

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

RESOLUTION NO. 05056

A. P. # 119-292-010-000

**FINDINGS AND DECISION**

In the matter of the application of  
**Stanley & Linda Ladwig (PLN040677)**

WHEREAS: The Planning Commission, pursuant to regulations established by local ordinance and state law, has considered, at public hearing, a Combined Development Permit consisting of an Administrative Permit to allow the construction of a 2,640 square foot one-story single family dwelling, a 550 square foot two-car garage and grading (800 cubic yards of cut, 800 cubic yards of fill) within a Visual Sensitivity District; and a Use Permit to allow the removal of 11 protected oak trees, located at 2495 Garin Road, Watsonville, came on regularly for hearing before the Planning Commission on October 26, 2005.

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

FINDINGS OF FACT

1. **FINDING: CONSISTENCY** - The Project, as conditioned is consistent with applicable plans and policies, the Monterey County General Plan, the North County Area Plan and the Monterey County Zoning Ordinance (Title 21) which designates this area as appropriate for residential development.  
**EVIDENCE:** (a) Planning and Building Inspection Department staff has reviewed the project as contained in the application and accompanying materials for consistency and conformity with the Monterey County General Plan and the North County Area Plan. Staff has reviewed the project as contained in the application and accompanying materials for conformity with the Monterey County Zoning Ordinance (Title 21) and has determined that the project is consistent with the North County Area Plan which designates this area as appropriate for residential development. Staff notes are provided in Project File PLN040677.  
(b) Project planner conducted an on-site inspection on July 5, 2005 to verify that the project on the subject parcel conforms to the plans listed above.  
(c) The project for a single family home is an allowed use in accordance with Section 21.14.030.  
(d) The parcel is zoned Low Density Residential, 2.5 units/acre, Visual Sensitivity District ("LDR/2.5-VS"). The project is in compliance with Site Development Standards for a Low Density Residential District in accordance with Section 21.14.060 of the Monterey County Zoning Ordinance (Title 21).  
(e) 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 PLN040677.  
(f) Chapter 21.46 of the Monterey County Zoning Ordinance (Title 21), Visually Sensitive Districts.

2. **FINDING: SITE SUITABILITY** - The site is suitable for the use proposed.
- EVIDENCE:** (a) The project has been reviewed for suitability by Planning and Building Inspection, Public Works, Water Resources Agency, Environmental Health, Parks and the North County Fire Protection District. Conditions recommended have been incorporated.
- (b) Technical reports by an outside forester, geotechnical consultants, as well as staffs review of the project indicates that there are no physical or environmental constraints such as geologic or seismic hazard areas, environmentally sensitive habitats or similar areas that would indicate the site is not suitable for the use proposed. "Forest Management Plan" prepared by Webster & Associates Professional Foresters, Santa Cruz, CA February, 2005. "Geotechnical Investigation" prepared by Rock Solid Engineering, Inc., Watsonville, CA, June, 2004. Reports are in Project File PLN040677.
- (c) Staff conducted an on-site visit on July 5, 2005 to verify that the site is suitable for this use.
- (d) Necessary public facilities are available and will be provided.
3. **FINDING: CEQA (Exempt)** - The project is exempt from environmental review.
- EVIDENCE:** (a) CEQA Guidelines Section 15303 categorically exempts single family dwellings.
- (b) No adverse environmental effects were identified during staff review of the development application during the site visit dated July 5, 2005.
- (c) Evidence for Finding two above.
4. **FINDING: NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision and any other applicable provisions of the County's zoning ordinance. No violations exist on the property. Zoning violation abatement cost, if any, have been paid.
- EVIDENCE:** Staff reviewed Monterey County Planning and Building Inspection Department records and is not aware of any violations existing on subject property.
5. **FINDING: TREE REMOVAL** - Tree removal is the minimum required under the circumstances of the case. The removal will not involve a risk of adverse environmental impacts such as: soil erosion, water quality, ecological impacts, noise pollution, air movement and wildlife habitat.
- EVIDENCE:** (a) The project is proposed in a manner that would result in the removal of 11 of over 100 existing trees on the property. The parcel is densely forested and the building site is the least intrusive on the existing forest. There is no alternative location where development would result in a lesser amount of tree removal.
- (b) A Forest Management Plan (FMP) prepared for the project states that "There is no feasible project that would lessen the number of trees to be removed" and that "The project leaves almost all of the exiting native forest intact." Trees to be removed per the FMP and subsequent Addendum are as follows: one eight (8) inch oak on the edge of the proposed driveway, three six (6) inch oaks within the footprint of the structure and one (8) inch oak at the southern edge of the retaining wall.
- (c) The North County Fire Protection District requires a 30 foot vegetation clearance as a condition of approval. Five additional oaks to the east and one oak to the west of the residence, two six (6) inch and four eight (8) inch oaks; not indicated for removal on the FMP; are to be removed in order to keep the clearance requirement.
- (d) The proposed project will not have the potential to impact the remainder of native trees on the parcel nor will it impact soil erosion, water quality, ecological impacts, noise

pollution, air movement or wildlife habitat due to the sizeable amount of trees remaining. A grading and erosion control plan required as a condition of approval will assure that development of the project does not result in additional impacts regarding these issues.

- (e) A condition has been added that the applicant shall record a notice stating that a Forest Management Plan has been prepared and any tree removal shall be in accordance with the approved plan.
- (f) Forest Management Plan prepared by Roy Webster, Webster and Associates dated February 7, 2005 and Addendum dated September 23, 2005. Report and Addendum is in Project File PLN040677.

6. **FINDING: VISUALLY SENSITIVE DISTRICT** - The project as proposed will not create a substantially adverse visual impact when viewed from a common public viewing area.

**EVIDENCE:** (a) The project is visible only from Garin Road and the duration is approximately for one second. There is no alternate location that would lessen the visibility of the structure.

(b) Landscape screening is included as a condition of approval in order to lessen the impact of the structure.

(c) Staff conducted an on-site visit on July 5, 2005 to verify that the project will not create an adverse visual impact.

7. **FINDING: HEALTH AND SAFETY** - The establishment, maintenance or operation of the project applied for will not under the circumstances of this particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

**EVIDENCE:** Preceding findings and supporting evidence.

8. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Board of Supervisors.

**EVIDENCE:** Section 21.80.040.D of the Monterey County Zoning Ordinance (Title 21).

### DECISION

THEREFORE, it is the decision of said Planning Commission that said application be granted as shown on the attached sketch, subject to the attached conditions.

**PASSED AND ADOPTED** this 26th day of October, by the following vote:

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

  
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DALE ELLIS, SECRETARY

A COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON DEC 6 2005

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **DEC 16 2005**

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

#### NOTES

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

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

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

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

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

**Project Name:** Ladwig

**File No:** PLN040677

**APNs:** 119-292-010-000

**Approval by:** Planning Commission

**Date:** October 26, 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><b>PBD029 - SPECIFIC USES ONLY</b> This Combined Development Permit (PLN040677) consists of an Administrative Permit to allow for the construction of a 2,640 square foot one-story single family dwelling, a 550 square foot two-car garage and grading (800 cubic yards of cut, 800 cubic yards of fill) located within a Visual Sensitivity District; and a Use Permit to allow for the removal of eleven protected oak trees. The property is located at 2495 Garin Road, Watsonville (Assessor's Parcel Number 119-292-010-000), west of the intersection of Lewis Road and Garin Road, North County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of 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. <b>(Planning and Building Inspection)</b></p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other- wise stated	

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2.		<p><b>PBD025 - NOTICE-PERMIT APPROVAL</b></p> <p>The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the Planning Commission for Assessor's Parcel Number 119-292-010-000 on October 26, 2005. The permit was granted subject to 23 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." 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. <b>(Planning and Building Inspection)</b></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><b>PBD030 - STOP WORK - RESOURCES FOUND</b></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. <b>(Planning and Building Inspection)</b></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.		<p><b>PBD011 - EROSION CONTROL PLAN AND SCHEDULE</b></p> <p>The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of Planning and Building Inspection. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of Planning and Building Inspection. 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. <b>(Planning and Building Inspection)</b></p>	<p>1) Evidence of compliance with the Erosion Control Plan shall be submitted to PBI prior to issuance of building and grading permits.</p> <p>2) Evidence of compliance with the Implementation Schedule shall be submitted to PBI during the course of construction until project completion as approved by the Director of PBI.</p>	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	
5.		<p><b>PBD018(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY)</b></p> <p>The site shall be landscaped. At least 60 days prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. A landscape plan review fee is required for this project. Fees shall be paid at the time of</p>	Submit landscape plans and contractor's estimate to PBI for review and approval.	Owner/ Applicant/ Contractor	At least 60 days prior to final inspection or occupancy	

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		landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County Planning and Building Inspection Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. <b>(Planning and Building Inspection)</b>	All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	Ongoing	
6.		<b>PBD021 – LIGHTING – EXTERIOR LIGHTING PLAN</b> 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. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. <b>(Planning and Building Inspection)</b>	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	
7.		<b>PBD026 – NOTICE OF REPORT</b> Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Forest Management Plan has been prepared for this parcel by Webster and Associates Professional Foresters, dated February 7, 2005 and is on record in the Monterey County Planning and Building Inspection Department Library No. LIB050098. All development shall be in accordance with this report." <b>(Planning and Building Inspection)</b>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits	



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8.		<b>PBD026 – NOTICE OF REPORT</b> Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Geotechnical report has been prepared for this parcel by Rock Solid Engineering, Inc, dated June 11, 2004 and is on record in the Monterey County Planning and Building Inspection Department Library No. LIB050186. All development shall be in accordance with this report." <b>(Planning and Building Inspection)</b>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits	
9.		<b>PBD032(A) - TREE PROTECTION</b> Trees which are located close to the construction site(s) 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. <b>(Planning and Building Inspection)</b>	Submit evidence of tree protection to PBI for review and approval.	Owner/ Applicant	Prior to issuance of grading and building permits	
10.		<b>PBD034 - UTILITIES - UNDERGROUND</b> All new utility and distribution lines shall be placed underground. <b>(Planning and Building Inspection; Public Works)</b>	None	Applicant/ Owner	Ongoing	
11.		<b>PW0005 – ENCROACHMENT (STD DRIVEWAY)</b> Obtain an encroachment permit from the Department of Public Works and construct a standard driveway connection to Garin Road. <b>(Public Works)</b>	Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.	Owner/ Applicant	Prior to Building / Grading Permits Issuance	

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12.		<p><b>WR2 - STORMWATER CONTROL</b></p> <p>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. Stormwater runoff from impervious surfaces shall be dispersed at multiple points, away from and below any septic leach fields, over the least steep available slopes, with erosion control at outlets. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. <b>(Water Resources Agency)</b></p>	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer	Prior to issuance of any grading or building permits	
13.		<p><b>WR40 - WATER CONSERVATION MEASURES</b></p> <p>The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</p> <p>a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.</p> <p>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. <b>(Water Resources Agency)</b></p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/ occupancy	
14.		<p><b>WR- WELL INFORMATION (NON-STANDARD WORDING)</b></p> <p>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. <b>(Water Resources Agency)</b></p>	Submit all applicable well information to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to commencement of use	

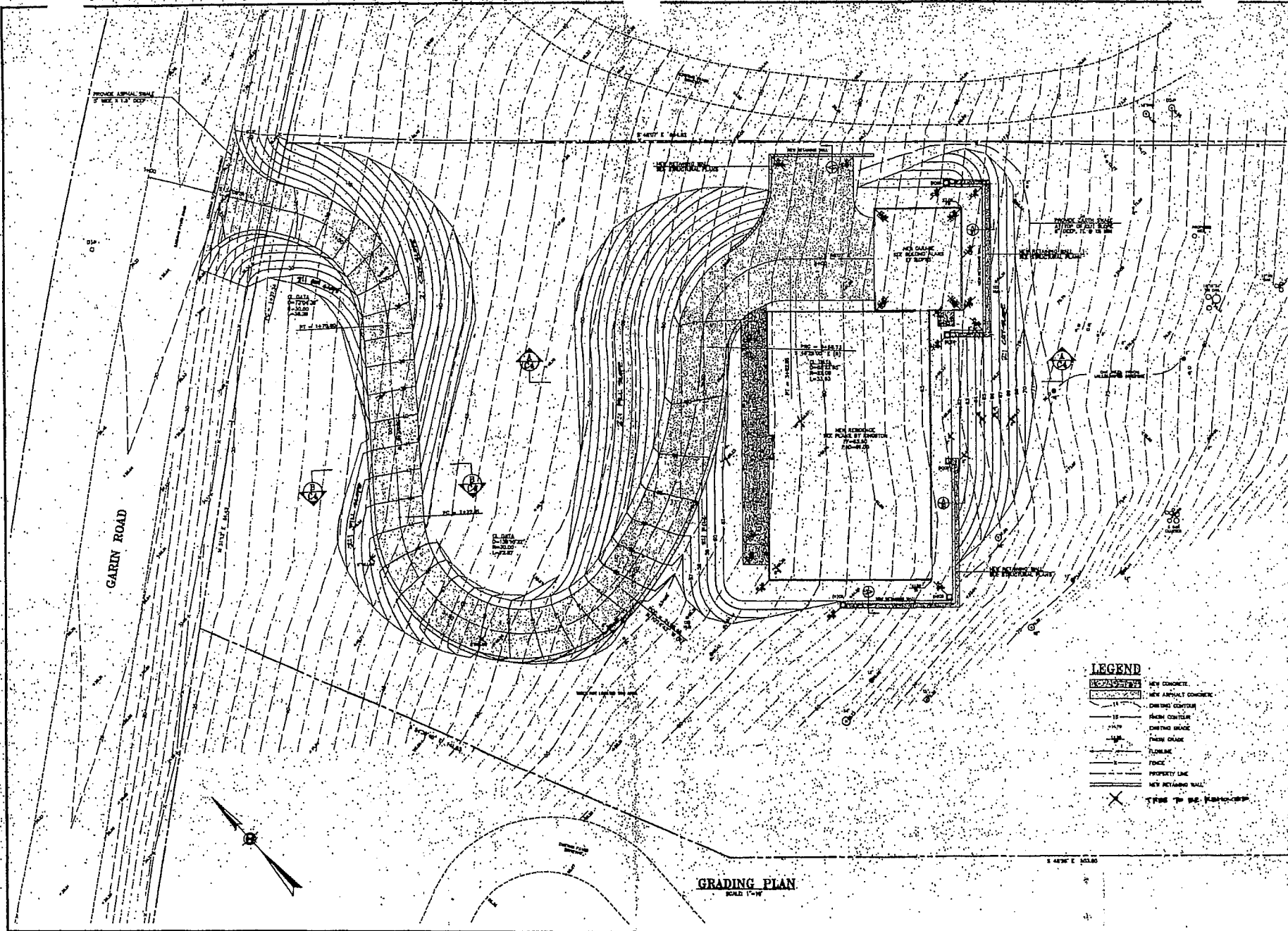
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
15.		<b>EH8 - WELL CONSTRUCTION PERMIT</b> Obtain a water well drilling permit from the Division of Environmental Health and construct the well. <b>(Environmental Health)</b>	Submit the Well Completion Report to the Division of Environmental Health.	CA Licensed Engineer /Owner/ Applicant	Prior to the issuance of a building permit	
16.		<b>EH11 - SEPTIC SYSTEM DESIGN</b> Submit plans for review and approval showing the location and design of the proposed septic system meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. <b>(Environmental Health)</b>	Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system.	CA Licensed Engineer /Owner/ Applicant	Prior to filing the final parcel map or issuance of building	
17.		<b>FIRE007 - DRIVEWAYS</b> Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	

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		<p>driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.  <b>(North County Fire District)</b></p>	<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection.</p>	
18.		<p><b>FIRE011 - ADDRESSES FOR BUILDINGS</b>  All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of building permit.</p>	

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		and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. <b>(North County Fire District)</b>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
19.		<p><b>FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL)</b></p> <p>For development of structures totaling less than 3,000 square feet on a single parcel, the minimum fire protection water supply shall be 4,900 gallons. For development of structures totaling 3,000 square feet or more on a single parcel, the minimum fire protection water supply shall be 9,800 gallons. For development of structures totaling more than 10,000 square feet on a single parcel, the reviewing authority may require additional fire protection water supply. Other water supply alternatives, including ISO Rural Class 8 mobile water systems, may be permitted by the fire authority to provide for the same practical effect. The quantity of water required by this condition shall be in addition to the domestic demand and shall be permanently and immediately available. <b>(North County Fire District)</b></p>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

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20.		<b>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)</b> Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. <b>(North County Fire District)</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
21.		<b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</b> The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. <b>(North County Fire District)</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
22.		<b>FIRE (NON-STANDARD)</b> Building materials shall consist of non-combustible siding and all roof eaves shall be boxed. <b>(North County Fire District)</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	

<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>
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
23.		<b>FIRE - ROOF CONSTRUCTION (NON-STANDARD)</b> All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (North County Fire District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	



**GRADING PLAN**  
SCALE 1"=4'

**LEGEND**

- NEW CONCRETE
- NEW ASPHALT CONCRETE
- EXISTING CONTOUR
- NEW CONTOUR
- EXISTING DRIVEWAY
- NEW DRIVEWAY
- FLOODLINE
- FENCE
- PROPERTY LINE
- NEW RETAINING WALL
- TREE TO BE REMOVED



**ROPER ENGINEERING**  
 CIVIL ENGINEERING & LAND SURVEYING  
 244 HERRING BLVD., SUITE 208 WATSONVILLE, CA 95070  
 (831) 724-5300 PHONE (831) 724-5009 FAX <http://www.ropere.com>



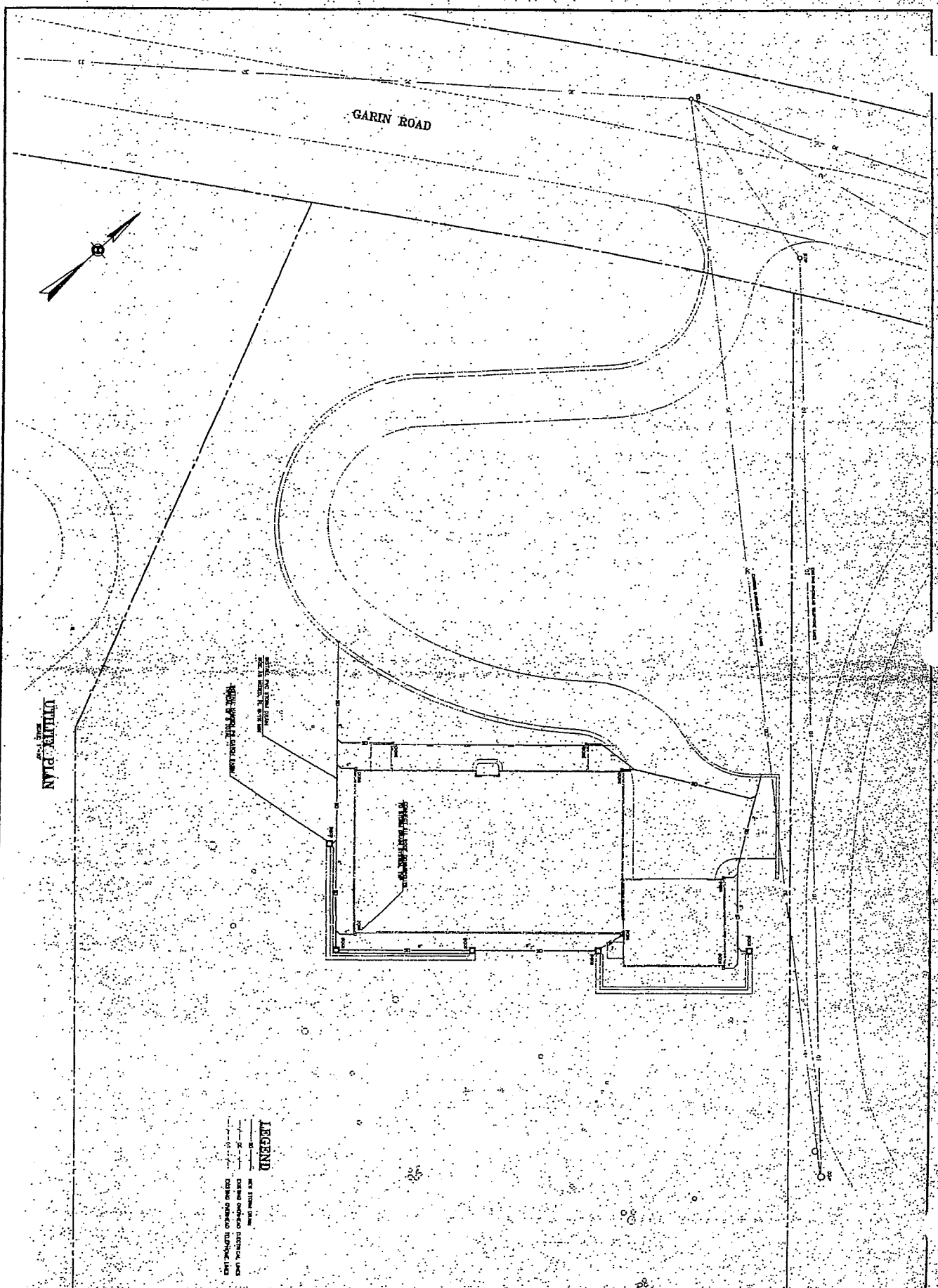
NEW RESIDENCE FOR:  
**LINDA & STAN LADWIG**  
 GARIN ROAD APN 119-289-010

GRADING PLAN

SCALE	AS NOTED
DESIGNED BY	JR
DRAWN BY	DJ/RODGO
DATE	MAY 19, 2004
PROJECT	
JOB NO.	04-007
SHEET	C2

C2





UTILITY PLAN

**LEGEND**  
 --- NEW STREETS SHOWN  
 --- EXISTING UTILITIES  
 --- EXISTING DRIVEWAYS  
 --- EXISTING DRIVEWAYS  
 --- EXISTING DRIVEWAYS

DATE	03
BY	LDW
CHECKED	
APPROVED	
SCALE	
PROJECT	
CLIENT	
NO. OF SHEETS	
TOTAL NO. OF SHEETS	

**NEW RESIDENCE FOR  
 LINDA & STAN LADWIG**  
 GARIN ROAD - APN: 119-292-010

**UTILITY PLAN**



**ROPER ENGINEERING**  
 CIVIL ENGINEERING & LAND SURVEYING  
 444 AIRPORT BLVD, SUITE 204 WATSONVILLE, CA 95078  
 (831) 724-5300 PHONE (831) 724-5502 FAX [www.ropereengineering.com](http://www.ropereengineering.com)





**ROPER ENGINEERING**  
 CIVIL ENGINEERING & LAND SURVEYING  
 4440 SOUTH MAIN STREET, SUITE 208, WATSONVILLE, CA 95096  
 (408) 725-5500 Phone, (408) 725-5501 FAX, info@roper-engineering.com



**NEW RESIDENCE FOR**  
**HINDA & STAN LADWIG**  
 GARN ROAD, APR-19-2007-252-DTD  
**DRIVEWAY PROFILE & DETAILS**

SCALE:	AS NOTED
DESIGNED BY:	RL
DRAWN BY:	DL/DJR
DATE:	MAY 18, 2007
OWNER:	
JOB NO.:	04007
SHEET:	

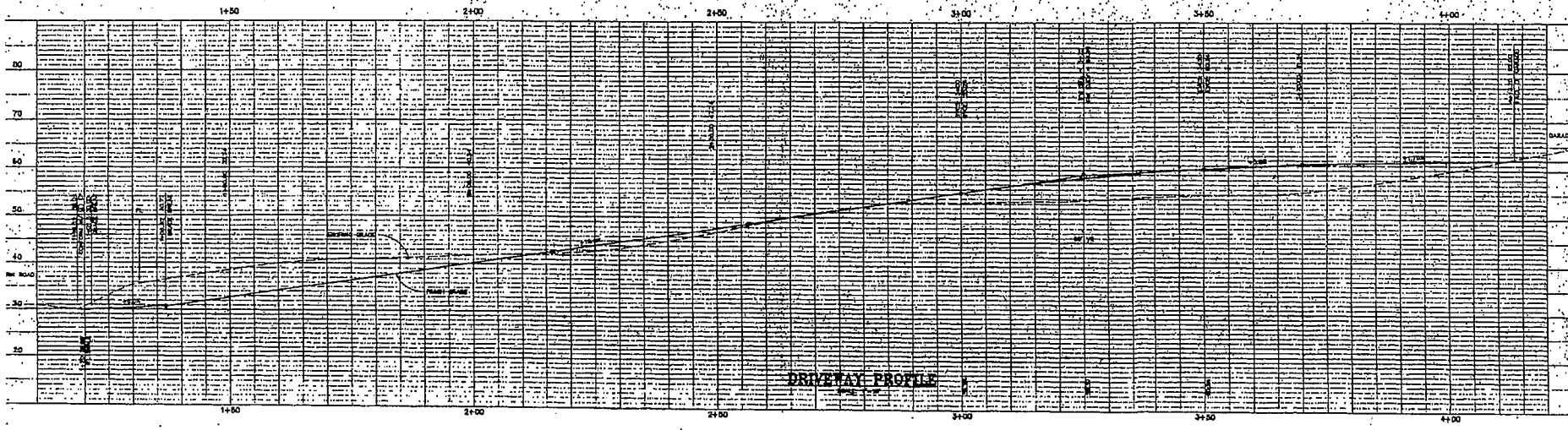
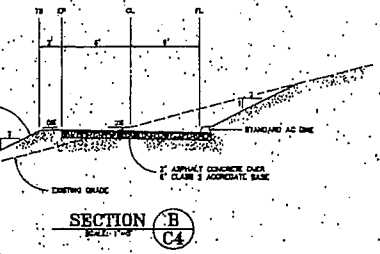
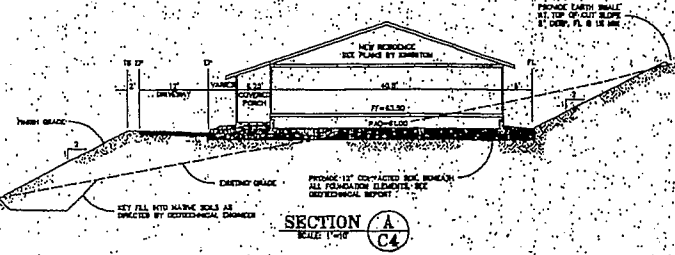
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**GRADING & EROSION CONTROL NOTES**

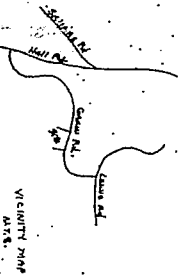
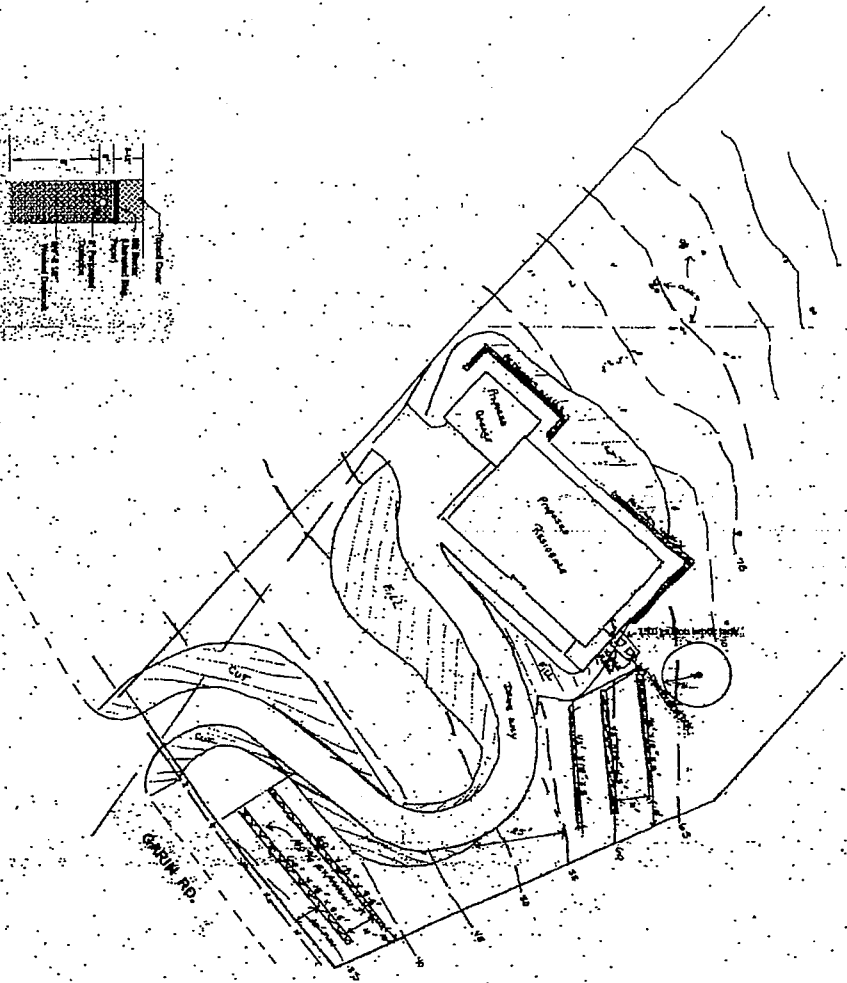
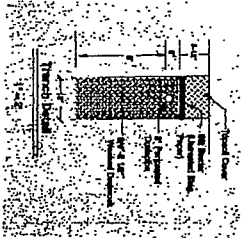
1. THE GEOLOGICAL INFORMATION PROVIDED BY ROCK BOLD ENGINEERING FOR STAN AND LADWIG LADWIG LLC AND THIS PROJECT MUST BE STRICTLY ADHERED TO DURING THE GRADING AND CONSTRUCTION OF THE PROJECT.
2. UNDESIRABLE ROOTS SHOULD BE REMOVED PRIOR TO THE CONSTRUCTION OF THE DRIVEWAY. PRIOR TO EXCAVATION, CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES. SHALL BE SHOWN TO HAVE NUMBERED, LOCATED AND MARKED.
3. VEGETATION, ROOTS AND MULCH/MATERIALS SHALL BE MOVED FROM AREAS TO BE GRADED PRIOR TO GRADING.
4. EXISTING EARTHWORK (NOT FOR CONTRACTOR WORK) SHALL BE:  
 EXISTING: 1:100  
 EXISTING: 2:1  
 EXISTING: 3:1  
 EXISTING: 4:1
5. CUT SLOPES SHALL BE NO STEEPER THAN 8 HORIZONTAL TO 1 VERTICAL IN NATIVE MATERIAL AS DETERMINED BY THE CONTRACTOR.
6. ALL SLOPES SHALL BE 80 PERCENT HORIZONTAL TO 1 VERTICAL.
7. FILL SHALL BE COMPACTED TO THE RELATIVE COMPACTION UNDER ENGINEERING SUPERVISION.
8. AFTER GRADING, SPECIAL TOPSOIL PLACEMENT OF SLOPES AND LANDSCAPING SHALL BE TO 10" DEEP.
9. CUT AND ALL SLOPES SHALL BE PLANTED WITH GRASS (NO LEGUMES) AND MULCHED WITH COMPOST.
10. EXPOSED EARTH SHALL BE LANDSCAPED FOR EROSION CONTROL PRIOR TO THE NEXT RAINFALL. IF LANDSCAPING IS NOT ESTABLISHED PRIOR TO THE NEXT RAINFALL, SLOPES AND SLOTTED SHALL BE STABILIZED WITH ANNUAL EYE GRASS (9" UNBLENDED) AND MULCHED WITH A 1" LAYER OF FRESH WOOD CHIPS OR COMPOST.
11. SURFACE DRAINAGE SHALL BE CONTROLLED SO CONCENTRATED RUNOFF WILL NOT FLOW DOWN SLOPES BUT WILL DISPERSE INTO AN EXISTING DRAINAGE SUCH AS BARBER DRAINAGE.
12. A COPY OF ALL CONSTRUCTION SITES AND FINAL GRADING REPORTS SHALL BE SUBMITTED TO THE COUNTY PRIOR TO BEGINNING ANY IMPROVEMENTS.
13. ALL CHANGES SHALL CONFORM TO THE MONTESSIE COUNTY GRADING ORDINANCE 2004 AND EROSION CONTROL ORDINANCE 2004.
14. DRAINAGE CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY BETWEEN OCTOBER 15 AND APRIL 15.
15. THE LOWER 18" BORDER OF BERMS IN PAVED AREAS SHALL BE COMPACTED TO SAME RELATIVE COMPACTION.
16. LANDSCAPE BARS SHALL BE CLASS 2 1/2" CONFORMANCE WITH SECTION 28 OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS.
17. UNPAVED DRIVEWAYS SHALL BE 18" DEEP AND SHALL CONFORM TO THE PROVISIONS IN SECTION 28 OF THE STANDARD SPECIFICATIONS AND SHALL BE CLASS 2 1/2" CONFORMANCE WITH SECTION 28 OF THE STANDARD SPECIFICATIONS FOR THE 1/2" MAXIMUM MAXIMUM GRAIN SIZE.
18. POLYMER CONCRETE STORM DRAIN PIPE SHALL CONFORM WITH ASTM D 2214, SIZE 24 OR EQUIVALENT.
19. CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY AND SHALL BE RESPONSIBLE FOR THE SAFETY TO APPLY CONTRACTOR AND NOT BE LIMITED TO NORMAL WORKING HOURS.

**FIRE DEPARTMENT NOTES**

1. FIRE APPROVALS REQUIRED - THE ARCHITECT SHALL BE PROVIDED WITH AUTOMATIC FIRE APPROVAL SYSTEMS. THE APPROVALS ARE REQUIRED IN ADDITION TO THE INSTALLATION, APPROVAL AND MAINTENANCE WITH APPLICABLE NATIONAL FIRE PROTECTION ASSOCIATION STANDARDS AND LOCAL ORDINANCES. THE DETAILS OF WORK SHALL BE APPROVED BY THE DEPARTMENT INSPECTOR. PLANS FOR FIRE APPROVAL SYSTEMS MUST BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION. RECORDS OF INSPECTIONS MUST BE COMPLETED PRIOR TO SIGNING A TRANSFER INSPECTION FROM THE BUILDING DEPARTMENT OFFICE.
2. ADDRESS NUMBERS TO BE POSTED - BEFORE CONSTRUCTION BEGINS, TEMPORARY OR PERMANENT ADDRESS NUMBERS SHALL BE POSTED. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO THE COMPLETION OF A FINAL INSPECTION. ALL ADDRESS NUMBERS PERMANENT OR TEMPORARY SHALL BE POSTED ON THE PROPERTY SO AS TO BE CLEARLY VISIBLE FROM THE ROAD. THESE NUMBERS CANNOT BE PROVIDED A POST OR SIGN BECAUSE THE ADDRESS NUMBERS SHALL BE SET ADJACENT TO THE DRIVEWAY OR ACCESS ROAD TO THE PROPERTY. ADDRESS NUMBERS POSTED SHALL BE:  
 (A) 1/2" HIGH, 1/2" WIDE, NOT MORE THAN 1/4" WIDE, OR WRITTEN IN WORDS (NUMBER, STREET, AND CITY). ADDRESS NUMBERS POSTED SHALL BE A MINIMUM NUMBER HEIGHT OF 3 INCHES, 3/8" HIGH, 1/2" WIDE, AND CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN. NOTE: IF SIGNAGE AND SIGN POSTS HOLDING THE SIGNPOSTS WILL NOT MEET THESE REQUIREMENTS.
3. CLEAR VEGETATION - ALL PLANTABLE VEGETATION OR OTHER COMBUSTIBLE GROWTH SHALL AT ALL TIMES MAINTAIN CLEAR DISTANCE OF NOT LESS THAN 10 FEET FROM STRUCTURES OR BERMS. THIS SHALL NOT APPLY TO SMALL SPECIES OF TREES, ORNAMENTAL SHRUBS OR SMALL PLANTS USED AS ORNAMENTAL COVER PROVIDED THAT THEY DO NOT FORM A BARRIER OF EXPOSED TRANSMITTING THE FIRE TO THE BUILDING. THE USE OF EXCESSIVE FLAMMABLE MATERIALS OR PRODUCTS OF FIRE SHALL NOT BE ALLOWED. THE USE OF EXCESSIVE FLAMMABLE MATERIALS OR PRODUCTS OF FIRE SHALL NOT BE ALLOWED. THE USE OF EXCESSIVE FLAMMABLE MATERIALS OR PRODUCTS OF FIRE SHALL NOT BE ALLOWED. THE USE OF EXCESSIVE FLAMMABLE MATERIALS OR PRODUCTS OF FIRE SHALL NOT BE ALLOWED. THE USE OF EXCESSIVE FLAMMABLE MATERIALS OR PRODUCTS OF FIRE SHALL NOT BE ALLOWED.
4. ROOF CONSTRUCTION SHALL BE A CLASS A OR CLASS B ROOFING, AS DEFINED BY CURRENT BUILDING CODE STANDARDS. THE INSULATION SHALL CONFORM TO ALL NEW CONSTRUCTION AND SHALL BE REMOVED OR SOME OF THE EXISTING ROOF IS REPLACED WITH A ONE-COAT FINISH.
5. DRIVEWAYS - TURN-AROUND BERMS - ALL ONE-DRIVE ACCESS ROADS IN EXCESS OF 180 FEET IN LENGTH SHALL BE PROVIDED WITH APPROVED PROGRAM FOR TURNING AROUND OF FIRE APPARATUS.



**DRIVEWAY PROFILE**



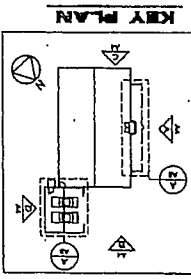
**NOTES:**

1. Septic system to be installed per Ramsey County sewage disposal ordinance.
2. Septic system based on estimated house & garage system to consist of the following:
  - Max. 1200 gal. tank capacity; light weight; with 2400 lb. dry distribution; located 10' E. of leach line; with vent to a minimum depth of 12" (1.50 sq. ft. 100% excavation shown; 1/2" gravel to 100').
3. At least three (3) inch diameter vent pipes to be installed; minimum of 12" depth from the ground level to the top of the vent pipe.
4. 2" x 4" per gal. pipe to be 1/2" or more in 2' apart; grade of each field or expansion area.
5. Gravel to be placed in not recommended however if it is needed a 2000 gal. septic tank will be required.
6. Contact 650-025-3500 for minimum of 2' from below edge of vent.

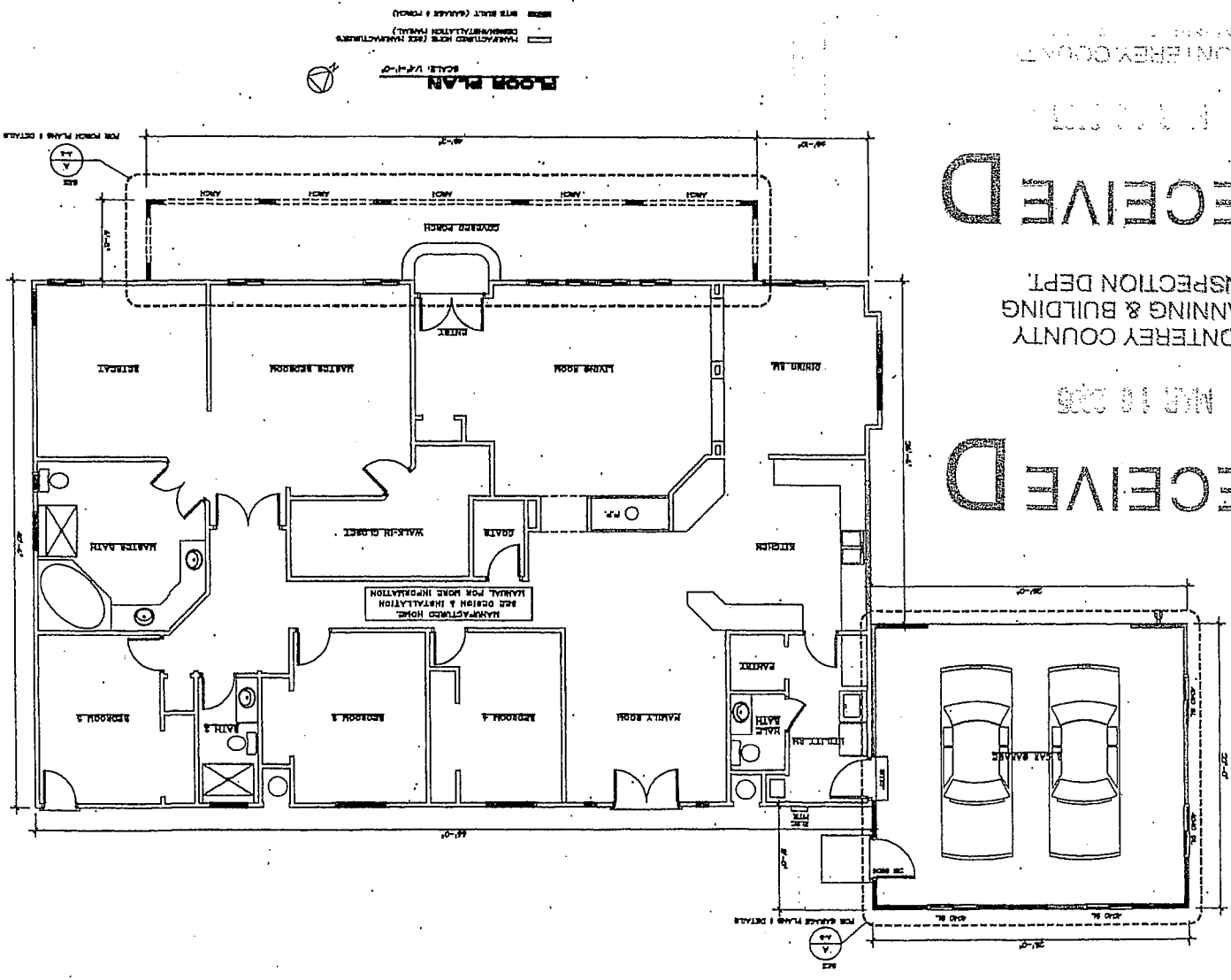
LADWIG RESIDENCE 2495 GARLIN RD., WATSONVILLE 95070 7/2/87 7-18-07 2053-204-1555	
APN: 116-093-010 Sewage Disposal Plan	07-02-006

NATIONAL ARCHITECTURAL PLAN

RECEIVED  
MONTEREY COUNTY  
PLANNING & BUILDING  
INSPECTION DEPT.  
MAY 16 2006  
RECEIVED



**KEY PLAN**



MINOR WITH PERMITS (GAS/PIPE & FINISH)  
REPLACEMENT WORK (SEE MANUFACTURER'S SCHEDULE)  
**FLOOR PLAN**  
SCALE 1/8" = 1'-0"

MONTEREY COUNTY

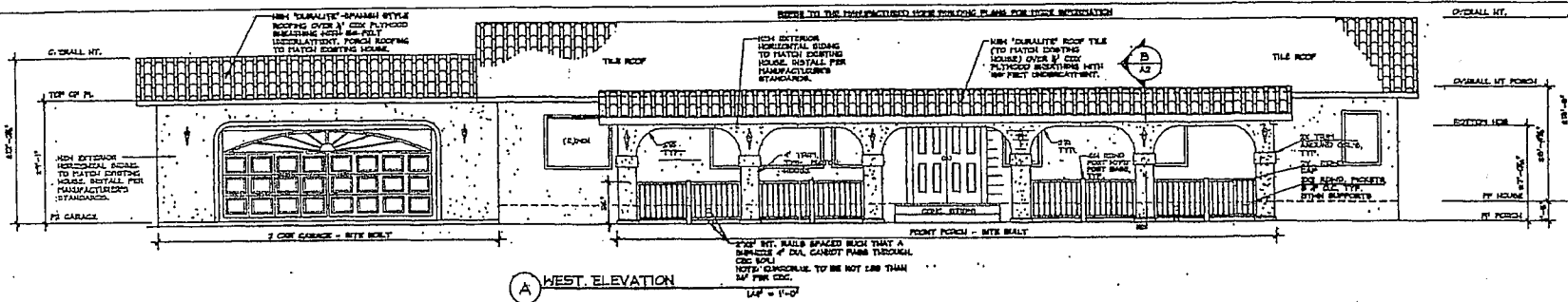
MAY 16 2006

**RECEIVED**

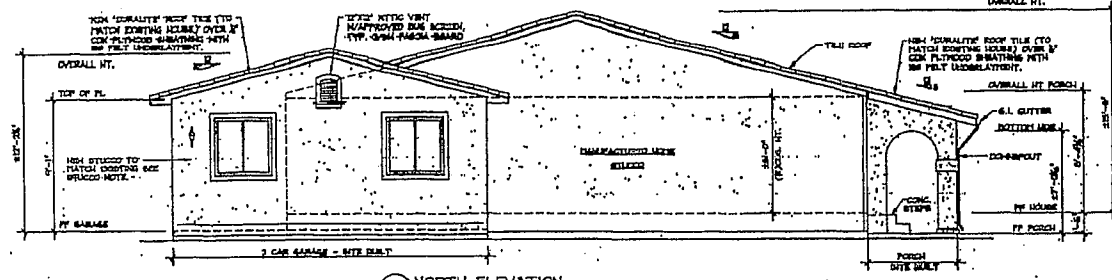
MONTEREY COUNTY  
PLANNING & BUILDING  
INSPECTION DEPT.

MAY 16 2006

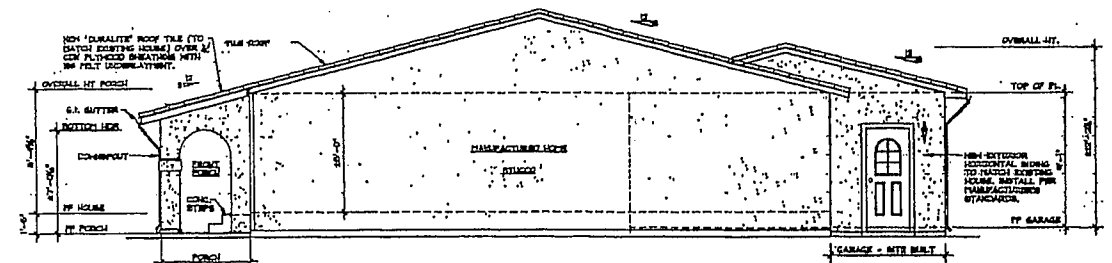
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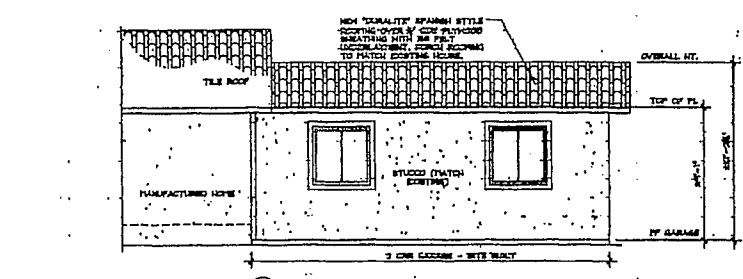
(A) WEST ELEVATION



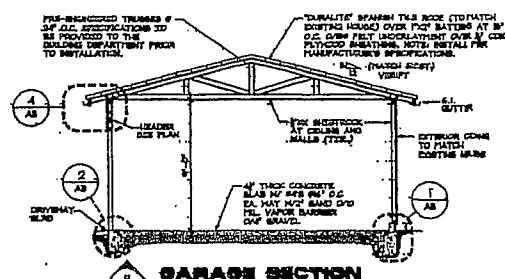
(B) NORTH ELEVATION



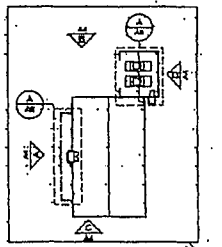
(C) SOUTH ELEVATION



(D) EAST ELEVATION



GARAGE SECTION



KEY PLAN

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	1. 1/2\"/>				
2	2. 2\"/>				
3	3. 1\"/>				
4	4. 1\"/>				
5	5. 1\"/>				
6	6. 1\"/>				
7	7. 1\"/>				
8	8. 1\"/>				
9	9. 1\"/>				
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48	48. 1\"/>				
49	49. 1\"/>				
50	50. 1\"/>				

NOTE: AT SITE CONSTRUCTED ANCHOR WARE STUDIOS IS ADVISED FRONT PORCH & GARAGE THE POLYMER ISSET APPLY NEW STUCCO TO BE APPLIED TO LATH OVER 2 LAYERS OF GAUGE 1/2\"/>

**JD DESIGN AND DRAFTING**  
P.O. BOX 1295 WATSONVILLE CA 95077  
PHONE: (831)745-1444 FAX: (831)745-0740

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**NEW RESIDENCE FOR**  
**STAN & LINDA LADWIG**  
2445 CARMEN RD. WATSONVILLE CA 95076 APT.

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**EXTERIOR ELEVATION**  
**BUILDING SECTION**

0408  
A4