.	Owner/ Applicant	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	
15		<p><b>FIRE007 - DRIVEWAYS</b></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</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.	

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		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. <b>(North County Fire Protection District)</b>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
16		<b>FIRE011 - ADDRESSES FOR BUILDINGS</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 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.	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

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		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. <b>(North County Fire Protection District)</b>				
17		<b>FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL)</b> For development of structures totaling less than 3,000 square feet on a single parcel, the minimum fire protection water supply shall be 4,900 gallons. For development of structures totaling 3,000 square feet or more on a single parcel, the minimum fire protection water supply shall be 9,800 gallons. For development of structures totaling more than 10,000 square feet on a single parcel, the reviewing authority may require additional fire protection water supply. Other water supply alternatives, including ISO Rural Class 8 mobile water systems, may be permitted by the fire authority to provide for the same practical effect. The quantity of water required by this condition shall be in addition to the domestic demand and shall be permanently and immediately available. <b>(North County Fire Protection District)</b>	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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18		<b>FIRE016 - SETBACKS</b> All parcels 1 acre and larger shall provide a minimum 30-foot setback for new buildings and accessory buildings from all property lines and/or the center of the road. For parcels less than 1 acre, alternate fuel modification standards or other requirements may be imposed by the local fire jurisdiction to provide the same practical effect. <b>(North County Fire Protection District)</b>	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	
19		<b>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)</b> 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. <b>(North County Fire Protection District)</b>	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	
20		<b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</b> 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	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. <b>(North County Fire Protection District)</b>	Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
21		<b>FIRE026 - ROOF CONSTRUCTION (STANDARD)</b> All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class B roof construction. <b>(North County Fire Protection District)</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
22		<b>WR40 - WATER CONSERVATION MEASURES</b> The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system. b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems, and timing devices. <b>(Water Resources Agency)</b>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
23		<b>WR45 - WELL INFORMATION</b> 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. <b>(Water Resources Agency)</b>	Submit all applicable well information to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	