

MONTEREY COUNTY ZONING ADMINISTRATOR

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| Meeting: March 29, 2007 | Time: | Agenda Item No.: |
| Project Description: Combined Development Permit consisting of: (1) a Coastal Administrative Permit to allow the construction of a two-story 4,225 square foot single family dwelling with a detached 843 square foot two-car garage, a 170 square foot deck on the second floor, a 704 square foot porch on the first floor, approx. 800 linear feet of driveway (partially on Assessor's Parcel Number 131-042-019-000), septic disposal system, and grading (approx. 2,645 cu yds cut/2,048 cu yds fill); (2) a Coastal Development Permit to allow the construction of an 843 square foot caretaker unit with 337 square feet of porches and septic disposal system; (3) a Coastal Administrative Permit to allow the construction of a 2,000 square foot two-story horse barn to include eight horse stalls; and (4) a Coastal Administrative Permit for the construction of a 3,200 square foot ranch storage building and 1,015 square feet of driveways/walks/patios. | | |
| Project Location: 14905 Del Monte Farms Road and 14944 Castroville Boulevard, Castroville | | APNs: 131-042-005-000 & 131-042-019-000 |
| Planning File Number: PLN050493 | | Name: Eliberto S. Garcia and Rosa I. Figueroa, Property Owners |
| Plan Area: North County Land Use Plan | | Flagged and staked: Yes |
| Zoning Designation: "LDR/5 (CZ)" [Low Density Residential, 5 acres per unit (Coastal Zone)] | | |
| CEQA Action: Categorically Exempt per Section 15305 (a) | | |
| Department: RMA - Planning Department | | |

RECOMMENDATION:

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

PROJECT OVERVIEW:

The Garcia/Figueroa 5.75-acre parcel is located west of the intersection of Dolan Road and Castroville Boulevard in Castroville. The placement of the proposed single-family dwelling, caretaker unit, horse barn, ranch storage building, driveway, and septic disposal fields have been designed to avoid development on slopes exceeding 25 percent, the removal of mature oak trees, and in consideration of fire department requirements for a 30-foot setback in State Responsibility Areas. Grading (approximately 2,645 cubic yards cut/ 2,048 cubic yards fill) appears to be appropriate given the configuration and topography of the selected driveway location and pad areas of the buildings.

The applicants had originally proposed a residence and driveway accessed from Castroville Boulevard that would have required the removal of several large mature oak trees and development on slopes exceeding 25 percent. The redesigned project includes a residence with access derived from Del Monte Farms Road via an easement on the Santillan property (**Exhibit D**), eliminates the winding driveway up the steep slope on the Garcia/Figueroa property, and does not require the removal of any mature oaks.

No unusual circumstances, unresolved issues, or adverse environmental impacts were identified during project review. The project, as described and conditioned, is consistent with all applicable County of Monterey policies and regulations.

OTHER AGENCY INVOLVEMENT:

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

The above checked agencies and departments have reviewed this project. Conditions recommended by North County Fire Protection District, Public Works Department, Environmental Health Division, and Water Resources Agency, have been incorporated into the Condition Compliance Reporting Plan (**Exhibit C**).

The project was not referred to the North County - 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 because the Lot Line Adjustment does not involve conflicts with slope restrictions, ridgeline or view shed development; and does not request a variance.

Note: The decision on this project is appealable to the Board of Supervisors.

Elisa Manuguerra, Assistant Planner
(831) 755-5179, manuguerrae@co.monterey.ca.us
February 28, 2007

cc: Zoning Administrator; North County Fire Protection District; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; Laura Lawrence, Acting Planning & Building Services Manager; Elisa Manuguerra, Planner; Carol Allen, Zoning Administrator Hearing Secretary; Eliberto S. Garcia and Rosa I. Figueroa, Property Owners; Mario Santillan and Maria Luz, Property Owner; Richard Murray, Agent; Planning File PLN050493.

Attachments: Exhibit A Project Data Sheet
Exhibit B Recommended Findings and Evidence
Exhibit C Recommended Conditions of Approval
Exhibit D Letter from Mario Santillan regarding road access easement
Exhibit E Letter justifying caretaker unit
Exhibit F Site Plan, Elevations, Floor Plans

This report was reviewed by Laura Lawrence, Acting Planning & Building Services Manager.

EXHIBIT B

RECOMMENDED FINDINGS AND EVIDENCE

1. FINDING: CONSISTENCY – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the North County Land Use Plan, North County Coastal Implementation Plan (Part 2), Part 6 of the Coastal Implementation Plan, and the Monterey County Zoning Ordinance (Title 20), which designates this area as appropriate for 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 properties are located at 14905 Del Monte Farms Road and 14944 Castroville Boulevard, Castroville (Assessor's Parcel Numbers 131-042-005-000 and 131-042-019-000). The parcel is zoned Low Density Residential, 5 acres per unit (Coastal Zone) or "LDR/5 (CZ)". The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 20, and is therefore suitable for the proposed development.
 - (c) A caretaker unit is an allowed use subject to securing a Coastal Development Permit, in accordance with the Low Density Residential zoning designation, Section 20.14.050.I of the Monterey County Zoning Ordinance (Title 20). The project complies with the regulations for caretaker units in accordance with Section 20.64.030.C. Condition No. 12 has been incorporated requiring the applicant to record a caretaker unit deed restriction.
 - (d) A horse barn and a ranch storage building are allowed uses subject to securing Coastal Administrative Permits pursuant to Section 20.14.040.F of the Monterey County Zoning Ordinance (Title 20), which allows accessory structures and accessory uses to any principal use.
 - (e) The project was not referred to the North County - 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 because the Lot Line Adjustment does not involve conflicts with slope restrictions, ridgeline or view shed development; and does not request a variance.
 - (f) The project planner conducted site inspections on October 11, 2006 and February 8, 2007 to verify that the project on the subject parcel conforms to the plans listed above.
 - (g) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Planning File No. PLN050493.

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: RMA - 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. Conditions recommended have been incorporated.

- (b) A technical report prepared by an outside soils/geotechnical consultant indicates that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. A “Geotechnical Investigation” report has been prepared for this parcel by Ali M. Oskoorouchi, Scotts Valley, CA, dated January 17, 2005 and is on record in the Monterey County RMA - Planning Department, Library No. LIB060600. All development shall be in accordance with this report.
- (c) County staff has reviewed resource maps for the proposed site and associated environmental constraints such as archeological sensitivity, seismic zone, fire hazard, environmentally sensitive habitats, and flood zones. Staff concludes that the site is suitable for the proposed use.
- (d) Staff conducted a site inspection on October 11, 2006 and February 8, 2007 to verify that the site is suitable for this use.
- (e) Materials in Planning File No. PLN050493.

3. FINDING: CARETAKER UNIT – In order to grant the Administrative Permit for the proposed caretaker unit, the Zoning Administrator shall make the following findings:

- 1. Pursuant to Section 20.64.030.D.1, the establishment, maintenance, or operation of the use or building applied for will not under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County.
- 2. Pursuant to Section 20.64.030.D.2, the proposed project, as conditioned, is consistent and complies with the regulations for caretaker units, as provided at Chapter 20.64 of the Monterey County Zoning Ordinance (Title 20).
- 3. Pursuant to Section 20.64.030.D.3, the proposed caretaker unit complies with all applicable requirements of the Low Density Residential, 5 acres per unit (Coastal Zone) or “LDR/5 (CZ)” districts as provided at Chapter 20.14 of the Monterey County Zoning Ordinance (Title 20).
- 4. Pursuant to Section 20.64.030.D.4, adequate sewage disposal and water supply facilities exist or are readily available to the site, as approved by the Director of Environmental Health.

- EVIDENCE:**
- (a) The project as described in the application and accompanying materials was reviewed by the Planning Department, North County Fire Protection District, Public Works Department, Environmental Health Division, and the Water Resources Agency. The respective departments have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood; or the county in general.
 - (b) The project for a caretaker unit is a use allowed use subject securing a Coastal Development Permit in accordance with Section 20.14.050.I and is consistent with the development standards at Section 20.14.060.C.2 and the regulations for caretaker unit as provided at Section 20.64.030.
 - (c) A letter submitted by the applicants justifying the caretaker unit request as found at Exhibit E of the March 29, 2007 Staff Report.
 - (d) The application, plans, and related support materials were reviewed by the Environmental Health Department during Inter-Departmental Review (IDR) December 8, 2006 to January 9, 2007.

- (e) See Finding No. 7, Health and Safety.
- (f) Staff conducted site inspections on October 11, 2006 and February 8, 2007 to verify that the project would not present adverse impacts to the general welfare of persons residing or working in the neighborhood or to the general welfare of the County.
- (g) Materials in Planning File No. PLN050493.

4. FINDING: CEQA (Exempt): - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- (a) California Environmental Quality Act (CEQA) Guidelines Section 15303(a) categorically exempts single-family dwellings.
 - (b) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts small accessory structures such as caretaker units, horse barns, and ranch storage buildings.
 - (c) No adverse environmental effects were identified during staff review of the development application during a site visits on October 11, 2006 and February 8, 2007.
 - (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 RMA - Planning Department and Building Services Department Monterey County records and is not aware of any violations existing on subject property.

6. 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. 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 6, the Shoreline Access/Trails Map, of the North County 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 on October 11, 2006 and February 8, 2007.

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: Preceding findings and supporting evidence.

8. FINDING: APPEALABILITY – The decision on this project is appealable to the Board of Supervisors. It is not appealable to the Coastal Commission.

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

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| EXHIBIT C Monterey County Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan | Project Name: Eliberto S. Garcia and Rosa I. Figueroa File No: PLN050493 APNs: 131-042-005-000 and 131-042-019-000 Approved by: Zoning Administrator Date: March 29, 2007 |
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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. | | PBD029 - SPECIFIC USES ONLY This Combined Development Permit (PLN050493) allows (1) a Coastal Administrative Permit to allow the construction of a two-story 4,225 square foot single family dwelling with a detached 843 square foot two-car garage, a 170 square foot deck on the second floor, a 704 square foot porch on the first floor, approx. 800 linear feet of driveway (partially on Assessor's Parcel Number 131-042-019-000), septic disposal system, and grading (approx. 2,645 cu yds cut/2,048 cu yds fill); (2) a Coastal Development Permit to allow the construction of an 843 square foot caretaker's unit with 337 square feet of porches and septic disposal system; (3) a Coastal Administrative Permit to allow the construction of a 2,000 square foot two-story horse barn to include eight horse stalls; and (4) a Coastal Administrative Permit for the construction of a 3,200 square foot ranch storage building and 1,015 square feet of driveways/walks/patios. The properties are located at 14905 Del Monte Farms Road and 14944 Castroville Boulevard, Castroville (Assessor's Parcel Numbers 131-042-005-000 and 131-042-019-000), North County area, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and | Adhere to conditions and uses specified in the permit. | Owner/ Applicant | 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> |
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| | | 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 RMA - Planning Department. 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. [Resource Management Agency (RMA) - Planning Department] | | | | |
| 2. | | PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution No. _____) was approved by the Zoning Administrator for Assessor's Parcel Number 131-042-005-000 and 131-042-019-000 on March 29, 2007. The permit was granted subject to 35 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 RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department) | 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. | | 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 RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the | Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning 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 | Owner/ Applicant/ Archaeologist | Ongoing | |

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| | | 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. (RMA - Planning Department) | to develop proper mitigation measures required for the discovery. | | | |
| 4. | | PD007 - 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 RMA - Building Services Department. (RMA – Planning Department and Building Services Department) | Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15. | Owner/ Applicant | Ongoing | |
| 5. | | PD009 - GEOTECHNICAL CERTIFICATION Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA – Planning Department and Building Services Department) | Submit certification by the geotechnical consultant to the RMA – Building Services Department showing project’s compliance with the geotechnical report. | Owner/ Applicant/ Geotechnical Consultant | Prior to final inspection | |
| 6. | | PD010 - EROSION CONTROL PLAN AND SCHEDULE The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA – Planning and Director of Building Services. 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 RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, salutation and dust | Evidence of compliance with the Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits. | Owner/ Applicant | Prior to the issuance of grading and building permits | |
| | | | Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services. | Owner/ Applicant | Ongoing | |

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| | | during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. (RMA - Planning Department and RMA - Building Services Department) | Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department | Owner/ Applicant | Prior to final inspection | |
| 7. | | PD011 – TREE AND ROOT PROTECTION 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, approved by a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the RMA – Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by a certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning Department) | Submit evidence of tree protection to the RMA - Planning Department for review and approval. | Owner/ Applicant | Prior to the issuance of grading and/or building permits | |
| | | | Submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist. | Owner/ Applicant/ Arborist | During Construction | |
| | | | Submit photos of the trees on the property to the RMA – Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required. | Owner/ Applicant | Prior to final inspection | |
| 8. | | PD012(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY) The site shall be landscaped. At least three (3) weeks prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape | Submit landscape plans and contractor’s estimate to the RMA - Planning Department for review and approval. | Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect | At least three (3) weeks prior to final inspection or occupancy | |

| 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) |
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| | | <p>plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan 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. (RMA – Planning Department)</p> | <p>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.</p> | <p>Owner/ Applicant</p> | <p>Ongoing</p> | |
| <p>9.</p> | | <p>PD012(C) - LANDSCAPING PLAN - NORTH COUNTY COASTAL NATIVE The site shall be landscaped. The use of native species consistent with and found in the project area shall be required in all landscaping plans as a condition of project approval. A list of appropriate native plant species identified in Attachment #2 and #3 in the North County Implementation Plan Development Regulations is available in brochure form (<i>Suggested Native Species Landscaping List - North County Coastal Zone</i>) from the RMA - Planning Department. (RMA – Planning Department)</p> | <p>Submit landscape plans and contractor's estimate to RMA - Planning Department for review and approval.</p> | <p>Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect</p> | <p>At least three weeks prior to final inspection or occupancy</p> | |
| <p>10.</p> | | <p>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site</p> | <p>Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.</p> | <p>Owner/ Applicant</p> | <p>Prior to the issuance of building permits.</p> | |

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| | | 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 lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department) | The lighting shall be installed and maintained in accordance with the approved plan. | Owner/ Applicant | Ongoing | |
| 11. | | PD016 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Geotechnical Investigation report has been prepared for this parcel by Ali M. Oskoorouchi, Scotts Valley, CA, dated January 17, 2005 and is on record in the Monterey County RMA - Planning Department , Library No. LIB060600. All development shall be in accordance with this report." (RMA – Planning Department) | Proof of recordation of this notice shall be furnished to the RMA - Planning Department. | Owner/ Applicant | Prior to the issuance of grading and building permits. | |
| 12. | | PD018 – DEED RESTRICTION – CARETAKER UNIT (INLAND OR COASTAL) The applicant shall record a deed restriction stating “The caretaker unit shall not be separately rented, let or leased to other than the caretaker whether compensation be direct or indirect.” (RMA – Planning Department) | Submit signed and notarized Deed Restriction to the Director of RMA – Planning Department for review and signature by the County. | Owner/ Applicant | Prior to the issuance of grading or building permits | |
| | | | Proof of recordation of the Deed Restriction shall be submitted to the RMA – Planning Department. | Owner/ Applicant | Prior to the issuance of grading or building permits | |
| 13. | | PD023 – EASEMENT - SCENIC (SLOPE) A scenic easement shall be conveyed to the County over | Submit the scenic easement deed and corresponding map, developed in | Owner/ Applicant/ | Prior to the issuance of | |

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| | | those portions of the property where the slope exceeds 25% percent. The easement shall be developed in consultation with certified professional. A scenic easement deed shall be submitted to, and approved by, the Director of the RMA – Planning Department. (RMA – Planning Department) | consultation with a certified professional, to the RMA - Planning Department for review and approval. Record the deed and map showing the approved scenic easement. Submit a copy of the recorded deed and map to the RMA – Planning Department. | Certified Professional Owner/ Applicant | grading and building permits Prior to final map or commencement of use | |
| 14. | | PDSP001 – ROAD EASEMENT (NON-STANDARD) The applicant shall submit proof of the executed road right of way easement agreement for the portion of the driveway traversing the Mario Santillan and Maria Luz property (Assessor’s Parcel Number 131-042-019-000) to the RMA – Planning Department prior to the issuance of building or grading permits. (RMA – Planning Department) | Proof of recordation of the easement document(s) shall be submitted to the RMA – Planning Department. | Owner/ Applicant | Prior to the issuance of grading or building permits | |
| 15. | | PD041 – 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 the RMA- Building Services Department 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. (RMA – Planning Department and Building Services Department) | 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 2) The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit. | Owner/ Applicant Owner/ Applicant/ Engineer | Prior to the issuance of grading or building permits Prior to the final inspection | |
| 16. | | PD035 - UTILITIES - UNDERGROUND All new utility and distribution lines shall be placed underground. (RMA - Planning Department; Public Works) | Install and maintain utility and distribution lines underground. | Owner/ Applicant | Ongoing | |

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| 17. | | PD038 - WATER TANK APPROVAL 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 the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department) | Submit proposed color of water tank and landscaping plans to the RMA - Planning Department for review and approval. | Owner/ Applicant | Prior to the issuance of grading or building permits | |
| | | | Provide evidence to the Director of the RMA - Planning Department that the water tank has been painted and the landscaping has been installed according to the plans approved by the RMA - Planning Department. | Owner/ Applicant | Prior to the final inspection or occupancy | |
| 18. | | PD043 – 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.. (RMA – Planning Department and Building Services Department) | If applicable, apply and receive the appropriate grading permit from Monterey County RMA – Building Services Department. | Owner/ Applicant/ Engineer | Prior to the issuance of grading or building permits | |
| 19. | | FIRE002 - ROADWAY ENGINEERING The grade for all roads shall not exceed 15 percent. Where road grades exceed 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 length of vertical curves in roadways, exclusive of gutters, ditches and drainage structures designed to hold or divert water, shall not be less than 100 feet. No roadway turn shall have a horizontal inside radius of less than 50 feet. A roadway turn radius of 50 to 100 feet is required to have an additional 4 feet of roadway surface. A roadway turn radius of 100 to 200 feet is required to have an additional 2 feet of roadway surface. Roadway | 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 for each phase of development. | Applicant or owner | Prior to final building inspection | |

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| | | turnarounds shall be required on dead-end roads in excess of 150 feet of surface length. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (North County Fire Protection District) | | | | |
| 20. | | FIRE007 - DRIVEWAYS 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 | 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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| | | shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the “T” shall be a minimum of 60 feet in length. (North County Fire Protection District) | | | | |
| 21. | | 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. (North County Fire Protection 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. | |
| | | | Applicant shall schedule fire dept. clearance inspection | Applicant or owner | Prior to final building inspection. | |
| 22. | | 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 at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads | 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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| | | 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. (North County Fire Protection District) | | | | |
| 23. | | FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL) 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. (North County Fire Protection 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. | |
| | | | Applicant shall schedule fire dept. clearance inspection | Applicant or owner | Prior to final building inspection | |
| 24. | | FIRE015 - FIRE HYDRANTS/FIRE VALVES A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The | 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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| | | hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. (North County Fire Protection District) | Applicant shall schedule fire dept. clearance inspection | Applicant or owner | Prior to final building inspection | |
| 25. | | FIRE016 - SETBACKS 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. (North County Fire Protection District) | Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept. clearance inspection | Applicant or owner Applicant or owner | Prior to issuance of grading and/or building permit. Prior to final building inspection | |

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| 26. | | 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. (North County Fire Protection District) | Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept. clearance inspection | Applicant or owner Applicant or owner | Prior to issuance of grading and/or building permit. Prior to final building inspection | |
| 27. | | FIRE026 - ROOF CONSTRUCTION (STANDARD) 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. (North County Fire Protection District) | Applicant shall enumerate as "Fire Dept. Notes" on plans. | Applicant or owner | Prior to issuance of building permit. | |
| 28. | | PW0005 – ENCROACHMENT (STD DRIVEWAY) Obtain an encroachment permit from the Department of Public Works and construct a standard driveway connection to (Castroville Boulevard). (Public Works) | Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances. | Owner/ Applicant | Prior to Building/ Grading/ Permits Issuance | |
| 29. | | PW0005 – ENCROACHMENT (STD DRIVEWAY) Obtain an encroachment permit from the Department of Public Works and construct a standard driveway connection to (Del Monte Farms Road). (Public Works) | Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances. | Owner/ Applicant | Prior to Building/ Grading/ Permits Issuance | |

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| 30. | | EH11 - SEPTIC SYSTEM DESIGN Submit plans for review and approval showing the location and design of the proposed septic system meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. (Environmental Health) | Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system. | CA Licensed Engineer /Owner/ Applicant | Prior to filing the final parcel map or issuance of building | |
| 31. | | WR3 - DRAINAGE PLAN - RETENTION The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. The plan shall include retention/percolation facilities to mitigate the impact of impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency) | Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval. | Owner/ Applicant/ engineer | Prior to issuance of grading or building permits | |
| 32. | | WR8 - COMPLETION CERTIFICATION The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater detention/retention facilities have been constructed in accordance with approved plans. (Water Resources Agency) | Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan. | Owner/ Applicant/ Engineer/ Contractor | Prior to final inspection | |
| 33. | | WR22 - FLOODPLAIN RECORDATION 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) | Submit the recorded floodplain notice to the Water Resources Agency for review and approval. (A copy of the County's standard notice can be obtained at the Water Resources Agency.) | Owner/ Applicant | Prior to issuance of any grading or building permits | |
| 34. | | WR40 - WATER CONSERVATION MEASURES The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new | Compliance to be verified by building inspector at final inspection. | Owner/ Applicant | Prior to final building inspect-ion/ occupancy | |

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| | | <p>construction require, but are not limited to:</p> <p>a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.</p> <p>b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)</p> | | | | |
| 35. | | <p>WR45 - WELL INFORMATION</p> <p>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)</p> | 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 | |