

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

RESOLUTION # 05002

STANDARD SUBDIVISION NO. 04015

A.P. # 419-371-026-000

In the matter of the application of
Philip Coelho (PLN010252)

FINDINGS & DECISION

for a Standard Subdivision in accordance with Chapter 19.03 of the Monterey County Code, consisting of a Vesting Tentative Map to subdivide a 94.8 acre parcel into 9 lots ranging in size between 10 and 12.3 acres; One additional 1.03 acre lot will be deeded to CDF South County. The project includes individual septic systems & a mutual water system. The property is located northerly of Arroyo Seco Road, approximately one mile south of Carmel Valley Road, Arroyo Seco area, came on regularly for meeting before the Planning Commission on January 12, 2005.

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

- 1. FINDING:** The proposed standard subdivision consists of a Vesting Tentative Map to subdivide a 94.8 acre parcel into 9 lots ranging in size between 10 and 12.3 acres, one additional 1.03 acre lot has been deeded to CDF South County. The project includes individual septic systems & a mutual water system. The project, as conditioned, conforms with the plans, policies, requirements, and standards of the Monterey County Subdivision Ordinance (Title 19), the General Plan, the South County Area Plan, and the Monterey County Zoning Ordinance (Title 21) which designates this area as appropriate for one single family dwelling per 10 acres.

EVIDENCE: The Planning and Building Inspection staff reviewed the project as contained in the application and accompanying materials for conformity with the:

- a. Monterey County General Plan
- b. South County Area Plan
- c. Monterey County Subdivision Ordinance (Title 19)
- d. Monterey County Zoning Ordinance (Title 21)

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, Housing & Redevelopment Agency, and the South County Fire Protection 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 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 project file PLN010252.

2. FINDING: The project will not have a significant adverse impact on the environment. An Initial Study was prepared for the project and it was determined that the project would have no significant impacts. A Mitigated Negative Declaration was filed with the County Clerk on April 27, 2004, noticed for public review, and circulated to the State Clearinghouse. The public review period ends March 5, 2003. The mitigated negative declaration reflects the independent judgment and analysis of the County.

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 Mitigated Negative Declaration was filed with the County Clerk on April 27, 2004 and noticed for public review. The public review period ended May 27, 2004. All comments received on the Initial Study were 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:

- a. Project application/plans and technical reports within project file PLN010252; including Traffic, Archaeological, Geological, Hydrogeologic, and Biological studies and Percolation Tests
- b. General Plan, South County Area Plan, Zoning Code (Title 21)
- c. Subdivision Map Act and Monterey County Subdivision Ordinance (Title 19)
- d. Inter Departmental Review Comments and Conditions

EVIDENCE: The Monterey County Planning and Building Inspection Department prepared an Initial Study pursuant to CEQA. The Initial Study identified several potentially significant effects, but mitigation measures reduce the identified impacts to a less than significant level. The Initial Study is on file in the office of Planning and Building Inspection and is hereby incorporated by reference in project file (PLN010252). All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval.

EVIDENCE: A Condition Compliance and Mitigation Monitoring and Reporting Plan has been prepared in accordance with Monterey County regulations to ensure compliance during project implementation. Applicant must enter into an "Agreement to Implement a Mitigation Monitoring and/or Reporting Plan" as a condition of project approval (Condition #77).

3. FINDING: For Purposes of the Fish and Game Code, the project will change 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. Implementation of the project described herein will affect

changes to native and non-native plant life and soils. Specifically, the pallid bat and barn owl may be impacted.

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

4. **FINDING:** That in approving the final map, the decision-making body has complied with the County's Inclusionary Housing Ordinance (#04185).

EVIDENCE: The applicant will be required to comply with the Inclusionary Housing Ordinance as a condition of approval. See condition No. 76

5. **FINDING:** The recommended conditions regarding 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) (See Condition No. 26).

EVIDENCE: Section 19.10.095 of the Monterey County Code (underground utilities) (see Condition No. 11)

6. **FINDING:** That none of the findings found in Section 19.03.025.F of the Monterey County Code Title 19 Subdivision Ordinance can be made.

EVIDENCE: Section 19.03.025.F requires that the subdivision be denied if any one of the findings contained therein can be made. Planning staff has analyzed the project against the findings for denial outlined in this section. The design and improvements are consistent with the County General Plan, the South County Area Plan, and the Zoning Ordinance. 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 in Finding #1). 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 Mitigated 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 project in project file PLN010252. The project was found to be in compliance with the California Subdivision Map Act.

EVIDENCE: The application, plans, and support materials, including the technical reports submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development. The reports are:

a. Preliminary Archaeological Reconnaissance of Nine Proposed Subdivision Home Sites on APN 419-371-016-000 by Archaeological Consulting, dated. June 19, 2001

b. Geological Hazards Report, Proposed Coelho Development (APN 419-371-016-000) by Fugro West, Inc. dated July 2001 and Addendum No. 1 dated July 5, 2001; and Supplemental Geologic Hazard Report, Lot 3 of Proposed

Coelho Development (APN419-371-016-000), Arroyo Saco Road, Monterey County California

- c. Hydrogeologic Investigation Philip Coelho Property (PLN 010252) Arroyo Seca Area Monterey County, California, by Kleinfelder Project No. 17149 dated June 17, 2003
- d. Traffic Analysis for Coelho Subdivision Monterey County, California prepared by Higgings Associates dated August 9, 2001.
- e. Coelho Subdivision Biological Assessment by Bryan Mori Biological Consulting Services dated June 15, 2001 and August 10, 2001.
- f. Percolation Test: Environmental Strategies Corporation dated April 10, 2002

EVIDENCE: The on-site inspection of the parcel by the project planner(s) and maps and application materials contained in project file PLN010252.

EVIDENCE: Evidence for Findings 1, and 2.

7. **FINDING:** The Housing Advisory Committee considered and approved a request for an in-lieu inclusionary housing fee on December 8, 2004. The committee noted the project's remote location, 10-acre minimum lot size requirements, and sloping topography as justification to granting the request, enabling compliance with the Inclusionary Housing Ordinance (#04185).

EVIDENCE: Administrative Record in PLN010252

EVIDENCE: December 8, 2004 minutes of the Monterey County Housing Advisory Committee

8. **FINDING:** The establishment, maintenance, or operation of the use or structure applied for will not, under the circumstances of the particular case, be detrimental to 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 improvement in the neighborhood, or to the general welfare of the County.

EVIDENCE: The project as described in the application and accompanying materials was reviewed by the Department of Planning and Building Inspection, Environmental Health Division, Public Works Department, South County Fire Protection District, Sheriff's Department, Housing and Redevelopment Agency, Water Resources Agency and the City of Salinas. The respective departments 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; or the County in general.

EVIDENCE: Adoption of the Mitigated Negative Declaration includes mitigation measures that address potential impacts to traffic, biotic resources geology and soils, and hydrology and water quality. No other significant issues have been identified for the project.

EVIDENCE: Application materials in project file PLN010252, Initial Study with mitigation measures, and Mitigated Negative Declaration contained in the project file.

DECISION

THEREFORE, it is the decision of the Planning Commission, that the Mitigated Negative Declaration be adopted and that said application for a Standard Subdivision be granted as shown on the attached sketch, subject to the attached conditions.

PASSED AND ADOPTED this 12th day of January, 2005, by the following vote:

AYES:	Errea, Parsons, Hawkins, Padilla, Wilmot, Salazar, Rochester, Sanchez
NOES:	Vandevere
ABSENT:	Diehl
ABSTAIN:	None

JEFF MAIN, SECRETARY

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON

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

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 and Building Inspection Department office in Salinas.

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

**Monterey County Planning and Building Inspection
Condition Compliance and/or Mitigation Monitoring
Reporting Plan**

Project Name: Coelho

File No: PLN010252

APNs: 419-371-026-000

Approval by: Planning Commission **Date:** January 12, 2005

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

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1		<p>PBD029 - SPECIFIC USES ONLY</p> <p>This Standard Subdivision (PLN010252) consists of a Vesting Tentative Map to divide a 94.8 acre parcel into 9 lots ranging in size between 10 and 12.4 acres; and one 1.03 acre lot has been deeded to CDF South County. The project includes individual septic systems & a mutual water system. The property is located northerly of Arroyo Seco Road (Assessor's Parcel Number 419-371-026-000), approximately one mile south of Carmel Valley Road. 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 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)</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other- wise stated	

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2		<p>PBD025 - NOTICE-PERMIT APPROVAL</p> <p>The applicant shall record a notice, which states: "A permit (Resolution TBD) was approved by the Planning Commission for Assessor's Parcel Number 419-371-026-000 on January 12, 2005. The permit was granted subject to 82 conditions of approval and 18 mitigation measures, which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (Planning and Building Inspection)</p>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
3		<p>PBD030 - STOP WORK - RESOURCES FOUND</p> <p>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 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. (Planning and Building Inspection)</p>	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection 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	

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4		EH1 - WATER SYSTEM PERMIT Obtain a new or amended water system permit from the Division of Environmental Health. (Environmental Health)	Submit necessary application, reports, and testing results to EH for review and approval.	CA Licensed Engineer /Owner/ Applicant	Prior to recordation of the Final Map.	
5		EH2 - WATER SYSTEM IMPROVEMENTS (CO. PERMITTED SYSTEM) Design the water system improvements to meet the standards as found in Chapter 15.04 of the Monterey County Code, Titles 17 and 22 of the California Code of Regulations and as found in the Residential Subdivision Water Supply Standards. Submit engineered plans for the water system improvements, including plans for secondary treatment, and any associated fees to the Director of Environmental Health for review and approval prior to installing (or bonding) the improvements. (Environmental Health)	Submit engineered plans for the water system improvements, including plans for secondary treatment, and any associated fees to EH for review and approval prior to installing (or bonding) the improvements.	CA Licensed Engineer /Owner/ Applicant	Note on the Final Map.	
6		The applicant shall provide evidence to the Director of Environmental Health that a state certified water treatment operator will oversee the operation of the water system. (Environmental Health)	Submit evidence to the Director of Environmental Health	Applicant/Owner	Prior to recordation of the Final Map	
7		EH4 - FIRE FLOW STANDARDS 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)	Submit evidence to the Division of Environmental Health that the proposed water system improvements have been approved by the local fire protection agency.	CA Licensed Engineer /Owner/ Applicant	Prior to installing or bonding water system improvements	

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8		<p>EH5 - INSTALL/BOND WATER SYSTEM IMPROVEMENTS</p> <p>The developer shall install or bond the water system improvements to and within the subdivision and any appurtenances needed or shall enter into a Subdivision Improvement Agreement with the County to install the water system improvements and provide security guaranteeing the performance of the Agreement. (Environmental Health)</p>	The developer shall install the water system improvements to and within the subdivision and any appurtenances needed or shall enter into a Subdivision Improvement Agreement with the County to install the water system improvements and provide security guaranteeing the performance of the Agreement.	CA Licensed Engineer /Owner/ Applicant	Prior to filing Final Map.	
9		<p>EH7 - ABANDONED WELLS</p> <p>Destroy the existing abandoned well(s) according to the standards found in State of California Bulletin 74 and all its supplements, and Chapter 15.08 of the Monterey County Code. The well shall not be considered abandoned if satisfactory evidence is provided that the well is functional, is used on a regular basis, and does not act as a conduit for contamination of groundwater. (Environmental Health)</p>	Prior to destruction, a permit for the destruction of the well(s) shall be obtained by a CA licensed well contractor from the Division of Environmental Health. After destruction submit the Well Completion Report to the Division of Environmental Health	CA Licensed Engineer /Owner/ Applicant	Prior to filing a final map and/or issuance of a building permit	
10		Submit a tentative map indicating the proposed well lot(s), water distribution, and access easements for the water system to the Director of Environmental Health for review and approval. Once approved, well lots and easements shall appear as part of the final map. (Environmental Health)	Property owner shall provide evidence to PBI that EH has approved the water system. Easements shall appear on the final map.	Property Owner	Prior to filing a final map (approval by EH) and Note on Final Map.	

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11		The applicant shall record a deed notification with the Monterey County Recorder for parcel 3, 4 and 7 prior to filing the Final/Parcel Map indicating that: "An approved septic system design is on file at the Division of Environmental Health, File Number PLN010252, and any future development or expansions on this property shall be in compliance with the design and Chapter 15.20 of the Monterey County Code unless otherwise approved by the Director of Environmental Health. Additionally, the precise locations of the leachfields have been surveyed and monumented in the field and must be installed in these locations." (Environmental Health)	The property owner/applicant shall provide evidence to PBI that the deed notification has been recorded.	Property Owner	Prior to filing a Final Map.	
12		That the applicant shall record a deed notification for parcels 3, 4 and 7 concurrently with the final/parcel map stating that: "This property is limited in respect to the total area available for septic system installation and repair. Residential development shall not exceed a maximum of a three bedroom single family dwelling unless otherwise approved by the Director of Environmental Health. All septic system improvements shall comply with Chapter 15.20 of the Monterey County Code (Septic Ordinance)." (Environmental Health)	The property owner/applicant shall provide evidence to PBI that the deed notification has been recorded.	Property Owner	Prior to filing a Final Map.	
13		The applicant shall record a deed notification with the Monterey County Recorder for parcel 3 prior to filing the Final/Parcel Map indicating that: "The primary, secondary, and tertiary leachfields must be installed at the time of initial construction and prior to constructing the house." (Environmental Health)	The property owner/applicant shall provide evidence to PBI that the deed notification has been recorded.	Property Owner	Prior to filing a Final Map.	

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14		Submit an updated map indicating proposed septic envelopes for parcels 1-2, 5-6, 8-9 and the California Department of Forestry Lot to the Division of Environmental Health for review and approval prior filing the final/parcel map. Once approved the septic envelopes shall appear as part of the final/parcel map. (Environmental Health)	The property owner/applicant shall provide evidence to PBI that the deed notification has been recorded.	Property Owner	Prior to filing a Final Map.	
15		PW0015 – UTILITY’S COMMENTS Submit the approved tentative map to impacted utility companies (Pacific Gas & Electric Company, Pacific Bell) Subdivider shall submit utility company recommendations, if any, to the Department of Public Works for all required easements. (Public Works)	Subdivider shall provide tentative map to impacted utility companies for review. Subdivider shall submit utility comments to DPW	Owner/ Applicant	Prior to Recordation of Map	
16		PW0016 – MAINTENANCE OF SUBDIVISIONS Pay for all maintenance and operation of subdivision improvements from the time of installation until acceptance of the improvements for the Subdivision by the Board of Supervisors as completed in accordance with the subdivision improvement agreement and until a homeowners association or other agency with legal authorization to collect fees sufficient to support the services is formed to assume responsibility for the services. (Public Works)	Subdivider shall be responsible to maintain improvements until maintenance is assumed by another entity.	Subdivider	Ongoing	
17		PW0017 – NATURAL DRAINAGE EASEMENT Designate all natural drainage channels on the final map by easements labeled “Natural Drainage Easement.” (Public Works)	Subdivider’s surveyor shall include labeling as described on Final Map.	Subdivider/ Surveyor	Prior to Recordation of Final Map	

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18		PW0022 – FIRE REQUIREMENTS FOR ROADS Improve access roads in accordance with requirements of the local fire jurisdiction. (Public Works)	Subdivider shall submit improvement plans prepared by his Engineer to local fire jurisdiction and to DPW for approval. Roads to be constructed in accordance with approved plans.	Subdivider	Prior to Recordation of Final Map	
19		PW0030 – HOMEOWNERS ASSOCIATION Form a maintenance association for road and drainage maintenance. Prepare an operation and maintenance plan for all facilities. Implement a fee program to fund operation and maintenance, and have appropriate documentation recorded against each parcel within the subdivision. (Public Works)	Subdivider shall submit documentation to DPW and WRA for formation of homeowners association or other entity to maintain roads and drainage improvements.	Subdivider	Prior to Recordation of Final Map	
20		No access from any of the subdivision lots be allowed to the southwesterly driveway (shown on the tentative map as an "Existing 60' Road Easement" (Public Works)				
21		PW0001 – ENCROACHMENT (COM) Obtain an encroachment permit from the Department of Public Works and construct a private road intersection at Arroyo Seco Road including tapers. The design and construction is subject to the approval of the Public Works Director. (Public Works)	Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupying or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.	Owner/ Applicant	Note on Final Map	
22		PW0008 - DEDICATION Dedicate to the County of Monterey, 30' from the centerline of Arroyo Seca Road for street and right-of-way purposes.(Public Works)	Applicant's surveyor shall prepare description of area to be dedicated. DPW can prepare deed.	Owner/ Applicant/ Surveyor	Note on Final Map	

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23		PW0009 – DEDICATION Dedicate to the County of Monterey, a 1' non-access strip along the frontage of Arroyo Seco Road excepting for two sixty-foot openings and one opening for the CDF lot. (Public Works)	Applicant's surveyor shall prepare description of area to be dedicated. DPW can prepare deed.	Owner/ Applicant/ Surveyor	Note on Final Map	
24		WP0002 - ROAD WIDTH-FIRE All roads shall be constructed to provide a minimum of two nine-foot traffic lanes providing two-way traffic flow, unless other standards or additional requirements are mandated by local jurisdictions or local subdivision requirements. (Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	
25		WP0003 - ROADWAY SURFACE-FIRE The roadway surface shall provide unobstructed access to conventional drive vehicles, including sedans and fire engines. Surfaces should be established in conformance with local ordinances, and be capable of supporting the imposed load of fire apparatus. (Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	
26		WP0004 - ROADWAY GRADES-FIRE The grade for all roads, streets, private lanes, and driveways shall not exceed 15 percent, unless otherwise approved by the Fire Chief. (Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	
27		WP0005 - ROADWAY RADIUS-DRIVEWAYS-FIRE 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)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	

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28		WP0006 - ROADWAY RADIUS-ROADWAYS-FIRE 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. (Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	
29		WP0007 - ROADWAY RADIUS-CURVES-FIRE 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)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	
30		WP0008 - ROADWAY TURNAROUNDS-FIRE Roadway turnarounds shall be required on driveways and dead-end roads in excess of 150 feet of surface length. Required turnarounds on access roadways 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 road. If a hammerhead/T is used, the top of the "T" shall be minimum of 60 feet in length. (Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	
31		WP0009 - ROADWAY TURNOUTS-FIRE Roadway turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum 25 foot taper on each end. (Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	

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32		WP0010 - BRIDGE WIDTH-FIRE All new and reconstructed bridges shall be at least the width of the existing roadbed and berms but in no case less than 12 feet wide. Bridge width on all roads exceeding tertiary standards shall not be less than the width of the two lanes with berms. All bridges shall be designed for HS 15-44 loading (standard specification for highway bridges) and have guard rails. (Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	
33		WP0011 - BRIDGE SIGNS-FIRE Appropriate signing, including but not limited to, weight or vertical clearance limitations, and one-way road or single lane road conditions, shall be provided at both entrances to any bridges. (Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	
34		WP0012 - BRIDGE-ONE LANE-FIRE One lane bridges may be allowed if there is unobstructed visibility across the entire bridge, and turnouts are provided at both bridge ends. (Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	
35		WP0013 - ONE-WAY ROADS-FIRE All one way roads shall be constructed to provide a minimum of one 12-foot traffic lane. The local jurisdiction may approve one-way roads. All one-way roads shall connect to a two-lane roadway at both ends, and shall provide access to an area currently zoned for no more than 10 dwelling units. In no case shall it exceed 2640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each one-way road. (Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	

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		WP0014 - DEAD-END ROAD LENGTH-FIRE The maximum length of a dead end road, including all dead end roads accessed from that dead end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served: 1. Parcels designated in the Area or Implementation Plan for 0 to .99 acres: 800 feet. 2. Parcels designated in the Area or Implementation Plan for 1 to 4.99 acres: 1320 feet. 3. Parcels designated in the Area or Implementation Plan for 5 to 19.99 acres: 2640. 4. Parcels designated in the Area or Implementation Plan zoned for 20 acres or larger: 5280.	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	
36		WP0015 - DEAD-END ROADS MEASURED-FIRE All dead-end road lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its farthest point. Where a dead-end road crosses areas of differing zoned parcel sizes, requiring different length limits, the shortest allowable length shall apply. (Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	
37		WP0016 - DEAD-END ROADS-T/A INTERVAL-FIRE Where parcels are zoned 5 acres or larger, turnarounds shall be provided at a maximum of 1320 foot intervals. (Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	
38		WP0017 - DEAD-END ROADS-T/A TERMINUS-FIRE Each dead-end road shall have a turnaround constructed at its terminus. (Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	

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39		WP0018 - DRIVEWAYS-FIRE 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)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	
40		WP0019 - GATE ENTRANCES-WIDTH-FIRE Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. (Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	
41		WP0020 - GATE ENTRANCES-LOCATION-FIRE 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 that road. (Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	
42		WP0021 - GATE ENTRANCES-ONE-WAY RD-FIRE Where a one-way road with a single traffic lane provides access to a gated entrance, a 40 foot turning radius shall be used. (Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	
43		WP0022 - GATE ENTRANCES-LOCKED-FIRE Where gates are to be locked, the Reviewing Authority having jurisdiction may require installation of a key box or other acceptable means to immediate access for emergency equipment. (Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	

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44		WP0023 - VERTICAL CLEARANCE-FIRE Unobstructed vertical clearance shall not be less than 15 feet for all access roads. (Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	
45		WP0024 - SIGNS-SIZE OF NUMBERS-4"-FIRE Size of letters, numbers, and symbols for street and road signs shall be a minimum 4 inch letter height, 1/2 inch stroke, and shall be a color that clearly contrasts with the background color of the sign. All numerals shall be Arabic. (Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	
46		WP0025 - SIGNS-VISIBILITY-FIRE Street and road signs shall be visible and legible from both directions of vehicle travel for a distance of at least 100 feet. (Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	
47		WP0026 - SIGNS-HEIGHT-FIRE Height of street and road signs shall be uniform county wide, and meet the visibility and legibility standards of this chapter. (Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	
48		WP0027 - SIGNS-STREET NAMES-FIRE Newly constructed or approved public and private roads and streets shall be identified in accordance with provisions of Monterey County Ordinance No. 1241. All signs shall be mounted and oriented in a uniform manner. This section does not require any entity to rename or renumber existing roads or streets, nor shall a roadway providing access only to a single commercial or industrial occupancy require naming or numbering. (Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	

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49		WP0028 - SIGNS-INTERSECTING ROADS-FIRE Signs required under this section identifying intersecting roads, streets and private lanes shall be placed at the intersection of those roads, streets and/or private lanes. (Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	
50		WP0029 - SIGNS-TRAFFIC ACCESS-FIRE A sign identifying traffic access or flow limitations, including but not limited to weight or vertical clearance limitations, dead-end road, one-way road or single lane conditions, shall be placed: 1. At the intersection preceding the traffic access limitation, and 2. No more than 100 feet before such traffic access limitation. (Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	
51		WP0030 - SIGNS-INSTALLATION-FIRE Road, street and private signs required by this article shall be installed prior to final acceptance of road improvements by the County of Monterey. (Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	
52		WP0031 - ADDRESSES FOR BLDGS-FIRE 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)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	

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53		WP0032 - SIGNS-SIZE OF NUMBERS & SYMBOLS-FIRE Size of letters, numbers, and symbols for addresses shall be a minimum of 3 inch letter height, 3/8 inch stroke, contrasting with the background color of the sign. (Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	
54		WP0033 - SIGNS-PERM. POSTED ADDRESSES- FIRE All buildings shall have a permanently posted address, which shall be placed at each driveway entrance and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located. (Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	
55		WP0034 - SIGNS-ONE-WAY ROADS-FIRE Address signs along one-way roads shall be visible from both directions of travel. (Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	
56		WP0035 - SIGNS-MULTIPLE ADDRESSES-FIRE Where multiple address are required at a single driveway, they shall be mounted on a single post, or in any fashion approved by the Reviewing Authority that provides for the same practical effect. (Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	
57		WP0036 - SIGNS-COMMERCIAL-FIRE Where a roadway provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest road intersection providing access to that site. (Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	

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58		WP0037 - EMERGENCY WATER-APPLICABLE-FIRE The provisions of this section shall apply when new parcels are approved by a local jurisdiction. The emergency water system shall be available on-site prior to the completion of road construction, where a community water system is approved, or prior to the completion of building construction, where an individual system is approved. (Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	
59		WP0038 - EMERGENCY WATER-TIMING-FIRE Approved fire protection water supply systems must be installed and made serviceable prior to the time of construction. (Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	
60		WP0039 - EMERGENCY WATER-STDS-FIRE Water systems constructed, extended or modified to serve a new development, a change of use, or an intensification of use, shall be designed to meet, in addition to average daily demand, the standards shown in Table 2 of the Monterey County General Plan. (Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	
61		WP0044 - HYDRANT LOCATION-FIRE 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)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	
62		WP0045 - HYDRANT SPACING-FIRE The hydrant serving any building shall be not less than 50 feet nor more than 1000 feet by road from the building it is to serve. (Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	

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63		WP0046 - HYDRANT CONSTRUCTION-FIRE 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. (Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	
64		WP0047 - HYDRANT-SIGNS-FIRE Each hydrant/fire valve or access to water shall be identified as follows: 1. If located along a driveway, a reflectorized blue marker, with a minimum dimension of 3 inches, shall be located on the driveway address sign and mounted on a fire retardant post, or 2. If located along a street or road, a reflectorized blue marker, with a minimum dimension of 3 inches, shall be mounted on a fire retardant post. The sign post shall be within 3 feet of said hydrant/fire valve, with a sign no less than 3 feet nor greater than 5 feet above ground, in a horizontal position and visible from the driveway. (Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	
65		WP0049 - SETBACK-30 FT.-FIRE All parcels 1 acre and larger shall provide a minimum 30 foot setback for buildings and accessory buildings from all property lines and/or the center of the road. For parcels less than 1 acre, or when a 30 foot minimum setback cannot be reached, alternate fuel modification standards may be imposed by the local fire jurisdiction to provide the same practical effect. (Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	

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66		WP0050 - DISPOSAL OF VEGETATION-FIRE 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)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	
67		WP0051 - GREENBELTS-FIRE Subdivisions and other developments, which propose greenbelts as a part of the development plan, shall locate said greenbelts strategically as a separation between wildland fuels and structures. The locations shall be approved by the Reviewing Authority. (Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	
68		WP0056 - FIRE SPRINKLER SYSTEM-FIRE The building(s) shall be fully protected with automatic fire sprinkler system(s). The following notation is required on the plans when a building permit is applied for: "The building shall be fully protected with an automatic fire sprinkler system. Installation, approval, and maintenance shall be in compliance with applicable National Fire Protection Association and/or Uniform Building Code Standards, the editions of which shall be determined by the enforcing jurisdiction. Four (4) sets of plans for fire sprinkler systems must be submitted and approved prior to installation. Rough-in inspections must be completed prior to requesting a framing inspection." (Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	

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69		WP0059 - ROADWAY SURFACE-ALT-FIRE Where road grades exceed 8 percent, a minimum structural roadway surface thickness of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. (Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	
70		WP0062 - ROOF CONSTRUCTION-FIRE In high and very high fire hazard areas, as defined by the California Department of Forestry and Fire Protection (CDF), roof construction shall be a 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 or modified so as to affect 50 percent or more of the roof. Vegetation removal will not be allowed as a means of removing high or very high fire hazard area designation from an entire parcel. (Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Note on Final Map	
71		WR1 - DRAINAGE PLAN The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. The plan shall include road improvements and subdivision detention facilities to mitigate the impact of impervious surface stormwater runoff. The detention pond shall be fenced for public safety. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer	Note on Final Map	

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72		WR38 - ROAD AND DRAINAGE MAINTENANCE AGREEMENT Developer shall have the sole responsibility for the care, maintenance, and repair of road and drainage improvements installed as a condition of approval of the subdivision. Upon each conveyance of each lot in the subdivision, developer shall be jointly obligated with the succeeding owners to perform such obligation pro rated on the basis of the remaining number of lots still owned by the developer. Developer's obligation shall cease upon the conveyance of the last lot in the subdivision. Prior to filing the final map, a copy of a signed and notarized <i>Road and Drainage Maintenance Agreement</i> shall be provided to the Water Resources Agency for approval. The agreement shall be recorded concurrently with the final map. (Water Resources Agency)	Submit the signed and notarized original Agreement to the Water Resources Agency for review and approval prior to recordation. (A copy of the County's standard agreement can be obtained at the Water Resources Agency.)	Owner/ Applicant	Prior to filing the final map.	
73		WR41 - NOTICE OF WATER CONSERVATION REQUIREMENTS A notice shall be recorded on the deed for each lot stating: "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 No. 3932." Prior to recordation of the final map, a copy the completed notice shall be provided to the Water Resources Agency for approval. (Water Resources Agency)	Submit a recorded notice to the Water Resources Agency for review and approval. (A copy of the County's standard notice can be obtained at the Water Resources Agency.)	Owner/ Applicant	Recordation of the notice shall occur concurrently with the final map	
74		WR45 - WELL INFORMATION The applicant shall provide the Water Resources Agency information on the well to serve the project including a map showing the well location and any available well logs/e-logs, and the number of hookups. (Water Resources Agency)	Submit all applicable well information to the Water Resources Agency for review and approval.	Owner/ Applicant	Note on Final Map	

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75		<p>WR36 - HOMEOWNERS ASSOCIATION CC&R'S</p> <p>A homeowner's association shall be formed for the maintenance of roads, drainage facilities, and open spaces. The Director of Public Works, the Director of Planning and Building Inspection, and the County Water Resources Agency shall approve documents for formation of association. The covenants, conditions, and restrictions (CC&R's) shall include provisions for a yearly report by a registered civil engineer and the monitoring of impacts of drainage and maintenance of drainage facilities. Report shall be approved by the County Water Resources Agency. (Water Resources Agency)</p>	Submit the CC&R's to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to filing of final map	
77		<p>WR37 - DRAINAGE & FLOOD CONTROL SYSTEMS AGREEMENT</p> <p>If the homeowners' association after notice and hearing fails to properly maintain, repair or operate the drainage and flood control facilities in the project, Monterey County Water Resources Agency shall be granted the right by the property owners to enter any and all portions of the property to perform repairs, maintenance or improvements necessary to properly operate the drainage and flood control facilities in the project. The County Water Resources Agency shall have the right to collect the cost for said repairs, maintenance, or improvements from the property owners upon their property tax bills. A hearing shall be provided by the Board of Supervisors as to the appropriateness of the cost. Prior to filing the final map, a copy of a signed and notarized <i>Drainage and Flood Control Systems Agreement</i> shall be provided to the Water Resources Agency for approval. (Water Resources Agency)</p>	<p>Submit the signed and notarized original Agreement to the Water Resources Agency for review and approval prior to recordation.</p> <p>(A copy of the County's standard agreement can be obtained at the Water Resources Agency.)</p>	Owner/ Applicant	The agreement shall be recorded concurrently with the final map	

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78		WR8 - COMPLETION CERTIFICATION The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater retention facilities have been constructed in accordance with approved plans. (Water Resources Agency)	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Owner/ Applicant/ Engineer/ Contractor	Prior to final inspection	
79		PKS002 – RECREATION REQUIREMENTS/FEES The Applicant shall comply with Section 19.12.010 - Recreation Requirements, of the Subdivision Ordinance, Title 19, Monterey County Code, by paying a fee in lieu of land dedication. The Parks Department shall determine the fee in accordance with provisions contained in Section 19.12.010(D) (Parks Department)	The Applicant shall comply with the Recreation Requirements contained in Section 19.12.010 of the Subdivision Ordinance Title 19, Monterey County Code.	Owner/ Applicant	Prior to the Recordation of the Final Map	
80		The applicant shall comply with the requirements of the Inclusionary Housing Ordinance, by payment of an in-lieu fee of \$52,511.40. Said fee shall be payable to the Housing and Redevelopment Agency prior to filing of the final map. (Planning and Building Inspection)	Property Owner and Housing and Redevelopment Agency	Owner/ Applicant	Prior to recordation of the Final Map	
81		The applicant shall enter into a Mitigation Monitoring Agreement with the County of Monterey and pay a fee to the Director of Planning and Building Inspection. (Planning and Building Inspection)	Property Owner	Owner/ Applicant	Prior to recordation of the Final Map	

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82		<p>PBD016 - INDEMNIFICATION AGREEMENT</p> <p>The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (Planning and Building Inspection)</p>	Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to PBI.	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable	

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	MM1	<p>A Use Permit shall be required for:</p> <ul style="list-style-type: none"> a) Any structure over 18 ft. on Parcel No. 4. b) Any structure over 18 feet on Parcel No. 5. c) Any structure over 14 feet on Parcel No. 6. d) Any structure over 14 feet on Parcel No. 7. e) Any structure over 16 feet on Parcel No. 8. f) Any structure over 14 feet on Parcel No. 9. <p>All structure heights shall be measured from average natural grade.</p> <p>A note to this effect shall be included on the Final Map. The respective lots shall also be deed restricted with the above-noted height limitations. (Planning and Building Inspections)</p>	The property owner shall include referenced note and deed restrictions upon recordation of the Final Map.	Property Owner	Note on Final Map.	
	MM2	If more than three trees protected under Section 21.64.260 MCC are proposed for removal, the property owner shall first obtain a Use Permit. The trees shall be replaced at a 1:3 ratio and a forest management plan shall be submitted to Planning and Building Inspection to ensure survivability. (Planning and Building Inspections)	The applicant/property owner shall include a reference note on the Final Map.	Property Owner	Note on Map	
	MM3	Create a permanent conservation and scenic easement for all areas with slopes in excess of 30 percent. No construction, non-native landscaping, or vegetation removal (except for safety and fire control) will be permitted in these areas. This measure is intended to keep habitat loss and fragmentation to a minimum. (Planning and Building Inspection)	As noted on the final map.	Property Owner	Noted on Final Map	

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	MM4	Establish a permanent drainage buffer encompassing the uplands within 200 feet of the intermittent drainage along the western boundary of the project site. The easement is intended to protect both primary and secondary potential habitat for two-striped garter snakes. Except for road improvements, no construction activities shall be permitted within the drainage easements.	Applicant/Property owner shall record said easement with the Final Map.	Property Owner	Note on Final Map.	
	MM5	Prior to construction, development envelopes within or adjacent to chaparral vegetation shall incorporate a drift-fence to prevent the possible movement of California horned lizards into the work area. Pitfall traps and cover boards shall be placed along the inside of the fence line to capture animals dispersing outward from the work area during construction. The traps should be monitored daily through the grading period by a qualified biologist to remove animals from the traps and place them on the outside of the fence line in appropriate cover. This measure should be approved by CDFG and implemented by biologists with appropriate permits.	Qualified biologist shall submit evidence to the Planning and Building Inspection Department that 1) CDFG approved implementation of MM5, and that implementation complied with MM5.	Property Owner	Note on Final Map	
	MM6	A qualified wildlife biologist shall monitor initial grading activities in lots consisting of chaparral vegetation to salvage and relocate horned lizards that may be present at construction sites. Recovered individuals should be placed in suitable adjacent habitat. This measure should only be conducted with the approval of CDFG.	Property owners shall submit a letter of compliance to the Planning and Building Inspection Department from the biologist confirming compliance with MM6.		Note on Final Map	

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	MM7	If construction activities are scheduled between March 1 and July 31, conduct pre-construction surveys to determine if nesting Cooper's hawks are present on the site. If present, establish a temporary 500-foot buffer around active nest sites within which no removal of vegetation, construction activities, storage of construction materials or staging of equipment would be permitted, until a qualified wildlife biologist has determined that the young have fledged. Construction activities outside of the buffer zone could proceed at anytime. Pre-construction surveys would not be necessary if grading, tree removal and other activities requiring the use of heavy machinery are scheduled outside of the nesting period (i.e., March 1 - July 31). Construction activities scheduled in this manner are expected to avoid disturbances near active nest sites.	Property Owner/Qualified biologist	Property owner/Qualifi ed biologist	Note on Final Map	
	MM8	Prior to the removal of oak trees, a qualified bat specialist shall perform pre-construction surveys for pallid bat roosts. If bat roosts are found, the biologist shall implement a program to remove/displace bats prior to the removal of known roost sites. In addition, an alternate roost site shall be constructed in the vicinity of the known roost site. The specifications and locations of the alternate roost shall be determined by the bat specialist. Property owners shall submit a letter of compliance to the Planning and Building Inspection Department from the biologist confirming compliance with this MM8.	Property Owner/Qualified biologist	Property owner/Qualifi ed biologist	Note on Final Map	
	MM9	To the greatest extent feasible, retain the largest trees, as well as snags, as bats are most likely to use these resources as roost sites.	Property Owner	Property owner	Note on final Map	

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	MM10	Lots shall be deed restricted to prohibit the use of recreational vehicles outside of established development envelopes prior to recordation of the final map.	Deed shall be recorded with the Final Map	Property Owner	Prior to recordatio n of the Final Map	
	MM11	Incorporate the use of low stature street lighting with opaque shields to reduce illumination of the surrounding landscape. No lighting shall be directed towards open space areas and conservation easements. This measure will reduce the adverse effects of night lighting on sensitive nocturnal wildlife.	MM11 shall be included in the CC&R's and a note shall be included on the Final Map.	Property Owner	Note on Final Map	
	MM12	A note shall be included on the final map stating, "a Biological Assessment by Bryan Mori Biological Consulting Services dated June 15, 2001 and August 10, 2001 has been prepared for this subdivision. This report is available for review at the Planning and Building Inspection Department; reference PLN010252. The report discusses the importance of the site's ecology, the presence of special status species, and habitat protection measures being implemented as part of the subdivision."	Note recorded on the Final Map.	Property Owner	Prior to Recordati on of the Final Map	

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	MM13	Areas disturbed by grading and other earth-moving work shall be seeded with a mixture of native grassland plant species, including needlegrass and other native herbaceous species. Revegetation shall include only locally specific native plant species typical of the surrounding grassland. Prior to grading and clearing, seeds, seed-bearing topsoil, and/or cuttings shall be salvaged and used for revegetation. Erosion control seeding shall not be implemented, because said use will promote the spread of non-native species. Where erosion control seeding is necessary, consider the use of rice straw, plastic netting, erosion control blankets, or other methods that will reduce erosion.	1) Applicant/property owner shall provide evidence that seeds, seed-bearing topsoil and/or cuttings were salvaged for revegetation use prior to grading on the site. 2) Applicant/property owner shall provide evidence by a qualified botanist or landscape architect that project is in compliance with MM13.	Property Owner	Note on Final Map	
	MM14	Site grading, utility trenching and house construction should minimize the removal of oak trees and native oak woodland understory. To protect trees and other native plants not planned for removal during construction, the limits for road work and construction activities shall be demarcated in the field with plastic construction mesh fencing. Trees within 30 feet of construction should be protected by the placement of 6-foot high plastic construction fencing along the outside edge of the dripline of the tree or grove of trees. The fencing should be in place prior to site construction. Grading and other ground disturbances should be prohibited within the fenced areas. County personnel or qualified biologist/arborist should periodically check the integrity of the fencing and the contractor's adherence to this mitigation measure during project construction work. All undisturbed areas should be preserved during and following site development.	Applicant/property owner shall provide evidence of compliance of MM14 to the Planning and Building Inspection Department.	Property Owner	Note on Final Map	

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	MM15	If any landscaping is to occur outside the development envelope, all plantings shall consist of plant materials that are native to the local area and compatible with the existing chaparral, sage scrub, grassland, or oak woodland. Tree plantings should be limited to native species already present at the project site. There should be minimal planting under the dripline of the native trees, and the natural leaf mulch or duff on the ground under the tree dripline should not be removed. In general, no summer watering will be done within six feet of mature oak tree trunks. If evidence of the fungus responsible for California Oak Mortality (COM), formerly known as Sudden Oak Death (SOD), a water mold fungus in the genus Phytophthora, is detected on the property, the homeowners will voluntarily implement measures to prevent/control the spread of this fungus both on and off-site. Homeowners will be responsible for implementing the most current disease-preventing measures for the use, storage and/or transporting of oak firewood as a means of minimizing the spread of the disease within the County and the State of California.	MM15 shall be incorporated into the CC&R's recorded with the subdivision.	Property Owner	Note on Final Map	

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	MM16	Prior to the issuance of building permits for lots 5 and 6, the property owner(s) shall arrange for a qualified biologist to locate and identify on development plans the colonies of San Francisco collinsia. Depending upon the schedule of development, an additional plant survey may be necessary to depict the most current (i.e., within one growing season) distribution of this species on the site. These colonies should be preserved to the greatest extent feasible. Prior to construction, the collinsia populations shall be temporarily fenced to prevent unintentional removal of collinsia plants or degradation of habitat. No construction, vegetation removal, dumping of spoils, or storage of materials or equipment shall be allowed within the fencing. If avoidance cannot be achieved, plants shall be salvaged or revegetation at a minimum 1:1 ratio so no net loss of San Francisco collinsia plants shall occur. If avoidance cannot be achieved, said revegetation plan shall be prepared and implemented by a qualified native habitat restoration specialist. The plan should be approved by CDFG prior to the start of construction. Implementation of MM3 also will help protect this species following the completion of construction.	Property owners shall submit a letter of compliance to the Planning and Building Inspection Department from the biologist confirming compliance with MM16.	Property Owner	Note on Final Map	
	MM17	A site specific geotechnical report shall be provided for each of the lots 1 – 9 to determine best methods for site grading, building locations, drainage, and foundation design. These reports shall be required to include comprehensive evaluation of the potential for liquefaction, ground lurching, landslides, and expansive soils (including laboratory testing of soils) and will be required for each lot prior to issuance of building permits.	Said analysis shall be provided to the Planning and Building Inspection Department.	Property owner	Note on Final Map	

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	MM18	Lots 1, 2 and the fire department lot shall be evaluated for potential liquefaction by a qualified engineer.	Said analysis shall be provided to the Planning and Building Inspection Department prior to issuance of building permits	Property Owner	Note on Final Map	
		END of Conditions and Mitigation Measures				