

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

RESOLUTION NO. 05057

A. P. # 133-014-020-000

**FINDINGS AND DECISION**

In the matter of the application of  
**James & Patricia Petersen (PLN040079)**

WHEREAS: The Planning Commission, pursuant to regulations established by local ordinance and state law, has considered, at public hearing, a Combined Development Permit that includes Rezoning a 23-acre parcel from RDR/B-7 to RDR/10 and a Coastal Development Permit to allow development of a second one-story, 1,770 square foot single-family home, including a 720 square foot attached garage, grading, a new septic system and connection to an existing water system located at 16770 Blackie Road, Salinas, 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 subject Coastal Development Permit (PLN040079) has been processed in accordance with all applicable requirements.

**EVIDENCE:**

- (a) On June 22, 2004, Mr. James Petersen filed an application for a Combined Development Permit requesting entitlements to construct a second single family house and septic system on an existing 23-acre parcel and to rezone the property from RDR/B-7 to RDR/10. The application was deemed complete on March 21, 2005.
- (b) The project site, owned by James Petersen, is located at 16770 Blackie Road (Assessor's Parcel Number 133-014-020-000), North County, Coastal Zone, in the County of Monterey (the property).
- (c) LUAC. On August 2, 2004, the North County Coastal LUAC recommended approval of the project by a vote of 3-1. The LUAC did not recommend conditions, but expressed concerns relative to traffic and water supply. Staff has addressed these concerns in the Initial Study and recommended findings and conditions.
- (c) CEQA. Although a single family residence is categorically exempt from review, the County determined that there are unusual circumstances that warranted further review. An Initial Study was prepared, which determined that no significant impacts would result from this project. See **Finding 10**.
- (d) Planning Commission. On October 12, 2005, the Monterey County Planning Commission considered findings, evidence, and conditions for approving a Coastal Development Permit (PLN040079/Petersen) in the North County Coastal Land Use Plan area.

2. **FINDING - COMPLY WITH REGULATIONS** - The Coastal Development Permit PLN040079), as conditioned is consistent with applicable plans and policies of the North County Land Use Plan (LUP), Coastal Implementation Plan, Part 2 (Chapter 20.144 MCC), Monterey County Grading Ordinance (Title 16), and the Monterey County Zoning Ordinance (Title 20/Coastal Implementation Plan, Part 1) which designates this area as appropriate for medium density residential development.

## EVIDENCE:

- (a) The Planning and Building Inspection Department staff reviewed the project, as contained in the application and accompanying materials, for conformity with:
- 1982 Monterey County General Plan, as amended.
  - North County Land Use Plan, as amended
  - Coastal Implementation Plan – Part 2 (Chapter 20.144 MCC)
  - Chapter 20.16 MCC – Rural Density Residential
  - Chapter 20.42 MCC – B District
  - Chapter 20.70 MCC - Coastal Development Permits.
- As conditioned, there would be no conflict or inconsistencies with the regulations of these plans or policies.
- (b) Existing Conditions. The site (APN: 133-014-020-000) is 23 acres and is designated as Rural Density Residential, 1 unit per 5-40 acres (RDR/B-7), North County Coastal Land Use Plan. There is an existing single family residence and barn structure located on the northern portion of the property.
- (c) Proposed Project. The project consists of a Combined Development Permit that includes rezoning a 23-acre parcel from RDR/B-7 to RDR/10 and a coastal development permit to allow development of a second one-story single-family home, grading, a new septic system and connection to an existing water system (Pajaro - Sunny Mesa Community Services District). The new residence is a 1,770 square foot single-family home that includes a 720 square foot garage.
- (d) Land Use. The proposed residential use is consistent with the North County Land Use Plan which designates the property as "Rural Density Residential (5-40 acres/unit)." The text and policies of the North County Land Use Plan and the Monterey County General Plan have been evaluated during the course of the review of this application. No conflict or inconsistencies with the text or the policies were found to exist. No testimony, either written or oral, was received during the course of public hearing to indicate that there is any inconsistency with the North County Land Use Plan or the Monterey County General Plan.
- (f) Zoning. The RDR/B-7 zone allows a second single family dwelling (Section 20.16.050.A CIP) with a Coastal Development Permit provided it meets the zoning density of the property. The LUP designates the site for RDR 5-40 acre per unit. The proposed building and the existing residence would result in a gross density of 10 acres/unit, which is consistent with the Rural Residential density designation.
- (g) Development Standards. Proposed set backs (850-feet front/170&650-feet sides/180-feet rear) meets the minimum requirements (30-feet front/20-feet sides/20-feet rear) for habitable main structures in the RDR zone. The proposed height is 19.0-feet and the maximum allowed is 30-feet. Maximum building site coverage for the RDR zone is 25% and the existing site structures in addition to the proposed project has a coverage of 0.7% (7,000 square feet).
- (h) Site Visits. The project planner conducted on-site inspections on June 14, 2004 to verify that the project on the subject parcel conforms to the plans and reports listed above.
- (i) No testimony, either written or oral, was received during the course of the public hearing process to indicate that there is any inconsistency with these plans or policies.
- (j) Application/Project File. 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 PLN040079/Petersen.

3. **FINDING – REZONING:** The rural residential density permitted by the proposed rezoning is consistent with the allowable density established in the North County Land Use Plan, and the rezoning meets the criteria required for reclassification from the “B-7” zoning, as set forth in Resolution No. 05057 recommending that the Board of Supervisors amend Section 21.08.060 of Title 20 (zoning) of the Monterey County Code.

**EVIDENCE:**

- (a) All policies of the General Plan and the Land Use Plan have been reviewed by the Planning and Building Inspection Department staff to ensure that the proposed amendments maintain the compatibility and internal consistency of the General Plan and the Land Use Plan.
- (b) The proposed building and the existing residence would result in a gross density of 10 acres/unit, which is consistent with the LUP designation. The proposed zoning designation of RDR/10 is also consistent with the LUP allowable density, as well as the existing and proposed use of the property. The rezoning would be compatible with surrounding residential designations and densities and would be a lower density than the residential lots immediately to the south. The proposed rezoning would allow a future lot split on the site, but no additional development (beyond the existing and proposed homes) would be allowed under the proposed RDR/10 zoning.
- (c) Reclassification from "B-7" may be considered when it is demonstrated that minimum requirements with respect to water supply, drainage, sewage disposal, parcel size and design, and traffic circulation for the total area included in the "B-7" district have been met. The proposed rezoning meets the criteria required for reclassification from the “B-7” zoning as discussed below. The Planning Commission finds that:
  - (1) The project geotechnical report found no problems with suitability of the on-site soils to accommodate a second septic system. County Environmental Health staff reviewed the site plus related documentation and supports the proposed project septic design.
  - (2) The proposed second home can be served water from an existing water system. Said system has proven adequate supply plus quality and is within a zone of benefit (Zone 2C) for the planned regional groundwater projects.
  - (3) Project runoff will be detained on-site consistent with County requirements, and there are no identified storm water drainage concerns in the vicinity.
  - (4) Although North County has some road segments and intersections that operate at unacceptable levels, the addition of one peak hour trip from one new single-family home would not have a measurable adverse impact upon the traffic circulation for the surrounding area. Additionally, a series of planned improvements along Highway 101 in the project vicinity will improve safety and access in the project area.
  - (5) Staff finds that the project meets development standards relative to height, set backs, site coverage and density for the rural density residential zone.

4. **FINDING - VISUAL RESOURCES:** The project as proposed is consistent with policies of the North County Land Use Plan dealing with visual resources and will have no significant impact on the public viewshed.

**EVIDENCE:**

- (a) The proposed project is not visible from a public viewshed as defined in Chapter 20.144 of the Monterey County Coastal Implementation Plan.
- (b) An on-site investigation by the project planner, pursuant to Chapter 20.144 of the Monterey County Coastal Implementation Plan, was conducted. The proposed project was evaluated in terms of the impact upon a public road as seen from Blackie Road.

- (c) The proposed dwelling will not create a significant visual impact as viewed from a public viewing area. The project will not result in ridgeline development. Although a portion of the roof line will be partially visible above a ridgeline as seen from Blackie Road, it will not visually appear as ridgeline development because of existing tree cover in the background. As a result a finding can be made that the structure is located on the least visually obtrusive portion of the property, will not create an unsightly appearance, will be partially screened by existing tree cover in the background and visibility can be further reduced with the use of native landscaping of the site (Policy 2.2.2.4 LUP).
- (d) Conditions have been incorporated that would further review exterior lighting and require native landscaping.
- (e) Staff site visit and project photos.
- (f) Application plans and materials located in project file number PLN040079.

**5. FINDING – SITE SUITABILITY:** The site is adequate for the development of the proposed single family house.

**EVIDENCE:**

- (a) Agency Review. The project has been reviewed for suitability by staff from Planning and Building Inspection Department, Public Works Department, Water Resources Agency, Environmental Health Division, and North County Fire Protection District. There has been no indication from these agencies that the site is not suitable for the proposed development. Recommended conditions have been incorporated.
- (b) Sewage Disposal. Adequate sewage disposal can be provided to the site, as approved by the Director of Environmental Health. The project, as described in the application and accompanying materials, conforms with the applicable provisions of the Monterey County Code relative to Sewage Disposal, Chapter 15.20. The project was reviewed by the Monterey County Departments of Health and Public Works for conformity with the applicable provisions of the County Code. Appropriate recommendations for the project are contained in File No. PLN040079.
- (c) Water Supply. Adequate water supply facilities exist or are readily available to the site, as approved by the Director of Environmental Health. Appropriate recommendations for the project are contained in File No. PLN040079. See **Finding 6.**
- (d) Professional Reports. Technical reports by outside geotechnical consultants indicate that there are no physical or environmental constraints that would indicate the site is not suitable for the use proposed. Findings and recommendations from the reports prepared by these professionals have been incorporated into the analysis and conditions. All technical reports are in Project File PLN040079.
- (e) Traffic. The proposed project has been reviewed by the Monterey County Department of Public Works and there is no indication from that Department that the site is not suitable for development or that the use will adversely impact traffic conditions in the area.
- (f) Site Inspection. The project planner conducted a site inspection and determined that the proposed improvements will not present an unsightly appearance, impair the desirability of residences in the same area, limit the opportunity to obtain the optimum use and value of land improvements or impair the desirability of living conditions of the same or adjacent area.
- (g) Project File. The application, plans, photographs and support materials submitted by the project applicant to the Monterey county Planning and Building Inspection Department for the proposed development, found in the project file (PLN040079/Petersen).

6. **WATER IMPACT – NORTH COUNTY:** There presently exists in the North Monterey County area a serious overdraft in the aquifers, together with seawater intrusion problems in the North County Coastal Zone and nitrate pollution problems throughout the area. The North County Land Use Plan, Coastal Implementation Plan, and Area Plan recognize the existence of these problems and direct that studies be made to determine the safe-yield of the North Monterey County aquifers and that procedures thereafter be adopted to manage development in the area so as to minimize adverse effects on the aquifers and preserve them as viable sources of water for human consumption.

**EVIDENCE:**

- (a) Ordinance #4005 of the County of Monterey adds Chapter 18.51 to the Monterey County Code to establish a Water Impact Fee for development in the North Monterey County Area to assist in financing a study and management plans relating to the safe yield of the North Monterey County aquifers.
- (b) The project will be supplied domestic water service by the Blackie Road Water System # 18 that is operated by the Pajaro - Sunny Mesa Community Services District. A "can & will serve" letter for the new connection for the proposed home was received on February, 11, 2005. The Blackie Road Water System # 18 source well lot is located adjacent to the project parcel. Review by County Environmental Health staff indicates that this location is in an area where water quantity is not a problem, and the well has been evaluated to have the pumping capacity sufficient to serve all permitted connections, including the new connection that would be required for the project use. The latest nitrate analysis on the source well found nitrate levels well below the maximum contaminate level (MCL) of 45 mg/L. Although the project would result in a minor increase in water demand associated with one new single-family home, the increased demand can be met by the adjacent well that has adequate supply and quality.
- (c) The project site is located within the area of benefit of the Salinas Valley Water Project (Zone 2C), which proposes modifications to existing reservoirs and associated improvements to provide groundwater recharge. Due to the benefit of this regional project, which is currently being implemented, staff has concluded that the projects that do not result in significant water demand and that can be provided water by the local system, would be consistent with County policy and ordinance. The County anticipates that the regional project would provide an additional assurance of a long-term sustainable water supply to project area.
- (d) The proposed project is consistent with Section 20.144.140.B.3.a, of the Monterey County Coastal Implementation Plan. This Section establishes a 50% buildout figure which is permitted as the first phase of new development in the North County Land Use Planning Area in an effort to limit groundwater use to the safe yield level. Approximately 500 units out of a maximum of 1,351 new lots or units (excluding one single family dwelling on a vacant lot of record) remain that could be allowed within the 50% buildout limit approved July, 1987 in the North County Land Use Planning Area.

7. **FINDING - PUBLIC ACCESS:** The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights (see 20.70.050.B.4). No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan, can be demonstrated.

**EVIDENCE:**

- (a) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 6 in the North County Land Use Plan).
- (b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

- (c) The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights (Section 20.144.150 CIP). No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.144.150.B of the Monterey County Coastal Implementation Plan, can be demonstrated.

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

**EVIDENCE:**

- (a) Agency Review. The project was reviewed by Planning and Building Inspection, Public Works Department, Water Resources Agency, Environmental Health Division, and the North County Fire Protection District. The respective departments and agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood. The applicant has agreed to these conditions as evidenced by the application and accompanying materials.
- (b) Professional Reports. Recommended conditions and modifications from consulting geotechnical consultants provide additional assurances regarding project safety. These technical reports are in Project File PLN040079.
- (c) Preceding findings and supporting evidence.

9. **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, and all zoning violation abatement cost, if any, have been paid.

**EVIDENCE:**

- (a) Staff verified that the subject property is in compliance with all rules and regulations pertaining to the use of the property, that no violations exist on the property and that all zoning abatement costs, if any have been paid.
- (b) Staff reviewed Monterey County Planning and Building Inspection Department records and is not aware of any violations that exist on subject property.

10. **FINDING - CEQA:** On the basis of the whole record before the Monterey County Board of Supervisors there is no substantial evidence that the proposed project as designed and conditioned, will have a significant effect on the environment. The negative declaration reflects the independent judgment and analysis of the County.

**EVIDENCE:**

- (a) Initial Study. On September 6, 2005, Monterey County Planning and Building Inspection Department completed an Initial Study pursuant to the California Environmental Quality Act (CEQA). This Initial Study identified potentially significant impacts to aesthetics and biological resources. Site investigations and technical reports determined that there are clearly no significant impacts that would occur as a result of the proposed project. The Initial Study is on file in the office of PB&I and is hereby incorporated by reference (PLN040436).
- (b) Negative Declaration. A Negative Declaration was filed with the County Clerk on September 12, 2005, noticed for public review, and circulated to the State Clearinghouse (SCH #2005091059) from September 12, 2005 to October 12, 2005. The evidence in the record 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:

- (1) The application.
- (2) Haro, Kasunich & Associates, Inc. August 2003. "Preliminary Geotechnical Investigation for Single Family Residence, Prunedale, California."
- (3) Staff reports that reflect the County's independent judgment.
- (4) Information and testimony presented during public hearings.

These reports are on file in the offices of PBI (File Reference PLN040079) and are incorporated by reference herein.

- (c) Comments. Comments received during the review period or at the hearing before the Planning Commission have been considered as part of the proposed project. To date, comments were received from the Monterey Bay Unified Air Quality Control District (AQCD) and the California Department of Fish and Game (DFG). The comments made some technical corrections, but no substantive issues were raised. The Planning Commission considered public testimony and the initial study at a hearing on October 26, 2005.
- (d) Minor corrections and clarifications in the Initial Study are made as follows:
  - (1) Page 2: revise first paragraph to indicate that the connection to an existing water system is to the Pajaro - Sunny Mesa Community Services District, which operates the system formerly operated by Alco.
  - (2) Page 17: Air Quality, 3(a), correct the third to the last sentence of the last paragraph to indicate that the Monterey Bay Unified Air Pollution Control District incorporates AMBAG's population forecasts in the preparation of the Air Quality Management Plan, not the County General Plan.
  - (3) Page 17: Air Quality, 3(a), correct last sentence of the second paragraph to indicate a project population of 3.
  - (4) Page 17: Air Quality, 3(b, c and e), clarify that the North Central Coast Air Basin is non-attainment-transitional for the State 1-hour ozone standard and non-attainment for the State PM<sub>10</sub> standard.
  - (5) Page 30, Public Services, 13: correct reference to fire district to read North County Fire Protection District.
  - (6) Page 31, Recreation, 14: correct last sentence to no impacts to recreational facilities are expected.
  - (7) Page 36, References, IX.1: correct date for referenced project plans to read June 2004.
- (e) Determination. After sufficiently considering all comments and testimony along with the technical reports and supporting project information, the Planning Commission adopted a negative declaration (Section 15074 CEQA).
  - (1) No adverse environmental effects were identified during staff review of the development application during site visits.
  - (2) There are no unusual circumstances related to the project or property that would require additional review.
  - (3) This project does not require implementation of mitigation measures.

**11. FINDING - FISH & GAME FEE:** For purposes of the Fish and Game Code, the project will not have a significant adverse impact on the fish and wildlife resources upon which the wildlife depends.

**EVIDENCE:**

- (a) De Minimus Finding. Staff analysis contained in the Initial Study and the record as a whole indicate the project could result in changes to the resources listed in Section 753.5(d) of the Department of Fish and Game (DFG) regulations. The proposed building site consists of non-native grasses. No biological resources are identified within the County's map databases, nor were they identified during a site visit conducted by the project planner. There are no trees, shrubs or landscaping on or adjacent to the building site. Field observations found no evidence of wetlands or sensitive habitat. There is no Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan applicable to this parcel. The project will not result in impacts to biological resources. Therefore, staff recommends that the project will not be required to pay the fee.
- (b) The California Department of Fish and Game submitted a letter of comment on September 26, 2005 indicating that a de minimis determination is not appropriate, which is hereby acknowledged. However, pursuant to the California Code of Regulations, Title 14, Section 753.5(c), the County finds that when the record is considered as a whole, there is no evidence that the proposed project will have the potential for an adverse effect on wildlife resources or habitat upon which the wildlife depends.
- (c) Initial Study and Mitigated Negative Declaration contained in File No. PLN040079/Petersen.

### DECISION

THEREFORE, it is the decision of the Planning Commission of the County of Monterey that the Negative Declaration be adopted and said application for a Coastal Development Permit be granted as shown on the attached sketch and subject to the attached conditions.

**PASSED AND ADOPTED** this 26th day of October, 2005, by the following vote:

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

  
DALE ELLIS, SECRETARY

A COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON **DEC 06 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 APPLICATION IS ALSO APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE DECISION BY THE BOARD OF SUPERVISORS, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA



This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 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:** PETERSEN

**File No:** PLN040079

**APNs:** 133-014-020-000

**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		<b>PBD029 - SPECIFIC USES ONLY</b> This Coastal Development Permit (PLN040079/PETERSEN) includes construction of a second one-story, 1,770 square foot single-family home, including a 720 square foot attached garage, grading, a new septic system and connection to an existing water system (Pajaro - Sunny Mesa Community Services District). The property is located at 16770 Blackie Road, Salinas (Assessor's Parcel Number 133-014-020-000). 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>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other-wise stated	

<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>
2		<b>PBD025 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A combined development permit (Resolution 05057) was approved by the <b>Planning Commission</b> for Assessor's Parcel Number <b>133-014-020-000</b> on <b>October 26, 2005</b> . The permit was granted subject to <b>23</b> 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>	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		<b>PBD042 – GRADING PERMITS REQUIRED</b> A grading permit is required for new private single family access driveways greater than fifty (50) feet in total length that require 100 cubic yards or more of earthwork. An over the counter (OTC) grading permit may be issued for new private single family access driveways greater than fifty (50) feet in total length that require less than 100 cubic yards of earthwork.. <b>(Planning and Building Inspection)</b>	If applicable, apply and receive the appropriate grading permit from Monterey County Planning and Building Inspection.	Engineer/ Owner/ Applicant	Prior to Issuance of Grading or Building Permits	
4		<b>PBD011 - EROSION CONTROL PLAN AND SCHEDULE</b> The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Soils Conservation Service and 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>	1) Evidence of compliance with the Erosion Control Plan shall be submitted to PBI prior to issuance of building and grading permits.	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	

<b>Permit Cond. Number</b>	<b>Mitig. Number</b>	<b>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</b>	<b>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</b>	<b>Responsible Party for Compliance</b>	<b>Timing</b>	<b>Verification of Compliance (name/date)</b>
5		<b>PBD014 - GRADING-WINTER RESTRICTION</b> No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning and Building Inspection. <b>(Planning and Building Inspection)</b>	None	Owner/ Applicant	Ongoing	
6		<b>PBD019 - LANDSCAPING PLAN - NORTH COUNTY COASTAL NATIVE</b> The site shall be landscaped. The use of native species consistent with and found in the project area shall be required in all landscaping plans as a condition of project approval. A list of appropriate native plant species identified in Attachment #2 and #3 in the North County Implementation Plan Development Regulations is available in brochure form ( <i>Suggested Native Species Landscaping List - North County Coastal Zone</i> ) from the Planning and Building Inspection Department. <b>(Planning and Building Inspection)</b>	Submit landscape plans and contractor's estimate to PBI for review and approval.	Owner/ Applicant/ Contractor	At least three weeks prior to final inspection or occupancy	
7		<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.	
8		<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	

<b>Permit Cond. Number</b>	<b>Mitig. Number</b>	<b>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</b>	<b>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</b>	<b>Responsible Party for Compliance</b>	<b>Timing</b>	<b>Verification of Compliance (name/date)</b>
9		<b>PBD026 – NOTICE OF REPORT (GEOTECHNICAL)</b> Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Geotechnical Investigation has been prepared for this parcel by Haro Kasunich and Associates, Inc., dated August 26, 2004 and is on record in the Monterey County Planning and Building Inspection Department Library No. 040303. All proposed development shall be in accordance with this report unless amended." ( <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	
10		<b>PBD030 - STOP WORK - RESOURCES FOUND</b> 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> )	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/ Archaeo-logist	Ongoing	
11		<b>PBD040 – HEIGHT VERIFICATION</b> The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of	1) The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection	Owner/ Applicant	Prior to Issuance of Grading or Building Permits	

<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>
		Planning and Building Inspection for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. <b>(Planning and Building Inspection)</b>	2) The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of Planning and Building Inspection for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.	Engineer/ Owner/ Applicant	Prior to Final Inspect- ion	
12		<b>PBD – REZONING (NON-STANDARD)</b> The applicant shall apply for an amendment to Section 21.08.060 of Title 20 (zoning) of the Monterey County Code to remove the B-7 designation on the subject property (APN 133-014-020-000) subject to approval by the Monterey County Board of Supervisors and certification by the California Coastal Commission. <b>(Planning and Building Inspection)</b>	A. Submit application to amend the zoning designation  B. Receive Coastal Commission Certification of the proposed zone change.	Owner/ Applicant  PBI	Prior to issuance of a building permit	
<b>MONTEREY COUNTY WATER RESOURCE AGENCY</b>						
13		<b>WR003 - DRAINAGE PLAN - RETENTION</b> Prior to the issuance of grading or building permits, 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 retention/percolation facilities to mitigate the impact of impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. <b>(Water Resources Agency)</b>	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ engineer	Prior to issuance of grading or building permits	
14		<b>WR008 - COMPLETION CERTIFICATION</b> Prior to final inspections, the applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater detention/retention facilities have been constructed in accordance with approved plans. <b>(Water Resources Agency)</b>	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 inspect- ion	

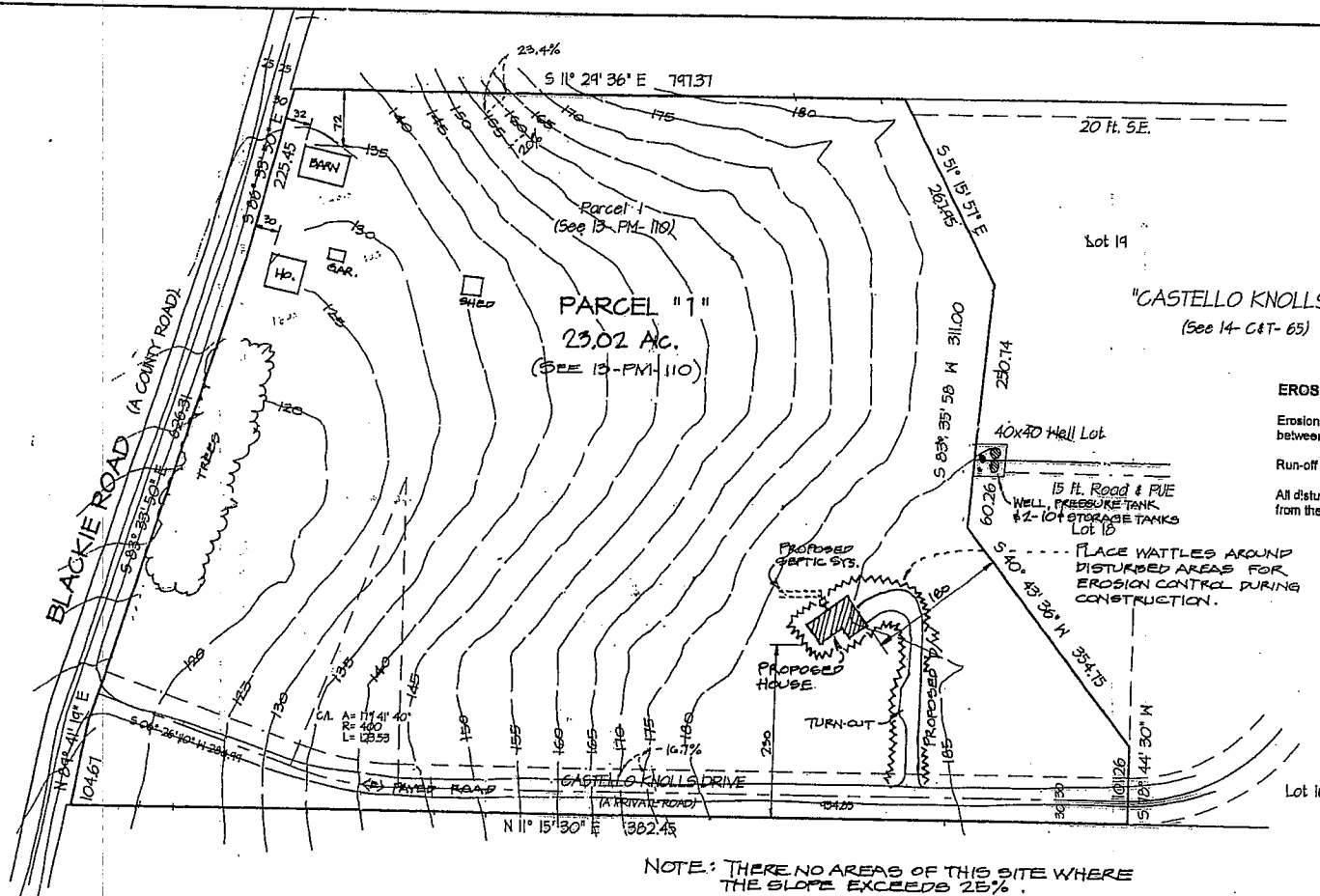
<b>Permit Cond. Number</b>	<b>Mitig. Number</b>	<b>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</b>	<b>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</b>	<b>Responsible Party for Compliance</b>	<b>Timing</b>	<b>Verification of Compliance (name/date)</b>
15		<b>WR040 - WATER CONSERVATION MEASURES</b> 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: 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. 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>	Compliance to be verified by building inspector at final inspection.	Owner/Applicant	Prior to final building inspection/occupancy	
<b>MONTEREY COUNTY DIVISION OF ENVIRONMENTAL HEALTH</b>						
16		<b>EH011 - 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	
<b>NORTH COUNTY FIRE PROTECTION DISTRICT</b>						
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	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>
		load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall 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. (North County Fire Protection District)	Applicant shall schedule fire dept. clearance inspection.	Applicant or owner	Prior to final building inspection	
18		<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 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	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of 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>
		and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (North County Fire Protection District).				
19		<b>FIRE016 - SETBACKS</b> All parcels 1 acre and larger shall provide a minimum 30-foot setback for new buildings and accessory buildings from all property lines and/or the center of the road. For parcels less than 1 acre, alternate fuel modification standards or other requirements may be imposed by the local fire jurisdiction to provide the same practical effect. (North County Fire Protection District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.  Applicant shall schedule fire dept. clearance inspection.	Applicant or owner  Applicant or owner	Prior to issuance of grading and/or building permit.  Prior to final building inspection	
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. (North County Fire Protection District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.  Applicant shall schedule fire dept. clearance inspection.	Applicant or owner  Applicant or owner	Prior to issuance of grading and/or building permit. Prior to final building inspection	

<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>
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. (North County Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.  Applicant shall schedule fire dept. rough sprinkler inspection  Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner  Applicant or owner  Applicant or owner	Prior to issuance of building permit.  Prior to framing inspection  Prior to final building inspection	
22		<b>FIRE026 - ROOF CONSTRUCTION (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 B roof construction. (North County Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
23		<b>FIRE0030 – OTHER NON-STANDARDS (ADDRESS)</b> Residence must have an Equestrian Estates Place address from Public Works Dept. (North County Fire Protection District)	Submit letter from the Public Works Department verifying that a new address has been assigned.	Applicant or owner	Prior to issuance of permits	



# **EROSION CONTROL NOTES:**

Erosion control measures shall be in place at the end of each day's work between October 16 and April 15.

Run-off from the site shall be controlled with sediment logs (wattles).

All disturbed ground surfaces shall be planted or otherwise protected from the effects of storm run-off within 30 days of the completion of final grading.

PLACE WATTLES AROUND DISTURBED AREAS FOR EROSION CONTROL DURING CONSTRUCTION.

## **SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JAMES PETERSON, ET AL. IN OCT. 2003 I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.



ALAN G. MILLER PLS 3000

## **COUNTY SURVEYOR'S STATEMENT**

I, S. H. NICHOLS, III, COUNTY SURVEYOR OF MONTEREY COUNTY, HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE CALIFORNIA "SUBDIVISION MAP ACT", AS AMENDED, AND OF MONTEREY COUNTY CODE, TITLE 18, HAVE BEEN COMPLIED WITH AND THAT THIS MAP IS TECHNICALLY CORRECT.

S. H. NICHOLS, III RGE 28138 DATE:  
MONTEREY COUNTY SURVEYOR

JERRY L. COMBS PLS 7544 DATE:  
DEPUTY

## **COUNTY RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004  
AT \_\_\_\_\_ H. IN VOLUME \_\_\_\_\_ OF PARCELS  
AT PAGE \_\_\_\_\_ AT THE REQUEST OF MONTEREY  
COUNTY SURVEYORS, INC.

COUNTY RECORDER FEE:

BY \_\_\_\_\_ S.H.  
DEPUTY

APN 133-014-020

## **SITE PLAN**

PARCEL 1 AS SHOWN ON 13-PM-110, IN THE RANCHO BOLSA NUEVA Y MORO COJO, MONTEREY COUNTY, CALIFORNIA.

MADE FOR

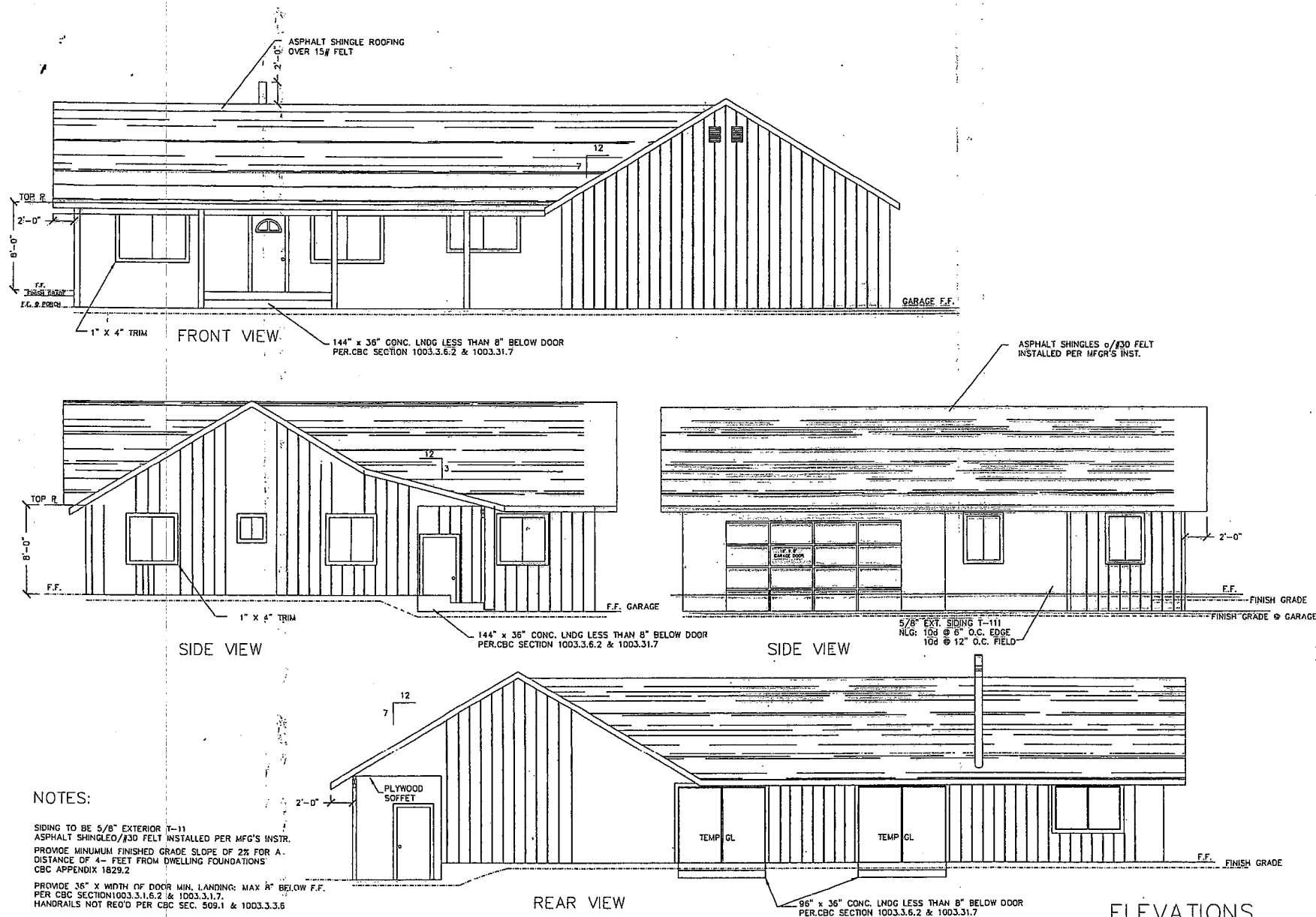
**JAMES PETERSON**

BY



**MONTEREY COUNTY SURVEYORS, INC.**  
235 SALINAS STREET SALINAS, CA. 93901  
ph. (831) 424-1804 fax. (831) 424-4099  
EMAIL: ALAN@MONTEREYSURVEYORS.COM  
SCALE: 1"=100' JOB NO. 20352 JUNE 2, 2004

SHEET 1



# NOTES:

SIDING TO BE 5/8" EXTERIOR T-11  
ASPHALT SHINGLE @ #30 FELT INSTALLED PER MFG'S INSTR.  
PROVIDE MINIMUM FINISHED GRADE SLOPE OF 2% FOR A  
DISTANCE OF 4- FEET FROM DWELLING FOUNDATIONS  
CBC APPENDIX 1829.2

PROVIDE 36" X WIDTH OF DOOR MIN. LANDING: MAX 8" BELOW F.F.  
PER CBC SECTION 1003.3.1.6.2 & 1003.3.1.7.  
HANDRAILS NOT REQ'D PER CBC SEC. 509.1 & 1003.3.3.6

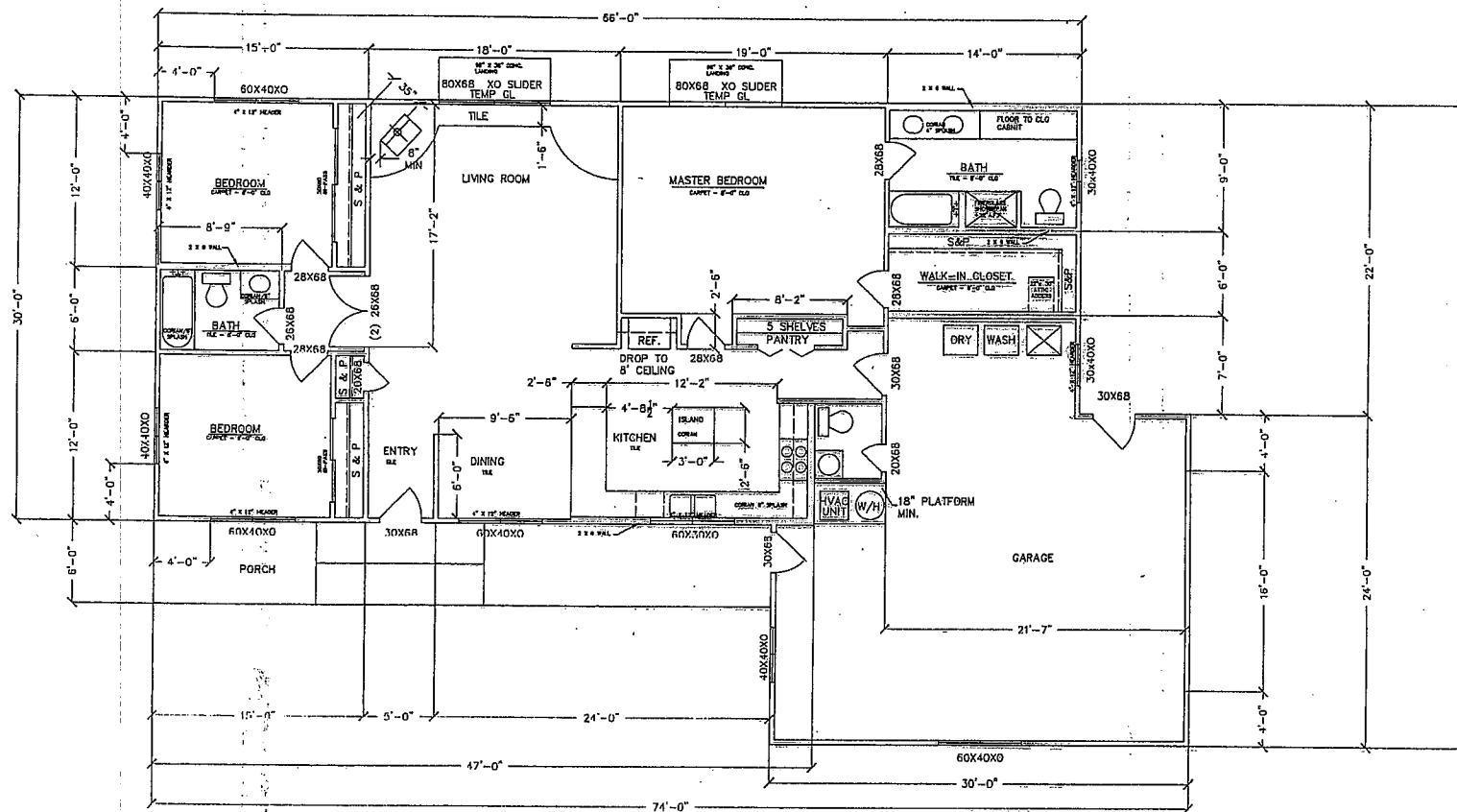
PROVIDE FLASHING & COUNTER FLASHING AT THE ROOF &  
VERTICAL WALL SURFACES PER CBC 1402.2

## ELEVATIONS

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

PROPOSED FOR  
JIM PETERSEN  
16770 BLACKIE ROAD  
SALINAS, CA 93907 PH 320-0963

A.2



# FLOOR PLAN

SCALE 1/4" = 1'-0"

PROPOSED FOR: JIM PETERSEN  
16770 BLACKIE ROAD  
SALINAS, CA 93907 PH 320-0963

A.3