

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> January 10, 2008. Time: P.M	<b>Agenda Item No.:</b>
<b>Project Description:</b> Combined Development Permit consisting of a Coastal Administrative Permit to allow the construction of a 2,428 square foot, two-story, single family dwelling with a 1,104 square foot attached, uncovered deck, a 768 square foot attached three-car garage, 111 cubic yards of cut and 82 cubic yards of fill, two new 5,000 gallon water tanks, and a new septic system and 2) A Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat (maritime chaparral).	
<b>Project Location:</b> 4660 Lotte Ln, Royal Oaks	<b>APN:</b> 181-211-010-000
<b>Planning File Number:</b> PLN070109	<b>Name:</b> Ruben Sanchez & Ellen Ferguson, Property Owners; Herbert Ichikawa, Agent
<b>Plan Area:</b> North County Land Use Plan	<b>Flagged and staked:</b> Yes
<b>Zoning Designation:</b> : RDR/B-6 (CZ) [Rural Density Residential, with a Building Site Overlay (Coastal Zone)]	
<b>CEQA Action:</b> Categorically Exempt per Section 15303 (a)	
<b>Department:</b> RMA - Planning Department	

### RECOMMENDATION:

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

**PROJECT OVERVIEW:** The proposed project consists of the construction of a new single family dwelling, septic system, associated grading, and two new 5,000 gallon water tanks, on a five (5) acre parcel, located off Lotte Lane in the North County Land Use Plan (LUP) Area. Staff's review of the project focused on conformance with the Local Coastal Plan (LCP) Policies. Portions of the lot are covered in maritime chaparral and oak woodland, as such particular attention was paid to the North County CIP Environmentally Sensitive Habitat Area (ESHA) development standards (20.144.040 CIP). The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA). See Exhibit B for a more detailed discussion.

**OTHER AGENCY INVOLVEMENT:**

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

The above checked agencies and departments have reviewed this project. Conditions recommended by Environmental Health, Water Resources Agency, and the North County Fire Protection District, have been incorporated into the condition compliance reporting plan (**Exhibit D**).

On August 20, 2007 the North County Coastal Land Use Advisory Committee (LUAC) recommended approval on the project by a 4-1 vote. The LUAC expressed concern and made recommendations regarding the requirement to put utilities underground, protecting biological resources with deed restrictions and removal of invasive species, approval of the well for domestic use, and a change in address to reflect the property location in the community of Royal Oaks, not Watsonville. See LUAC discussion in Exhibit B for more detail.

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

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November 16, 2007

cc: Front Counter; Zoning Administrator; North County Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; Carl Holm, Planning & Building Services Manager; Craig Spencer, Planner; Carol Allen, Clerk; Ruben Sanchez & Ellen Ferguson, Owners; Herbert Ichikawa, Agent; Planning File PLN070109.

Attachments: Exhibit A Project Data Sheet  
Exhibit B Project Overview  
Exhibit C Recommended Findings and Evidence  
Exhibit D Recommended Conditions of Approval  
Exhibit E Vicinity Map  
Exhibit F Site Plan, Elevations, Floor Plans  
Exhibit G Biological Report(s)  
Exhibit H LUAC Minutes

This report was reviewed by Mike Novo, Director of Planning Services and Laura Lawrence, Coastal Team Manger.

**EXHIBIT B**  
**DETAILED PROJECT DISCUSSION**  
**PLN070109 (Sanchez)**

**A. PROJECT SETTING AND DESCRIPTION:**

**Setting** The Sanchez property is located off Lotte Lane in the community of Royal Oaks, Monterey County, in the North County Land Use Plan area. This five (5) acre lot slopes up gently to the west from Lotte Lane for approximately two thirds of its depth. This portion of the lot was previously farmed for strawberries and now consists of non-native grasslands. The non-native grasslands give way to a steep incline that contains oak woodland and maritime chaparral plant communities. Beyond that at the rear of the lot is a clear level pad, where the new dwelling is proposed. This pad abuts to the toe of another slope, to the rear, leading to a ridge behind the pad and ultimately Elkhorn Slough land on the other side of the ridge. There is an existing paved driveway along the northern property line that provides access to the rear of the property. The driveway pavement ends before the level building pad area where the new dwelling is proposed and a dirt driveway continues from the end of pavement to the pad. There is an existing well and pump-house near the front entrance to the property that is the proposed source of water.

**Project Description** Construction of a new 2,428 square foot, two-story single family dwelling with an attached three-car garage and a deck wrapping around the east elevation. The project requires approximately 111 cubic yards of cut and 83 cubic yards of fill for improvements to the long driveway and the building pad. Utilities for the new dwelling will be served by Pacific Gas & Electric already at the site, an existing well, and a new septic system. To provide for fire protection two 5,000 gallon water tanks are required.

**B. ANALYSIS**

**Development Standards** The project is consistent with the applicable RDR/B-6 (CZ) zoning district standards including setbacks, height, and lot coverage. Additionally the proposal was reviewed for consistency with the North County Land Use Plan and the Coastal Implementation Plan (CIP) Part 2. The property is located within a Rural Density Residential land use designation, which allows residential use and is suitable for the proposed use.

**Land Use Advisory Committee** The North County Coastal Land Use Advisory Committee (LUAC) had some concerns regarding the proposed project. Their concerns were that the electric utility lines be located underground, adequate protection of ESHA should be incorporated, and that the existing agricultural well be tested and deemed adequate for domestic use. The final vote was 4 ayes, 1 no, and 2 absent for approval of the project. Staff has taken into consideration the comments and recommendations from the LUAC and implemented proper conditions of approval such as underground utility requirements (Condition #10), and a conservation scenic dedication over the ESHA (Condition #9). The Environmental Health Department has conducted test of the existing well and included a non-standard condition of approval requiring a deed notification stating that the well exceeds the maximum contaminant level for nitrates (see discussion on water below). Monterey County does not have regulations that prohibit one connection water wells with nitrate contamination.

**Local Coastal Policies (LCP)**

Staff identified some site constraints at the site that were reviewed for consistency with the North County Land Use Plan and other LCP policies. The primary areas of concern are impacts to biological resources and water quality. The project was found to be consistent with site development standards including setbacks, coverage, and height for the RDR/B-6 (CZ) zoning district and with the policies and development standards contained in the North County Land Use Plan and Coastal Implementation Plan Part 2, including environmentally sensitive habitat development standards (Section 20.144.040 CIP; see discussion on bio resources below).

**Biological Resources** Staff's review of the project site on May 9, 2007 identified the potential sensitive vegetation on the site and near the proposed dwelling location. A biological report was requested and submitted for the project. The biological report, prepared by Dana Bland & Associates on May 10, 2007, concluded that the site does contain sensitive habitat known as oak woodland and maritime chaparral. Impacts of the proposed dwelling and driveway were evaluated and it was determined that the proposed development would not directly impact sensitive vegetation provided recommendations contained in the report were followed (no tree removal and no clearing of chaparral). Potential impacts to Oak trees can be avoided by:

- placing 6 foot high plastic construction fencing along the outside edge of the dripline of oak trees or groves near the construction site (condition #5),
- hand cutting all roots greater than 2 inches in diameter encountered during grading and foundation excavations (condition #8),
- keeping fill material at least 10 feet from tree trunks (Condition #5), and
- Avoiding the spread of invasive plant species, and keeping irrigated landscaping out of the dripline of oak trees (condition #8).

The project does not propose removal of oaks or chaparral vegetation. Portions of the driveway and residence are proposed adjacent to Pajaro manzanita and maritime chaparral. Direct impacts from construction activities to maritime chaparral can be avoided by the use of exclusive fencing around manzanita and chaparral. The North County Fire Protection district requires a 100 foot "defensible space" around the proposed house (Condition 21). This is particularly important on the down hill slope from the proposed house as fires can run up-hill rapidly. Staff met with the biologist, owner, architect, and North County Fire Marshall at the site to discuss fire clearance requirements and how it would impact the vegetation at the site. North County Fire representatives are recommending alternative fire protection methods, including the use of fire resistant siding and material for construction of the dwelling and capping of the eaves, so that sensitive vegetation near the site would not have to be removed or negatively impacted (see the revised biology report dated November 13, 2007). The pocket of maritime chaparral and oak woodland near the house is surrounded by non native grasslands. Fire clearance as agreed upon will consist of removal of invasive species such as poison hemlock, ice plant, and non native grasses existing at the fringe of the chaparral community. Removal of manzanita for fire clearance is not required and shall be prohibited. In compliance with the CIP (part 2, section 20.144.040 B 6), the owner will be required to dedicate a permanent conservation easement over the areas of the property containing sensitive vegetation, particularly on the slope below where the dwelling is proposed that contains vegetation and slopes greater than 25% (Condition #9). The easement will allow for trimming and removal of dead vegetation for fire clearance around the fringe of the chaparral and oak woodland communities. Staff determined, based on this information, that the proposed dwelling is adequately located on the lot, using previously disturbed areas and limiting land disturbance to that necessary for structural improvements and driveway access.

**Water Quality** The Monterey County Environmental Health Department reviewed the proposed application and found that the existing well (the proposed water source) exceeds the Nitrate contamination level established by State regulations. Monterey County does not have regulations

pertaining to nitrate contamination for single connection wells (one single family dwelling), so the existing well and proposed project does not violate Monterey County water quality standards. There are several treatment options available for nitrate contamination. The owner proposes to use an anion exchange or water softener to treat the contaminant. This system uses resin beads coated with negatively charged chloride or hydroxide ions that exchange with nitrates in the water. The beads require periodic recharging and will be the owner's sole responsibility to up-keep. Installation of this type of treatment will not create a significant impact (See CEQA determination below).

### **C. CEQA DETERMINATION**

**Categorical Exemption:** The project entails development of a single family home on an existing legal lot of record created through the Triple M Ranch subdivision in 1974. Section 15303(a) of the California Environmental Quality Act (CEQA) exempts the construction of single family residences and accessory structures (Class 3). Staff reviewed the technical reports prepared for the proposed project and the site for unique conditions that may supersede this exemption. Potential issues with biological resources and water quality were analyzed as described above. Sensitive areas of the site have been avoided and no significant impacts to the environment are foreseen.

## **EXHIBIT C**

### **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 Monterey County General Plan, North County Land Use Plan, Coastal Implementation Plan Part 2, 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 property is located at 4660 Lotte Lane (Assessor's Parcel Number 181-211-010-000), North County Land Use Plan, Coastal zone. The parcel is zoned RDR/B-6 (CZ).
  - (c) The project planner conducted a site inspection on May 9, 2007 to verify that the project on the subject parcel conforms to the plans listed above. Another site visit was conducted on November 9, 2007 which included the biologist, architect, owner, and North County Fire Department representatives to discuss fire clearance and biological impacts.
  - (d) As designed and conditioned the project is consistent with the North County Coastal Implementation Plan policies (CIP part 2) dealing with environmentally sensitive habitat development standards (20.144.040 CIP). The site contains a mosaic of oak woodland and maritime chaparral both sensitive native plant communities. As designed and conditioned the proposed development will not have a direct impact on sensitive communities as no vegetation or tree removal is required. Removal of vegetation for fire clearance has been evaluated and alternative fire protection measures have been included in order to avoid direct impacts to sensitive resources (Condition #21). The proposed development and fire clearance will not adversely affect the long term maintenance of the habitat (20.144.040.B.2) (Reference Biological Report dated November 13, 2007). Additionally, in compliance with 20.144.040 B 6 (CIP) the owner will be required to dedicate a permanent conservation easement over the areas of the property containing sensitive vegetation, including the area below where the dwelling is proposed that contains slopes greater than 25% (Condition #9).
  - (e) The project was referred to the North County Coastal Land Use Advisory Committee (LUAC) for review. On August 20, 2007 the LUAC reviewed and recommended approval by a vote of 4-1, of the Combined Development Permit. Recommendations were provided regarding requirements for underground utilities (Condition #10), protection of oak woodland and maritime chaparral (Condition #9), Removal of invasive species (Condition #'s 6 & 8), and approval of the existing well for domestic use
  - (f) 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 Project File PLN070109.

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) Technical reports by outside biological and geological consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff concurs. The following reports have been prepared:

*“Geotechnical Investigation” (LIB070351) prepared by Butano Geotechnical Engineering, Inc., Watsonville, CA, February 2007.*

*“Biological Report” (LIB070352) prepared by Dana Bland & Associates, Aptos, CA, May 10, 2007*

*“Biological Report Addendum” (LIB070624) prepared by Biotic Resources Group, Soquel, CA, November 13, 2007.*

(c) Staff conducted a site inspection on May 9, 2007 and November 9, 2007 to verify that the site is suitable for this use.

(d) Materials in Project File PLN070109.

3. **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 (Class 3), categorically exempts the construction of single family residences.

(b) No adverse environmental effects were identified during staff review of the development application during a site visit on May 9, 2007 and November 9, 2007.

(c) The Biological Survey and Addendum prepared for the project states that “There are no significant long term development related impacts anticipated to the native forest resources.” Staff concurs.

(d) See preceding and following findings and supporting evidence.

4. **FINDING: NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property. Zoning violation abatement 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.

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

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

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 (see 20.70.050.B.4.). No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c. of the Monterey County Coastal Implementation Plan, can be demonstrated.

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

(b) The subject property is not indicated as part of any designated trails or shoreline access as shown in Figure 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 visit on May 9, 2007.

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

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



<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> <u>Ruben Sanchez</u> <b>File No:</b> <u>PLN070109</u> <b>Approved by:</b> Zoning Administrator	<b>APNs:</b> <u>181-211-010-000</u> <b>Date:</b> 01/10/2008
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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>PD001 - SPECIFIC USES ONLY</b> This Combined Development Permit (PLN070109) allows a Coastal Administrative Permit for the construction of a 2,428 square foot, two story single family dwelling with a 1,104 square foot uncovered deck, a 768 square foot attached, three-car garage, 111 cubic yards of cut, 82 cubic yards of fill, two new 5,000 gallon water tanks, and a new septic system; and a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat (maritime chaparral). The property is located at 4660 Lotte Lane, Royal Oaks (Assessor's Parcel Number 181-211-010-000), North County Land Use 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 the 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. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. <b>(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>PD002 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A permit (Resolution 070109) was approved by the Zoning Administrator for Assessor's Parcel Number 181-211-010-000 on January 10, 2008. The permit was granted subject to 23 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 the RMA - Planning Department 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 the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits or commencement of use.	
3.		<b>PD007 - 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 RMA - Building Services Department. <b>(RMA – Planning Department and Building Services Department)</b>	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	
4.		<b>PD010 - EROSION CONTROL PLAN AND SCHEDULE</b> 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, siltation and dust during	An 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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		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. <b>(RMA - Planning Department and RMA - Building Services Department)</b>	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	
5.		<b>PD011 – 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, 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. <b>(RMA - Planning Department)</b>	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	

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6.		<p><b>PD012(H) - LANDSCAPING PLAN - NORTH COUNTY COASTAL NATIVE</b></p> <p>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. <b>(RMA – Planning Department)</b></p>	Submit landscape plans and contractor’s estimate to RMA - Planning Department for review and approval.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits	
7.		<p><b>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</b></p> <p>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 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. <b>(RMA – Planning Department)</b></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.	Owner/ Applicant	Prior to the issuance of building permits.	
			The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to Occupancy / Ongoing	

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8.		<b>PD016 – NOTICE OF REPORT</b> Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "Biological reports have been prepared for this parcel by Dana Bland & Associates, dated May 10, 2007 and a the follow up letter from Biotic Resources Group dated November 13, 2007 and are on record in the Monterey County RMA - Planning Department , Library No's. LIB070352 and LIB070624. All development shall be in accordance with this report." <b>(RMA – Planning Department)</b>	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.	
9.		<b>PD022(A) – EASEMENT – CONSERVATION AND SCENIC</b> A conservation and scenic easement shall be conveyed to the County over those portions of the property where Maritime Chaparral, Oak woodland, and slopes greater than 25% exist. The easement shall be developed in consultation with certified professional. An easement deed shall be submitted to, reviewed and approved by, the Director of the RMA - Planning Department prior to issuance of grading and building permits. <b>(RMA – Planning Department)</b>	Submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to the RMA - Planning Department for review and approval.	Owner/ Applicant/ Certified Professional	Prior to issuance of grading and building permits	
			Record the deed and map showing the approved conservation and scenic easement. Submit a copy of the recorded deed and map to the RMA – Planning Department.	Owner/ Applicant	Prior to final inspection or commencement use	
10.		<b>PD035 - UTILITIES - UNDERGROUND</b> All new utility and distribution lines shall be placed underground. <b>(RMA - Planning Department; Public Works)</b>	Install and maintain utility and distribution lines underground.	Owner/ Applicant	Ongoing	

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11.		<b>PD038 - 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 the RMA - Planning Department, prior to the issuance of building permits. <b>(RMA – Planning Department)</b>	Submit proposed color of water tank and landscaping plans to the RMA - Planning Department for review and approval.  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.  All landscaped areas and fences shall be continuously maintained; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant  Owner/ Applicant  Owner/ Applicant	Prior to the issuance of grading or building permits  Prior to the final inspection or occupancy.  On-going	
12.		<b>PD043 – GRADING PERMITS REQUIRED</b> 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. <b>(RMA – Planning Department and Building Services Department)</b>	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	
13.		<b>WR3 - DRAINAGE PLAN - RETENTION</b> 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. <b>(Water Resources Agency)</b>	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	

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14.		<b>WR8 - COMPLETION CERTIFICATION</b> 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. <b>(Water Resources Agency)</b>	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	
15.		<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	
16.		<b>EHSP001 - ABANDON EXISTING SEPTIC SYSTEM</b> Submit a plot plan to the Division of Environmental Health showing the location of the existing septic system on the property. Provide evidence that the septic system has been properly abandoned or that a septic tank was never installed. <b>(Environmental Health)</b>	Division of Environmental Health must approve plans and evidence.	CA Licensed Engineer /Owner/ Applicant	Prior to issuance of a building permit	



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17.		<p><b>EHSP002 - DEED NOTIFICATION – Water Quality</b>  A deed notification shall be recorded with the Monterey County Recorder which states: "The well serving APN 181-211-010-000 exceeds the primary limits for the following constituents:</p> <ul style="list-style-type: none"> <li>Exceeds the Maximum Contaminant Level for Nitrates.</li> </ul> <p><b>(Environmental Health)</b></p>	Submit proposed wording and forms to be recorded to EH for review and approval. Record deed notification.	Owner/ Applicant	Prior to issuance of a building permit	
18.		<p><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. 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>Responsible Land Use Department: North County Fire District.</b></p>	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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19.		<p><b>FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL)</b></p> <p>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. <i>Responsible Land Use Department: North County Fire District.</i></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	
20.		<p><b>FIRE015 - FIRE HYDRANTS/FIRE VALVES</b></p> <p>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 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</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.	

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		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. <b>Responsible Land Use Department: North County Fire District.</b>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
21.		<b>FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS)</b> Remove combustible vegetation from within a minimum of 100 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional fire protection or firebreaks approved by the Reviewing 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>Responsible Land Use Department: North County Fire 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	
22.		<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).	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

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		Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. <b><i>Responsible Land Use Department: North County Fire District.</i></b>	Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
23.		<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><i>Responsible Land Use Department: North County Fire District.</i></b>	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	