

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

RESOLUTION NO. 05059

A. P. # 129-113-035-000

FINDINGS AND DECISION

In the matter of the application of
Donald Desmond (PLN040743)

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 for a new 2,278 sq. ft. single family dwelling with a 906 sq. ft. attached garage, 150 sq. ft. covered porch, and septic system in a Site Plan Review District; a Use Permit for the removal of 72 oak trees; and Design Approval located at 5951 Thimio Way, Salinas, North County Area, came on regularly for hearing before the Planning Commission on November 9, 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 of the Monterey County General Plan, the North County Area Plan, and Monterey County Zoning Ordinance (Title 21).

EVIDENCE: (a) Policies and Regulations: The Planning and Building Inspection Department staff has reviewed and evaluated the project as contained in the application and accompanying materials for consistency with:

- 1982 Monterey County General Plan, as amended
- The North County Area Plan (NCAP)
- The Monterey County Codes; Title 21 – Zoning Ordinance (MCC)
 - Chapter 21.14; Low Density Residential (LDR)
 - Chapter 21.42; Building Site (B-6)
 - Chapter 21.44; Design Control (D)
 - Chapter 21.45; Site Plan Review (S)
 - Chapter 21.64.260; Tree Preservation

As designed and conditioned, the subject property is in compliance with all rules and regulations pertaining to the use of the property.

(b) Site Description: The site is located at 5951 Thimio Way, Salinas (Assessor's Parcel Number 129-113-035-000) North County Area, in the County of Monterey (the property). The property consists of 2.32 acres that is undeveloped and is designated as Low Density Residential, Building Site Review, Site Plan Review, Design Control Zoning District (LDR/B-6-S-D) North County Area.

(c) Permits: The project generally involves an application for a building permit to develop the first single family dwelling in the LDR zone. Entitlements for the proposed project include:

- Administrative Permit for development in a Site Plan Review district
- Use Permit for the removal of 72 oak trees; and

- Design Approval
- (d) The parcel is zoned Low Density Residential, Building Site Review, Site Plan Review, Design Control Zoning District (“LDR/B-6-S-D”). The project is in compliance with Site Development Standards for a Low Density Residential District in accordance with Section 21.14.060.
- Height: Allowed-30 feet/Proposed 24 feet
 - Front Set Back: Allowed 30 feet/Proposed 35 feet
 - Side Set Back: Allowed 10% of average lot width/Proposed 80 feet and 120 feet
 - Rear Set Back: Allowed 20 feet/Proposed 235 feet
- (e) Development in the Site Plan Review or “S” district requires an Administrative Permit pursuant to Section 21.45.040.B for review of development in those areas where development, by reason of its location has the potential to adversely affect or be adversely affected by natural resources or site constraints without imposing undue restrictions on private property. The proposed is an allowed use and as designed conforms to these policies and does not adversely affect any natural resources.
- (f) Properties in the “B-6” District may not be further subdivided. Development of existing lots for this district include special set back requirements similar to the B-4 District (Section 21.42.030.F MCC). These requirements are noted above and show that the requirements have been met.
- (g) The Design Control “D” District is for those areas where the design review of structures is appropriate to assure protection of the public viewshed, neighborhood character, and to assure the visual integrity of certain developments without imposing undue restrictions on private property (Chapter 21.44 MCC). The project meets and is consistent with these protections because colors and materials consisting of beige stucco siding with natural wood trim plus roofing materials of weather wood composition (grey) provide for the structure to blend in with and be subordinate to the surrounding forested area. (Policy 26.1.6.1 (NC))
- (h) Project planner conducted an on-site inspection on January 12, 2005 to verify that the location of the project does not adversely affect natural resources nor impose undue restrictions on surrounding properties.
- (i) 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 PLN040743.
- (j) LUAC. On November 2, 2005, the North County Land Use Advisory Committee considered plans for a new single family home and removal of 72 oak trees (PLN040743/Desmond). The LUAC voted 5-1 to recommend approval with a condition requiring additional landscape screening to address visibility from San Miguel Canyon Road. Based on staff’s field review that the project is not visible from San Miguel Canyon and the project Forester’s report addressing on-site conditions of the oak woodland, no condition to require additional planting is included.

2. FINDING:

SITE SUITABILITY - The site is suitable for the use proposed.

EVIDENCE: (a) Agency Review: The project has been reviewed for suitability by Planning and Building Inspection, Public Works, Water Resources Agency, Environmental Health, Parks and North County Fire District. Conditions recommended have been incorporated.

(b) Professional Reports: Technical report by outside geotechnical consultants indicate 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. Agency staff concurs. "Geotechnical Investigation" as prepared by Rock Solid Engineering, Inc., Watsonville, CA, October 25, 2004. This report is in Project File PLN040743.

(c) Site Inspection: The project planner conducted an on-site visit on January 12, 2005 to verify that the site is suitable for this use (Policy 26.1.6.1 NCAP).

(d) 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 PLN040743.

3. **FINDING: CEQA (Negative Declaration)**: The project is not exempt from environmental review and requires an Initial Study (CEQA Guidelines Section §15073). On the basis of the whole record before the Planning Commission there is no substantial evidence to support a fair argument that the proposed project as designed and conditioned may have a significant effect on the environment. The negative declaration reflects the independent judgment and analysis of the County.

EVIDENCE: (a) CEQA Guidelines Section §15304 (Class 4) exempts minor alterations which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes. The project proposes the removal of 72 Coast Live Oak trees.

(b) The Monterey County Planning and Building Inspection Department prepared an Initial Study pursuant to CEQA. The Initial Study provides substantial evidence based upon the record as a whole, that the project would not have a significant effect on the environment. Staff accordingly prepared a negative declaration. This Initial Study is on file in the offices of the Planning and Building Inspection Department and is hereby incorporated by reference. (PLN040743).

(c) Evidence that has been received and considered includes, but is not limited to the following:

- An Environmental Impact Report prepared for Oak Meadow Subdivision (EIR 79-100) was certified by the Board of Supervisors October 10, 1980. The EIR addresses the issues of vegetation and wildlife and the biotic aspects as it pertains to this project. It confirms that the foothill woodland community in this area is dominated by Coast Live Oak. It also states that there are no impacts to environmentally sensitive habitat (Maritime Chaparral) for this project.
- A Geotechnical Investigation Report was prepared for this project by Rock Solid Engineering, Inc. The report states that the site is suitable for the proposed structure provided recommendations in the report are incorporated into the project design.
- A Forest Management Plan (FMP) was prepared for this project by Roy Webster on November, 2004. This plan evaluates the project to minimize erosion, prevent soil loss, preserve natural habitat (including native forest under story and wildlife habitat), prevent forest fires, preserve scenic forest canopy, and preserve landmark trees.

(d) Staff site visit January 12, 2005.

(e) The negative declaration was circulated for public review from August 29, 2005 to September 19, 2005. No comments were received during the public review period

from the State Clearinghouse, County land use departments, or responsible agencies.

- (f) 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 PLN040743.
- (g) The structure is sited and designed to result in the least amount of tree removal feasible. Out of 487 trees total, there would be 415 trees retained as part of this project. Based on conditions of the site and surrounding area plus information contained in the Forester's report, the County determines that the project would not significantly impact oak woodland habitat.

4. FINDING: TREE REMOVAL Tree removal is the minimum required under the facts and circumstances of this case; and 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) Staff finds that there is no feasible alternative for siting the structure that would minimize development impacts or tree removal in a manner so that the house design conforms to applicable development standards. This project will retain 415 trees after the proposed removal of 72. The proposed structure is a one story single family dwelling and is the same size as the existing homes in the subdivision. Re-siting options on the site would not provide a circumstance where additional trees could be saved, and a reasonable reduction in house size will not save any additional trees.
 - (b) Staff finds that there is no feasible alternative for siting the structure that would minimize development impacts or tree removal. The potential impact to native trees close to the proposed development was assessed in the Forest Management Plan. Measures for tree protection during construction have been incorporated as Conditions #5 & #6 and include tree protection zones, trunk protection, hand excavation and bridging roots.
 - (c) Monterey County Zoning Ordinance requires that protected tree removal be replaced at a 1:1 ratio, unless such replacement would be detrimental to the long-term health and maintenance of the remaining habitat. In this case, the residual forest is fully stocked so the FMP does not recommend tree replacement as it would be detrimental to the long-term health and maintenance of the remaining habitat. Planting additional trees would cause over crowding and lead to unhealthy conditions. Therefore, no tree replacement is recommended, but native regeneration is encouraged.
 - (d) Condition (#7) has been added that the applicant record a notice stating that a Forest Management Plan has been prepared and any tree removal be in accordance with the approved plan.
 - (e) Forest Management Plan prepared by Roy Webster, dated November, 2004, contained in Project File PLN040743.

5. 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:**
- (a) Staff reviewed Monterey County Planning and Building Inspection Department records and is not aware of any violations existing on subject property.

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

EVIDENCE: (a) The project as described in the application and accompanying materials was reviewed by the Department of Planning and Building Inspection, Environmental Health Division, Public Works Department, applicable Fire Department, and Water Resources Agency. The respective departments have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood; or the County in general. There has been no indication from these agencies that the site is not suitable for the proposed development.

(b) Technical reports have been provided by consulting geotechnical engineers with recommended conditions and modifications that provide additional assurances regarding project safety. These reports are in the Project File PLN040743.

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

EVIDENCE: (a) Section 21.80.040.C. of the Monterey County Zoning Ordinance, Title 21.

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 Combined Development Permit be granted as shown on the attached sketch and subject to the attached conditions.

PASSED AND ADOPTED this 9th day of November, 2005, by the following vote:

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



DALE ELLIS, SECRETARY

A COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON **DEC - 9 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 19 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 90th day following the date on which this decision becomes final.

NOTES

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

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

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

RESOLUTION TABLE Monterey County Planning and Building Inspection Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: <i>DESMOND DONALD</i> <i>File No:</i> PLN040743 <i>APNs:</i> 129-113-035-000 <i>Approval by:</i> <i>Planning Commission</i> <i>Date:</i> <i>November 9, 2005</i>
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**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

PLANNING AND BUILDING INSPECTION
831-755-5025

<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>Verificati on of Complian ce (name/dat e)</i>
1		SPECIFIC USES ONLY This Combined Development Permit consisting of an Administrative Permit for a new 2,278 sq. ft. single family dwelling with a 906 sq. ft. attached garage, 150 sq. ft. covered porch, and septic system in a Site Plan Review District; a Use Permit for the removal of 72 oak trees; and Design Approval.. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of Planning and Building Inspection. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (Planning and Building Inspection)	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		<p>PBD025 – NOTICE-PERMIT APPROVAL</p> <p>The applicant shall record a notice which states: "A permit (Resolution 040624) was approved by the Planning Commission for Assessor's Parcel Number 129-113-035-000 on November 9, 2005. The permit was granted subject to 16 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. (Planning and Building Inspection)</p>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
3		<p>PBD018(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY)</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 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. (Planning and Building Inspection)</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	
			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	

<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>
4		<p>PBD021 – LIGHTING – EXTERIOR LIGHTING PLAN 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. (Planning and Building Inspection)</p>	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	
5		<p>PBD032(B) – TREE AND ROOT PROTECTION Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection shall be demonstrated prior to issuance of building permits subject to the approval of the Director of Planning and Building Inspection. (Planning and Building Inspection)</p>	Submit evidence of tree protection to PBI for review and approval.	Owner/ Applicant	Prior to Issuance of Grading and/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>
6		<p>PBD ARBORIST (NON-STANDARD)</p> <p>All construction contracts for the project shall include a provision requiring that all contractors and subcontractors performing work on this project be given a copy of the forest management plan and conditions of approval. In addition, the contracts shall also identify a County of Monterey approved arborist or forester to be present or consulted under circumstances where the provisions of the forest management plan or conditions of approval require that the arborist or forester be present or consulted. A copy of these contracts shall be supplied to the Planning and Building Inspection Department. (Planning and Building Inspection)</p>	Submit contracts indicating arborist or forester to present.	Owner/ Applicant	Prior to Issuance of Grading and/or Building Permits	
7		<p>PBD026 – NOTICE OF REPORT</p> <p>Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A(n) Forest Management Plan has been prepared for this parcel by Roy Webster, dated November, 2004 and is on record in the Monterey County Planning and Building Inspection Department Library No. LIB050704. All development shall be in accordance with this report." (Planning and Building Inspection)</p>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits	

<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>
8		PBD012 - FISH AND GAME FEE-NEG DEC/EIR Pursuant to the State Public Resources Code, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) calendar days of project approval – prior to filing of the Notice of Determination. This fee shall be paid on or before the filing of the Notice of Determination. Proof of payment shall be furnished by the applicant to the Director of Planning and Building Inspection prior to the recordation of the tentative map, the commencement of the use, or the issuance of building and/or grading permits, whichever occurs first. The project shall not be operative, vested or final until the filing fees are paid. (Planning and Building Inspection)	Proof of payment shall be furnished by the applicant to the Director of Planning and Building Inspection prior to the recordation of the tentative map, the commencement of the use, or the issuance of building and/or grading permits, whichever occurs first.	Owner/ Applicant	Prior to the recordation of the tentative map, the start of the use or the issuance of building and grading permits.	

**DEPARTMENT OF ENVIRONMENTAL HEALTH
755-4505**

9		EH11 - SEPTIC SYSTEM DESIGN 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. (Environmental Health)	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	
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MONTEREY COUNTY WATER RESOURCE AGENCY

755-4860

10	<p>WR3 - DRAINAGE PLAN - RETENTION 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. (Water Resources Agency)</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 grading or building permits	
11	<p>WR8 - COMPLETION CERTIFICATION 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. (Water Resources Agency)</p>	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Owner/ Applicant/ Engineer/ Contractor	Prior to final inspection	
12	<p>WR40 - WATER CONSERVATION MEASURES 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. (Water Resources Agency)</p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	

NORTH COUNTY FIRE PROTECTION DISTRICT

13	<p>FIRE007 - DRIVEWAYS Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall 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 District.</p>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	<i>Applicant or owner</i>	Prior to issuance of grading and/or building permit.	
		Applicant shall schedule fire dept. clearance inspection	<i>Applicant or owner</i>	Prior to final building inspection	

14	<p>FIRE011 - ADDRESSES FOR BUILDINGS 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 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 District.</p>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	<i>Applicant or owner</i>	Prior to issuance of building permit.	
		Applicant shall schedule fire dept. clearance inspection	<i>Applicant or owner</i>	Prior to final building inspection	

15		<p>FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) 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 District.</p>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	<i>Applicant or owner</i>	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	<i>Applicant or owner</i>	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	<i>Applicant or owner</i>	Prior to final building inspection	
16		<p>FIRE016 - SETBACKS 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 District.</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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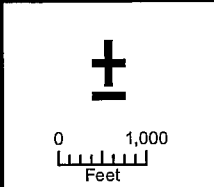
NORTH COUNTY



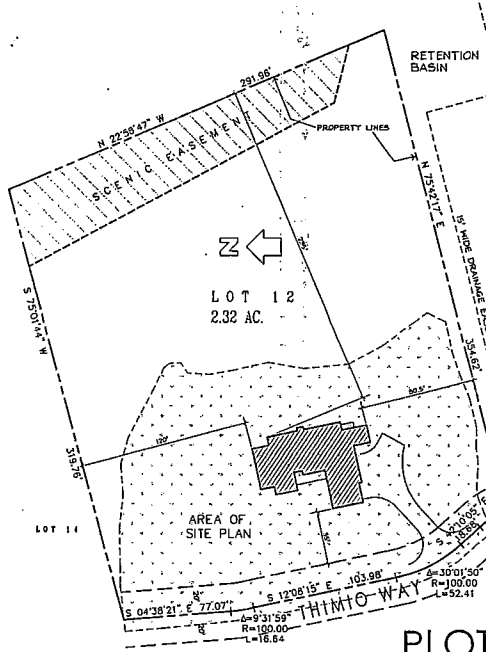
APPLICANT: DESMOND

APN: 129-113-035-000 **FILE # PLN040743**

 300' Limit  2500' Limit  City Limits



PLANNER: GONZALES



CONTOUR NOTES:

- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED BY THE BENCH OF A FIELD SURVEY SUPERVISED BY RECORDED DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
- ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM. TEMPORARY BENCHMARK IS TOP CENTER OF WATER METER VALVE, AS SHOWN.
- CONTOUR INTERVAL = TWO FEET.
- TREE TYPES ARE OAK UNLESS OTHERWISE INDICATED. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 4" ARE NOT SHOWN. MULTI-TRUNKED TREES LABELED "M".

DISPERSION TRENCH

18" WIDE x 4" DEEP TRENCH FILLED WITH 1/4" GRADED COBBLE ROCK BELOW LEVEL. 4" PVC PERFORATED DRAIN PIPE (12" x 6" BOLTS AT 10' C/C.) TOP OF PIPE FIN. 12" BELOW SURFACE. FIN. 150 CU. FT.

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MANUFACTURERS' NOTE:
ALL MANUFACTURERS' INSTALLATION GUIDES SHALL BE PROVIDED TO THE INSPECTOR AT THE TIME OF FIELD INSPECTION.

FIRE DEPARTMENT NOTES:

- FIRE SPRINKLERS** REQUIRED BY THE CODE(S) shall be fully protected with automatic fire sprinkler systems. Installation, approval, and maintenance shall be in compliance with applicable National Fire Protection Assoc. and California Building Code. Responsibility for such shall be determined by authority jurisdiction. Plans for fire sprinkler systems must be approved and approved prior to installation. Rough-in inspections must be completed before installing fire sprinklers.
- FIRE ALARM PULL SWITCH** Fire Alarm Flow Switch shall be wired to the fire department fire alarm system.
- ADDRESS NUMBERS TO BE POSTED** Before address approval begins, temporary or permanent address markers shall be posted. Permanent address numbers shall be posted prior to final inspection. Temporary address numbers shall be posted prior to the start of the driveway or on the driveway. Address numbers shall be set adjacent to the driveway or access road to the property. Address numbers posted shall be in accordance with the following: (1) M, N, etc.) or written out in words (Thimio, Seventy, etc.), and each address number shall be a minimum of 6 inches high, and each address number shall be in a contrasting color to the background color of the sign. (2) The address numbers of the property, including fire inspectors shall not grant a fire project.
- SEPARATE ADDRESS REQUIRED** Caretaker's Units, Senior Citizen Units and "Granny Homes" shall be listed addresses separate from the main residence. Contact the Monterey County Public Works Dept. at 735-4056.
- ROOFING** - CLASS "A" OR "B" REQUIRED roof construction shall be a Class A or Class B Minimum Building Code Standard 15-2. This requirement shall apply to all new construction and when 50 percent or more of an existing roof is replaced within a one-year period.
- CLEAR VEGETATION** shall remove vegetation or other combustible growth shall be at all times maintain clear distance of not less than 30 feet on each side from structures or buildings. This shall not apply to single specimens of trees, ornamental shrubs or plants. Plants shall be removed from the driveway, driveway structure. Additional fire protection or fire risks may be required when there are trees in proximity to the driveway. Environmental impact areas may require alternative protection, to be determined by the fire chief and Director of Planning and Building. This project requires 30 feet clearance.
- ACCESS ROADSWAYS** - GENERAL REQUIREMENTS shall be all-way access roads surface capable of supporting fire apparatus (22 tons) not less than 12 feet wide and 10 feet high. All driveways shall be 10 feet wide and 10 feet high. All driveways shall be 10 feet wide and 10 feet high. All driveways shall be 10 feet wide and 10 feet high.
- DRIVEWAYS** - TURN-AROUND REQUIREMENTS shall not be less than 12 feet wide and 10 feet high. All driveways shall be 10 feet wide and 10 feet high. All driveways shall be 10 feet wide and 10 feet high.
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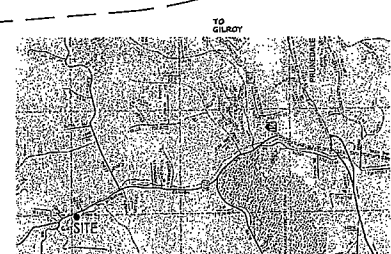
PLOT PLAN
SCALE 1" = 40'

WINTER OPERATION NOTES:
OCTOBER IS THROUGH APRIL 15

- WHEN WINTER OPERATIONS TAKE PLACE, THE FOLLOWING MEASURES MUST BE TAKEN TO PREVENT EROSION:
- VEGETATION REMOVAL BETWEEN OCTOBER IS AND APRIL IS SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE.
 - BETWEEN OCTOBER IS AND APRIL IS, DISTURBED SURFACES NOT INVOLVED IN THE WINTER OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
 - SOIL OFF FROM THE SITE SHALL BE OBTAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
 - EROSION CONTROL MEASURES SHALL BE REPLACED AT THE END OF EACH DAY'S WORK.
 - THE DIRECTOR OF THE BUILDING INSPECTION DEPARTMENT MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

WATER CONSERVATION NOTES:

- NO PERSON SHALL TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AND WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT. FAILURE TO OBTAIN WRITTEN APPROVAL SHALL BE CONSIDERED A VIOLATION OF THE HEALTH AND SAFETY CODE (SECTION 170170).
- ALL WORK DONE IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUTOFF NOZZLE WHEN AN AUTOMATICALLY OPERATING SHUTOFF IS PROVIDED OR OTHERWISE OBTAINED FOR THE SITE OR TYPE OF WORK UNDER THE LOCAL HEALTH AND SAFETY CODE (SECTION 170170).
- NO POTABLE WATER SHALL BE USED FOR CONSTRUCTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES UNLESS A SEPARATELY IDENTIFIABLE SOURCE IS OBTAINED OR OTHERWISE OBTAINED FOR THE SITE OR TYPE OF WORK UNDER THE LOCAL HEALTH AND SAFETY CODE (SECTION 170170).



VICINITY MAP
NOT TO SCALE

BUILDING CODE NOTE:

THIS PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE 2001 CALIFORNIA BUILDING STANDARDS CODE, TITLE 24, 2001 CALIFORNIA BUILDING, 2001 CALIFORNIA PLUMBING, 2001 CALIFORNIA MECHANICAL, AND 2001 CALIFORNIA ELECTRICAL CODES. THIS PROJECT SHALL ALSO COMPLY WITH ALL RELEVANT LAWS, ORDINANCES, RULES AND REGULATIONS. (SEE C.B.C. SEC. 106.3.3)

PROJECT INFORMATION

- OWNER: DESYOND BUILDING & DEVELOPMENT P.O. BOX 4765 SALINAS, CALIF. 93912 PH. 484-7300 5951 THIMIO WAY, ROYAL OAKS, CA. 124 - 113 - 035
- PROJECT ADDRESS: 5951 THIMIO WAY, ROYAL OAKS, CA. 124 - 113 - 035
- ASSESSOR'S PARCEL NO. 124 - 113 - 035
- DESCRIPTION: LOT 12 OF OAK MEADOWS, VOL. 17 C4T PG. 20 MONTEREY COUNTY RECORDS RESIDENCE w/ ATTACHED 3 CAR GARAGE
- PROJECT DESCRIPTION: 2.32 ACRES GROSS (101,054 SQ. FT.)
- LOT AREA: 5,6502 SQ. FT. 5.62
- LOT COVERAGE: 62% CU. YDS. CUT
- GRADING: 576% CU. YDS. FILL TREES IN BUILDING AREA & DRIVEWAY
- PROPOSED TREE REMOVAL: RR
- IZONING: RR
- OCCUPANCY GROUP: V = R1
- TYPE OF CONSTRUCTION: ONE
- NUMBER OF STORIES: ONE
- PROPOSED CONDITIONED AREA: 2276 SQ. FT.
- PROPOSED PORCH AREA: 150 SQ. FT.
- PROPOSED GARAGE AREA: 406 SQ. FT.
- ALL FINISH GRADING SHALL SLOPE AWAY FROM BUILDING AT A MINIMUM SLOPE OF 2 PERCENT.
- EXISTING VEGETATION: OAK TREES & GRASS
- BUILDING AREA SUBJECT TO INSULATION: SPRINKLERED MICROFAS V 6.01 BY ROCK SOLID ENGINEERING, INC. 2201 CA - BLDG., MECH., PLUMB., ELEC., CFC, I CALIFORNIA ENERGY CODE
- SPRINKLER SYSTEM: SPRINKLERED MICROFAS V 6.01 BY ROCK SOLID ENGINEERING, INC. 2201 CA - BLDG., MECH., PLUMB., ELEC., CFC, I CALIFORNIA ENERGY CODE
- ENERGY METHOD: MICROFAS V 6.01 BY ROCK SOLID ENGINEERING, INC. 2201 CA - BLDG., MECH., PLUMB., ELEC., CFC, I CALIFORNIA ENERGY CODE
- GEOTECH REPORT: [Symbol]
- CODE EDITIONS: [Symbol]

SITE PLAN
SCALE 1" = 16'

SHEET INDEX:

SHEET NO. 1	.....	SITE PLAN
SHEET NO. 2	.....	FOUNDATION PLAN
SHEET NO. 3	.....	FOOTING DETAILS
SHEET NO. 4	.....	FLOOR PLAN
SHEET NO. 5	.....	ELEVATIONS
SHEET NO. 6	.....	ROOF PLANS
SHEET NO. 7	.....	SECTIONS
SHEET NO. 8	.....	ROOF DETAILS
SHEET NO. 9	.....	DETAILS
SHEET NO. 10	.....	INTERIOR ELEV'S & CEC
SHEET NO. 11	ELECTRICAL HEATING
SHEET NO. 12	PLUMBING PLAN & GENERAL SPECIFICATIONS

REVISIONS
PC-2/02/05

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ARCHITECTURE & ENGINEERING
ARCHITECTURE AND ENGINEERING INC.
12111 San Angelo Dr., Salinas, CA, P.O. 424-4052

RESIDENCE PLAN FOR
DESYOND BUILDING & DEVELOPMENT
5951 THIMIO WAY, PRINEDALE, CA.

DATE 11/15/04
PLOT SCALE 1/4" = 1'-0"
DRAWN AEB
PREF TWO-SHEET
SHEET 1
OF SHEETS

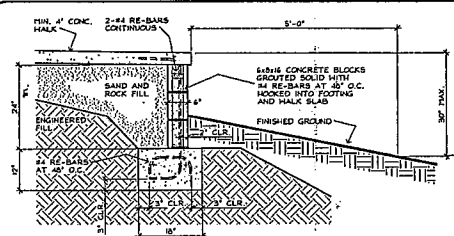
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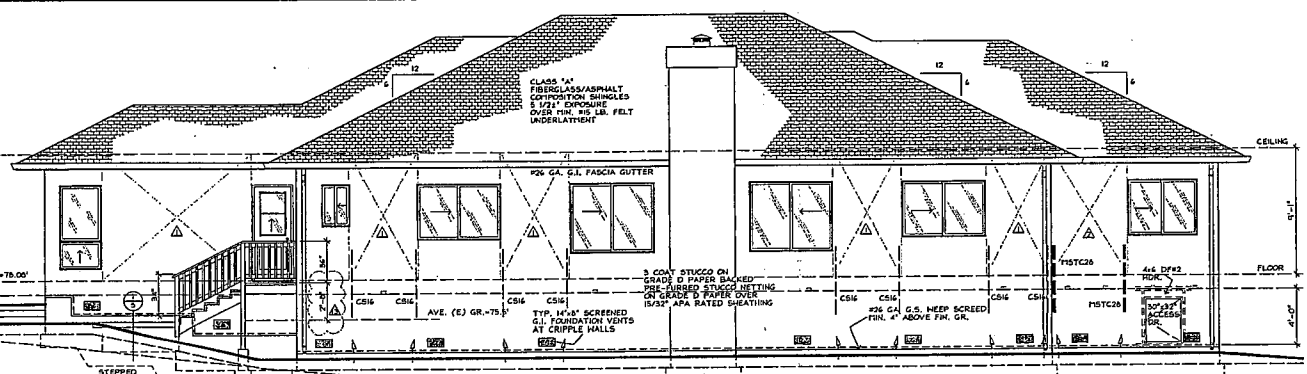
G.P. ARCHITECTURE & DEVELOPMENT
ARCHITECTS
12111 San Angelo Dr., Salinas, CA. Ph. 424-6052

RESIDENCE FOR
DESMOND BUILDING & DEVELOPMENT
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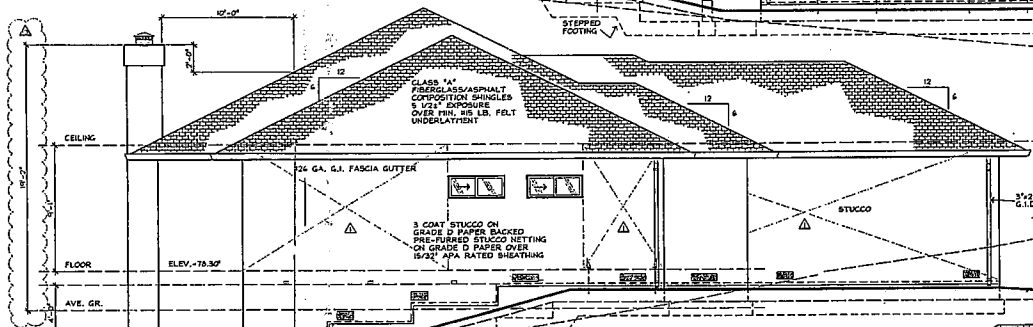
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SHEET 5
OF SHEETS



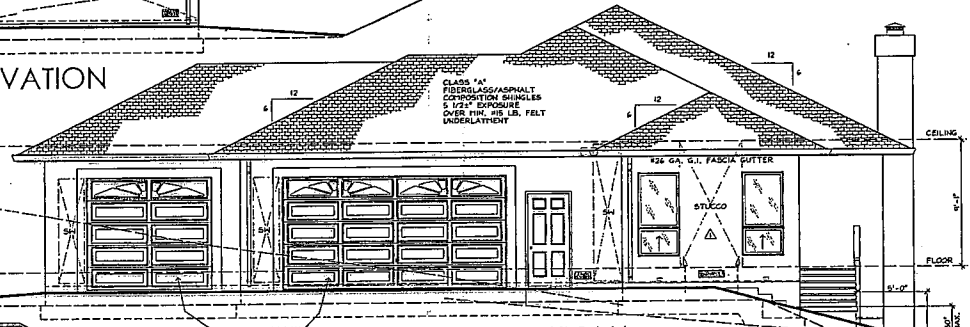
RETAINING WALL
AT WALK



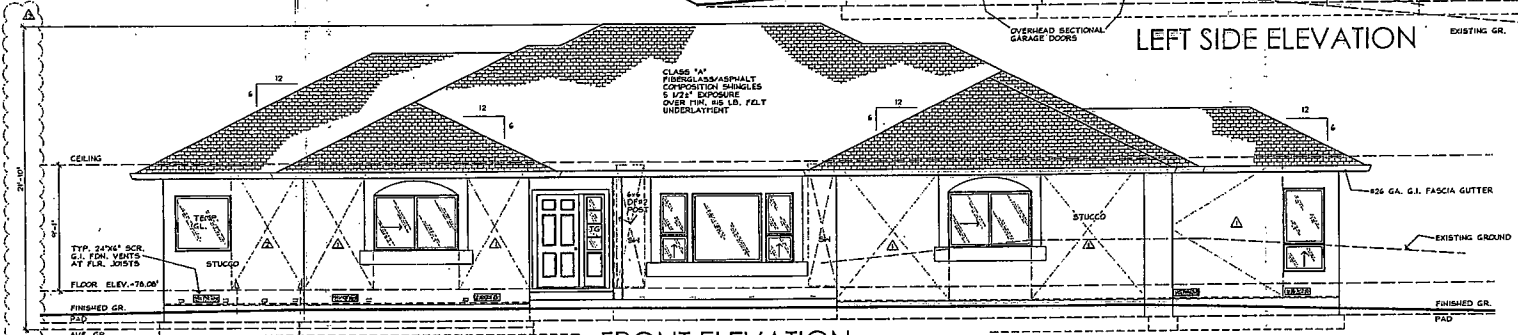
BACK ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION

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

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