

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> July 30, 2009	<b>Time:</b> 1:40 P.M	<b>Agenda Item No.:</b> 3
<b>Project Description:</b> Combined Development Permit consisting of 1) Coastal Administrative Permit to allow the dismantling and removal of an existing 1,394 square foot mobile home and replacement with a two-story 2,027 square foot prefabricated single family dwelling, installation of a new septic system, and grading of 481 cubic yards of cut and fill and 2) a Coastal Development Permit to allow installation of an underground water line across slopes exceeding 25%.		
<b>Project Location:</b> 8761 Dyer Road		<b>APN:</b> 129-021-052-000
<b>Planning File Number:</b> PLN090063		<b>Owner:</b> Rachel Blank <b>Agent:</b> Ray Schmitt
<b>Planning Area:</b> North County Coastal Land Use Plan		<b>Flagged and staked:</b> No
<b>Zoning Designation:</b> : "LDR/2.5 (CZ) [Low Density Residential, 2.5 acres per unit (Coastal Zone)]		
<b>CEQA Action:</b> Categorically Exempt per Section 15303 (a) – Construction of a Single Family Dwelling		
<b>Department:</b> RMA - Planning Department		

### RECOMMENDATION:

Staff recommends that the Zoning Administrator adopt a resolution (**Exhibit B**) to:

- 1) Approve PLN090063, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**):

### PROJECT OVERVIEW:

The subject site is currently developed with a single family dwelling in the form of a mobile home. The existing mobile home is located on the highest point on the site. The remainder of the site slopes down to the private drive providing access. There is approximately 50 feet of elevation between the high and low point on the site. Most of the site is characterized by the natural topography and tree cover of the site's pre-development condition. Grading has been done for the current pad location, the driveway and some minor grading has been done in an open area in the middle of the site.

The applicant proposes to remove the existing mobile home from the site and install a new pre-fabricated manufactured home on the site. The location of the new home is proposed on an area that has previously been graded. In order to place the manufactured home on the site some additional grading will be necessary to provide a pad. The applicant has attempted to do this in a manner that does not adversely affect the native oak trees on site. A condition has been added to ensure that the trees will be protected during construction activities. The applicant is to extend a water line water tanks being installed on the adjacent property. Connecting to these tanks will provide improved water pressure and increased fire flow. This is consistent with the goals and policies of the North County Land Use Plan.

Another minor concern was with the water source to the site. The water association well which provides water to the site has had a high coliform count. Environmental Health has been working with the applicant to correct this situation. A condition has been added to address this.

The driveway to the site crosses the adjacent property, which is also owned by the applicant. It is possible to take access from the private road directly onto this lot, but the access as shown is preferable. A condition has been added to require that either an easement be provided for this driveway or that access not cross the adjacent property.

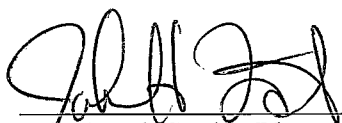
**OTHER AGENCY INVOLVEMENT:** The following agencies and departments reviewed this project:

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

Agencies that submitted comments are noted with a check mark ("✓"). Conditions recommended by Environmental Health, the Water Resources Agency, and the North County Fire Protection District have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached as Exhibit 1 to the draft resolution (**Exhibit B**).

The North County Coastal Land Use Advisory Committee considered this project at their May 18, 2009 meeting. The North County Coastal LUAC recommends approval of the application without any concerns.

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



John Ford, Senior Planner  
(831) 796-6049, fordjh@co.monterey.ca.us  
July 10, 2009

cc: Front Counter Copy; Zoning Administrator; North County Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; California Coastal Commission; Laura Lawrence, Planning Services Manager; John Ford, Project Planner; Carol Allen, Senior Secretary; Rachel Blank, Owner; Ray Schmitt, Agent; Planning File PLN090063

Attachments: Exhibit A Project Data Sheet  
Exhibit B Draft Resolution, including:  
1. Conditions of Approval  
2. Site Plan, Floor Plan and Elevations, Parcel Map, Tentative Map  
Exhibit C Vicinity Map  
Exhibit D Advisory Committee Minutes (LUAC)

This report was reviewed by Laura Lawrence, Planning Services Manager



# EXHIBIT A

## Project Information for PLN090063

**Project Title:** BLANK RACHEL

**Location:** 8761 DYER RD SALINAS

**Primary APN:** 129-021-052-000

**Applicable Plan:** North County Land Use Plan

**Coastal Zone:** Yes

**Permit Type:** Combined Development Permit

**Zoning:** LDR 2.5 (CZ)

**Environmental Status:** Exempt

**Plan Designation:** RESIDENTIAL

**Advisory Committee:** North County (Coastal)

**Final Action Deadline (884):** 8/30/2009

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### Project Site Data:

**Lot Size:** 1.2 AC

**Coverage Allowed:** 15%

**Existing Structures (sf):** 1,394

**Coverage Proposed:** 4%

**Proposed Structures (sf):** 2,027

**Height Allowed:** 30'

**Total Sq. Ft.:** 2,027

**Height Proposed:** 24.5'

**FAR Allowed:** N/A

**FAR Proposed:** N/A

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### Resource Zones and Reports:

**Environmentally Sensitive Habitat:** No

**Erosion Hazard Zone:** MED

**Biological Report #:** N/A

**Soils Report #:**

**Forest Management Rpt. #:** N/A

**Archaeological Sensitivity Zone:** LOW

**Geologic Hazard Zone:** IV

**Archaeological Report #:** N/A

**Geologic Report #:** N/A

**Fire Hazard Zone:** MOD

**Traffic Report #:** N/A

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### Other Information:

**Water Source:** WELL

**Sewage Disposal (method):** SEPTIC

**Water Dist/Co:** N/A

**Sewer District Name:** n/a

**Fire District:** NORTH COUNTY FPD

**Grading (cubic yds.):** 481.0

**Tree Removal:** N/A

**EXHIBIT B  
DRAFT RESOLUTION**

**Before the Zoning Administrator in and for the  
County of Monterey, State of California**

In the matter of the application of:

**Blank (PLN090063)**

**RESOLUTION NO. 090063**

Resolution by the Monterey County Zoning  
Administrator:

Approving a Combined Development Permit consisting of 1) Coastal Administrative Permit to allow the dismantling and removal of an existing 1,394 square foot mobile home and replacement with a two-story 2,027 square foot prefabricated single family dwelling, installation of a new septic system, and grading of 481 cubic yards of cut and fill and 2) a Coastal Development Permit to allow installation of an underground water line across slopes exceeding 25%. (PLN090063, Blank, 8761 Dyer Road, North County Land Use Plan (APN: 129-021-052-000))

**The Blank application (PLN090063) came on for public hearing before the Monterey County Zoning Administrator on July 30, 2009. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:**

**FINDINGS**

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
- EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the Monterey County General Plan,
  - North County Coastal Land Use Plan,
  - North County Coastal Land Use Plan, Implementation Plan,
  - Monterey County Zoning Ordinance (Title 20)
- 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 8761 Dyer Road (Assessor's Parcel Number 129-021-052-000, North County Coastal Land Use Plan. The parcel is zoned LDR/2.5 (CZ) [Low Density Residential, 2.5 acres per unit (Coastal Zone)], which allows placement of a single family dwelling on a single lot. Therefore, the project is an allowed land use for this site.
- c) The project planner conducted a site inspection on March 11, 2009 to verify that the project on the subject parcel conforms to the plans listed

above.

- d) Development on slopes in excess of 25% is prohibited unless there is no feasible alternative that would allow development to occur on slopes of less than 25%, or the proposed development better achieves the goals, policies and objectives of the Monterey County General Plan and applicable area plan than other development alternatives. In this particular case the new water tanks on the adjacent parcel and corresponding water lines will provide better water pressure and improved fire flow. The extension of the water lines from the adjacent property will involve trenching down slopes in excess of 25%, but this will not result in a permanent alteration to the topography. This is a short term impact and the area in which the trenching will be done can and will be completely restored to the natural condition. This proposal does not permanently alter any slopes in excess of 25% and is thus in conformance with the goals and policies of the Zoning Ordinance and the North County Land Use Plan.
- e) The project was referred to the North County Coastal Land Use Advisory Committee (LUAC) for review. This application was sent to the LUAC as a courtesy. The LUAC did not have any concerns with the proposed project and recommend approval with a 4-0 vote.
- 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 PLN090063.

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) Staff conducted a site inspection on March 11, 2009 to verify that the site is suitable for this use.
  - c) A single family residence has existed on this site for over 30 years. The applicant is proposing to remove the existing mobile home and install a new home that will also include improved water pressure. This will be accomplished without doing any additional significant grading, or removing any native oak trees.
  - d) The site has a significant number of native oak trees of various sizes. None of the proposed improvements intends to remove any of the existing trees. Conditions will be included in the project approval to insure that the trees are fenced prior to grading so that grading impacts will be minimized.
  - e) Access to the site is shown across an adjacent property. Access can be provided directly to the subject site in a satisfactory manner, but the access shown is preferable. An easement needs to be provided for the access as shown or access needs to be provided directly to the property.
  - 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

PLN090063.

3. **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) The project was reviewed by RMA - Planning Department, North County Fire Protection District, Public Works, Environmental Health Division, and Water Resources Agency. The respective departments/agencies 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.
  - b) Necessary public facilities are available. Water to the site is provided by Dyer Water System #2. The water system has sufficient water, but recent tests have shown a high total coliform count. The applicant has been working with Environmental Health to resolve this issue. A condition has been added to require that the water system purveyor conduct two tests, one for coliform and the second for residual chlorine. These tests must demonstrate that the well water complies with State and County standards prior to issuance of an occupancy permit.
  - c) Sewer for the site is currently provided by an existing septic system. A new septic system will be installed, including a new septic tank and septic lines. The site plan shows an adequate future expansion area in the event that the septic system needs to be redone.
  - d) Environmental Health has added a condition that the roof water dispersion pit be relocated and reviewed by Environmental Health to ensure that it meets County standards.
  - e) The preceding findings and supporting evidence for PLN090063 demonstrate that the subject site has been the location of an existing mobile home for over 30 years. The removal of this mobile home and replacement with a modular home will not significantly change the use of the site or adversely affect the public health or safety. The project will have a beneficial impact upon public health and safety because it will remove a decaying structure from the site and address the coliform in the water supply.

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.

- EVIDENCE:**
- a) 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.
  - b) Staff conducted a site inspection on March 11, 2009 and researched County records to assess if any violation exists on the subject property.
  - c) There are no known violations on the subject parcel.
  - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the

proposed development are found in Project File PLN090063.

5. **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 the construction of single family residences.
- b) The project proposes to remove an existing structure from the site which is used as a single family residence and replace it with a structure that will also be used as a single family residence.
- c) No adverse environmental effects were identified during staff review of the development application during a site visit on March 11, 2009.
- d) There are not any unique environmental features, (wetlands, environmentally sensitive habitat) that would indicate that it is inappropriate to exempt this project from further environmental review.
- e) See preceding and following findings and supporting evidence.
6. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:** a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.144.150 of the Monterey County Coastal Implementation Plan can be demonstrated.
- b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 4 (Public Access and Recreation) and Figure 6 (Shoreline Access/Trials) in the North County Coastal 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) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090063.
- e) The project planner conducted a site inspection on March 11, 2009.
7. **FINDING:** **DEVELOPMENT ON SLOPE** – The proposed development better achieves the goals, policies and objectives of the Monterey County General Plan and North County Coastal Land Use Plan and the Monterey County Zoning Ordinance (Title 20) than other development alternatives.
- EVIDENCE:** a) In accordance with the applicable policies of the North County Coastal Land Use Plan and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the authority to grant said permit has been met.
- b) The project includes application for development on slopes exceeding 25%. This development consists of trenching in slopes exceeding 25% to install a new water line. Upon installation of the water line, the site will be restored to its existing condition and there will be no impact from the project to slopes in excess of 25%. Water tanks are being

placed on the adjacent site to provide water pressure and additional fire flow for the subject site and the adjacent lot.

- c) The grading on slopes exceeding 25% slope will not significantly alter the topography of the site, result in significant grading or create a danger to public health and safety.
- d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090063.
- e) The project planner conducted a site inspection on March 11, 2009.
- f) The subject project minimizes development on slopes exceeding 25% in accordance with the applicable goals and policies of the applicable area plan and zoning codes

8. **FINDING:** **WATER SUPPLY** – The project has an adequate long-term water supply and manages development in the area so as to minimize adverse effects on the aquifers and preserve them as viable sources of water for human consumption.

- EVIDENCE:**
- a) The existing house has its water supply from Dyer Road Water System # 2. The new house will receive water from the same source.
  - b) The subject site is within the North County Water Impact Area, but is also within Zone 2C so it is considered to have a stable long-term source of water.

9. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission

- EVIDENCE:**
- a) Section 20.86.030A Monterey County Zoning Ordinance (Board of Supervisors).
  - b) Section 20.86.080A Monterey County Zoning Ordinance (Coastal Commission). The project is subject to appeal by/to the California Coastal Commission because the project involves approval of a Coastal Development Permit.

### DECISION

**NOW, THEREFORE**, based on the above findings and evidence, the Zoning Administrator does hereby:

Approve the Combined Development Permit consisting of 1) Coastal Administrative Permit to allow the dismantling and removal of an existing 1,394 square foot mobile home and replacement with a two-story 2,027 square foot prefabricated single family dwelling, installation of a new septic system, and grading of 481 cubic yards of cut and fill and 2) a Coastal Development Permit to allow installation of an underground water line across slopes exceeding 25% in general conformance with the attached sketch (**Exhibit 2**) and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 30<sup>th</sup> day of July, 2009.

\_\_\_\_\_  
Mike Novo, Zoning Administrator



COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE [DATE]

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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

NOTES

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

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

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning Department and Building Services Department office in Salinas.

2. This permit expires 4 years after the above date of granting thereof unless construction or use is started within this period.

**RESOLUTION 090063 - EXHIBIT 1**  
**Monterey County Resource Management Agency**  
**Planning Department**  
**Condition Compliance and/or Mitigation Monitoring**  
**Reporting Plan**

Project Name: Blank

File No: PLN090063

APNs: 129-021-052-000

Approved by: Zoning Administrator

Date: July 30, 2009

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

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
<b>RMA – Planning Department</b>						
1.		<p><b>PD001 - SPECIFIC USES ONLY</b>            This Combined Development Permit (PLN090063) allows 1) Coastal Administrative Permit to dismantle and remove an existing 1,394 square foot mobile home and replace it with a two-story 2,027 square foot prefabricated single family dwelling, installation of a new septic system, and grading of 481 cubic yards of cut and fill and 2) a Coastal Development Permit to allow installation of an underground water line across slopes exceeding 25% The property is located at 8761 Dyer Road (Assessor's Parcel Number 129-021-052-000), North County Coastal Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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.</p>	<p>Adhere to conditions and uses specified in the permit.</p> <p>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.</p> <p>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.</p>	<p>Owner/ Applicant</p> <p>RMA - Planning</p> <p>WRA</p> <p>RMA - Planning</p>	<p>Ongoing unless otherwise stated</p>	

<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>
		<b>(RMA-Planning Department)</b>				
2.		<b>PD002 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A permit (Resolution 090063) was approved by the <b>Zoning Administrator</b> for Assessor's Parcel Number 129-021-052-000 on July 30, 2009. The permit was granted subject to 21 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." <b>(RMA-Planning Department)</b>	Obtain appropriate form from the RMA-Planning Department.  The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner/ Applicant  RMA- Planning	Prior to the issuance of grading and building permits or commencement of use.	
3.		<b>PD032(A) - PERMIT EXPIRATION</b> The permit shall be granted for a time period of 4 years, to expire on July 29, 2013 unless use of the property or actual construction has begun within this period. <b>(RMA – Planning Department)</b>	The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.	Owner/ Applicant	As stated in the conditions of approval	
4.		<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	
5.		<b>PDSP01 – TREE AND ROOT PROTECTION (NON-STANDARD CONDITION)</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	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	

<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>
		driplines. The fencing shall remain in place throughout the grading and construction process. The Planning Department shall inspect the fencing prior to issuance of any permits. Encroachment into the dripline of any trees with any grading or trenching is not permitted. 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 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	
6.		<b>PDSP02 ACCESS (NONSTANDARD CONDITION).</b> The applicant shall either provide an acceptable easement demonstrating the right to use the existing access across the adjoining property, or the access to the site shall be contained completely on site. (RMA – Planning Department)	Submit a recorded easement providing right to cross adjacent property.	Owner/ Applicant	Prior to issuance of Building Permit	
7.		<b>PD012(H) - LANDSCAPING PLAN - NORTH COUNTY COASTAL NATIVE</b> 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)	Submit landscape plans and contractor’s estimate to RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits	
8.		<b>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</b> All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into	Owner/ Applicant	Prior to the issuance of building	

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)
		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>	final building plans.		permits.	
<b>Health Department Environmental Health Division</b>						
9.		<b>EH11 - SEPTIC SYSTEM DESIGN</b> 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. <b>(Environmental Health)</b>	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	
10.		<b>EHSP01 WATER SYSTEM QUALITY (NON-STANDARD CONDITION).</b> The Dyer Road Water System # 2 shall contact the Monterey County Health Department, Environmental Health Division to schedule the collection of a water sample ( <i>total coliform</i> ) in addition to a chlorine residual sample prior to the final inspection for the building permit. The samples shall demonstrate that the water from the well is in compliance with State and County Standards. If the samples do not comply with State and County standards corrective measures shall be taken. <b>(Environmental Health)</b>	Contact the Environmental Health Division, Drinking Water Protection Services program to schedule the collection of the <i>total coliform</i> water sample and the chlorine residual sample.	CA Licensed Engineer /Owner/ Applicant	Prior to final inspection for the building permit	
			If the samples do not comply with County and State Standards, measures shall be taken to bring system into compliance	CA Licensed Engineer /Owner/ Applicant	Prior to Occupancy.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
11.		<b><u>EHSP002 DISPERSAL TRENCH FOR ROOF WATER (NONSTANDARD CONDITION)</u></b> Submit revised site plans for review and approval showing the <b><u>re-location</u></b> and design of the proposed dispersal trench for roof water meeting county standards. Dispersal trench shall be relocated so as not to impact the onsite wastewater treatment systems on the property. <b>(Environmental Health)</b>	Submit plans to the Division of Environmental Health for review and approval.	CA Licensed Engineer /Owner/ Applicant	Prior to issuance of grading and building permits.	
<b>Monterey County Water Resources Agency</b>						
12.		<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	
13.		<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,	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/ occupancy	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		bubblers, drip irrigation systems and timing devices. (Water Resources Agency)				
14.		<b>WRSP001 - DRAINAGE PLAN – RETENTION (NON-STANDARD CONDITION)</b> The applicant shall provide the Water Resources Agency a drainage plan 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 drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of grading or building permits	WRA
<b>Fire Agency (North County Fire Protection District)</b>						
15.		<b>FIRE007 - DRIVEWAYS</b> Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. 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	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.	

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)
		<p>400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.</p> <p><b>North County Fire Protection District.</b></p>				
16.		<p><b>FIRE011 - ADDRESSES FOR BUILDINGS</b></p> <p>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</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Applicant or owner	Prior to issuance of building permit.	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	Applicant or owner	Prior to final building inspection	

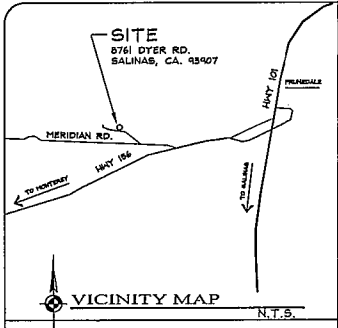


<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		access to that site. Permanent address numbers shall be posted prior to requesting final clearance. <b>North County Fire Protection District.</b>				
17.		<b>FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL)</b> For development of structures totaling less than 3,000 square feet on a single parcel, the minimum fire protection water supply shall be 4,900 gallons. For development of structures totaling 3,000 square feet or more on a single parcel, the minimum fire protection water supply shall be 9,800 gallons. For development of structures totaling more than 10,000 square feet on a single parcel, the reviewing authority may require additional fire protection water supply. Other water supply alternatives, including ISO Rural Class 8 mobile water systems, may be permitted by the fire authority to provide for the same practical effect. The quantity of water required by this condition shall be in addition to the domestic demand and shall be permanently and immediately available. <b>North County Fire Protection District.</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
18.		<b>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)</b> Manage combustible vegetation within a minimum of 100 feet of structures (or to the property line.) Limb trees 6 feet up from ground. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. <b>North County Fire Protection District.</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

<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>
19.		<b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</b> The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. <b>North County Fire Protection District.</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
20.		<b>FIRE025 - SMOKE ALARMS – (SINGLE FAMILY DWELLING)</b> Where a household fire warning system or combination fire/burglar alarm system is installed in lieu of single-station smoke alarms required by the Uniform Building Code the alarm panel shall be required to be placarded as permanent building equipment. <b>North County Fire Protection District.</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	
21.		<b>FIRE026 - ROOF CONSTRUCTION (STANDARD)</b> All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class B roof construction. <b>North County Fire Protection District.</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

**END OF CONDITIONS**

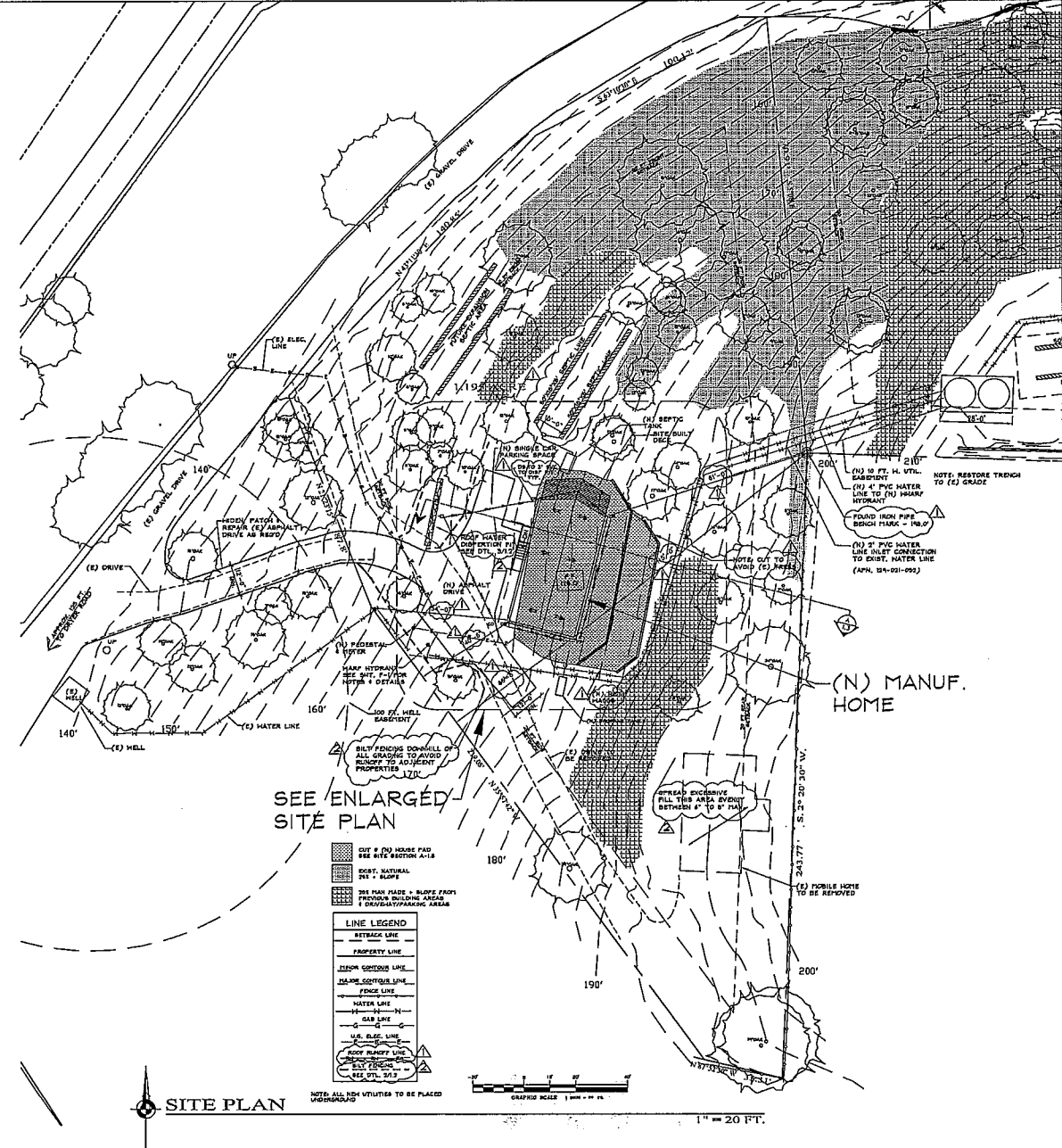
Rev. 04/15/2009



**OWNERS:** RACHEL BLANK  
**DESIGNER:** RAY SCHMITT  
**CONTRACTOR:** FOUR WINDS CONSTRUCTION  
**CONTRACTOR #:** 8514781  
**APN:** 129-021-052-000  
**ADDRESS:** 8761 DYER RD, SALINAS, CA 93907  
**PROJECT:** REPLACE (E) HOUSE WITH NEW SINGLE FAMILY RESIDENCE - (N) SITE BUILT DECK (N) 6000 GAL. SEPTIC SYSTEM - (N) WATER BTO (N) PROPOSED TANKS APPROX. 140 FT. VERT. WALLS - 4 FT. LOR 2.5' CE  
**ZONED:** LDR 2.5' CE  
**LOT SIZE:** 92,694 SQ. FT. (1.195 ACRES)  
**OCCUPANCY:** R-118  
**GARAGE:** NA  
**LOT COVERAGE:** 4.28782845 %  
**BUILDING HEIGHT:** 24'-6"  
**EX. STRUCTURES TO BE REMOVED S.F.:** (E) HOME 1272 SQ.FT. TOTALS 1272 SQ.FT.  
**PROPOSED NEW MANUFACTURED HOME:** 1ST LEVEL 1280 SQ.FT. 2ND LEVEL 744 SQ.FT. SQ. FOOTAGES: 2024 SQ.FT. SITE BUILT DECK 205 SQ.FT.

**NOTE:** NO TREES TO BE REMOVED  
**EROSION CONTROL MEASURES:** EROSION CONTROL MEASURES TO BE IN PLACE BETWEEN OCT. 18 & APRIL 18 OR WITHIN 90 DAYS OF PERMITTING OTHER THAN OCTOBER 18.  
**CONTRACTOR TO PREVENT SEDIMENT EROSION OF ANY DISTURBED AREAS DURING AND AFTER CONST. BY INSTALLATION OF EROSION CONTROL. SEEDING 4" THICK STRAW MULCH ON DISTURBED AREAS. ALL DRAINAGE PATTERNS CREATED BY GRADING ARE INTENDED TO BE SHEET FLOW TO AVOID CONCENTRATED RUNOFF. DRIVEWAY INSTALLED TO EXISTING CONTOURS.  
**ROOF RUNOFF TO BE COLLECTED VIA SOLID PVC TO WATER DISPERSION PIT - SEE SITE PLAN SHT. 11 FOR LOCATION  
**PROVIDE POSITIVE DRAINAGE AWAY FROM ALL FOUNDATIONS. SLOPE FIN. GRADE BE AWAY FROM FOUNDATION MIN. 10 FT. ALL SIDES.  
**GRADING NOTES:** (SEE SHT. 12 FOR ADDITION GRADING & EROSION CONTROL NOTES) (SEE SHT. 13 FOR SITE SECTIONS & CUT CALCS.  
 17% TO 10% CUT TO BE SPREAD EVENLY BETWEEN 6" TO 8" MAX. SEE SITE PLAN FOR LOCATION******

- GENERAL SITE PLAN NOTES**
- CONTRACTOR TO COORDINATE ALL NEW UTILITY INSTALLATIONS WITH UTILITY INSTALLATIONS W/ UTILITY COMPANIES AND BUILDING DEPT.
  - CONTRACTOR TO VERIFY ADEQUACY OF ALL (E) UTILITIES. ALL SUB-STANDARD SERVICES SHALL BE REPLACED AS NECESSARY.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING PROPERTY CORNERS AND HOUSE LAYOUT PRIOR TO BUILDING FOOTPRINT OR POURING CONCRETE.
  - REFER TO GEOTECH REPORT FOR ALL GRADING AND FOUNDATION RECOMMENDATIONS.
  - SOIL REPORT BY ORICE GEOTECHNICAL ENGINEERS, INC.
  - TEMPORARY ADDRESS NUMBERS SHALL BE POSTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.



**GENERAL NOTES**

TYPE OF CONSTRUCTION V-B/SPRINKLERED  
 THIS PROJECT SHALL COMPLY WITH 2007 CBC, CBC, CFC, CFC, CEC, AND TITLE 24 ENERGY REGULATIONS

- ALL FOUNDATION AND RELATED SITE WORK TO CONFORM WITH REQ'S OF CHAPTER 18 OF THE 2007 CBC - CONCRETE COMPRESSION STRENGTH (2800 P.S.I. MIN. RES.) (SECT. 1812, TABLE 1804.2.2)
- THE THICKNESS OF CONCRETE AGAINST EARTH PER CBC 2007 SECTION 1910, THICKNESS OF CONCRETE FLOOR SLABS SUPPORT DIRECTLY ON GROUND SHALL NOT BE LESS THAN 3 1/2" WITH 6-MIL. POLY VAPOR RETARDER W/ JOINTS LAPPED NOT LESS THAN 6" PLACED BETWEEN THE BASE COURSE CG-SUB-GRADE AND CONCRETE SLAB.
- REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING ASTM STANDARD SPECIFICATIONS A618-48 GRADE 40 #4 U.O.N. BARS SHALL BE PLACED IN AS LONG LENGTH AS POSSIBLE AND SHALL LAP 40 DIAMETER AT SPLICES U.O.N. SPLICES SHALL BE STAGGERED AND BARS MAY BE WIRE TOGETHER AT SPLICES.  
 BAR COVERAGE (FACE OF BAR TO FACE OF CONCRETE) SHALL BE AS FOLLOWS:  
 CONCRETE SLAB ON GRADE 1-1/2" MIN. CONCRET SURFACE AGAINST EARTH 3" MIN. WHEN POURED AGAINST FORMS 2" MIN. FOR ALL OTHERS SEE DETAILS
- LUMBER SHALL BE - D.F. #2
- HALL CONSTRUCTION SHALL COMPLY WITH 2007 CBC TABLE 2309.9.1 (FOR CONVENTIONAL CONSTRUCTION)
- NAILING TO BE IN COMPLIANCE WITH 2007 CBC TABLE = 2304.9.1

PROJECT SHALL COMPLY WITH THE 2007 CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, FIRE AND ENERGY CODES

HOME SHALL HAVE IAD APPROVAL CERTIFICATION AFFIXED TO EACH SHIPPED SECTION.  
 ANY ALTERATIONS/STRUCTURAL ADDITIONS TO THE MANUF. HOME MUST BE APPROVED BY THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.

IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE ACCIDENTALLY DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 50 FEETERS (50 FT) OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE PROTECTION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.

**SHEET INDEX**

- SITE PLAN, VICINITY MAP, PROJECT DATA, NOTES
- ENLARGED SITE PLAN, EROSION CONTROL NOTES AND DETAILS
- SITE SECTIONS, CUT & FILL CALCS. FDI FIRE DEPARTMENT NOTES
- 1ST & 2ND FLOOR PLANS, DECK FRAMING PLAN & DETAILS
- EXTERIOR ELEVATIONS & DETAILS
- STRUCT. NOTES, NOTES, SCHEDULES, GENERAL INFORMATION
- ACI REBAR HOOK SCHEDULE, TYP. FOUNDATION DETAILS
- FOUNDATION PLAN & DETAILS

**CONSULTANTS**

STRUCTURAL:  
 CHRISTIAN LEE & ASSOC. INC.  
 CHRIS LEE  
 14 CHUAL RUN CIRCLE, SUITE B  
 SALINAS, CA 93907  
 831-424-0020  
 831-424-0021

GEOTECHNICAL:  
 ORICE ENG. & GEOLOGY INC.  
 861-A BRUKEN AVE.  
 SALINAS, CA 93907 831-622-3619  
 FILE NO. 8374-06-02

**REVISIONS**

NO.	DATE	BY
1	05/28/09	
2	06/24/09	

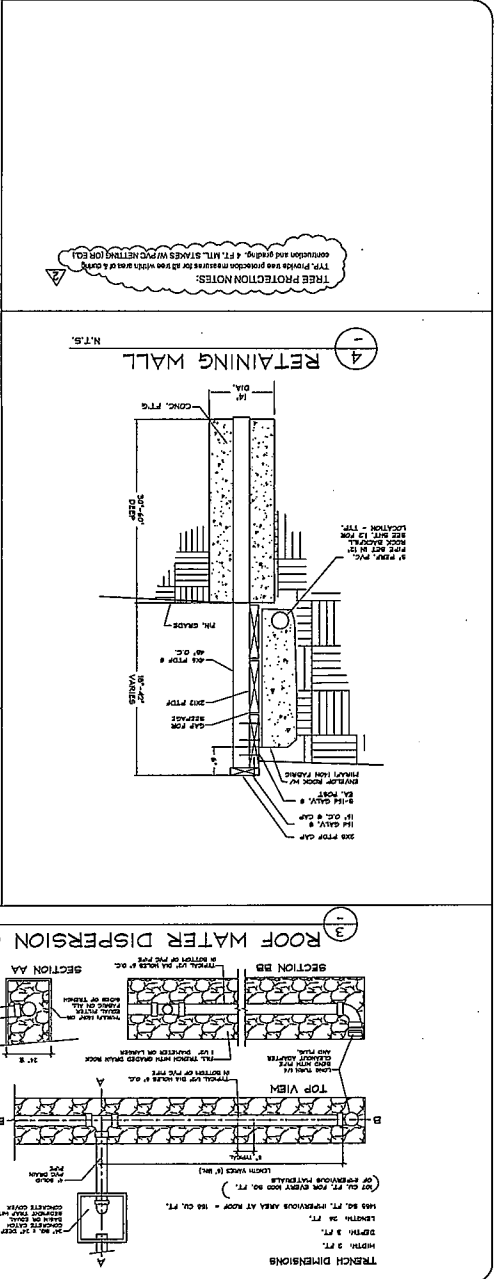
APPLICANT: RAY SCHMITT  
 CONTRACTOR # 8514781  
 COASTAL HOME SOLUTIONS  
 1850 HIESSICK ROAD  
 PRUNEDALE, CA 95907  
 (851) 663-1114 FAX (851) 663-1118

APN: 129-021-052-00  
 ADDRESS: 8761 DYER RD.  
 SALINAS, CA. 93907  
 JANE BLANK  
 (MODEL 8280D)

**SITE PLAN - PROJECT DATA GENERAL NOTES**

Date: 01-20-09  
 Drawn GLB  
 Checked  
 Scale: As Shown  
 Job  
 Sheet

1.1



**RETAINING WALL**  
 THIS PROTECTIVE NOTES:  
 THE PROTECTIVE NOTES SHALL BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS AND SHALL BE READ IN CONJUNCTION WITH THE PROTECTIVE NOTES FOR EROSION CONTROL AND GRADING. 4 FT. MIN. STAKES AND 1/2\"/>

**EROSION CONTROL & GRADING NOTES**

1. EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
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**WINTER OPERATION NOTES**

OCTOBER 15 THROUGH APRIL 15

WHEN WINTER OPERATIONS TAKE PLACE, THE FOLLOWING MEASURES MUST BE TAKEN TO PREVENT ACCEPTED EROSION MEASURES FROM BEING DISRUPTED:

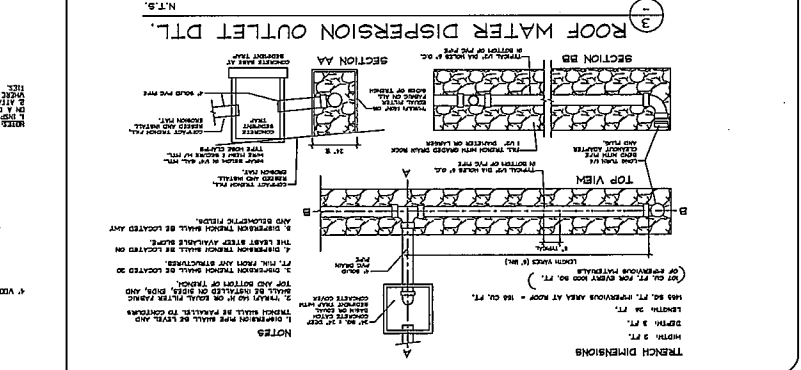
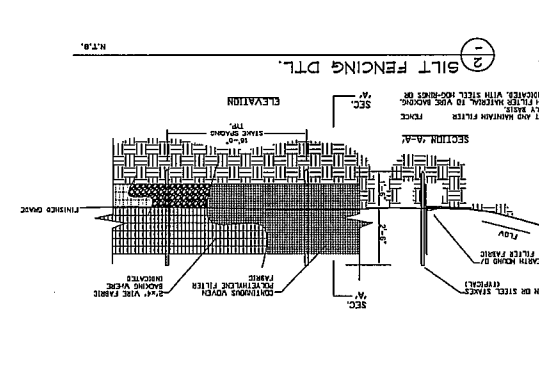
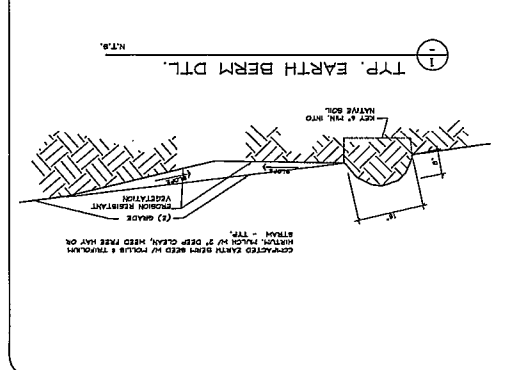
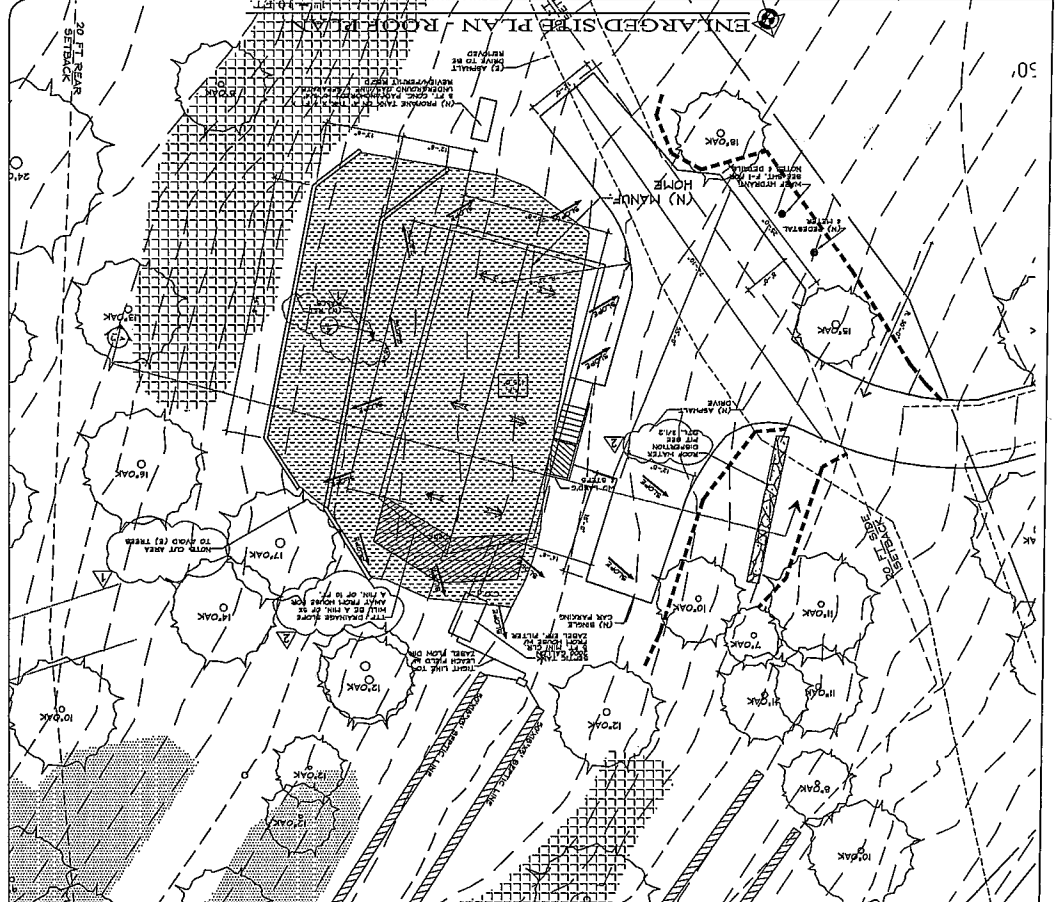
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10. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

**ADDITIONAL GRADING NOTES**

1. ALL GRADING SHALL CONFORM TO MONTEREY COUNTY GRADING REGULATIONS.
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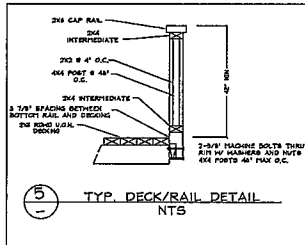
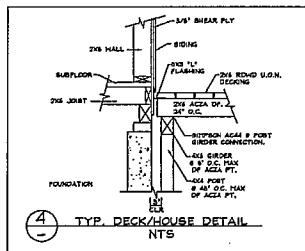
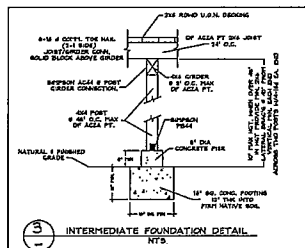
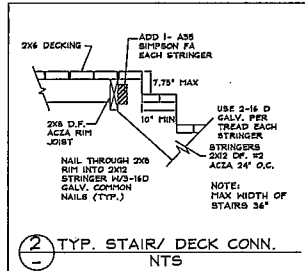
**PROTECTION NOTES:**

THE PROTECTIVE NOTES SHALL BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS AND SHALL BE READ IN CONJUNCTION WITH THE PROTECTIVE NOTES FOR EROSION CONTROL AND GRADING. 4 FT. MIN. STAKES AND 1/2\"/>



1.2	Sheet
	Job
	Scale: As Shown
	Checked
	Drawn: GLB
	Date: 01-20-09
<b>ENLARGED SITE PLAN &amp; EROSION CONTROL NOTES &amp; DETAILS</b>	
APPLICANT: RAY SGHITT	CONTRACTOR: EDI/PTI
7550 THE SHORE ROAD	PERU, INDIANA, CA. 93907
(931) 663-1114 FAX (931) 663-1118	
AFN: 129-021-052-00	ADDRESS: 8761 DYER RD.
	SALINAS, CA. 93907
	JANE BLANK
	(MODEL 8280D)
REVISIONS BY	DATE
	08/24/09
	05/28/09

Exhibit 2



**STAIR REQUIREMENTS:**  
 LANDING AT DOOR NOT REQUIRED ON INTERIOR FLIGHT IN DWELLING OR GARAGE WITH DOOR (EXCEPT SCREEN DOORS) DOES NOT SHING OR OVER THE STAIR. (2004.1.10.3, 5 1004.1.10.3)

THERE SHALL BE A FLOOR OR A LANDING AT EACH STAIRWAY OR STAIR RUN LANDINGS SHALL HAVE A M IN THE DIRECTION OF TRAVEL OF AT LEAST 34\"/>

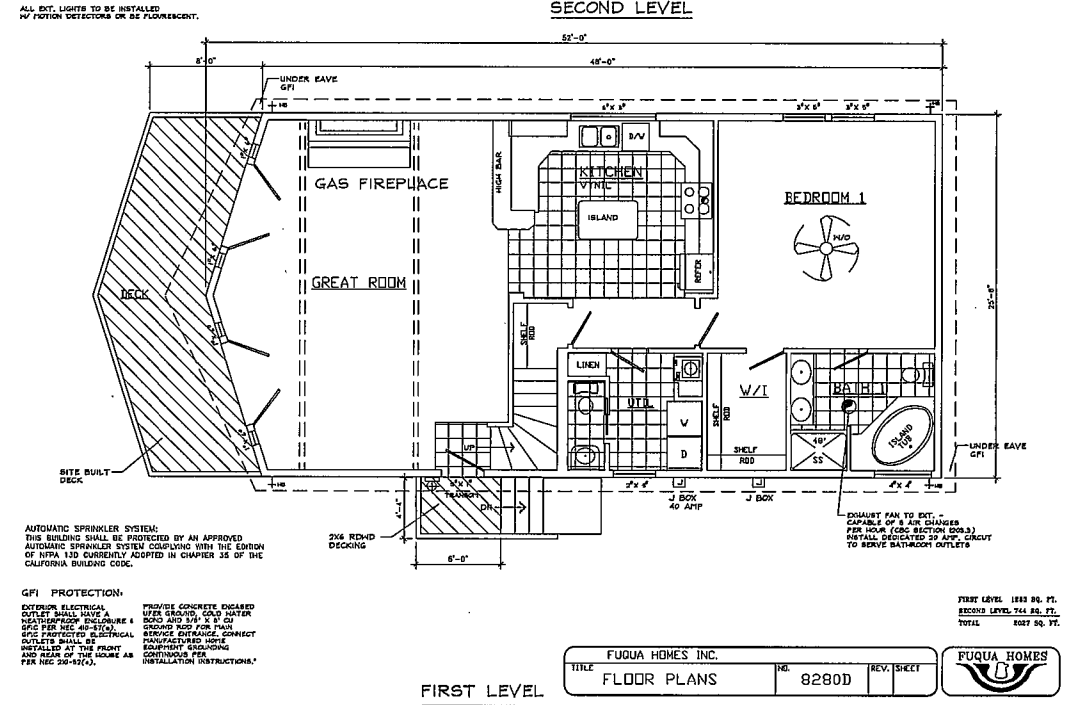
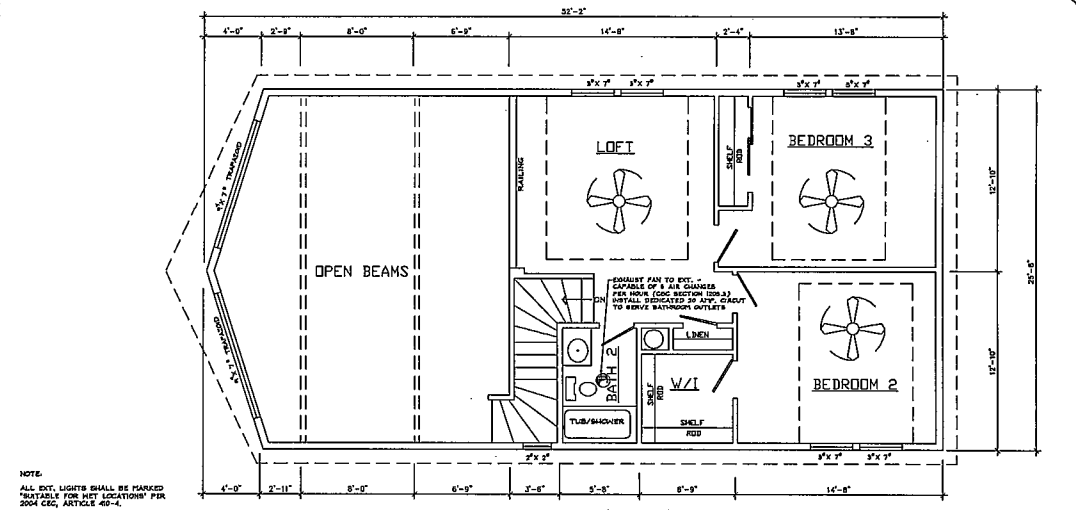
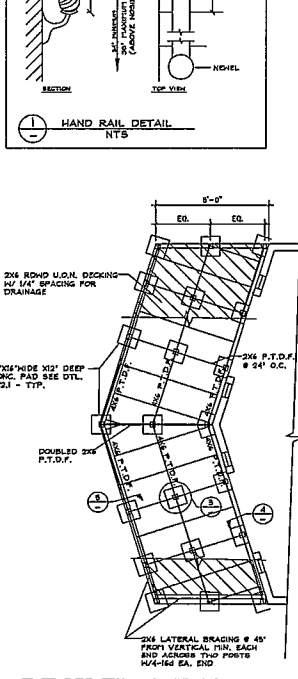
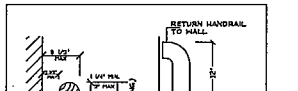
STEP DOWN FROM DOORWAY - TOP OF THRESHOLD 3/8\"/>

STAIR FRAMING:  
 -ALL FRAMES TO BE PTDF (ACIA)  
 -ALL PARTITION & HANDRAILS TO BE GALVANNEED  
 -PORTS & HALLS TO BE REINFORCED (CONC) - MATCH EXIST.  
 -2x6 REINFORC. (CONC) (519.2)

**GUARDRAILS**  
 REQUIRED WITH MORE THAN 30\"/>

**HANDRAILS (1004.5)**  
 NOT REQUIRED ON A CONTINUOUS RUN LESS THAN FOUR RISKS. (1004.5 DTP. 3)  
 STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL, AND HANDRAILS SHALL BE INSTALLED ON OPEN SIDES OF STAIRWAYS. THE TOP OF HANDRAILS SHALL BE PLACED NOT LESS THAN 34 INCHES OR MORE THAN 38 INCHES ABOVE THE FINISH OF TREADS. THEY SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIR. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN INHIBIT PORTS OR SAFETY TERMINALS.

HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 100 RISES BETWEEN THE WALL AND THE HANDRAIL. THE HANDRAILS PROJECTING FROM A WALL SHALL NOT BE LESS THAN 1 1/2 INCHES FROM THE WALL OR MORE THAN 34 INCHES FROM THE FINISH OF TREADS. THEY SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIR. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN INHIBIT PORTS OR SAFETY TERMINALS. THE HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS.



**NOTE:**  
 ALL EXT. LIGHTS SHALL BE MARKED 'NOTABLE FOR HOT LOCATIONS' PER 2004 CEC ARTICLE 40-4.  
 ALL EXT. LIGHTS TO BE INSTALLED WITH FISSION DETECTORS OR BE FLOWRESCENT.

**GFPI PROTECTION:**  
 PROVIDE CONCRETE DISJURED ELECTRICAL OUTLET SHALL HAVE A GFCI PROTECTED ELECTRICAL OUTLET SHALL BE INSTALLED AT THE FRONT AND REAR OF THE HOUSE AS PER IBC 501.1(4).

**EXTERIOR ELECTRICAL:**  
 PROVIDE CONCRETE DISJURED ELECTRICAL OUTLET SHALL HAVE A GFCI PROTECTED ELECTRICAL OUTLET SHALL BE INSTALLED AT THE FRONT AND REAR OF THE HOUSE AS PER IBC 501.1(4).

**AUTOMATIC SPRINKLER SYSTEM:**  
 THIS BUILDING SHALL BE PROVIDED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM COMPLYING WITH THE EDITION OF NFPA 13D CURRENTLY ADOPTED IN CHAPTER 35 OF THE CALIFORNIA BUILDING CODE.

FLOOR AREA SUMMARY:

FIRST LEVEL	1893 SQ. FT.
SECOND LEVEL	744 SQ. FT.
TOTAL	2637 SQ. FT.

PROJECT INFORMATION:

CLIENT: FUQUA HOMES INC.  
 TITLE: FLOOR PLANS  
 NO: 8280D  
 REV: SHEET

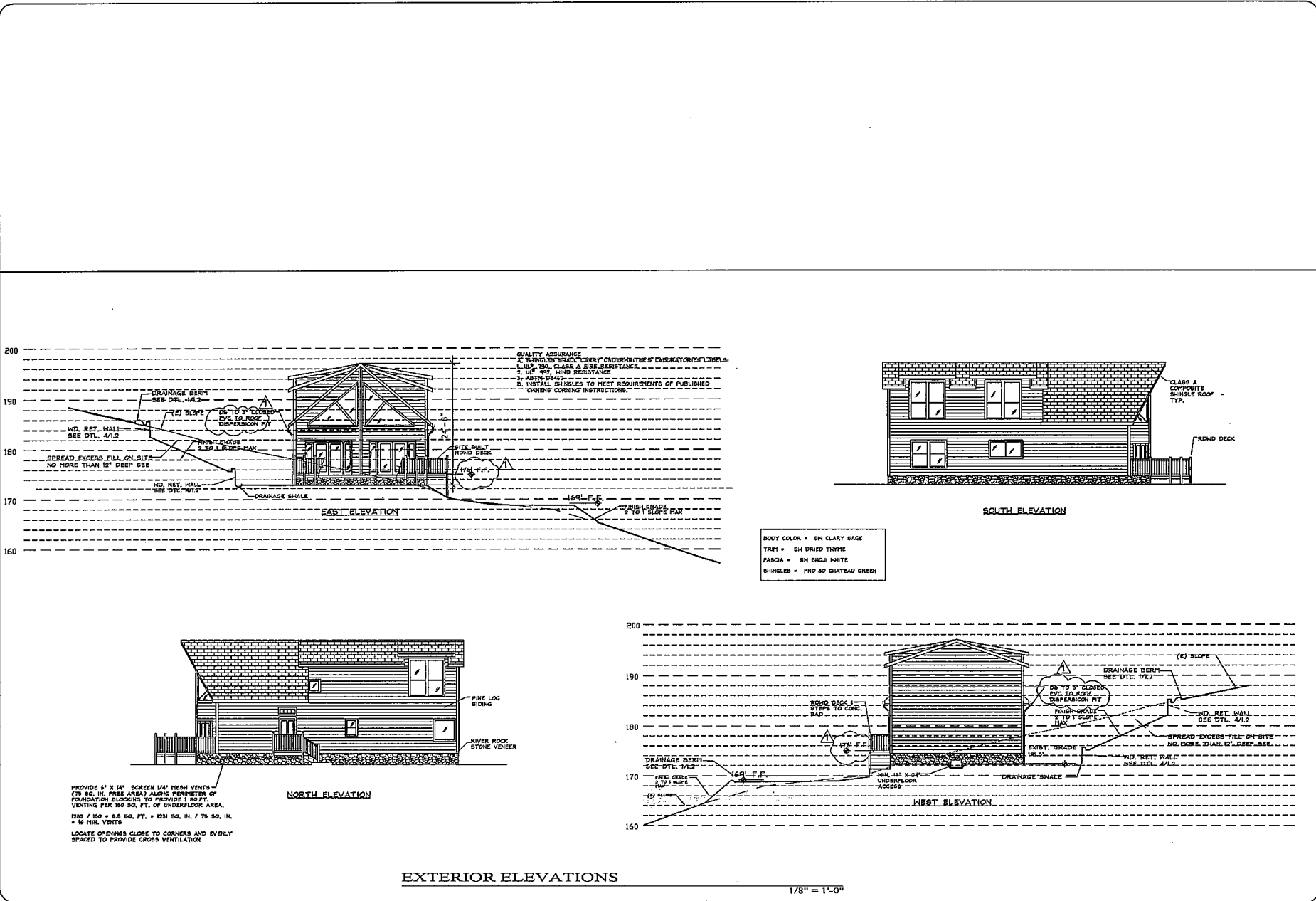
REVISIONS	BY

APPLICANT: RAY SCHMITT  
 CONTRACTOR: # 8514791  
 COASTAL HOME SOLUTIONS  
 SALINAS, CA. 95907  
 JANE BLANK  
 PRUNEDAILE, CA. 145907  
 (851) 663-1114 FAX (851) 663-1115

FIRST & SECOND FLOOR PLAN

Date: 01 - 20 - 09  
 Drawn: GLB  
 Checked:  
 Scale: As Shown  
 Job:  
 Sheet

# Exhibit 2



REVISIONS	BY
▲ 05/28/09	

APN: 129-021-052-00  
 ADDRESS: 8761 DYER RD.  
 SALINAS, CA. 95307  
 JANE BLANK  
 (MODEL 8280D)

APPLICANT: RAY SCHMITT  
 CONTRACTOR: # B514791  
 COASTAL HOME SOLUTIONS  
 7850 MESSICK ROAD  
 PRUNEDALE, CA. 95907  
 (831) 663-1114 FAX (831) 663-1118

## FIRST & SECOND FLOOR PLAN

Date: 01-20-09  
 Drawn: GLB  
 Checked:  
 Scale: As Shown  
 Job:  
 Sheet

# 3.1

# NORTH COUNTY




## Exhibit C

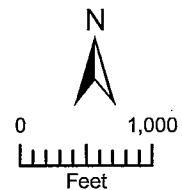


APPLICANT: BLANK

APN: 129-021-052-000

FILE # PLN090063

 300' Limit     2500' Limit     City Limits



PLANNER: FORD

**MINUTES**  
**North County Coastal Land Use Advisory Committee**  
**Monday, May 18, 2009**

1. Meeting called to order by PETER NOWAK at 9:00 am/pm

2. Roll Call

Members Present: PETER NOWAK, DAVID EVANS, GREG BURCH AND ED CENTENO

Members Absent: KEN WALKER

3. Approval of Minutes:

A. May 4, 2009 minutes

Motion: POSTPONED UNTIL OUR NEXT MEETING (LUAC Member's Name)

Second: \_\_\_\_\_ (LUAC Member's Name)

Ayes: \_\_\_\_\_

Noes: \_\_\_\_\_

Absent: \_\_\_\_\_

Abstain: \_\_\_\_\_

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

MARGIE KAY INFORMED THE LUAC OF SUPERVISOR CALCAGNO'S COMMUNITY MEETING SCHEDULED FOR JUNE 11, '09 AT THE FULL GOSPEL CHURCH OF LAS LOMAS FROM 6 PM TO 8 PM.

SHE ALSO SUPPLIED THE LUAC WITH AN UPDATE ON THE HIGHWAY 1 SALINAS RD. INTERCHANGE WHICH WILL BEGIN CONSTRUCTION IN SEPT, '09  
(SEE ENCLOSED COPY)



5. **Scheduled Item(s)** -please refer to the Project Referral Sheets which follow for each separate file.

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects  
(use back side or blank sheets if necessary)

*NONE*

B) Term Expiration Letters *PETER NOWAK, GREG BURCH AND KEN WALKER ALL RECEIVED NOTICE THAT THEIR TERMS END IN JULY OF '09. PETER SAID THEY MUST ALL APPLY FOR REAPPOINTMENT TO KEEP THE COMMITTEE VIABLE IN THE ABSENCE OF NEW MEMBER APPLICATIONS*

C)

Other  
*1. [illegible]*  
*2. [illegible]*  
*3. [illegible]*  
*4. [illegible]*  
*5. [illegible]*  
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*48. [illegible]*  
*49. [illegible]*  
*50. [illegible]*

6. Meeting Adjourned: 10 ampm

Minutes taken by: DAVID EVANS

# Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department  
168 W Alisal St 2<sup>nd</sup> Floor  
Salinas CA  
(831) 755-5025

Advisory Committee: North County Coastal

Please submit your recommendations for this application by **May 18, 2009**

Project Name: BLANK RACHEL  
File Number: PLN090063  
File Type: AP  
Project Planner: FORD  
Project Location: 8761 DYER RD SALINAS

Project Description: COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE DISMANTLING AND REMOVAL OF AN EXISTING 1,394 SQUARE FOOT MOBILE HOME AND REPLACEMENT WITH A TWO-STORY 2,027 SQUARE FOOT PREFABRICATED SINGLE FAMILY DWELLING, INSTALLATION OF A NEW SEPTIC SYSTEM, AND GRADING OF 481 CUBIC YARDS. THE PROJECT IS LOCATED AT 8761 DYER ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 129-021-052-000), NORTH COUNTY LAND USE PLAN, COASTAL ZONE.

Was the Owner/Applicant/Representative Present at Meeting? Yes  No

*TJ BERNARD SAID THE EXISTING TRAILERS WERE DELAPIDATED AND IN NEED OF REMOVAL. AS PROJECT MANAGER HE WOULD OVERSEE THE INSTALLATION OF THE PREFABS*

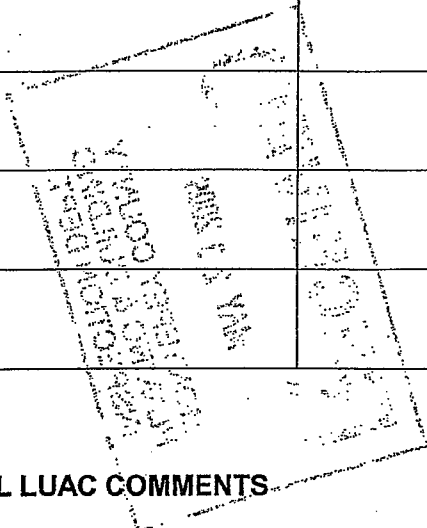
**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
<del>MARGY KAY</del> MARGY KAY - STATED THAT WHEN SHE WAS A MEMBER OF THE LUAC		X	
MANY SUCH PROJECTS CAME BEFORE THE COMMITTEE AND SHE BELIEVED IT WAS APPROPRIATE TO REPLACE A FAILING STRUCTURE WITH A BETTER ONE IF COMPARABLE IN SIZE AND USE.			

*THIS APPLICATION AND ITS COMPANION (PLN09006A) WERE CONSIDERED AT THE SAME TIME AS THEY ARE PRACTICALLY IDENTICAL*

**LUAC AREAS OF CONCERN**

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes -- to address concerns (e.g. relocate; reduce height; move road access, etc)



**ADDITIONAL LUAC COMMENTS**

**RECOMMENDATION :**

Motion by GREG BURCH (LUAC Member's Name)

Second by ED CENTENO (LUAC Member's Name)

- Support Project as proposed
- Recommend Changes (as noted above)
- Continue the Item

Reason for Continuance: \_\_\_\_\_

Continued to what date: \_\_\_\_\_

AYES: (4) CENTENO, EVANS, BURCH, NOWAK

NOES: 0

ABSENT: (1) WALKER

ABSTAIN: 0