

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: March 28, 2013 Time: 1:30 P.M	Agenda Item No.: 1
Project Description: Consider Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow the demolition of an existing 1,607 square foot modular home and the construction of a 1,475 square foot single family dwelling with a 690 square foot attached garage, a new wastewater treatment system with 1,000 square foot leach field, and retaining wall (three feet in height); and 2) a Coastal Development Permit to allow the removal of (3) three Oak trees (14 inches, 14.5 inches, and 22 inches in diameter).	
Project Location: 16911 Forrest Lane, Royal Oaks	APN: 127-231-039-000
Planning File Number: PLN120389	Owner: Colleen J Harper TR Agent:
Planning Area: North County Land Use Plan	Flagged and staked: Yes
Zoning Designation: : "LDR/2.5 (CZ)" [Low Density Residential/2.5 acres per unit (Coastal Zone)]	
CEQA Action: Categorically Exempt per Section 15303 (a)	
Department: RMA - Planning Department	

RECOMMENDATION:

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

- 1) Find the project Categorically Exempt per Section 15303 (a); and
- 2) Approve PLN120389, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

PROJECT OVERVIEW:

There is an existing modular home that will be demolished and replaced with a new 1,475 square foot single family dwelling and attached garage. The Environmental Health Bureau has determined a new wastewater treatment system with 1,000 square foot leach field is required for development. There are several Oak trees on the property. The three Coast Live Oak trees proposed for removal are positioned within or directly adjacent to areas where grading operations and construction activities will occur for the development of the single family dwelling. It should be noted there are an abundance of mature Coast Live Oaks inhabiting the property, as well as neighboring developed parcels and non-development open space areas that make up this oak dominated woodland community. Therefore, minimizing impacts and better achieves the goals and policies of the North County Land Use Plan.

There are no unresolved issues.

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

- RMA - Public Works Department
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ North County Fire Protection District
- Parks Department

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by Environmental Health Bureau, Water Resources Agency, North County Fire Protection District and RMA – Planning Department have been incorporated into the Condition

Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit B**).

On January 15, 2013, the North County Coastal Land Use Advisory Committee recommended approval of the project (5-0 vote) with the following recommendations: 1) since the parcel contains several Oak trees they are in favor of the removal of these three trees; and 2) they would like to see the water drained from the existing ponds for safety reasons.

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

/S/ ELIZABETH GONZALES

Elizabeth Gonzales, Associate Planner
(831) 755-5102, gonzalesl@co.monterey.ca.us
March 15, 2013

cc: Front Counter Copy; Zoning Administrator; North County Fire Protection District; RMA-Public Works Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Bob Schubert, Senior Planner; Elizabeth Gonzales, Project Planner; Colleen J Harper TR, Owner; Jeff Harper, Agent; The Open Monterey Project; LandWatch; Planning File PLN120389

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

This report was reviewed by Bob Schubert, Senior Planner 

EXHIBIT A

Project Information for PLN120389

Project Information:

Project Name:	HARPER COLLEN J		
Location:	16911 FORREST LN ROYAL OAKS		
Permit Type:	Combined Development Permit		
Environmental Status:	Exempt	Final Action Deadline (884):	4/16/2013
Existing Structures (sf):	1607	Coverage Allowed:	15
Proposed Structures (sf):	2165	Coverage Proposed:	1.63
Total Sq. Ft.:	3772	Height Allowed:	30
Tree Removal:	3	Height Proposed:	16.1
Water Source:	PRIVATE	FAR Allowed:	N/A
Water Purveyor:	SAN MIGUEL WATER CO	FAR Proposed:	N/A
Sewage Disposal (method):	SEPTIC	Lot Size:	3.55
Sewer District:	PRIVATE	Grading (cubic yds.):	0

Parcel Information:

Primary APN:	127-231-039-000	Seismic Hazard Zone:	IV
Applicable Plan:	North County LUP	Erosion Hazard Zone:	LOW
Advisory Committee:	NORTH COUNTY COASTAL	Fire Hazard Zone:	HIGH
Zoning:	LDR/2.5	Flood Hazard Zone:	NO
Land Use Designation:	RESIDENTIAL	Archaeological Sensitivity:	LOW
Coastal Zone:	Y	Viewshed:	N
Fire District:	NORTH CO FPD	Special Setbacks on Parcel:	N

Reports on Project Parcel:

Soils Report #:	N/A
Biological Report #:	N/A
Geologic Report #:	N/A
Forest Management Rpt. #:	LIB130079
Archaeological Report #:	N/A
Traffic Report #:	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:

COLLEEN J HARPER TR (PLN120389)

RESOLUTION NO. ----

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project Categorically Exempt per Section 15303 (a); and
- 2) Approving Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow the demolition of an existing 1,607 square foot modular home and the construction of a 1,475 square foot single family dwelling with a 690 square foot attached garage, a new wastewater treatment system with 1,000 square foot leach field, and retaining wall (three feet in height); and 2) a Coastal Development Permit to allow the removal of (3) three Oak trees (14 inches, 14.5 inches, and 22 inches in diameter).

[PLN120389, Colleen J Harper TR, 16911 Forrest Lane, Royal Oaks , North County Land Use Plan (APN: 127-231-039-000)]

The Combined Development Permit application (PLN120389) came on for public hearing before the Monterey County Zoning Administrator on March 28, 2013. 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 1982 Monterey County General Plan;
 - North County Land Use Plan;
 - Monterey County Coastal Implementation Plan Part 2;
 - 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 16911 Forrest Lane, Royal Oaks (Assessor's Parcel Number 127-231-039-000), North County Land Use Plan. The parcel is zoned "LDR/2.5 (CZ)" [Low Density Residential/2.5 acres per unit (Coastal Zone)], which allows for residential development. Therefore, the project is an allowed land use for this site.
- c) The applicants are proposing to demolish an existing modular home and construct a new single family dwelling. A new wastewater treatment system with 1,000 square foot leach field and retaining walls are required for development. There are also three protected Oak trees that are required for removal due to construction activities that will occur. Pursuant to Section 20.14.040.A, a Coastal Administrative Permit is required for demolition and construction of the new single family dwelling.
- d) The project planner conducted a site inspection on June 27, 2012 to verify that the project on the subject parcel conforms to the plans listed above.
- e) Tree Removal. An Evaluation of Trees and Woodland Habitat Analysis, prepared by Thompson Wildland Management, was performed to assess construction impacts and to provide tree and resource preservation recommendations. The certified arborist has confirmed that the new construction has been designed and sited to minimize the removal of protected trees to the greatest extent feasible. (See Finding #7)
- f) On January 15, 2013, the North County Coastal Land Use Advisory Committee recommended approval of the project (5-0 vote) with the following recommendations: 1) since the parcel contains several Oak trees they are in favor of the removal of these three trees; and 2) they would like to see the water drained from the existing ponds for safety reasons.
- g) There is no development proposed on slopes exceeding 25%, nor is there any ESHA proposed for removal. The project is not located in a viewshed and archaeological resources are considered low. However, the subject is located within a high fire hazard and a condition of approval will require a deed restriction be recorded which states that the fire hazards exist on the parcel and that development may be subject to certain restrictions. (Condition #7)).
- h) 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 PLN120389.

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 Bureau, 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 identified potential impacts to tree removal. The following report has been prepared:

- "Forest Management and Wildland Management Plan" (LIB130079) was prepared by Rob Thompson, Certified Arborist and Resource Ecologist, dated February 8, 2013.

The above-mentioned technical reports by outside 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 has independently reviewed these reports and concurs with their conclusions.

- c) Staff conducted a site inspection on June 27, 2012 to verify that the site is suitable for this use.
- d) 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 PLN120389.

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 the RMA - Planning Department, North County Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective 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 will be provided by an existing mutual water system called Royal Oaks Mutual Water Company. There is an existing septic system on the property. Pursuant to the Environmental Health Bureau, the leach fields will be replaced.
 - c) Staff conducted a site inspection on June 27, 2012 to verify that the site is suitable for this use.
 - d) 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 PLN120389.

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 records and is not aware of any violations existing on subject property.
 - b) There are no known violations on the subject parcel.
 - c) 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 PLN120389.

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 new construction or conversion of small structures, i.e., one single family residence in a residential zone. This is a replacement of an existing structure with the construction of a new single family dwelling.
 - b) No adverse environmental effects were identified during staff review of the development application during a site visit on June 27, 2012.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project.
 - d) Staff conducted a site inspection on June 27, 2012 to verify that the site is suitable for this use.
 - e) 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 PLN120389.
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 20.70.050.B.4.c 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 in 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) 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 PLN120389
 - e) The project planner conducted a site inspection on June 27, 2012.
7. **FINDING:** **TREE REMOVAL** –The subject project minimizes tree removal in accordance with the applicable goals and policies of the North County Land Use Plan and the associated Coastal Implementation Plan.
- EVIDENCE:**
- a) The project includes application for the removal of three Coast Live Oak trees. In accordance with the applicable policies of the North County Land Use Plan and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the criteria to grant said permit have been met.
 - b) Pursuant to 20.144.050 North County Coastal Implementation Plan, “Removal of native trees shall be limited to that which is necessary for the development of the structure and access road and/or necessary for

the improvement of an unhealthy forest condition and for the forest's long term maintenance, as assessed in the Forester's Assessment and Recommendation." The project proposes to remove three Coast Live Oak trees that located within or directly adjacent to the proposed construction site. It should be noted that the current building footprint is located on an already developed portion of the property that minimizes impacts to habitat and natural resources, including indigenous trees that are highly valued by the property owner.

- c) A Forest Management and Wildland Management Plan was prepared by Rob Thompson, Certified Arborist and Resource Ecologist on February 8, 2013.
- d) Measures for tree protection during construction have been incorporated as a condition of approval and include tree protection zones, trunk protection, exclusionary fencing, and appropriate sedimentation control measures. (Condition #3)
- e) The project has been designed and sited to minimize the removal of protected trees to the greatest extent feasible. The three Coast Live Oak trees proposed for removal are positioned within or directly adjacent to areas where grading operations and construction activities will occur for the development of the single family dwelling. It should be noted there are an abundance of mature Coast Live Oaks inhabiting the property, as well as neighboring developed parcels and non-development open space areas that make up this oak dominated woodland community.
- f) The removal will not involve a risk of adverse environmental impacts. The property is located on a west facing slope in a woodland ecological community. The flattest portion of the parcel is where the current building footprint is located and where new construction is proposed, minimizing impacts to the woodland habitat and natural resources on site. The ecological report also states that no special status plants or animal species or sensitive habitat or nesting birds were observed during site assessment.
- g) Native oak trees to be removed which are 6 inches or more in diameter when measured 2 feet above the ground shall be replaced on the parcel (20.144.050.C.5 CIP). The tree report recommends four 15-gallon Coast Live oak samplings of good structural and vascular health should be planted on the respective property to replace the trees that are proposed for removal and to help sustain the long-term health and viability of this oak woodland environment.
- h) Staff conducted a site inspection on June 27, 2012 to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal
- i) 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 PLN120389.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:** a) Section 20.86.030 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

- b) Section 20.86.080.A.3 of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission because the project includes conditional uses (Coastal Development Permits) i.e., tree removal.

DECISION

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

1. Find the project Categorically Exempt per Section 15303 (a); and
2. Approve Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow the demolition of an existing 1,607 square foot modular home and the construction of a 1,475 square foot single family dwelling with a 690 square foot attached garage, a new wastewater treatment system with 1,000 square foot leach field, and retaining wall (three feet in height); and 2) a Coastal Development Permit to allow the removal of (3) three Oak trees (14 inches, 14.5 inches, and 22 inches in diameter), in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 28th day of March, 2013, by:

Jacqueline Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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 _____.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS / IS NOT 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 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 01-31-2013

Monterey County Planning Department

DRAFT Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan

PLN120389

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This permit for a Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow the demolition of an existing 1,607 square foot modular home and the construction of a 1,475 square foot single family dwelling with a 690 square foot attached garage, a new wastewater treatment system with 1,000 square foot leach field, and retaining wall (three feet in height); and 2) a Coastal Development Permit to allow the removal of (3) three Oak trees (14 inches, 14.5 inches, and 22 inches in diameter), was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. 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.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution _____) was approved by Zoning Administrator for Assessor's Parcel Number 127-231-039-000 on March 28, 2013. The permit was granted subject to 20 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.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.

3. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Trees which are located close to 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 certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of 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 certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to the RMA - Planning Department for review and approval.

During construction, the Owner/Applicant/Arborist shall 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.

Prior to final inspection, the Owner/Applicant shall 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.

4. PD011(A) - TREE REMOVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (RMA-Planning Department)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

5. PD012(H) - LANDSCAPING PLAN (NO. COUNTY NATIVE)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: 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 (Suggested Native Species Landscaping List - North County Coastal Zone) from the RMA - Planning Department. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall 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. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf, and low-flow, water conserving irrigation fixtures."

6. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: 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 three (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)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall 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.

Prior to occupancy and on an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

7. PD021 - DEED RESTRICTION-FIRE HAZARD

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to the issuance of a building permit the applicant shall record a deed restriction which states: "The parcel is located in a high fire hazard area and development may be subject to certain restrictions as per section(s) of the Coastal Implementation Plan and per the standards for development of residential property."
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit a signed and notarized document to the Director of RMA-Planning Department for review and signature by the County.

Prior to occupancy or commencement of use, the Owner/Applicant shall submit proof of recordation of the document to the Director of the RMA-Planning Department.

8. EHSP01 - ONSITE WASTEWATER TREATMENT SYSTEM DESIGN (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Submit onsite wastewater treatment system plans for review and approval indicating the location, design layout and size specifications that meets standards found in Monterey County Code Chapter 15.20, Sewage Disposal Ordinance, and the Central Coast Basin Plan, Regional Water Quality Control Board. (Environmental Health)

Compliance or Monitoring Action to be Performed: Concurrent with issuance of building permit, submit onsite wastewater treatment system design plans for review and approval by the Environmental Health Bureau. Applicant shall obtain a permit to install the onsite wastewater treatment system from Environmental Health.

9. WR003 - DRAINAGE PLAN - RETENTION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts. The plan shall include stormwater retention/percolation facilities. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

10. WR010 - COMPLETION CERTIFICATION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a registered civil engineer or licensed contractor that stormwater detention/retention facilities have been constructed in accordance with the approved drainage plan. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall submit a letter to the Water Resources Agency prepared by a registered civil engineer or licensed contractor.

11. FIRE001 - ROAD ACCESS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum of two nine-foot traffic lanes with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. (North County Fire Protection District)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the roadway into design and print the text of this condition as Fire Department Notes on plans.

12. FIRE002 - ROADWAY ENGINEERING

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The grade for all roads shall not exceed 15 percent. Where road grades exceed 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The length of vertical curves in roadways, exclusive of gutters, ditches and drainage structures designed to hold or divert water, shall not be less than 100 feet. No roadway turn shall have a horizontal inside radius of less than 50 feet. A roadway turn radius of 50 to 100 feet is required to have an additional 4 feet of roadway surface. A roadway turn radius of 100 to 200 feet is required to have an additional 2 feet of roadway surface. Roadway turnarounds shall be required on dead-end roads in excess of 150 feet of surface length. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (North County Fire Protection District)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the roadway into design and print the text of this condition as 'Fire Department Notes' on improvement plans.

13. FIRE007 - DRIVEWAYS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall 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. (North County Fire Protection District)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the driveway into design and print the text of this condition as "Fire Department Notes" on plans.

14. FIRE008 - GATES

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (North County Fire Protection District)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the entry gate into design and print the text of this condition as "Fire Department Notes" on plans.

15. FIRE011 - ADDRESSES FOR BUILDINGS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: 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 visible and legible 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. (North County Fire Protection District)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on plans.

16. FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: For development of structures totaling less than 3,000 square feet on a single parcel, the minimum fire protection water supply shall be 4,900 gallons. For development of structures totaling 3,000 square feet or more on a single parcel, the minimum fire protection water supply shall be 9,800 gallons. For development of structures totaling more than 10,000 square feet on a single parcel, the reviewing authority may require additional fire protection water supply. Other water supply alternatives, including ISO Rural Class 8 mobile water systems, may be permitted by the fire authority to provide for the same practical effect. The quantity of water required by this condition shall be in addition to the domestic demand and shall be permanently and immediately available. (North County Fire Protection District)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on plans.

17. FIRE015 - FIRE HYDRANTS/FIRE VALVES

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: 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 and no 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 may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. (North County Fire Protection District)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on construction plans.

18. FIRE017 - DISPOSAL OF VEGETATION AND FUELS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Disposal, including chipping, burying, or removal to a landfill site approved by the local jurisdiction, of vegetation and debris caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to final clearance of the related permit. (North County Fire Protection District)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on construction plans.

19. FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Manage combustible vegetation from within a minimum of 100 feet of structures, or to the property line, whichever is closer. Trim tree limbs to a minimum height of 6 feet from the ground. Remove tree limbs from within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (North County Fire Protection District)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on construction plans.

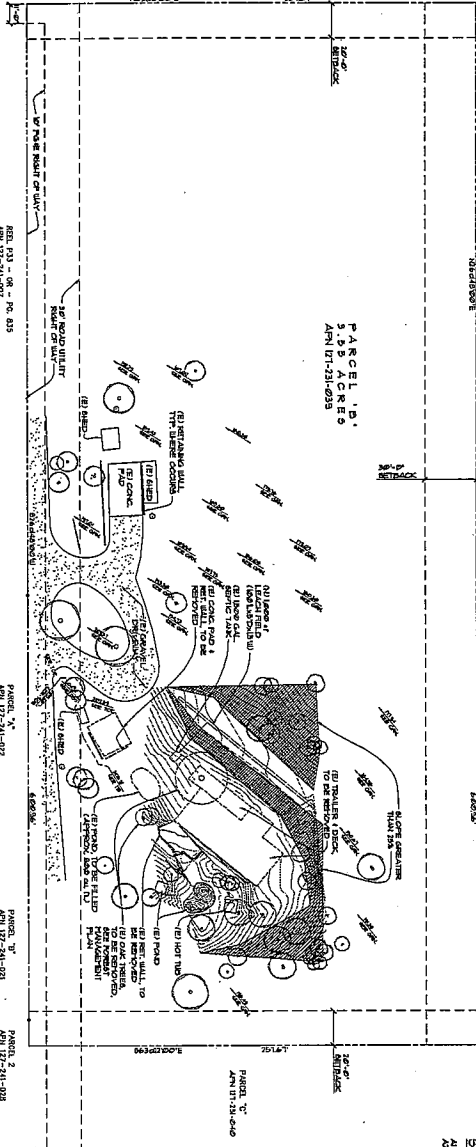
20. FIRE021 - FIRE PROTECTION- SPRINKLER SYSTEM (STANDARD)

Responsible Department: Fire

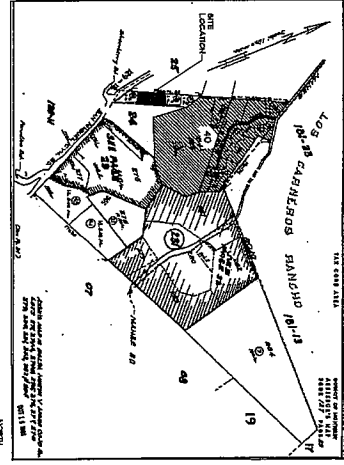
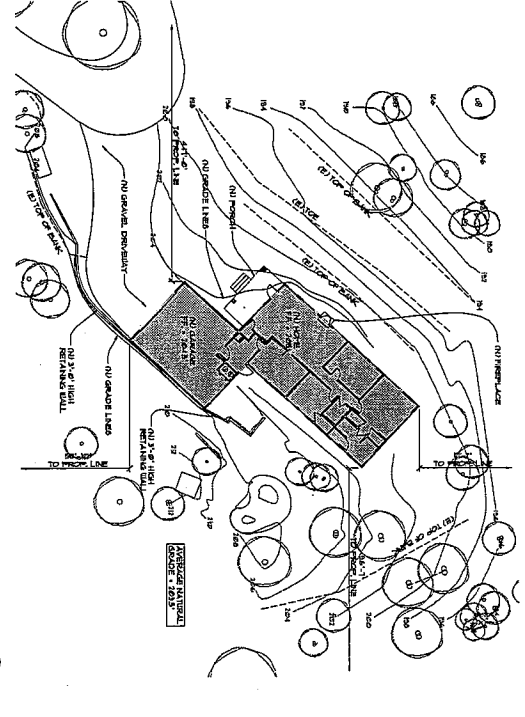
Condition/Mitigation Monitoring Measure: The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by 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. (North County Fire Protection District)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permit, Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans.

OVERALL SITE / GRADING / DEMOLITION PLAN



ENLARGED SITE PLAN



VICINITY MAP

PROJECT DATA

405th CASPERS RANCH
 18911 FORREST LANE ROYAL OAKS CALIFORNIA 95076
 SHEET INDEX
 AS SITE / GRADING / DEMO PLAN, VICINITY MAP & PROJ. DATA
 AS FLOOR PLAN & EXISTING ELEVATIONS

HARPER RESIDENCE	
18911 FORREST LANE ROYAL OAKS CALIFORNIA 95076	
DATE	12/17/12
JOB	HARPER
REVISIONS	07/26/13
SHEET	07
AI	

NORTH COUNTY



APPLICANT: HARPER

APN: 127-231-039-000

FILE # PLN120389

 2500' Limit
  300' Limit
  Water

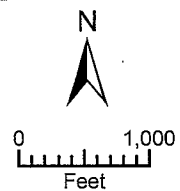


EXHIBIT "D"
MINUTES

FILE COPY
PLN120389

North County Coastal Land Use Advisory Committee
Tuesday, January 15, 2013

1. Meeting called to order by David Evans at 9:04 am

2. Roll Call

Members Present: David Evans, Margie Kay, Chris Herron, Warren Church, Ed Centeno (5)

Members Absent: 0

3. Approval of Minutes:

A. October 16, 2012 minutes

Motion: Warren Church (LUAC Member's Name)

Second: David Evans (LUAC Member's Name)

Ayes: David Evans, Margie Kay, Chris Herron, Warren Church, Ed Centeno (5)

Noes: 0

Absent: 0

Abstain: 0

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.

None

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **North County Coastal**

Please submit your recommendations for this application by: **January 15, 2013**

Project Title: HARPER COLLEN J

File Number: PLN120389

File Type: ZA

Planner: GONZALES

Location: 16911 FORREST LN ROYAL OAKS

Project Description:

Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow the demolition of an existing 1,607 square foot modular home and the construction of a 1,475 square foot single family dwelling with a 690 square foot attached garage, a new 1,000 square foot leach field, and retaining wall (three feet in height); and 2) a Coastal Development Permit to allow the removal of (5) five Oak trees (4- 12 inches in diameter and 1- 36 inches in diameter). The property is located at 16911 Forrest Lane, Royal Oaks (Assessor's Parcel Number 127-231-039-000), North County Land Use Plan.

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

Jeff Harper & Colleen Harper

Was a County Staff/Representative present at meeting? David Mack (Name)

PUBLIC COMMENT: None

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

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)
Tree removal		There is an oak woodland on property and the removal of the few trees at proposed house site is understandable. Let county decide if replanting to replace is necessary.
Existing ponds by homesite		Water needs to be drained for safety reasons, especially with vacancy of residents.

ADDITIONAL LUAC COMMENTS:

None

RECOMMENDATION :

Motion by: Warren Church (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: David Evans, Margie Kay, Chris Herron, Warren Church, Ed Centeno (5)

NOES: 0

ABSENT: 0

ABSTAIN: 0