




STAFF REPORT
Monterey County Design Approval
Resource Management Agency - Planning Department
168 W. Alisal St. 2nd Floor, Salinas, CA 93901
(831) 755-5025; FAX (831) 757-9516

Date: August 12, 2011

To: Jacqueline Onciano, Zoning Administrator

From: Cynthia Bettencourt (831) 755-5237 
bettencourt@co.monterey.ca.us

cc: Front Counter Copy; Cynthia Bettencourt, Planner; Laura Lawrence, Planning Services Manager; Scott Lewis and Michele Dawn Johnson, Property Owners; Derek Johnson, Agent/Representative
Project File PLN110411

Re: Johnson (PLN110411)

Location: Assessor's Parcel Number: 161-081-009-000
68 Paseo De Vaqueros, Salinas, CA 93908
Toro Area Plan

The Design Approval application for Scott Lewis and Michele Dawn Johnson is to allow the construction of a new 2,454 square foot one-story single family dwelling with a 602 square foot attached garage, a 240 square foot covered entry porch, and a 160 square foot covered rear porch. The exterior walls are green TruWood siding with a tan TruWood trim, and a shake wood shingles roof. The property is located at 68 Paseo De Vaqueros, Salinas (Assessor's Parcel Number 161-081-009-000), Toro Area Plan.

The property is located within a high archaeological sensitivity zone therefore an archaeological report was prepared by an archaeological consultant (LIB110250). The report concluded that there were no Native American remnant resources or historic period structures present on the site and that the development of this proposal will have no adverse impact upon cultural resources or evidence thereof. A condition of approval states that if during the course of construction, cultural, archaeological, historical, or paleontological resources are uncovered at the site; work shall be halted immediately until a qualified professional archaeologist can evaluate the find.

Staff conducted a site visit on August 8, 2011 to verify that the project is consistent with the plans listed below.

The Johnson project (PLN110411) as described is consistent with the plans and policies of the Monterey County General Plan, the Toro Area Plan, and the requirements and standards of the Monterey County Zoning Ordinance (Title 21).

Therefore, staff is recommending approval of the Design Approval subject to the conditions in **Exhibit B**.

Attachments: Exhibit A Project Data Sheet
Exhibit B Recommended Conditions of Approval
Exhibit C Site Plan, Floor Plans, and Elevations
Exhibit D Vicinity Map
Exhibit E Proposed Colors and Materials
Exhibit F Photographs

This report was reviewed by Laura Lawrence, Planning Service Manager



EXHIBIT A

Project Data Sheet for PLN110411

Project Title: SCOTT LEWIS AND MICHELE DAWN JOHNSON

Location: 68 Paseo De Vaqueros Salinas, CA 93908	Primary APN: 161-081-009-000
Applicable Plan: Toro Area Plan	Coastal Zone: NO
Permit Type: Design Approval	Zoning: LDR/1-D
Environmental Status: EXEMPT	Plan Designation: Low Density Residential
Advisory Committee: Toro	Final Action Deadline (884):

Project Site Data:

Lot Size: 30,800 SQUARE FEET	Coverage Allowed: 25%
Existing Structures (SF):	Coverage Proposed: 11%
Proposed Structures (SF): 3,456	Height Allowed: 30 FEET
Total SF: 3,456	Height Proposed: 21 FEET 10 INCHES
	Floor Area Ratio Allowed: N/A
	Floor Area Ratio Proposed: N/A

Resource Zones and Reports:

Environmentally Sensitive Habitat: N/A	Erosion Hazard Zone: SLIGHT
Biological Report #: N/A	Soils Report #: N/A
Forest Management Rpt. #: N/A	
Archaeological Sensitivity Zone: HIGH	Geologic Hazard Zone: UNDETERMINED
Archaeological Report #: LIB110250	Geologic Report #: N/A
Fire Hazard Zone: VERY HIGH	Traffic Report #: N/A

Other Information:

Water Source: CAL-AM	Sewage Disposal (method): SEWER
Water Dist/Co: N/A	Sewer District Name: CALIFORNIA UTILITIES SERVICE
Fire District: MONTEREY COUNTY REGIONAL FPD	Total Grading (cubic yds.): N/A
Tree Removal: N/A	

RESOLUTION ### - EXHIBIT B
Monterey County Resource Management Agency
Planning Department
Condition Compliance Plan

Project Name: JOHNSON
File No: PLN110411 **APNs:** 161-081-009-000
Approved by: Zoning Administrator **Date:**

**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)
RMA – Planning Department						
1.		<p>PD001 - SPECIFIC USES ONLY This Design Approval (PLN110411) allows a new 2,454 square foot one-story single family dwelling with a 602 square foot attached garage, a 240 square foot covered entry porch, and a 160 square foot covered rear porch. The property is located at 68 Paseo De Vaqueros (Assessor's Parcel Number 161-081-009-000), Toro Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of 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</p>	Adhere to conditions and uses specified in the permit.	Owner/Applicant	Ongoing unless otherwise stated	

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)
		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. (RMA - Planning Department)				
2.		PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (RMA - Planning Department)	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeologist	Ongoing	
3.		PD012(F) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY) The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. Landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect Owner/ Applicant/ Licensed	Prior to issuance of Building Permits Prior to Occupancy	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning Department)</p>	<p>for that cost estimate shall be submitted to the Monterey County RMA - Planning Department.</p> <p>All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.</p>	<p>Landscaper/ Contractor/ Licensed Landscaper Architect</p> <p>Owner/ Applicant</p>	<p>Ongoing</p>	
4.		<p>PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN</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. (RMA - Planning Department)</p>	<p>Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.</p> <p>The lighting shall be installed and maintained in accordance with the approved plan.</p> <p>Proof of recordation of the document shall be submitted to the RMA - Planning Department.</p>	<p>Owner/ Applicant</p> <p>Owner/ Applicant</p> <p>Owner/ Applicant</p>	<p>Prior to the issuance of building permits.</p> <p>Prior to Occupancy / Ongoing</p> <p>Prior to occupancy or commencement of use</p>	

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5.		PD035 - UTILITIES - UNDERGROUND All new utility and distribution lines shall be placed underground. (RMA - Planning Department; Public Works)	Install and maintain utility and distribution lines underground.	Owner/ Applicant	Ongoing	

END OF CONDITIONS

Rev. 12/10/2010

REV	DATE	DESCRIPTION



SCOTT & MICKI JOHNSON
 ENGINEERS, INC.
 68 POSE DE VAQUEROS, SALINAS, CA 93908
 P.O. BOX 2502
 SALINAS, CA 93908
 TEL: (831) 757-2226
 FAX: (831) 757-1554

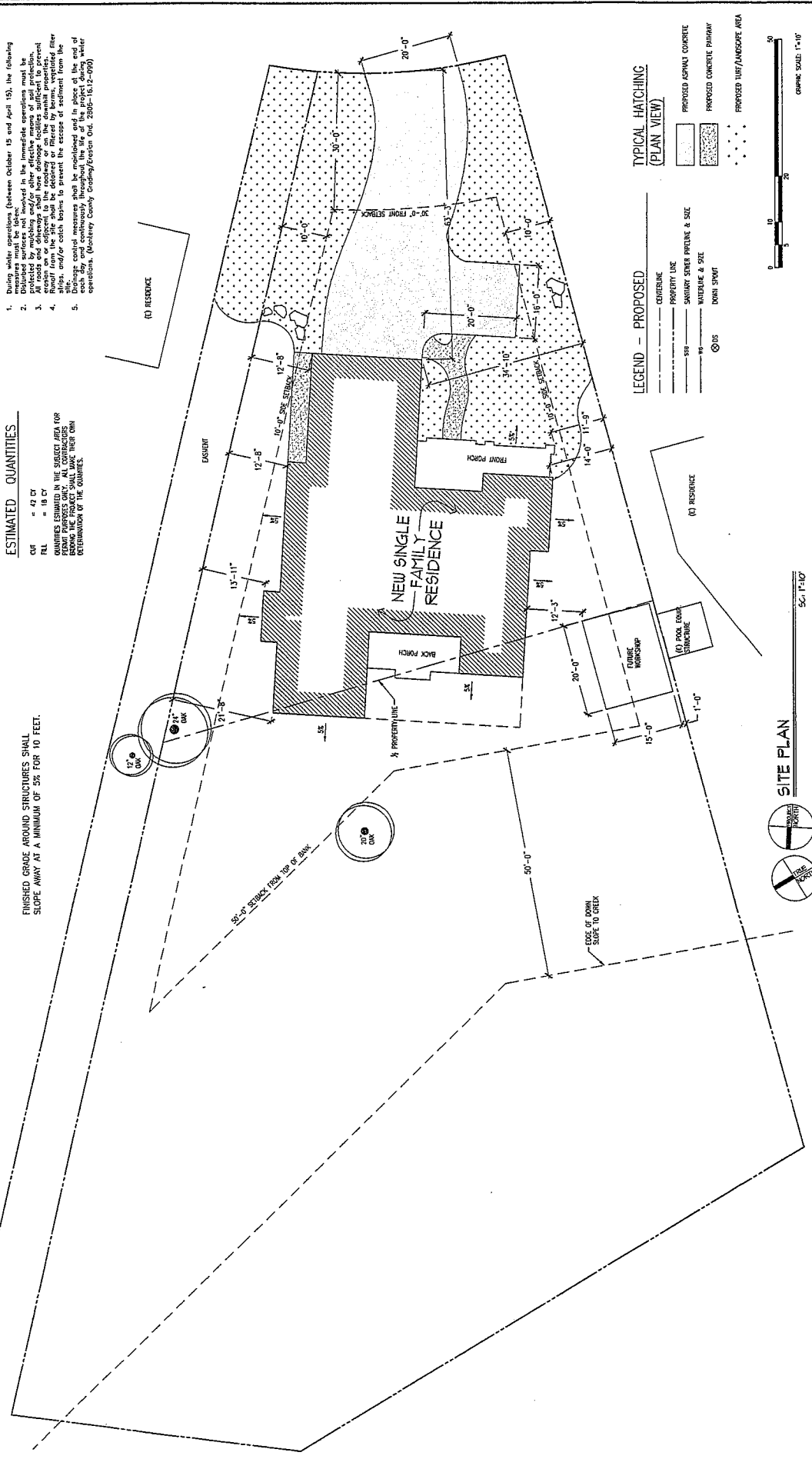
NEW RESIDENCE
 PROJECT TITLE
 Scott & Micki Johnson
 APN # 161-081-009-000
 68 POSE DE VAQUEROS, SALINAS, CA 93908

SITE PLAN, GRADING & DRAINAGE PLAN
 SHEET TITLE
 JOB NO. CCE-11-030
 DATE: MAY 10, 2011
 SCALE: AS NOTED
 DRAWN BY: VAR.
 SHEET NO.: A-1
 OF SHEETS

1. During winter operations (between October 15 and April 15), the following activities shall be restricted to the minimum necessary to maintain the site protected by mulching and/or other effective means of soil protection. No excavation or soil removal shall be permitted on the site during winter operations. No soil removal shall be permitted on the site during winter operations. All soil removal activities shall be restricted to the minimum necessary to maintain the site protected by mulching and/or other effective means of soil protection. No excavation or soil removal shall be permitted on the site during winter operations. No soil removal shall be permitted on the site during winter operations.
2. All equipment and construction areas, material handling areas, and stormwater collection systems shall be restricted to the minimum necessary to maintain the site protected by mulching and/or other effective means of soil protection. No excavation or soil removal shall be permitted on the site during winter operations. No soil removal shall be permitted on the site during winter operations.
3. All equipment and construction areas, material handling areas, and stormwater collection systems shall be restricted to the minimum necessary to maintain the site protected by mulching and/or other effective means of soil protection. No excavation or soil removal shall be permitted on the site during winter operations. No soil removal shall be permitted on the site during winter operations.
4. All equipment and construction areas, material handling areas, and stormwater collection systems shall be restricted to the minimum necessary to maintain the site protected by mulching and/or other effective means of soil protection. No excavation or soil removal shall be permitted on the site during winter operations. No soil removal shall be permitted on the site during winter operations.
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ESTIMATED QUANTITIES
 CUT = 42 CY
 FILL = 18 CY
 QUANTITIES ESTIMATED IN THE SUBJECT AREA FOR THE PROPOSED PROJECT SHALL BE BASED ON THE DETERMINATION OF THE QUANTITIES.

FINISHED GRADE AROUND STRUCTURES SHALL SLOPE AWAY AT A MINIMUM OF 5% FOR 10 FEET.



TYPICAL HATCHING (PLAN VIEW)

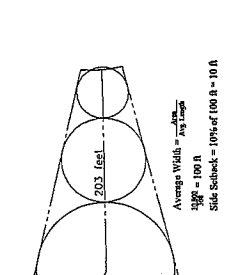
- PROPOSED
- EXISTING
- PROPERTY LINE
- SWIRLY STIPPLE PATTERN & SIZE
- WATERFILL PATTERN & SIZE
- DOWN SLOPE
- PROPOSED ASPHALT CONCRETE
- PROPOSED CONCRETE DRIVEWAY
- PROPOSED TURF/LANDSCAPE AREA

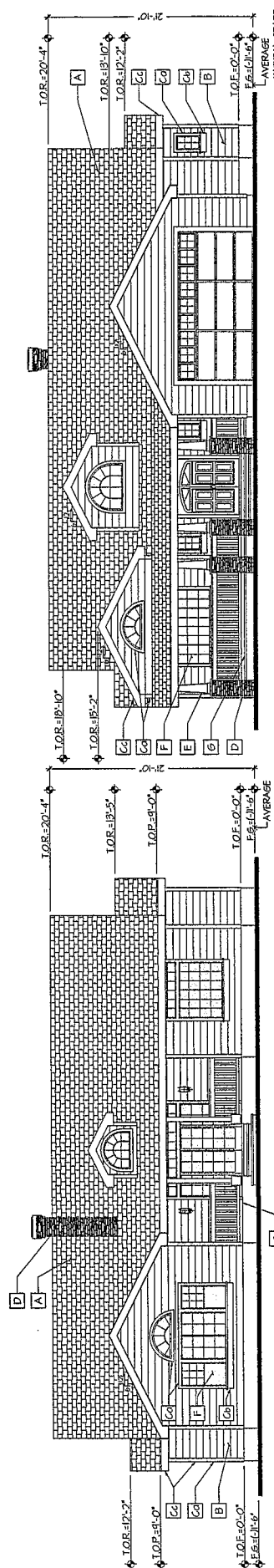
SITE PLAN
 SCALE: 1" = 10'



- CONSTRUCTION NOTES**
1. THE FOLLOWING NOTES SHALL BE IMPLEMENTED DURING CONSTRUCTION ACTIVITIES.
 - A. ALL CUT AND/OR FILL SLOPES EXPOSED DURING THE COURSE OF CONSTRUCTION SHALL BE COVERED, SEEDED WITH NATIVE GRASSES OR OTHERWISE TREATED TO CONTROL EROSION.
 - B. ALL IMPAVED CONSTRUCTION AREAS SHALL BE SPRINKLED WITH WATER (AT LEAST) THREE PER DAY IN DRY WEATHER DURING GROWING ACTIVITIES.
 - C. NON-TOW, TACKIFIER, OR OTHER SUITABLE COVER (SUCH AS JUTE NETTING, EROSION CONTROL FABRIC, MULCH, ETC.) SHALL BE APPLIED TO EXPOSED AREAS IMMEDIATELY AFTER CUT AND FILL OPERATIONS ARE COMPLETE.
 - D. TRUCKS HAVING DIRT AND DEBRIS SHALL BE COVERED.
 - E. THE PROJECT MUST BE POSTED AT LOCATIONS WITH A PUBLICLY VISIBLE SIGN DURING CONSTRUCTION OPERATIONS THAT SPECIFIES THE TELEPHONE NUMBER AND PERSON TO CONTACT FOR COMPLAINTS AND/OR INJURIES REGARDING DIRT GENERATION AND OTHER AIR QUALITY PROBLEMS RESULTING FROM PROJECT CONSTRUCTION.
 2. ALL EQUIPMENT AND CONSTRUCTION AREAS, MATERIAL HANDLING AREAS, AND STORMWATER COLLECTION SYSTEMS SHALL BE RESTRICTED TO THE MINIMUM NECESSARY TO MAINTAIN THE SITE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION. NO EXCAVATION OR SOIL REMOVAL SHALL BE PERMITTED ON THE SITE DURING WINTER OPERATIONS. NO SOIL REMOVAL SHALL BE PERMITTED ON THE SITE DURING WINTER OPERATIONS.
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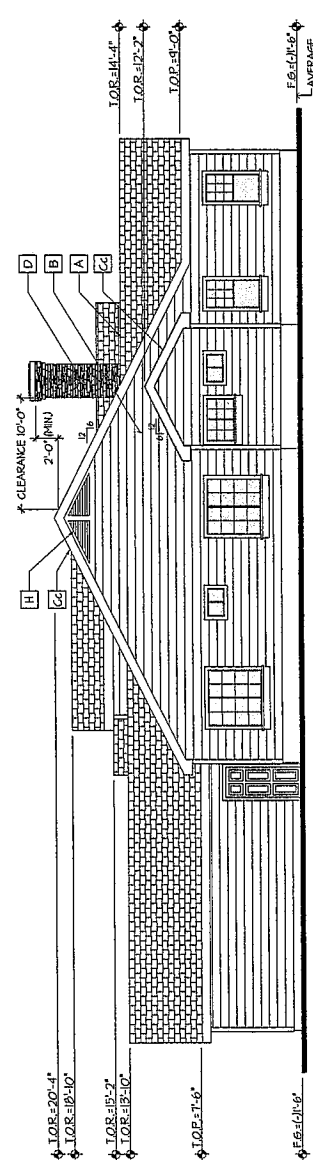
- WASTE MANAGEMENT AND DISPOSAL**
1. ALL WASTES INCLUDING EQUIPMENT MAINTENANCE WASTE REMOVED FROM THE SITE FOR DISPOSAL SHALL BE DEPOSITED IN THE APPROPRIATE DISPOSAL FACILITIES. NO MATERIAL WASTES SHALL BE BURNED, DUMPED, OR DISCHARGED AT THE SITE WITHIN OF THE APPROVAL OF THE REGIONAL WATER BOARD OR THE APPROPRIATE LOCAL AGENCY.
 2. ALL EQUIPMENT AND CONSTRUCTION AREAS, MATERIAL HANDLING AREAS, AND STORMWATER COLLECTION SYSTEMS SHALL BE RESTRICTED TO THE MINIMUM NECESSARY TO MAINTAIN THE SITE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION. NO EXCAVATION OR SOIL REMOVAL SHALL BE PERMITTED ON THE SITE DURING WINTER OPERATIONS. NO SOIL REMOVAL SHALL BE PERMITTED ON THE SITE DURING WINTER OPERATIONS.
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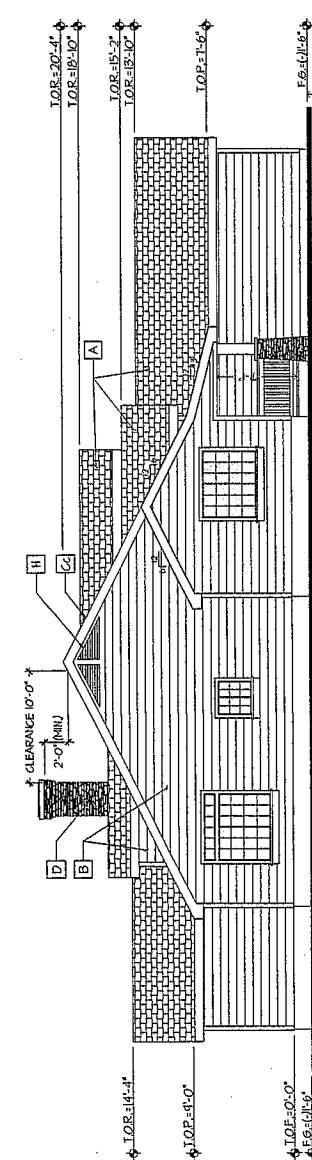


① FRONT ELEVATION
SC. 3/16"=1'-0"

② BACK ELEVATION
SC. 3/16"=1'-0"



③ RIGHT ELEVATION
SC. 3/16"=1'-0"



③ LEFT ELEVATION
SC. 3/16"=1'-0"

FINISH LEGEND

- A** TRIMLINE 40 year Composition Shingles - Shakewood Color.
- B** Trimboard horiz. Siding: 7/8"x3/16" 250g Color: Dimentecolors PAINTS DES502 Serpentine
- C** Trimboard Trim 1"x4" 2. Trimboard Trim 1"x6" 3. Trimboard Fascia 2"x6" Color: Dimentecolors PAINTS DES101 Tan Plan
- D** Colored Sipes: Country Lodgestone Corabel Color
- E** Fiberglass Round non-tapered Column
- F** Vinyl Windows off-white Color
- G** Wood Deck
- H** Triangle Louvers Vent

NO.	REVISIONS	BY

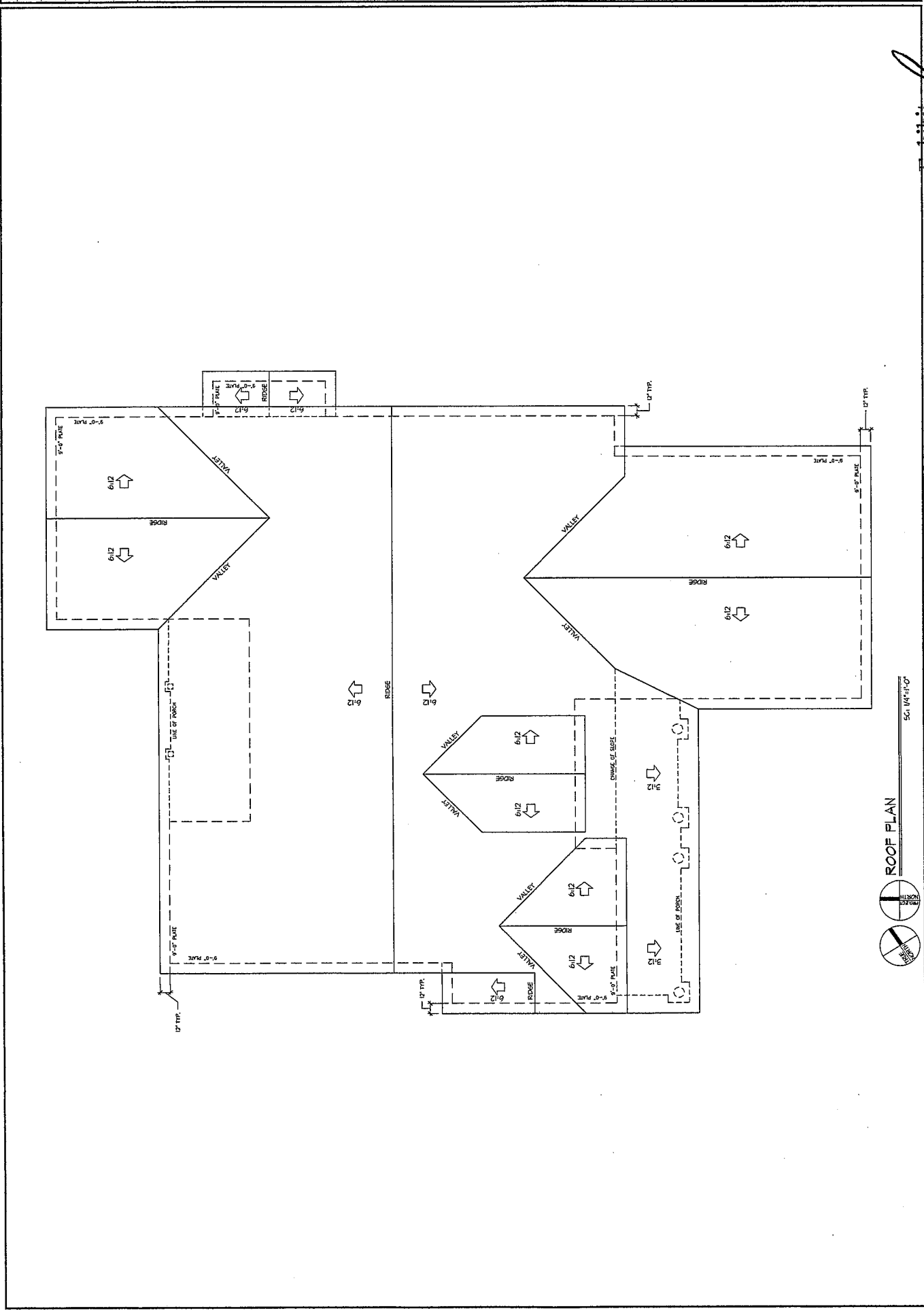


CCE
STRUCTURAL
DESIGN
 510, BOX 5502
 SALINAS, CA 93902
 CENTRAL COAST
 ENGINEERS, INC.
 P 831.757.2226
 F 831.757.2226

PROJECT TITLE: **NEW RESIDENCE**
 Scott & Micki Johnson
 68 Paseo de Voladores, Salinas, CA 93908
 APN # 161-081-009-000

SHEET TITLE: **ROOF PLAN**

JOB NO. CCE-11-000
 DATE: JAN 24, 2011
 SCALE: AS NOTED
 DRAWN BY: MR.
 SHEET NO.: **A-4**
 OF SHEETS: **1**



SCALE: 1/4"=1'-0"

ROOF PLAN

Exhibit *6*
 Page *3* of *5* Pages

TORO

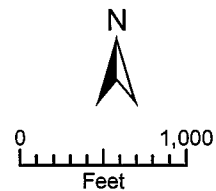


APPLICANT: JOHNSON

APN: 161-081-009-000

FILE # PLN110411

 Water
  2500' Limit
  300' Limit
  City Limits



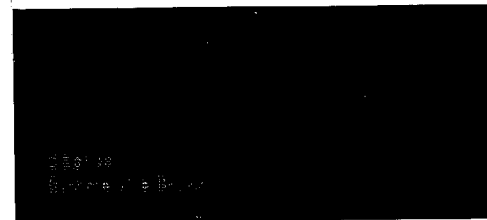
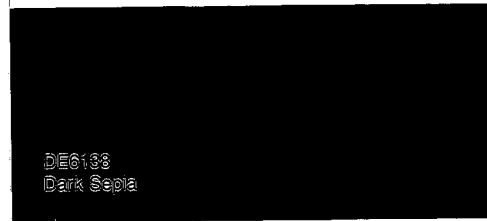
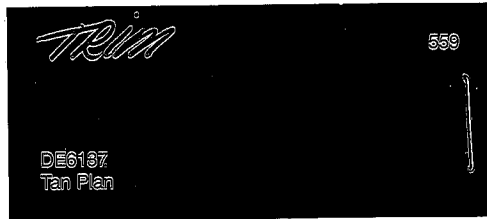
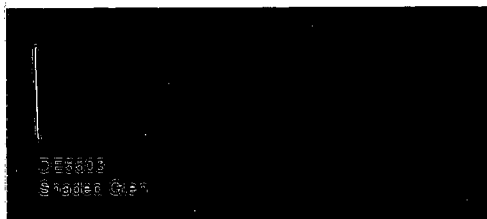
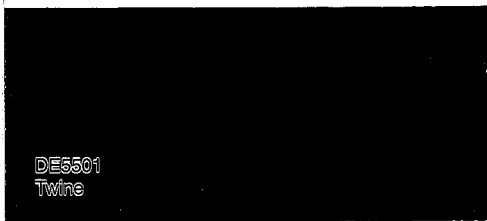
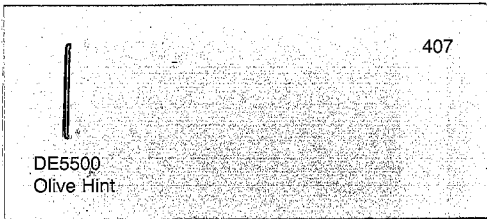
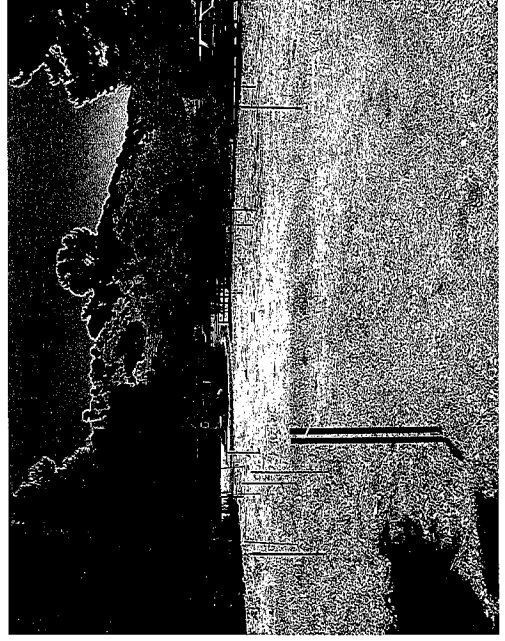
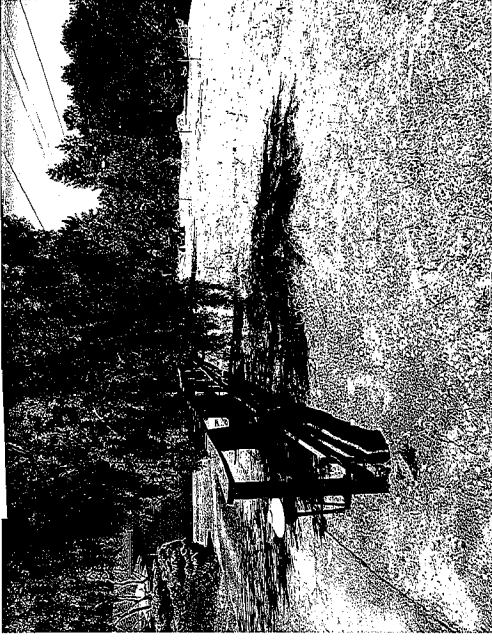
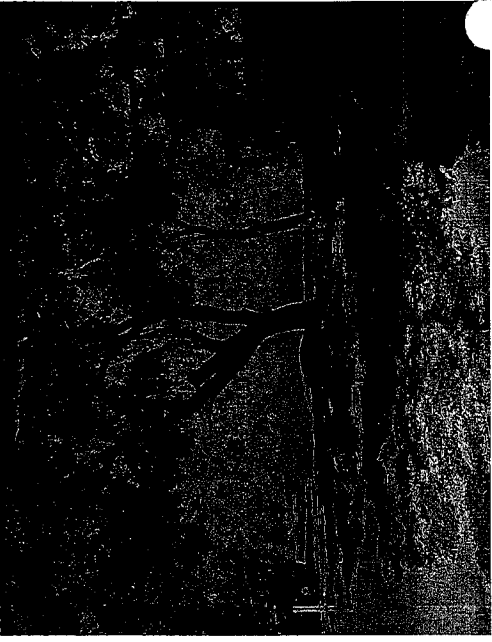


Exhibit F



PUN110411

