

**PLANNING COMMISSION
COUNTY OF MONTEREY, STATE OF CALIFORNIA**

RESOLUTION NO. 02009

A. P. # 259-131-007-000

FINDINGS AND DECISION

In the matter of the application of
Oak Tree Housing (PLN980289)

WHEREAS: The Planning Commission, pursuant to regulations established by local ordinance and state law, has considered, at public hearing, a Combined Development Permit, located in Monterra Ranch Subdivision, south of Hwy 68, southwest of Via Malpaso, Jack's Peak area, came on regularly for hearing before the Planning Commission on February 13, 2002.

WHEREAS: Said proposal includes:

- 1) Lot Line Adjustment to adjust 4 parcels including a remainder parcel of 22.06 acres to 20.07 acres, Parcel R from 5.07 to 7.90 acres, parcel 93 from 5.43 to 4.45 acres, parcel 94 from 11.50 to 11.64 acres;
- 2) Minor Subdivision to subdivide the adjusted remainder parcel of 20.07 to two parcels of 10.01 and 10.06 acres each and a well lot of 0.07 acres and "conservation" lot of 1.45 acres; and
- 3) Reclassification from "O-D-S" (Open Space, Design Control, Site Plan) to "RDR/10" (Rural Density Residential)

WHEREAS: Said Planning Commission, having considered the application and the evidence presented relating thereto,

FINDINGS OF FACT

1. **FINDING:** The project proposed in this application consists of a Lot Line Adjustment, Minor Subdivision and Reclassification (PLN 980289), as described in condition #1 and as conditioned, conforms with the plans, policies, requirements and standards of the Monterey County Subdivision Ordinance (Title 19), the General Plan, Greater Monterey Peninsula Area Plan, and the Monterey County Zoning Ordinance (Title 21). The property is located on Malpaso Road, easterly of Olmstead Road, in the Jack's Peak area. The parcel is zoned "O-D-S" (Open Space, Design Control).
EVIDENCE: The Planning and Building Inspection staff reviewed the project, as contained in the application and accompanying materials, for conformity with:
The Greater Monterey Peninsula Area Plan
Chapter 21.36 and 21.46 of the Monterey County Zoning Ordinance regulations for development.
Title 19 (Monterey County Subdivision Ordinance)
EVIDENCE: Necessary public facilities are available to the project site. The site will be connected to sewer service served by Canada Woods Treatment and Monterra Ranch Mutual Water system will be providing water. Utilities, such as phone, gas, electricity, and cable are easily accessible and can be provided to the project site.
EVIDENCE: The proposed development has been reviewed by the Monterey County Planning and Building Inspection Department, Water Resources Agency, Public Works Department, Environmental Health Division, Parks and Recreation Department, and the Salinas Rural Fire District. There has been no indication from these agencies that the site is not suitable for the proposed development. The Initial Study demonstrates that no physical or environmental constraints exist that would indicate the site is not suitable for the proposed development. Each agency has

recommended conditions for subdivision improvements.

EVIDENCE: The Greater Monterey Peninsula Land Use Advisory Committee recommended approval of the project on March 21, 2001, by a vote of 2 to 0.

EVIDENCE: Written and verbal public testimony submitted at public hearings before the decision-making body.

EVIDENCE: The on-site inspection of the subject parcel by the project planner.

EVIDENCE: The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in the project file.

2. **FINDING:** The proposed project, including all permits and approvals, will not have any significant adverse impacts on the environment and a Negative Declaration has been adopted. Potential environmental effects have been studied and there is no substantial evidence in the record, as a whole, that supports a fair argument that the project, as designed and mitigated, may cause a significant effect on the environment. The Negative Declaration reflects the independent judgment and analysis of the County based upon the findings and conclusions drawn in the Initial Study and in consideration of testimony and information received, and scientific and factual data presented in evidence during the public review process. Mitigation measures identified in the Initial Study have been incorporated into the project, and agreed to by the applicant, to reduce any impact to an insignificant level. All applicable mitigation measures are included in the conditions of approval, which are hereby adopted as a mitigation monitoring and reporting program.

Studies, data, and reports prepared by staff from various County departments, including Planning and Building Inspection, Public Works, Environmental Health, and the Water Resources Agency, support the adoption of a Negative Declaration for the project. The custodian of the documents and materials that constitute the record of proceedings upon which the adoption of the Negative Declaration is based is the Monterey County Planning and Building Inspection Department, 240 Church Street, Salinas. No facts, reasonable assumptions predicated on facts, testimony supported by adequate factual foundation, or expert opinion supported by facts have been submitted that refute the conclusions reached by these studies, data, and reports. Nothing in the record alters the environmental determination, as presented by staff, based on investigation and the independent assessment of those studies, data, and reports.

EVIDENCE: County staff prepared an Initial Study for the project in compliance with the California Environmental Quality Act (CEQA), its Guidelines, and the Monterey County CEQA Guidelines. The Initial Study provided substantial evidence that the project, with the addition of mitigation measures, would not have significant environmental impacts. A Negative Declaration was filed with the County Clerk on November 8, 2001 and noticed for public review. All comments received on the Initial Study have been considered as well as all evidence in the record, which includes studies, data, and reports supporting the Initial Study; additional documentation requested by staff in support of the Initial Study findings; information presented or discussed during public hearings; staff reports that reflect the County's independent judgment and analysis regarding the above referenced studies, data, and reports; application materials; and expert testimony. Among the studies, data, and reports analyzed as part of the environmental determination are the following:

Geotechnical Report and Percolation Investigation, Terratach, December 1998

1. Foundation Feasibility study, Haro, Kasunich and Associates, Inc., June 1989
2. Archaeological Report, Archaeological Consulting, June 1999
3. Forest Management Plan, Stephen R. Staub, Registered Professional Forester, August 1999
4. Drainage Report, WWD Corporation, June 1999
5. Botanical/Biological Report, Vernal L. Yadon, August 1999

EVIDENCE: File and application materials; Initial Study with mitigation measures; additional supporting information from Environmental Health, Water Resources Agency, Public Works, Salinas Rural Fire District and Negative Declaration contained in the project file.

3. **FINDING:** For purposes of the Fish and Game Code, the project will have a potential for adverse impact on fish and wildlife resources upon which the wildlife depends.

EVIDENCE: Staff analysis contained in the Initial Study and the record as a whole indicate the project may or will result in changes to the resources listed in Section 753.5(d) of the Department of Fish and Game regulations. Project has the potential to impact Fish and Game resources as evidenced in the Initial Study.

EVIDENCE: The applicant shall pay the Environmental Document Fee, pursuant to Fish and Game Code Section 753.5.

EVIDENCE: Initial Study and Negative Declaration contained in the project file.

EVIDENCE: As evidenced in findings and evidence #6 (below).

4. **FINDING:** That in approving the parcel map, the decision-making body has balanced the housing needs of the County against the public service needs of its residents and available fiscal and environmental resources.

EVIDENCE: The applicant will be required to comply with the Inclusionary Housing Ordinance as a condition of approval.

5. **FINDING:** The recommended conditions regarding Inclusionary Housing, recreation requirements, and underground utilities have been applied to ensure that the health, safety, and welfare is preserved and protected.

EVIDENCE: Section 18.40 of the Monterey County Code (Inclusionary Housing Ordinance).

EVIDENCE: Section 19.12.010 of the Monterey County Code (Recreation Ordinance).

EVIDENCE: Section 19.10.095 of the Monterey County Code (underground utilities).

6. **FINDING:** That none of the findings found in Section 19.04.025.I of the Subdivision Ordinance can be made.

EVIDENCE: Section 19.04.025.I requires that the subdivision be denied if any one of the findings are made. Planning staff has analyzed the project against the findings for denial outlined in this section. The map and its design and improvements are consistent with the County General Plan and the applicable Area Plan. No specific plan has been prepared for this area. The site has been determined to be physically suitable for the type and density of development (see Evidence below). The design and improvements are not likely to cause substantial environmental damage, substantially and avoidably injure fish or wildlife or their habitat, or cause serious public health problems as demonstrated in the Negative Declaration adopted for this project. The design and improvements will not conflict with easements for access through or use of property within the proposed subdivision. Planning staff reviewed the Title Report and applicable recorded documents to identify all easements and ensure that the project does not conflict with existing easements.

EVIDENCE: The property provides for adequate building sites as evidenced by the application materials submitted for the site. The large lot size provides for adequate siting to minimize potential visible impacts, and will allow siting of the structures to minimize tree removal.

EVIDENCE: The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development. The report(s) concluded the proposed development is suitable for the site, subject to recommendations for construction.

EVIDENCE: 1) The on-site inspection of the parcel by the project planner.
 2) Maps and application contained in the project file.
 3) Project is in seismic hazard zone IV as found in the resource maps of the Greater Monterey Peninsula Area Plan. A Geotechnical Report was prepared for the project by Terratech.
 4) Project is in a high fire hazard zone as found in the resource maps of the Greater Monterey Peninsula Area Plan. Salinas Rural Fire District has reviewed the proposed subdivision and has recommended conditions of approval.

7. **FINDING:** That the proposed lot line adjustment will not create any new parcels, nor will it render any parcel substandard.

EVIDENCE: Four contiguous separate legal parcels of record will be adjusted and four contiguous separate legal parcels of record will result from the adjustment.

8. **FINDING:** The parcels resulting from the lot line adjustment conform to the County Zoning and Building Ordinances. The proposed lot line adjustment is consistent with the minimum parcel size for parcels with the "RDR/10" and "O-D-S" Zoning District.

EVIDENCE: The application and plans for a lot line adjustment found in Combined Development Permit File No. PLN980289.

DECISION

THEREFORE, it is the decision of the Planning Commission of the County of Monterey to recommend adoption of the Negative Declaration and approval of the application to the Board of Supervisors, subject to the following conditions:

1. The subject Combined Development Permit consisting of a Lot Line Adjustment to adjust 4 parcels including a Remainder parcel of 22.06 acres to 20.07 acres, Parcel R from 5.07 to 7.90 acres, parcel 93 from 5.43 to 4.45 acres, parcel 94 from 11.50 to 11.64 acres; Minor Subdivision to subdivide the adjusted remainder parcel of 20.07 to two parcels of 10.01 and 10.06 acres each and a well lot of 0.07 acres and "conservation" lot of 1.45 acres; Reclassification from "O-D-S" (Open Space, Design Control, Site Plan) to "RDR/10" (Rural Density Residential). The property is located in Monterra Ranch Subdivision (Assessor's Parcel Numbers 259-131-002 and 259-131-003), south of Hwy 68, southwest of Via Malpasos, Jack's Peak area. The project is 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 Planning and Building Inspection. 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. **(Planning and Building Inspection)**

Prior to recordation of a Parcel Map:

2. The property owner agrees as a condition of approval of permit PLN980289 that the number of additional lots that may be created within Monterra Ranch shall be limited to 25 lots pursuant to EIR No. SCH 96061076 and Board of Supervisors Resolution 96-518. **(Planning and Building Inspection)**
3. Pursuant to the State Public Resources Code, State Fish and Game Code and California Code of Regulations, the applicant shall pay a fee to be collected by the County of Monterey in the amount of **\$1,275. This fee shall be paid within five days of project approval**, before the filing of the Notice of Determination. Proof of payment shall be furnished by the applicant to the Director of Planning and Building Inspection prior to the recordation of the tentative map, the commencement of the use, or the issuance of building and/or grading permits, whichever occurs first. The project shall not be operative, vested or final until the filing fees are paid. **(Planning and Building Inspection)**
4. Requirements for the construction of offsite and onsite improvements shall be noticed by a statement on the parcel map, on the instrument evidencing the waiver of the parcel map, or by a separate instrument and shall be recorded on, concurrently with, or prior to the parcel map or instrument of waiver of a parcel map being filed for record. The statement shall include that “construction of improvements shall be required before a permit or other grant or approval for development may be issued.” All additional information, as described in Section 66434.2 of the Government Code, required to be filed or recorded with the parcel map shall include a statement that the additional information is for informational purposes, describing conditions as of the date of filing, and is not intended to affect record title interest. **(Planning and Building Inspection)**
5. A note shall be included on a separate sheet of the parcel map, or by separate document that shall indicate its relationship to the parcel map, recorded simultaneously with the parcel map, as follows: “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 it can be evaluated by a qualified professional archaeologist. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society 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.” This note shall also be included on all improvement plans and permits. **(Planning and Building Inspection)**
6. A note shall be included on a separate sheet of the parcel map, or by separate document that shall indicate its relationship to the parcel map, recorded simultaneously with the parcel map, as follows: “Native trees which are located close to the construction site shall be protected from inadvertent damage from construction equipment by 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 shall be demonstrated prior to issuance of building permits subject to the approval of the Director of Planning and Building Inspection.” This note shall also be included on all improvement plans and permits. **(Planning and Building Inspection)**
7. A note shall be included on a separate sheet of the parcel map, or by separate document that shall indicate its relationship to the parcel map, recorded simultaneously with the parcel map, as follows: “Underground utilities are required in this subdivision in accordance with Chapter 19.10.095, Title 19 of the Monterey County Code.” Such facilities shall be installed or bonded prior to filing the parcel map. The note shall be located in a conspicuous manner subject to the approval of the Director of Public Works. **(Planning and Building Inspection; Public Works)**
8. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control

planting becomes established. This program shall be approved by the Director of Planning and Building Inspection. **(Planning and Building Inspection)**

9. A note shall be included on a separate sheet of the parcel map, or by separate document that shall indicate its relationship to the parcel map, recorded simultaneously with the parcel map, as follows: “A Foundation Feasibility Report” has been prepared on this property by Haro, Kasunich and Associates, Inc, dated June 1989 and is on file in the Monterey County Planning and Building Inspection Department (PLN98089). The recommendations contained in said report shall be followed in all further development of this property.” The note shall be located in a conspicuous location, subject to the approval of the County Surveyor. This note shall also be included on all improvement plans and permits. **(Planning and Building Inspection; Public Works)**
10. A note shall be included on a separate sheet of the parcel map, or by separate document that shall indicate its relationship to the parcel map, recorded simultaneously with the parcel map, as follows: “A Geotechnical and Percolation Investigation” has been prepared for the project by Terratech report dated December 1998, and is on file in the Monterey County Planning and Building Inspection Department (PLN980289). The recommendations contained in said report shall be followed in all further development of this property.” The note shall be located in a conspicuous location, subject to the approval of the County Surveyor. This note shall also be included on all improvement plans and permits. **(Planning and Building Inspection; Public Works)**
11. A note shall be included on a separate sheet of the parcel map, or by separate document that shall indicate its relationship to the parcel map, recorded simultaneously with the parcel map, as follows: “A Drainage Report” dated June 1999 has been prepared on this property by WWD Corporation, and is on file in the Monterey County Planning and Building Inspection Department (PLN980289). The recommendations contained in said report shall be followed in all further development of this property.” The note shall be located in a conspicuous location, subject to the approval of the County Surveyor. This note shall also be included on all improvement plans and permits. **(Planning and Building Inspection; Public Works)**
12. A note shall be included on a separate sheet of the parcel map, or by separate document that shall indicate its relationship to the parcel map, recorded simultaneously with the parcel map, as follows: “A Forest Management Plan” dated August 1999, has been prepared on this property by Stephen R. Staub, and is on file in the Monterey County Planning and Building Inspection Department (PLN980289). The recommendations contained in said report shall be followed in all further development of this property.” The note shall be located in a conspicuous location, subject to the approval of the County Surveyor. This note shall also be included on all improvement plans and permits. **(Planning and Building Inspection; Public Works)**
13. A note shall be included on a separate sheet of the parcel map, or by separate document that shall indicate its relationship to the parcel map, recorded simultaneously with the parcel map, as follows: “An Archaeological Report” dated June 1999, has been prepared on this property by Archaeological Consulting, and is on file in the Monterey County Planning and Building Inspection Department (PLN980289). The recommendations contained in said report shall be followed in all further development of this property.” The note shall be located in a conspicuous location, subject to the approval of the County Surveyor. This note shall also be included on all improvement plans and permits. **(Planning and Building Inspection; Public Works)**
14. A note shall be included on a separate sheet of the parcel map, or by separate document that shall indicate its relationship to the parcel map, recorded simultaneously with the parcel map, as follows: “A Botanical/Biological Report” dated August 1999, has been prepared on this property by Stephen R. Staub, and is on file in the Monterey County Planning and Building Inspection Department (PLN980289). The recommendations contained in said report shall be followed in all further development of this property.” The note shall be located in a conspicuous location, subject to the approval of the County Surveyor. This note shall also be included on all improvement plans and permits. **(Planning and Building Inspection; Public Works)**

15. A note shall be included on a separate sheet of the parcel map, or by separate document that shall indicate its relationship to the parcel map, recorded simultaneously with the parcel map, as follows: "All development on the parcels shall have a drainage and erosion control plan prepared by a registered civil engineer to address on-site and off-site impacts." This note shall also be included on all improvement plans and permits. **(Planning and Building Inspection)**
16. A landscaping plan shall include low water use or native drought resistant plants, low precipitation sprinkler heads (disperses less than 0.75 inches of water per hour at any pipe pressure), bubblers, drip irrigation and timing devices. The landscaping plans shall conform with Chapter 18.50, Residential, Commercial and Industrial Water Conservation Measures, found in Title 18 of the Monterey County Code. **(Planning and Building Inspection)**
17. A note shall be included on a separate sheet of the parcel map, or by separate document that shall indicate its relationship to the parcel map, recorded simultaneously with the parcel map, as follows: "The subdivider and subsequent property owners shall comply with Ordinance No. 3539 of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction include, but are not limited to:
- a) All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.5 gallons; all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.
 - b) Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices."
- This note shall also be included on all improvement plans. **(Planning and Building Inspection and Water Resources Agency)**
18. The applicant shall record a notice that states: "A permit (Resolution _____) was approved by the Board of Supervisors for Assessor's Parcel Number # on date). The permit was granted subject to 55 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Alternatively, this note shall be included on a separate sheet of the parcel map, or by separate document that shall indicate its relationship to the parcel map, recorded simultaneously with the parcel map. Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits, recording of the parcel map, or commencement of the use. **(Planning and Building Inspection)**
19. A note shall be included on a separate sheet of the parcel map, or by separate document that shall indicate its relationship to the parcel map, recorded simultaneously with the parcel map, as follows: "No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning and Building Inspection." This note shall also be included on all improvement plans and permits. **(Planning and Building Inspection)**
20. A note shall be included on a separate sheet of the parcel map, or by separate document that shall indicate its relationship to the parcel map, recorded simultaneously with the parcel map, as follows: "All development shall comply with the drainage and erosion control provisions of the Monterey County Code." This note shall also be included on all improvement plans and permits. **(Planning and Building Inspection; Water Resources Agency)**

21. A note shall be included on a separate sheet of the parcel map, or by separate document that shall indicate its relationship to the parcel map, recorded simultaneously with the parcel map, as follows: “That the location, type and size of all antennas, satellite dishes, towers, and similar appurtenances be approved by the Director of Planning and Building Inspection.” **(Planning and Building Inspection)**
22. A note shall be included on a separate sheet of the parcel map, or by separate document that shall indicate its relationship to the parcel map, recorded simultaneously with the parcel map, as follows: “That all exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled.” **(Planning and Building Inspection)**

Prior to Filing of Parcel Map

23. Prior to filing the final parcel map, provide evidence to the Division of Environmental Health that the Monterra Ranch Mutual Water System has obtained an amended water system permit to include the four proposed parcels. **(Environmental Health)**
24. Prior to filing a final map, provide to the Director of Environmental Health written certification, and any necessary certification from State agencies that Monterra Ranch Mutual Water System **can and will** supply sufficient water flow and pressure to comply with both Health and fire flow standards. **(Environmental Health)**
25. Design the water system improvements to meet the standards as found in Title 22 of California Code of Regulations and as found in the Residential Subdivision Water Supply Standards. Submit engineered plans for the water system improvements and any associated fees to the Director of Environmental Health for review and approval prior to installing (or bonding) the improvements. **(Environmental Health)**
26. Design the water system improvements to meet fire flow standards as required and approved by the local fire protection agency. Submit evidence to the Division of Environmental Health that the proposed water system improvements have been approved by the local fire protection agency prior to installation or bonding of water system improvements. **(Environmental Health)**
27. The developer shall install or bond the water system improvements to and within the subdivision and any appurtenances needed prior to filing the final Parcel Map. The water improvements shall only be installed or bonded after the engineered designs have been approved by the Division of Environmental Health. **(Environmental Health)**
28. Prior to filing the Parcel Map, provide certification to the Division of Environmental Health that Canada Woods Treatment Co **and** County Service Area No. 100 (Monterra Ranch) **can and will** provide sewer service for the proposed property/project. **(Environmental Health)**
29. Submit engineered plans for the sewer system improvements to County Service Area No. 100 for review and approval. Provide evidence to the Division of Environmental Health that the proposed sewer system improvements have been approved by County Service Area #100 prior to installing (or bonding) the improvements. The sewer system improvements and any appurtenances shall be installed/or bonded to and within the subdivision prior to filing the final Parcel Map. **(Environmental Health)**
30. 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. **(Fire District)**
31. The Grade for all roads, streets, private lanes and driveways shall not exceed 15 percent. **(Fire District)**

32. For residential 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 of curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. **(Fire District)**
33. 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. **(Fire District)**
34. Roadway turnarounds shall be required on driveways and dead-end roads in excess of 150 feet of surface length. Required turnarounds on access roads shall be located within 50 feet of the primary building. The minimum turning radius for a turnarounds 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. **(Fire District)**
35. Driveways shall not be less than 12 feet wide unobstructed. 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. **(Fire District)**
36. Unobstructed vertical clearance shall be not less than 15 feet for all access roads **(Fire District)**
37. All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. **(Fire District)**
38. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. **(Fire District)**
39. The hydrant serving any building shall not be less than 50 feet or ore than 1000 feet by the road from the building it is to serve. **(Fire District)**
40. The fire flow for this subdivision is based on Appendix III-A (Fire Flow Requirements for Buildings) of the Uniform Fire Code, which requires a 1000 gallons per minute with a residual pressure of 20 psi for a duration of 2 hours. Due to the installation of residential fire sprinklers in the residences and the attached garages, the fire flow has been reduced to 500 gallons per minute with a residual pressure of 20 psi for a duration of 2 hours. **(Fire District)**
41. All fire hydrants shall have one 2-1/2 inch National Standard Thread outlet and one 4-1/2 inch National Standard Thread outlet. **(Fire District)**
42. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. **(Fire District)**
43. Hydrant or fire valve identification may be allowed as specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. **(Fire District)**
44. Disposal, including chipping, burying, burning or removal to a landfill site approved by the local jurisdiction, of flammable vegetation and fuels caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to completion of road construction or final inspection of the building permit. **(Fire District)**

45. All residence(s) and attached garages in this subdivision shall be fully protected with automatic fire sprinkler system(s). Installation, approval and maintenance shall be in compliance with applicable National Fire Protection Association and/or Uniform Building Code Standards, the edition(s) of which shall be determined by the enforcing jurisdiction. Plans for fire sprinkler system(s) must be submitted and approved prior to installation. Rough-in inspections must be completed prior to requesting a framing inspection. **(Fire District)**
46. In the Salinas Rural Fire District, roof construction shall be Class A or Class B, with fire resistive materials, or as approved by the Reviewing Authority. This requirement shall apply to all new construction and existing roofs that are repaired so as to affect 50 percent or more of the roof. **(Fire District)**
47. Before construction begins, temporary or permanent address numbers shall be posted. Permanent address numbers shall be posted prior to requesting final clearance. All address numbers (permanent and temporary) shall be posted on the property so as to be clearly visible from the road. Where visibility cannot be provided, a post or sign bearing the address numbers shall be set adjacent to the driveway or access road to the property. Address numbers posted shall be Arabic, not Roman or written out in words. Address numbers posted shall be a minimum number height of 3 inches with a 3/8 inch stroke, and contrasting with the background colors of the sign. **(Fire District)**
48. The Applicant shall comply with the recreation requirements contained in Section 19.12.010 of the Subdivision Ordinance (Title 19, Monterey County Code). **(Parks Department)**
49. File parcel map delineating all existing and required easements or rights of way and monument new lines. **(Public Works)**
50. Provide for all existing and required easements or rights of way. **(Public Works)**
51. Thirty days prior to expiration date of the tentative map, Step A (8 items) of the County Surveyor's Check Off List for Parcel Map processing shall be completed. **(Public Works)**
52. A drainage plan shall be prepared by a registered civil engineer or architect to address on-site and off-site impacts, and necessary improvements shall be constructed in accordance with approved plans. **(Water Resources Agency)**
53. Subdivider shall contribute to a fund for drainage facilities improvements in Canyon Del Rey a proportionate share to be determined by the County Water Resources Agency. **(Water Resources Agency)**
54. A notice shall be recorded on the deed for each lot that all new construction shall incorporate the use of low water use plumbing fixtures and drought tolerant landscaping, in accordance with County Water Resources Agency Ordinance #3932, or as subsequently amended. **(Water Resources Agency)**
55. The front yards of all homes shall be landscaped at the time of construction. Low water use or drought tolerant plants shall be used together with water efficient irrigation systems. This shall be the responsibility of the developer if the developer is also the builder. If not, a notice shall be recorded on the deed for each lot to inform future builders of this requirement. **(Water Resources Agency)**

PASSED AND ADOPTED this 13th day of February, 2002 by the following vote:

AYES: Errea, Hawkins, Brennan, Parsons, Diehl, Lacy, Wilmot

NOES: None
ABSENT: Sanchez, Pitt-Derdivanis, Hernandez

Original Signed By:

DALE ELLIS, SECRETARY

Copy of this decision mailed to applicant on