

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

RESOLUTION NO. 05061

A. P. # 125-051-021-000
125-051-022-000

FINDINGS AND DECISION

In the matter of the application of
Alan Forrest (PLN050210)

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 a Use Permit to rectify a violation (CE010136 & CE010143) by allowing a partial restoration and additional improvements to a previously graded access road and grading (580 cubic yards of cut and 460 cubic yards of fill); Use Permit for the removal of 35 oak trees; Use Permit to allow development on slopes in excess of 30%; and construction of a 1,079 square foot two-story single family dwelling with an attached two-car garage on Parcel Number 125-051-022-000. The properties are located on Carlson Road, Salinas (, North County Area Plan , and 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 the applicable plans and policies, of the Monterey County General Plan, the North County Area Plan, and the Monterey County Zoning Ordinance (Title 21) which designates this area as appropriate for residential development.

EVIDENCE: (a) Planning and Building Inspection Department staff has reviewed the project as contained in the application and accompanying materials for consistency and conformity with the Monterey County General Plan and the North County Area Plan. Staff has reviewed the project as contained in the application and accompanying materials for conformity with the Monterey County Zoning Ordinance (Title 21) and has determined that the project is consistent with the North County Area Plan which designates this area as appropriate for residential development. Staff notes are provided in Project File PLN050210.

(b) The project planner conducted an on-site inspection in February and March of 2005 to verify that the project conforms to the plans listed above.

(c) The project complies with the regulations for a single family residence in accordance with Section 21.14.030.

(c) The parcel is zoned Low Density Residential, 2.5 units per acres, ("LDR/2.5"). The project is in compliance with Site Development Standards for a Low Density Residential District in accordance with Section 21.14.060. of the Monterey County Zoning Ordinance (Title 21)

(d) 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 No. PLN050210.

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

EVIDENCE: (a) The project has been reviewed for suitability by Planning and Building Inspection, Public Works, Water Resources Agency, Environmental Health, Parks. Recommended conditions and mitigation measures have been incorporated.

(b) Technical reports prepared by outside Biologist, Forester and geotechnical consultants indicate that there are no physical or environmental constraints which could not be mitigated.

A "Biological Report" prepared by Denis Duffy & Associates Inc (October 2003) identified significant impacts to natural resources on the site and in the adjacent parcels. Recommendations were made to mitigate the impacts which were incorporated into the project as conditions. A "Forest Management Report" prepared by Webster & Associates Professional Foresters (November 2004) concludes that there is no alternative project that would lessen the number of trees to be removed. Recommendations from the report are incorporated in the project design and are to be implemented during construction. A "Preliminary Geologic and Soil Engineering Report" prepared by Soils Surveys Inc (October 2003). It concludes that the site is suitable for the proposed development provided that the recommendations in the report are incorporated in the project design and are implemented during construction.

(c) Reports are in Project File PLN050210.

(d) Staff conducted an on-site visit in February and March of 2005 to verify that the site is suitable for this use.

3. FINDING: CEQA -The proposed project, including all permits and approvals, will not have significant adverse impacts on the environment. A Mitigated Negative Declaration has been prepared and is on file (File PLN050210) in the Planning and Building Inspection Department. Mitigation measures identified in the Initial Study and the Mitigated Negative Declaration have been incorporated into the approved project or are made conditions of approval. A Program for Monitoring and/or Reporting on Conditions of Approval (hereafter "the Program") has been prepared pursuant to Public Resources Code 21081.6 and is made a condition of approval. The Program is attached hereto as Exhibit "D" and is incorporated herein by reference. Potential environmental effects have been studied, and there is no substantial evidence in the record, as a whole, that supports a fair argument that the project, as designed, may have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment and analysis of the County based upon the findings and conclusions drawn in the Initial Study and the testimony and information received, and scientific and factual data presented as evidence during the public review process.

EVIDENCE: (a) County staff prepared an Initial Study for the project in compliance with the California Environmental Quality Act (CEQA), its Guidelines. The Initial Study provided substantial evidence that the project, with the addition of mitigation measures, would not have significant environmental impacts.

(b) A Mitigated Negative Declaration was filed with the County Clerk on September 28, 2005 and noticed for public review. All comments received on the Initial Study have been considered as well as all evidence in the record, which includes studies, data, and reports supporting the Initial Study; additional documentation requested by staff in support of the Initial Study findings; information presented or discussed during public hearings; staff reports that reflect the County's independent judgment and analysis regarding the above referenced studies, data, and reports; application materials; and expert testimony. Among the studies,

data, and reports analyzed as part of the environmental determination are the following:

- Monterey County General Plan
- Monterey County Zoning Ordinance, Title 21
- North County Area Plan
- Biological study by Dennis Duffy and Associates Inc
- Forest Management Plan by Webster and Associates professional Foresters
- Geotechnical Report prepared by Soils Surveys, Inc.

(c) The Monterey County Planning and Building Inspection Department, located at 168 West Alisal Street 2nd floor Salinas is the custodian of the documents and the materials that constitute the record of proceedings upon which the adoption of the Mitigated Negative Declaration is based

(d) Preceding and following Findings and supporting Evidence.

4. FINDING: 30 PERCENT SLOPE WAIVER - The proposed development as designed better achieves the goals, policies, and objectives of the Monterey County General Plan and the North County Area Plan.

EVIDENCE: (a) The project area is a 4.3 area parcel which is heavily forested and significantly impacted by slopes ranging between 25 to over 30%.

(b) The project must utilize the adjacent proposed driveway as primary access to the parcel.

(c) Materials in file and applicant's letter of justification for a waiver of the policy prohibiting development on slopes exceeding 30 percent.

5. FINDING: TREE REMOVAL - Tree removal is the minimum required under the circumstances of the case. The removal will not involve a risk of adverse environmental impacts such as: soil erosion, water quality, ecological impacts, noise pollution, air movement, and wildlife habitat.

EVIDENCE: (a) A Forest Management Plan has been prepared for this parcel by Webster and Associates, dated November 2004 and is on record in the Monterey County Planning and Building Inspection Department (Library No. 050638) states: "There is no feasible project that would lessen the number of trees to be removed" and that "The remaining 7 acres can be maintained and managed as an intact forest over the long term."

(b) An Initial conducted for the project identified potential ecological impacts to the forest and wildlife habitat. Mitigations and conditions were incorporated into the project to reduce those impacts to a less than significant level.

(c) A grading and erosion control plan required, as a condition of approval will assure that development of the project does not result in additional impacts regarding soil erosion

(d) A condition has been added requiring the applicant to record a notice against the property stating that a Forest management Plan has been prepared for the project and any tree removal shall be in accordance with the approved plan.

EVIDENCE: Preceding findings and supporting evidence.

6. 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. Currently a violation exists on the property. Zoning violation abatement costs, if any, have been paid.

EVIDENCE: Zoning and grading code violations on the subject properties (Assessor's Parcel Numbers 125-051-021 & 125-051-022) relate to grading on slopes in excess of 30% slopes and the removal of 21 oak trees.. Corrective measures fines and enforcement fees have been collected. No further code enforcement actions have been deemed necessary.

EVIDENCE: Planning staff has reviewed the conditions of the site as part of the review of the application, and has determined that necessary corrective measures can be achieved through the proposed development under this Combined Development Permit and restoration plan (File No. PLN040739 & PLN050210) and that no additional corrective measures are necessary to bring the property into full compliance with all applicable regulations.

EVIDENCE: Review of Planning and Building Inspection records by staff has concluded that no other code violations exist on the subject property.

7. FINDING: HEALTH AND SAFETY – The establishment, maintenance, and operation of the proposed development applied for will not under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County.

EVIDENCE: Preceding findings and supporting evidence.

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

EVIDENCE: Section 21.80.040 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 Restoration Plan, Mitigated Negative Declaration and Program for Monitoring and/or Reporting on Conditions of Approval be adopted and said application for a Combined Development Permit and Restoration Plan 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, vandevere, Rochester, Diehl, Sanchez, Wilmot
NOES: None
ABSENT: Salazar


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 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.

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

Project Name: Alan Forrest

Planning File No: PLN040739

Approval by: Planning Commission

Date: November 9, 2005

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

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1.		<p>PBD029 - SPECIFIC USES ONLY A Combined Development Permit consisting of a Use Permit to rectify a violation (CE010136 & CE010143) by allowing a partial restoration and additional improvements to a previously graded access road and grading (580 cubic yards of cut and 460 cubic yards of fill); Use Permit for the removal of 35 oak trees; Use Permit to allow development on slopes in excess of 30%;and construction of a 1,079 square foot two-story single family dwelling with an attached two-car garage on Assessor's Parcel Number 125-051-022-000. 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. (Planning and Building Inspection)</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other- wise stated	
2.		<p>PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 050210) was approved by the Planning Commission for Assessor's Parcel Number: 125-051-022-000 on November 9, 2005. The permit was granted subject to 34 conditions of approval, and 11 Mitigation Measure(s), which run</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>
		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)				
3.		PBD022 - MITIGATION MONITORING PROGRAM The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. (Planning and Building Inspection)	1) Enter into agreement with the County to implement a Mitigation Monitoring Program. 2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.	Owner/ Applicant	Within 60 days after project approval or prior to issuance of grading and building permits, which-ever occurs first.	

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)
4.		<p>PBD030 - STOP WORK - RESOURCES FOUND If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (Planning and Building Inspection)</p>	<p>Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.</p>	<p>Owner/ Applicant/ Archaeologist</p>	<p>Ongoing</p>	
5.		<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>	<p>Submit three copies of the lighting plans to PBI for review and approval.</p>	<p>Owner/ Applicant</p>	<p>Prior to issuance of building permits.</p>	

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6.		<p>PBD011 - EROSION CONTROL PLAN AND SCHEDULE</p> <p>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, dust during, and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of Planning and Building Inspection. (Planning and Building Inspection)</p>	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	
7.		<p>PBD032(B) – TREE AND ROOT PROTECTION</p> <p>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	

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8.		PBD022 - MITIGATION MONITORING PROGRAM The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. (Planning and Building Inspection)	2) Enter into agreement with the County to implement a Mitigation Monitoring Program. 2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.	Owner/ Applicant	Within 60 days after project approval or prior to issuance of grading and building permits, which-ever occurs first.	
9.		PBD018(B) - LANDSCAPE PLAN AND MAINTENANCE (OTHER THAN SINGLE FAMILY DWELLING) 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. Landscaping shall comply with mitigation 1.0, 7.0, and 7.1 of the initial study. Plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping The landscaping shall be installed and inspected prior to occupancy. The applicant shall continuously maintain all landscaped areas and/or fences and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (Planning and Building Inspection)	Submit landscape plans and contractor's estimate to PBI for review and approval.	Owner/ Applicant/ Contractor	At least 90 days prior to final inspection or occupancy	
			The applicant shall continuously maintain all landscaped areas and fences; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	Ongoing	
10.		PBD026 – NOTICE OF REPORTS Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Geotechnical report has been prepared for this parcel by Soils Surveys Inc, dated October, 2005 and is on record in the Monterey County Planning and Building Inspection Department Library No. 050642. All development shall be in accordance with this report." (Planning and Building Inspection)	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>
11.		PBD026 – NOTICE OF REPORTS Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Biological report has been prepared for this parcel by Dennis Duffy & Associates, dated March, 2005 and is on record in the Monterey County Planning and Building Inspection Department Library No. 050740. All development shall be in accordance with this report." (Planning and Building Inspection)	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits	
12.		PBD026 – NOTICE OF REPORTS Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Forest Management report has been prepared for this parcel by Webster and associates, dated November, 2004 and is on record in the Monterey County Planning and Building Inspection Department Library No. 050638. All development shall be in accordance with this report." (Planning and Building Inspection)	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits	
13.		NON STANDARD - RESTORATION OF ILLEGAL ROAD CUT Prior to completion of the development, the area disturbed by the illegal grading activities shall be restored as specified under 7.0 & 7.1 of the biological report, including the replacement of 21 oak trees subject to the approval of the Director of Planning and Building Inspection. Plans for such restoration shall be submitted to and approved by the Director of Planning and Building Inspection prior to commencement of use. (Planning and Building Inspection)	Submit restoration plans to PBI for review and approval.	Owner/ Applicant	Prior to start of use.	
ENVIRONMENTAL HEALTH						

<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>
14.		<p>EH14 - ENGINEERED SEPTIC SYSTEM</p> <p>Submit an engineered wastewater disposal system design to the Director of Environmental Health for review and approval meeting the regulations found in Chapter 15.20 of the Monterey County Code, and <u>Prohibitions</u> of the Basin Plan, RWQCB. (Environmental Health)</p>	Division of Environmental Health must approve plans.	CA Licensed Engineer /Owner/ Applicant	Prior to filing the final map/ issuance of building permits.	
WATER RESOURCES						
15.		<p>WR0040 WATER CONSERVATION MEASURES (WR)</p> <p>The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</p> <ol style="list-style-type: none"> 1. 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. 2. 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) 			Prior to Final Building Inspection/Occupancy:	
16.		<p>WR2 - STORMWATER CONTROL</p> <p>The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Stormwater runoff from impervious surfaces shall be dispersed at multiple points, away from and below any septic leach fields, over the least steep available slopes, with erosion control at outlets.</p>	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer	Prior to issuance of any grading or building permits	

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		Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)				
NORTH COUNTY FIRE PROTECTION DISTRICT						
17.		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	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

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		<p>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 Protection District)</p>				
18.		<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 Protection District)</p>	<p>Applicant shall enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of building permit.</p>	

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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)
19.		<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 Protection District)</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p><i>Applicant or owner</i></p>	<p>Prior to issuance of grading and/or building permit.</p>	

<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>
20.		FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) 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.	<i>Applicant or owner</i>	Prior to issuance of grading and/or building permit.	
21.		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 Protection District).	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.	
22.		FIRE026 - ROOF CONSTRUCTION (STANDARD) 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).	<i>Applicant shall enumerate as "Fire Dept. Notes" on plans.</i>	<i>Applicant or owner</i>	Prior to issuance of building permit.	

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

<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>
REVISED MITIGATION MEASURE (S)						
24.	1.0	General Vegetation Appropriate native seed should be hydro-sprayed or spread by hand and covered with straw on all disturbed soil (not including the road cut restoration). The application of plant material as described should be conducted or supervised by a qualified biologist or revegetation expert. Sterile rye grass seed should not be applied, as it will not prevent the spread of non-native invasive plant species in subsequent years.	The application of plant material as described will be conducted or supervised by a qualified biologist or revegetation expert.	The Project applicant.	Upon submittal of Vegetation plans to the County for review for approval	
25.	2.0	Tree Removal A qualified arborist or forester should be retained to monitor tree removal and trimming prior to the initiation of these activities. This person will actively review construction plans and activities at the initiation of grading and provide instruction and guidance to the contractor to reduce impacts to protected trees in compliance with County guidelines and measures presented below. At such a point as the forester is satisfied with the implementation of protective measures, the contractor can move forward unsupervised.	An arborist or forester should be retained to monitor tree removal and trimming prior to the initiation of construction activities	Project applicant and Arborist or Forester.	Upon submittal of Vegetation plans to the County for review for approval	
26.	2.1	Tree Removal All trees; not scheduled for removal, but with the potential to be impacted by construction activities, should have protective materials placed around the portions of the trunks that would be affected. These materials could include straw bails or length of lumber.	An arborist or forester should be retained to monitor tree removal and trimming prior to the initiation of construction activities	The Project applicant and Arborist or Forester.	During all construction activities	
27.	2.2 & 6.0	Tree Removal A scenic easement shall be conveyed to the County over the remaining portions of the property where the Oak Woodlands and the designated wetland buffer area exists, per the Biological Report. An easement deed shall be submitted to, and approved by, the Director of Planning and Building Inspection prior to issuance of grading and building permits.	Applicant's surveyor shall prepare description of area to be conveyed as a scenic conservation easement to the County.	Owner/ Applicant and Surveyor	Prior to issuance of 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>
28.	3.0	<p>Special-Status Plant Species The developer will be required to submit a plan to harvest and monitor the successful transplantation the existing Pajaro manzanita plants from the road cut prior to restoration and replanting them on the northern border of the parcel boundary in an appropriate open area. The newly transplanted manzanita plants shall be monitored for a period specified by a biologist.</p>	Provide the county with a harvest and replanting plan. The plan will include a success plan and monitoring element to determine when the relocated plants have been successfully established.	The Project applicant and Arborist or Forester.	Prior to issuance of building permits	
29.	5.0	<p>Special-Status Wildlife Species Subsequent to all fencing and staking being installed on the site and within 7 days of the initiation of construction, a qualified biologist should survey all areas identified as scheduled for ground disturbance for the purpose of flagging woodrat nests. Nests outside of areas to be disturbed need not be flagged. After the nests are flagged vegetation, removal should occur around the nests. After the vegetation is removed, the nests should be disassembled and the materials placed outside the area of disturbance. This process should be conducted or supervised by a qualified biologist.</p>	A qualified biologist should survey all areas identified as scheduled for ground disturbance for the purpose of flagging woodrat nests. This process will be conducted or supervised by a qualified biologist. A report stating verifying compliance with this mitigation will be submitted to the county upon completion of this work.	The Project applicant and Arborist or Forester.	Prior to issuance of building permits, 7 days of the initiation of construction.	
30.	5.1	<p>Special-Status Wildlife Species If construction is to begin before August 1, before young have fledged, pre-construction surveys for nesting raptors are required within 500 feet of areas scheduled for disturbance. If raptor nests are located during pre-construction surveys, a qualified biologist should establish a 300-foot buffer around each nest for the duration of the breeding season (until such time as the young are fully fledged) to prevent nest harassment and brood mortality. If trees known to support raptor nests cannot be avoided, removal of these trees may only occur during the non-breeding season.</p>	Provide the county with a pre-construction surveys for nesting raptors are required within 500 feet of areas scheduled for disturbance.	The Project applicant and Biologist	Submit survey prior to the initiation of all construction activities.	

<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>
31.	6.0	Wetlands The project will be designed and configured to incorporate a buffer zone of at least 100 feet from the centerline of the referenced drainage feature. No ground disturbance of any kind should be allowed within this buffer including the installation of septic or leach features.	Provide the county with a harvest and replanting plan. The plan will include a success plan and monitoring element to determine when the relocated plants have been successfully established.	The Project applicant and Arborist or Forester.	Submit plan 90 days prior to occupancy.	
32.	6.1	Wetlands The 100-foot buffer should be fenced before the initiation of construction activities.	Provide the county with a harvest and replanting plan. The plan will include a success plan and monitoring element to determine when the relocated plants have been successfully established.	The Project applicant and Arborist or Forester.	Submit plan 90 days prior to occupancy.	
33	7.0	Restoration All areas disturbed either by the original grading or subsequent restoration should be planted on 3-foot center with appropriate native plant species. The size of the plantings can be plug or larger. Native perennial grass seed should be spread on all areas disturbed by the road restoration between the installed plugs and covered with straw by hand.	Provide the county with a replanting plan for the trees and recommended vegetation. The plan will include a success plan and monitoring plan to determine if plants have been successfully established and a success plan in the event the replanting fails.	The Project applicant and a qualified biologist	Submit plan 90 days prior to occupancy.	
34.	7.1	Restoration A qualified biologist should supervise the planting described above. Specifically, the biologist should review and approve the plant species to be installed. The biologist should be present at the initiation of installation to ensure the site is planted as described above. Once the biologist is confident the project proponent understands the correct planting configuration and methods, the planting may continue without supervision, the biologist should review the planting immediately after it is completed to review if the planting was completed appropriately. If not, the project proponent and the biologist should work to resolve the unsatisfactory results. The County should require a letter report be submitted by the biologist stating that the plant installation was appropriately carried out prior to final occupancy.	Provide the county with a replanting plan for the trees and recommended vegetation. The plan will include a success plan and monitoring plan to determine if plants have been successfully established and a success plan in the event the replanting fails.	The Project applicant and a qualified biologist	Submit plan 90 days prior to occupancy.	

END OF CONDITIONS

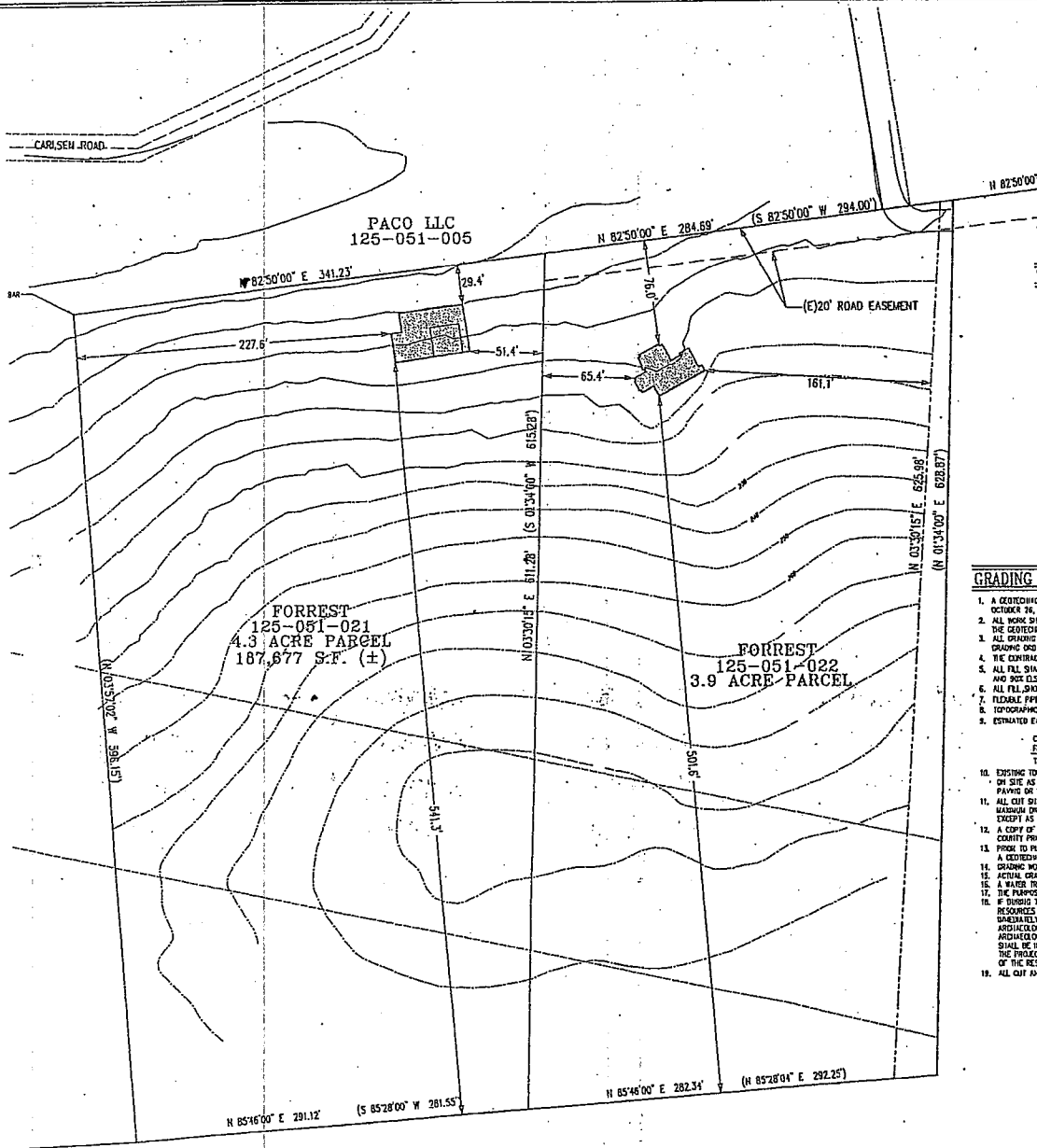


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- SHEET 3 - PROPOSED CONSTRUCTION OVERVIEW
- SHEET 4 - PARCEL "A" GRADING PLAN
- SHEET 5 - PARCEL "B" GRADING PLAN
- SHEET 6 - SLOPE ANALYSIS
- SHEET 7 - DETAILS, EASEMENTS TO BERTHA CANYON

GRADING NOTES:

1. A GEOTECHNICAL INVESTIGATION WAS PREPARED FOR THIS PROJECT BY SOIL SURVEYS, INC. DATED OCTOBER 16, 2004.
2. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH 2001 C.B.C. STANDARDS AND SPECIFICATIONS, THE GEOTECHNICAL REPORT BY SOIL SURVEYS, INC. (OCT. 2004).
3. ALL GRADING SHALL CONFORM TO THE LATEST EDITION OF MONTEREY STANDARDS AND SPECIFICATIONS, AND GRADING ORDINANCE, FEISS AND CROOK'S CONTROL, ORDINANCE #238.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO THE START OF ANY WORK.
5. ALL FILL SHALL BE COMPACTED TO 95% RELATIVE DRY DENSITY UNDER OVERLAY AND PAVED AREAS, AND 90% OTHERWISE.
6. ALL FILL SHOULD BE PLACED AND COMPACTED IN 6" LIFTS.
7. FLEDSIDE PIPE SHALL NOT BE USED IN THIS PROJECT.
8. TOPOGRAPHIC INFORMATION TAKEN FROM FIELD DATA OBTAINED BY MONTEREY BAY ENGINEERS, INC.
9. ESTIMATED EARTHWORK QUANTITIES:
 *** PROPOSED EARTHWORK ***
 CUT: 500 CU YDS
 FILL: 400 CU YDS
 TOTAL: 900 CU YDS EXCEPT
 10. EXISTING TOPOGRAPHY IN ALL AREAS TO BE DRAINED SHALL BE STRIPPED AND STOCKPILED IN A LOCATION ON SITE AS DIRECTED BY OWNER. TOPSOIL FILL BE SPREAD OVER ALL AREAS NOT OCCUPIED BY PAVING OR STRUCTURES FOR FINAL LANDSCAPING.
 11. ALL CUT SHALL BE USED ON SITE AS FILL MATERIAL ON THE JOB SITE. ROCK OVER TWELVE INCHES IN ITS MAXIMUM DIMENSION MAY NOT BE USED IN A FILL. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES.
 12. A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY PRIOR TO ANY REQUESTS FOR FINISH INSPECTION OR FINAL GRADING INSPECTION.
 13. PRIOR TO PLACEMENT OF EARTHWORK FILL, THE FILL KEY MAY SHALL BE INSPECTED AND APPROVED BY A GEOTECHNICAL/SOIL ENGINEER.
 14. GRADING WORK IS ESTIMATED TO BE PERFORMED FROM JULY, 2001 THROUGH OCTOBER, 2004.
 15. ACTUAL GRADING SHALL BEEN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED IMMEDIATELY WITHIN 180 FEET OF THE FILL DATA. IT CAN BE CONSULTED BY A QUALIFIED PROFESSIONAL ARCHITECT/GEOLOGIST (E.G. AN ARCHITECT/GEOLOGIST REGISTERED WITH THE SOCIETY OF PROFESSIONAL ARCHITECTS/GEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WORK CONTRACTED, THE PROJECT PLANNER AND THE ARCHITECT/GEOLOGIST SHALL IMMEDIATELY NOTIFY THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROTECTIVE MEASURES REQUIRED FOR THE SUBSEQUENT PROCESS.
 16. 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 100 FEET OF THE FIND DATA. IT CAN BE CONSULTED BY A QUALIFIED PROFESSIONAL ARCHITECT/GEOLOGIST. THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT AND A QUALIFIED ARCHITECT/GEOLOGIST (E.G. AN ARCHITECT/GEOLOGIST REGISTERED WITH THE SOCIETY OF PROFESSIONAL ARCHITECTS/GEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WORK CONTRACTED, THE PROJECT PLANNER AND THE ARCHITECT/GEOLOGIST SHALL IMMEDIATELY NOTIFY THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROTECTIVE MEASURES REQUIRED FOR THE SUBSEQUENT PROCESS.
 19. ALL CUT AND FILL SLOPES ARE SPECIFIED NOT STEEPER THAN 2' HORIZONTAL TO 1' VERTICAL (2:1).

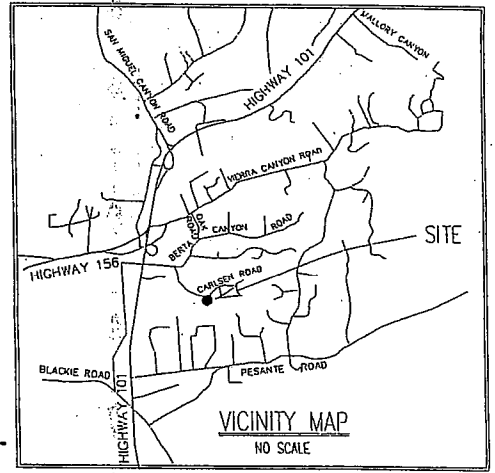
APPLICANT INFORMATION

PROJECT APN: 125-051-021, 022
 ALAN FORREST
 177 WESTER STREET #280
 MONTEREY, CA 93940
 GEOTECHNICAL: RONALD E. DANIE, P.E.
 CONSULTANT: R.E. DANIE & ASSOCIATES, INC.
 103 CLAYTON STREET
 SALINAS, CA 93901
 (831) 787-3172

SCALE: 1" = 40'



FOR PLAN CHECK ONLY
 NOT FOR CONSTRUCTION



EROSION CONTROL NOTES:

1. ALL DISTURBED SURFACES MUST BE PROTECTED FROM EROSION, BETWEEN OCTOBER 15 AND APRIL 15.
2. EROSION CONTROL MEASURES MUST BE IN PLACE AND CONTINUOUSLY MAINTAINED.
3. DISTURBANCE OF SURFACE VEGETATION DURING CONSTRUCTION SHALL BE KEPT TO A MINIMUM.
4. DISTURBED AREAS SHOULD BE SEEDING, FERTILIZED, AND MULCHED TO PREVENT EROSION DURING WETTER MONTHS. A CONTINUOUS STRAIN SHALE SILT BARRIER SHALL ALSO BE INSTALLED BELOW THE DISTURBED AREAS.
5. ALL CUT AND FILL SLOPES SHALL BE PLANTED WITH A SEED MIXTURE CONSISTENT WITH THE DISTRICT NATURAL VEGETATION.
6. AFTER CULTIVATION, THE EROSION CONTROL MATERIAL SHALL BE SWEEP AND APPLIED TO ALL CUT AND FILL SLOPES IN APPROXIMATELY THE FOLLOWING PROPORTIONS:

MATERIAL	PER ACRE (SLOPE MEASUREMENTS)
SEED	50 POUNDS
FERTILIZER	500 POUNDS
STRAW MULCH	1000 POUNDS
WATER	AS REQUIRED
7. RAIN RUNOFF FROM THE SITE SHALL BE FILTERED BY A STAIN BALE SILTATION BARRIER TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
8. TEMPORARY CUT-OFF BARRIERS OR DITCHES MAY BE CONSTRUCTED TO DIRECT RUNOFF TO SILTATION BASINS PRIOR TO COLLECTION INTO NATURAL CHANNELS OR DRAIN ROADS.
9. ALL EROSION CONTROL MEASURES MUST BE IN PLACE AT THE END OF EACH DATE.
10. DUST FROM THE GRADING OPERATION MUST BE CONTROLLED. THE OWNER OR CONTRACTOR MAY BE REQUIRED TO KEEP ADEQUATE EQUIPMENT ON THE GRADING SITE TO PREVENT DUST PROBLEMS. (ORD. 2351 SECTION 118, 1978)
11. CLEARANCE OF VEGETATION AROUND THE BUILDING AND EGRESS ACCESS TO THE BUILDING TO COMPLY WITH THE FIRE DEPARTMENT HAZARD JURISDICTION.

REVISIONS	DATE	BY	DESCRIPTION
1	JAN 15, 05	BCV	ISSUE FOR PERMITS
2	MAR 30, 05	BCV	ISSUE FOR PERMITS
3	JUL 1, 05	BCV	ISSUE FOR PERMITS
4	JUL 20, 05	BCV	ISSUE FOR PERMITS

GRADING & RESTORATION PLAN			
A PORTION OF			
RANCHO BOLSA NUEVA Y MORO COJO			
APN 125-051-021,022			
COUNTY OF MONTEREY	STATE OF CALIFORNIA		
PREPARED FOR			
ALAN FORREST			
BY			
MONTEREY BAY ENGINEERS, INC.			
NO. DRAWING	DATE	SCALE	SHEET NO.
125-051-021-022	DEC 2004	BCV	CL OF 7

EXHIBIT F

ALAN FORREST

Lot "A" - 65 Carlsen Road

APN: 125-05-022
Prunedale, California
Monterey, County

OWNER:

ALAN FORREST
17 WEBSTER STREET - SUITE 200
MONTEREY, CA. 95040

SITE AREA NOTES:

HOUSE FOOTPRINT: 1078.75 SQ. FT.
LOT AREA: 168.720 SQ. FT.
LOT COVERAGE RATIO: 0.64%

PW050210

AVERAGE NATURAL GRADE:

LOW GRADE CORNER: 185.50 FT.
HIGH GRADE CORNER: 198.00 FT.
AVE. NATURAL GRADE: 191.75 FT.
ROOF PEAK HEIGHT: 215.33 FT.
HEIGHT ABOVE NAT. GRADE: 23.58 FT.

PREPARED BY:

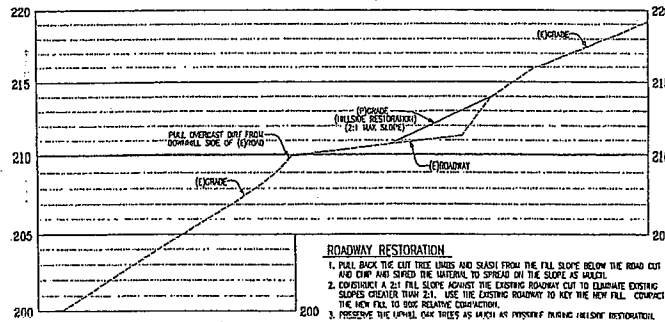
MICHAEL E. CHANDLER & ASSOC.
P.O. Box 323, Pacific Beach, Ca. 92033 831-407-3333 phone 831-626-0266 fax

EXHIBIT G

PACO LLC
125-051-005

FORREST
125-051-021
4.3 ACRE PARCEL

FORREST
125-051-022
3.9 ACRE PARCEL



ROADWAY RESTORATION

1. FILL BACK THE CUT TREE LIMBS AND BRUSH FROM THE FILL SLOPE BELOW THE ROAD CUT AND CHIP AND SPREAD THE MATERIAL TO SPREAD ON THE SLOPE AS WALKER.
2. ESTABLISH A 2:1 FILL SLOPE AGAINST THE EXISTING ROADWAY CUT TO ELIMINATE EXISTING SLOPES GREATER THAN 2:1. USE THE EXISTING ROADWAY TO KEY THE NEW FILL. COMPACT THE NEW FILL TO 90% RELATIVE COMPACTION.
3. PRESERVE THE UPRIGHT ONE TREES AS MUCH AS POSSIBLE IN THE ROADWAY RESTORATION.
4. SEED THE RESTORED SLOPES AND BARE GROUND ON THE RESTORED ROADWAY FLAT WITH THE GRASS FOR EROSION CONTROL. INSTANT JUTE NETTING ON THE SLOPES IF RECOMMENDED BY THE SOILS ENGINEER AFTER THE ROADWAY/RESTORATION WORK IS COMPLETE.
5. ALL RESTORATION SHALL BE IN CONFORMANCE TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND THE FOREST MANAGEMENT PLAN.

SECTION THROUGH (P)DRIVEWAY
SCALE: HORIZONTAL 1" = 4' VERTICAL 1" = 4'

SCALE: 1" = 20'



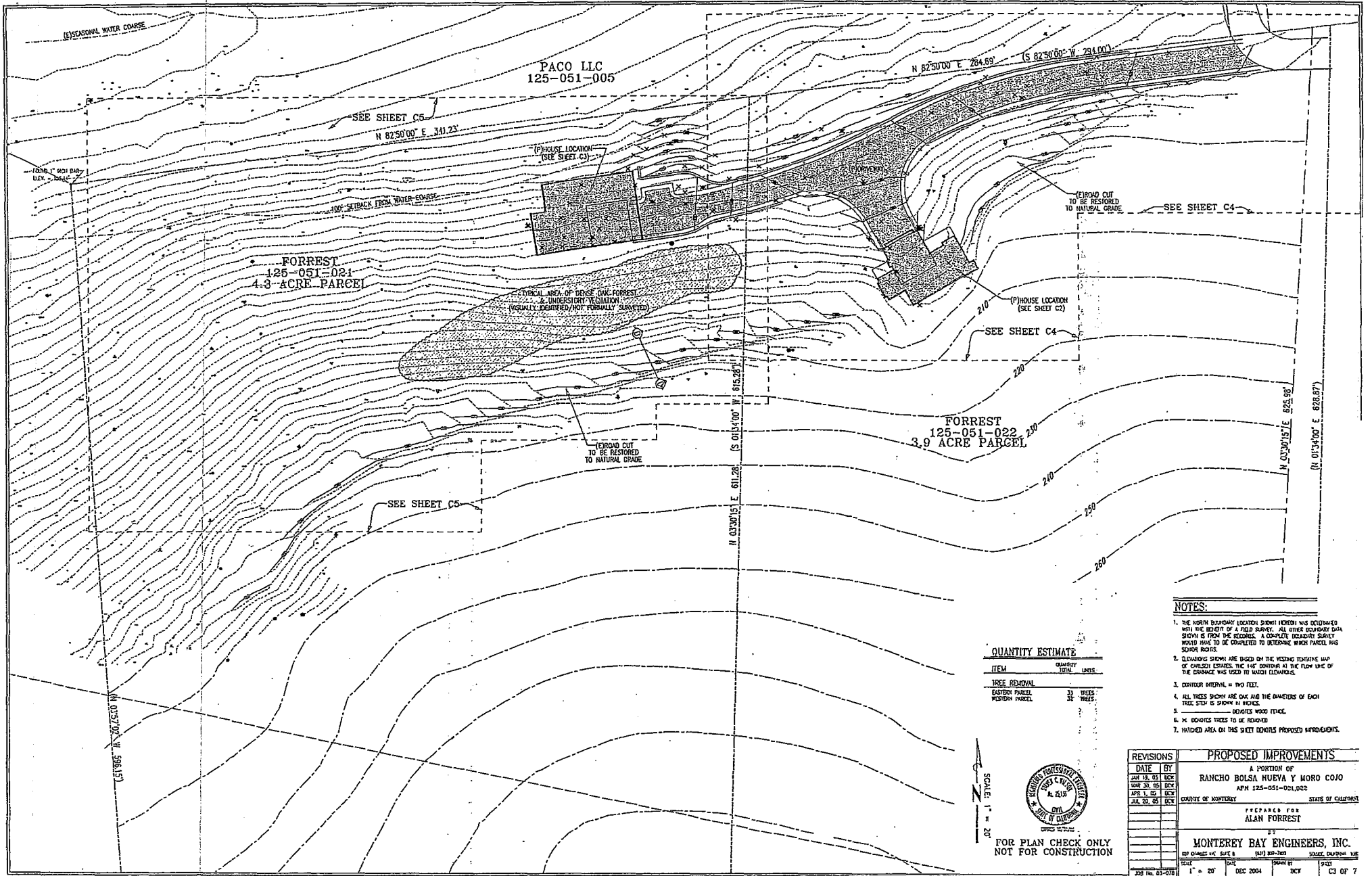
FOR PLAN CHECK ONLY
NOT FOR CONSTRUCTION

NOTES:

1. THE BOUNDARY LOCATION SHOWN HEREON WAS DETERMINED WITH THE BENEFIT OF A FIELD SURVEY. ALL OTHER BOUNDARY DATA SHOWN IS FROM THE RECORDS. A COMPLETE BOUNDARY SURVEY WOULD HAVE TO BE COMPLETED TO DETERMINE WHICH PARCEL HAS SHOWN HEREIN.
2. ELEVATIONS SHOWN ARE BASED ON THE VESTING TOTALSHEET MAP OF CALIFORNIA ESTATES. THE 144' CONTOUR AT THE FLOW LINE OF THE DRAINAGE WAS USED TO MATCH ELEVATIONS.
3. CONTOUR INTERVAL = TWO FEET.
4. ALL TREES SHOWN ARE DWD AND THE DIAMETERS OF EACH TREE SPEC IS SHOWN IN INCHES.
5. O = OCCUPIES WOOD PENCE.
6. X = INDICATES TREES TO BE REMOVED.
7. HATCHED AREA ON THIS SHEET DENOTES (P)DRIVEWAY CUT TO BE RESTORED WHERE NO OTHER IMPROVEMENTS ARE PROPOSED.

REVISIONS		DATE		BY	
		JUN 18, 05	BCP		
		MAR 28, 05	LEW		
		APR 1, 05	BOC		
		JUL 28, 05	BOC		

RESTORATION PLAN	
A PORTION OF	
RANCHO BOLSA NUEVA Y MORO COJO	
APN 125-051-021,022	
COUNTY OF MONTEREY	STATE OF CALIFORNIA
PREPARED FOR	
ALAN FORREST	
BY	
MONTEREY BAY ENGINEERS, INC.	
1015 CHANCE AVE. SUITE 8	(415) 899-1994
SEASIDE, CALIFORNIA 92556	
SCALE: 1" = 20'	DATE: DEC 2001
JOB NO. 03-078	DRWN BY: BCP
	SHEET: C2 OF 7



PACO LLC
125-051-005

FORREST
125-051-021
4.3 ACRE PARCEL

FORREST
125-051-022
3.9 ACRE PARCEL

TYPICAL AREA OF DENSE OAK FOREST
& UNDERSTORY VEGETATION
(USUALLY BEHEMOTED, NOT FORMALLY SURVEYED)

QUANTITY ESTIMATE

ITEM	QUANTITY	UNITS
TREE REMOVAL		
EASTERN PARCEL	33	TREES
WESTERN PARCEL	32	TREES

NOTES:

1. THE NORTH BOUNDARY LOCATION SHOWN HEREIN WAS ESTABLISHED WITH THE BENEFIT OF A FIELD SURVEY. ALL OTHER BOUNDARY DATA SHOWN IS FROM THE RECORDS. A COMPLETE BOUNDARY SURVEY WOULD HAVE TO BE COMPLETED TO DETERMINE WHICH PARCEL HAS SOUTH RIGHTS.
2. ELEVATIONS SHOWN ARE BASED ON THE VESTING TENTATIVE MAP OF CHANGES ENTERED THE 14TH DIVISION AT THE TIME OF THE DRAINAGE WAS USED TO DETERMINE ELEVATIONS.
3. CONTOUR INTERVAL = TWO FEET.
4. ALL TREES SHOWN ARE OAK AND THE DIMENSIONS OF EACH TREE STUB IS SHOWN IN INCHES.
5. * INDICATES WOOD PILES.
6. X INDICATES TREES TO BE REMOVED.
7. HATCHED AREA ON THIS SHEET INDICATES PROPOSED IMPROVEMENTS.

SCALE: 1" = 20'



FOR PLAN CHECK ONLY
NOT FOR CONSTRUCTION

REVISIONS		PROPOSED IMPROVEMENTS	
DATE	BY	A PORTION OF RANCHO BOLSA NUEVA Y MORO COJO APN 125-051-001,002 COUNTY OF MONTEREY STATE OF CALIFORNIA	
JUN 18, 05	BCW	PREPARED FOR ALAN FORREST	
MAR 30, 04	BCW	BY MONTEREY BAY ENGINEERS, INC.	
APR 1, 03	BCW	BY CHANGES IN: DATE: (S) 89-707	
JUL 20, 03	BCW	SCALE: 1" = 20'	DATE: DEC 2004
		DRAWN BY: BCW	SHEET: 03 OF 7

(SEASONAL WATER COURSE

ROAD CUT TO BE RESTORED TO NATURAL GRADE

SEE SHEET C2

(P)HOUSE LOCATION (SEE SHEET C2)

SEE SHEET C2

LATOURETTE 125-051-022 3.9 ACRE PARCEL

ROAD CUT TO BE RESTORED TO NATURAL GRADE

SEE SHEET C3

N 03°30'15" E. 611.28' (S. 011°4'00" W. 611.28')

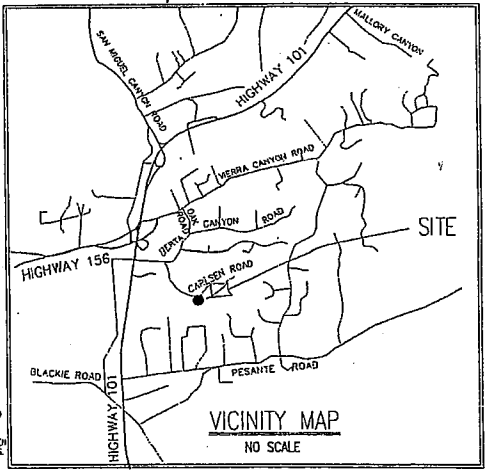
N 03°30'15" E. 645.98'

(N. 01°34'00" E. 622.87')

GRADING NOTES:

1. A GEOTECHNICAL INVESTIGATION WAS PREPARED FOR THIS PROJECT BY SOIL SURVEYS, INC. DATED OCTOBER 26, 2004.
2. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH 2001 C.B.C. STANDARDS AND SPECIFICATIONS, THE GEOTECHNICAL REPORT BY SOIL SURVEYS, INC. (OCT. 2004)
3. ALL GRADING SHALL CONFORM TO THE LATEST COUNTY OF MONTEREY STANDARDS AND SPECIFICATIONS, AND GRADING ORDINANCE, EROSION AND SEDIMENT CONTROL, ORDINANCE 12506.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO THE START OF ANY WORK.
5. ALL FILL SHALL BE COMPACTED TO 95% RELATIVE DRY DENSITY UNDER STANDARD AND TRACED AREAS, AND 90% ELSEWHERE.
6. ALL FILL SHOULD BE PLACED AND COMPACTED IN 4" LIFTS.
7. FLEDRICE PIPE SHALL NOT BE USED IN THIS PROJECT.
8. TOPOGRAPHIC INFORMATION TAKEN FROM FIELD DATA OBTAINED BY MONTEREY BAY ENGINEERS, INC.
9. ESTIMATED EARTHWORK QUANTITIES:
CUT: 580 CU.YDS.
FILL: 480 CU.YDS.
TOTAL: 1060 CU.YDS. EXCEPT
10. EXISTING TOPSOIL AT ALL AREAS TO BE GRADED SHALL BE STRIPPED AND STOCKPILED IN A LOCATION ON SITE AS DIRECTED BY OWNER. TOPSOIL FILL BE SPREAD OVER ALL AREAS NOT OCCUPIED BY FRAMING OR STRUCTURES FOR FINAL LANDSCAPING.
11. ALL CUT SHALL BE USED ON SITE AS FILL MATERIAL ON THE JOB SITE. ROCK OVER TWELVE INCHES IN ITS MAXIMUM DIMENSION MAY NOT BE USED IN A FILL. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY, AND WHICH SHALL NOT EXCEED 4 INCHES.
12. A COPY OF ALL CONTRACTOR TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY PRIOR TO ANY REQUESTS FOR FOOTING INSPECTION OR FINAL GRADING INSPECTION.
13. PRIOR TO PLACEMENT OF EARTHON FILL, THE FILL KEY WAY SHALL BE INSPECTED AND APPROVED BY A GEOTECHNICAL ENGINEER.
14. GRADING WORK IS ESTIMATED TO BE PERFORMED FROM JULY, 2004 THROUGH OCTOBER, 2004.
15. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF RECEIVING PERMITS OR THE WORK SHALL BE PLANTED.
16. A WATER POND SHALL BE MAINTAINED ON SITE AS NEEDED FOR DUST CONTROL DURING CONSTRUCTION.
17. THE PURPOSE OF GRADING IS FOR INFILL RESTORATION & NEW BOUNDARY SITE IMPROVEMENTS.
18. IF DURING THE COURSE OF CONSTRUCTION, CIVIL, AND/OR GEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE DISCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY UNTIL THE COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT AND A QUALIFIED ARCHITECTURAL (OR AN ARCHAEOLOGIST REGISTERED WITH THE SOCIETY OF PROFESSIONAL ARCHITECTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHITECT/ARCHAEOLOGIST SHALL IMMEDIATELY NOTIFY THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR THE DISCOVERY PROCESS.
19. ALL CUT AND FILL SLOPES ARE SPECIFIED NOT STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL (2:1).

SHADE	SLOPE
[Pattern]	10% TO 15%
[Pattern]	15% TO 20%
[Pattern]	20% TO 25%
[Pattern]	25% TO 30%
[Pattern]	30% AND OVER



QUANTITY ESTIMATE

ITEM	QUANTITY	UNITS
TREE REMOVAL	33	TREES
EASTERN PARCEL	32	TREES
WESTERN PARCEL	1	TREE

APPLICANT INFORMATION

PROJECT APN: 125-051-022
 ALAN FORREST
 177 WEBSTER STREET #100
 MONTEREY, CA 93940

GEOTECHNICAL ENGINEER: RICHARD E. DANKE, P.E.
 206 SURVEYS, INC.
 103 CHARLOT STREET
 SALINAS, CA 93901
 (408) 757-3172



FOR PLAN CHECK ONLY NOT FOR CONSTRUCTION.

NOTES:

1. THE NORTH BOUNDARY LOCATION SLOPE HEREIN WAS ESTABLISHED WITH THE BENEFIT OF A FIELD SURVEY. ALL OTHER BOUNDARY DATA SHOWN IS FROM THE RECORDS. A COMPLETE BOUNDARY SURVEY WOULD HAVE TO BE CONDUCTED TO DETERMINE WHICH PARCEL HAS STRAIGHT BOUND.
2. ELEVATIONS SHOWN ARE BASED ON THE VERTING TEMPORARY MAP OF CORNER ESTATES, THE 1/4" SECTION AT THE FLEM LINE OF THE GRADANCE WAS USED TO WHICH ELEVATIONS.
3. CONTOUR INTERVAL = TWO FEET.
4. ALL TREES SHOWN ARE OAK AND THE DIMENSIONS OF EACH TREE: STEM IS DIMENSION IN INCHES.
5. DOTTED LINE REPRESENTS WOOD FENCE.
6. Xc REMOVES TREES TO BE REMOVED

REVISIONS

DATE	BY
JAN 15, 05	ECV
MAR 20, 05	ECV

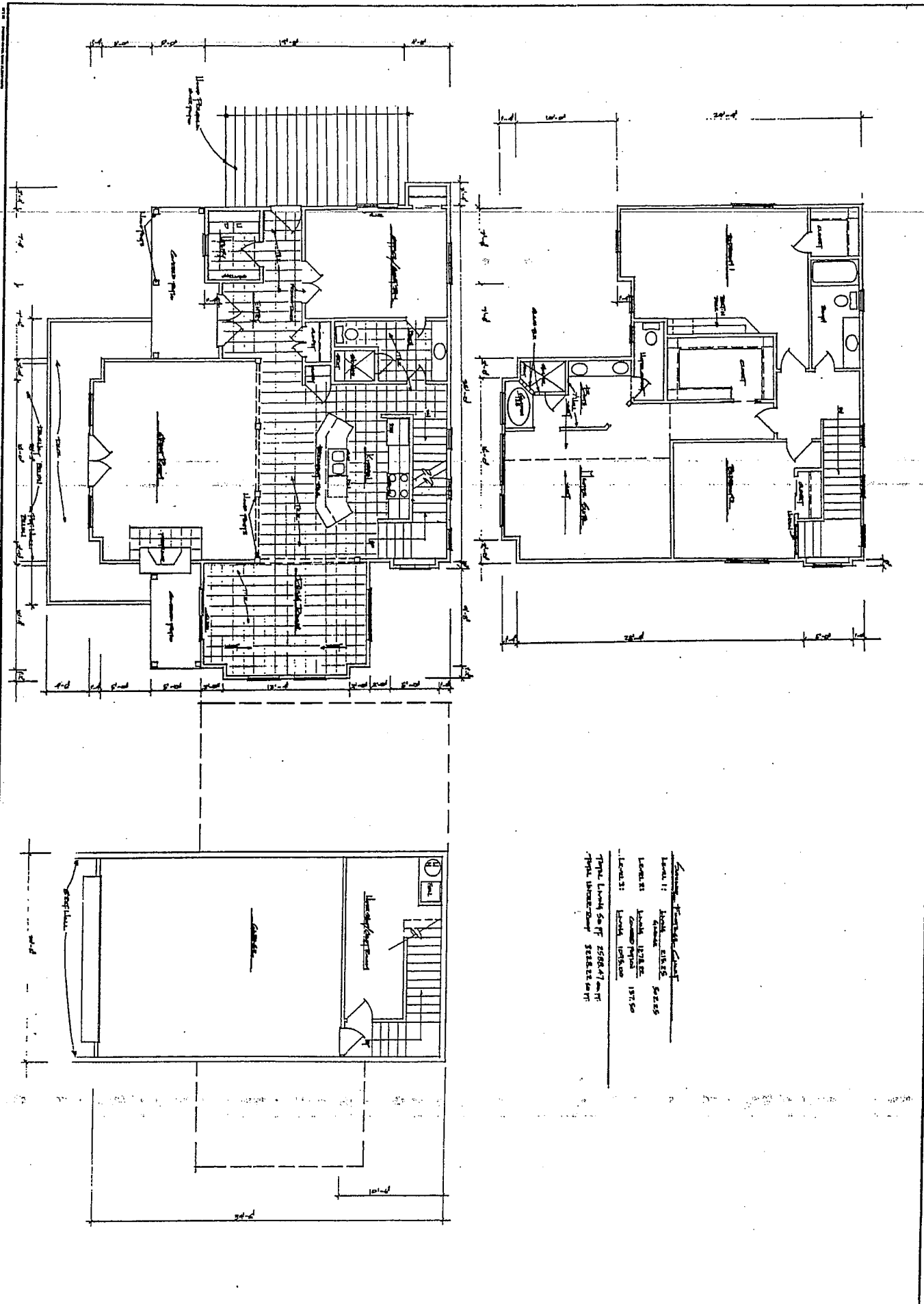
GRADING & RESTORATION PLAN

A PORTION OF
RANCHO BOLSA NUEVA Y MORO COJO
 APN 125-051-021,022
 COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
ALAN FORREST

BY
MONTEREY BAY ENGINEERS, INC.
 607 CHANES AVE. SUITE B (408) 889-7799 SALINAS, CALIFORNIA 93901

SCALE: 1" = 20'
 DATE: DEC 2004 DRAWN BY: ECV SHEET: 6 OF 7



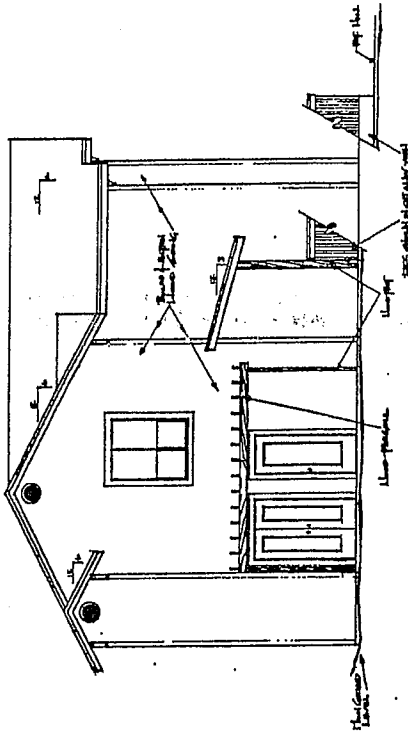
Level 1: 1st Floor
 Level 2: 2nd Floor
 Level 3: 3rd Floor
 Level 4: 4th Floor
 Level 5: 5th Floor
 Level 6: 6th Floor
 Level 7: 7th Floor
 Level 8: 8th Floor
 Level 9: 9th Floor
 Level 10: 10th Floor
 Level 11: 11th Floor
 Level 12: 12th Floor
 Level 13: 13th Floor
 Level 14: 14th Floor
 Level 15: 15th Floor
 Level 16: 16th Floor
 Level 17: 17th Floor
 Level 18: 18th Floor
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 Level 21: 21st Floor
 Level 22: 22nd Floor
 Level 23: 23rd Floor
 Level 24: 24th Floor
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 Level 30: 30th Floor
 Level 31: 31st Floor
 Level 32: 32nd Floor
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 Level 88: 88th Floor
 Level 89: 89th Floor
 Level 90: 90th Floor
 Level 91: 91st Floor
 Level 92: 92nd Floor
 Level 93: 93rd Floor
 Level 94: 94th Floor
 Level 95: 95th Floor
 Level 96: 96th Floor
 Level 97: 97th Floor
 Level 98: 98th Floor
 Level 99: 99th Floor
 Level 100: 100th Floor

ALAN FORREST
 PRUNEDALE, CA.
 MONTEREY COUNTY

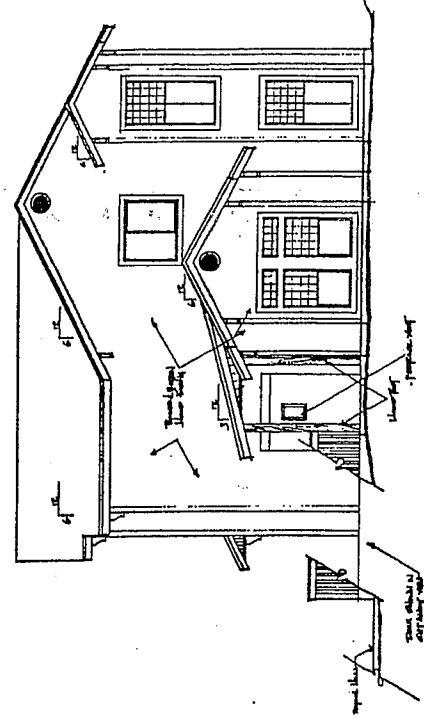
LOT 'A'
 APN: 175-05-072

MICHAEL E. CHANDLER & ASSOC
 10000 N. GARDEN ST. SUITE 100
 GARDEN GROVE, CA 92640

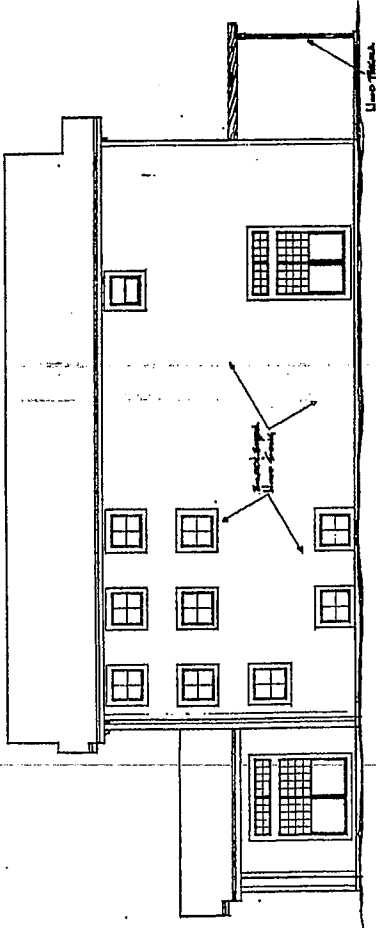
2-A
 2-A



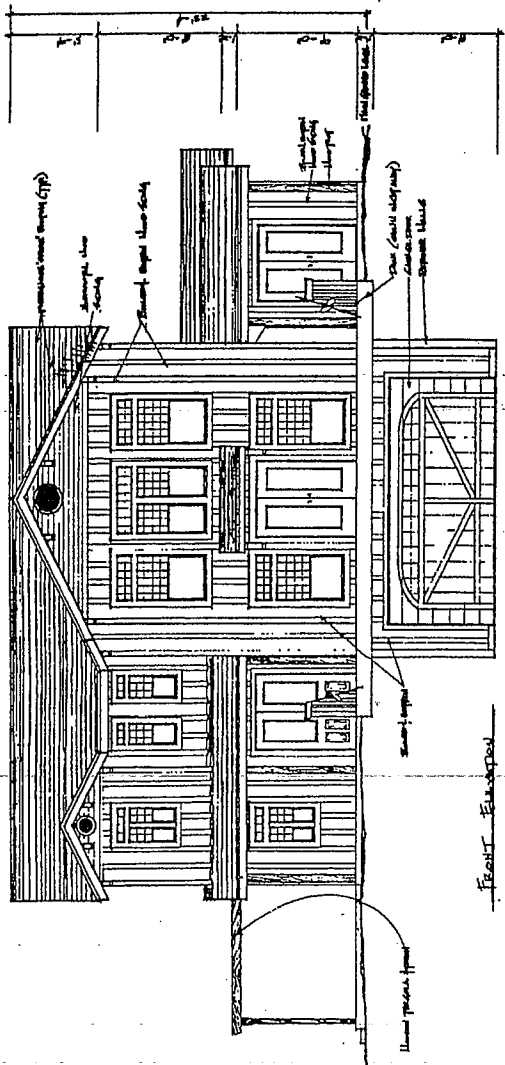
West Elevation



Rear Elevation

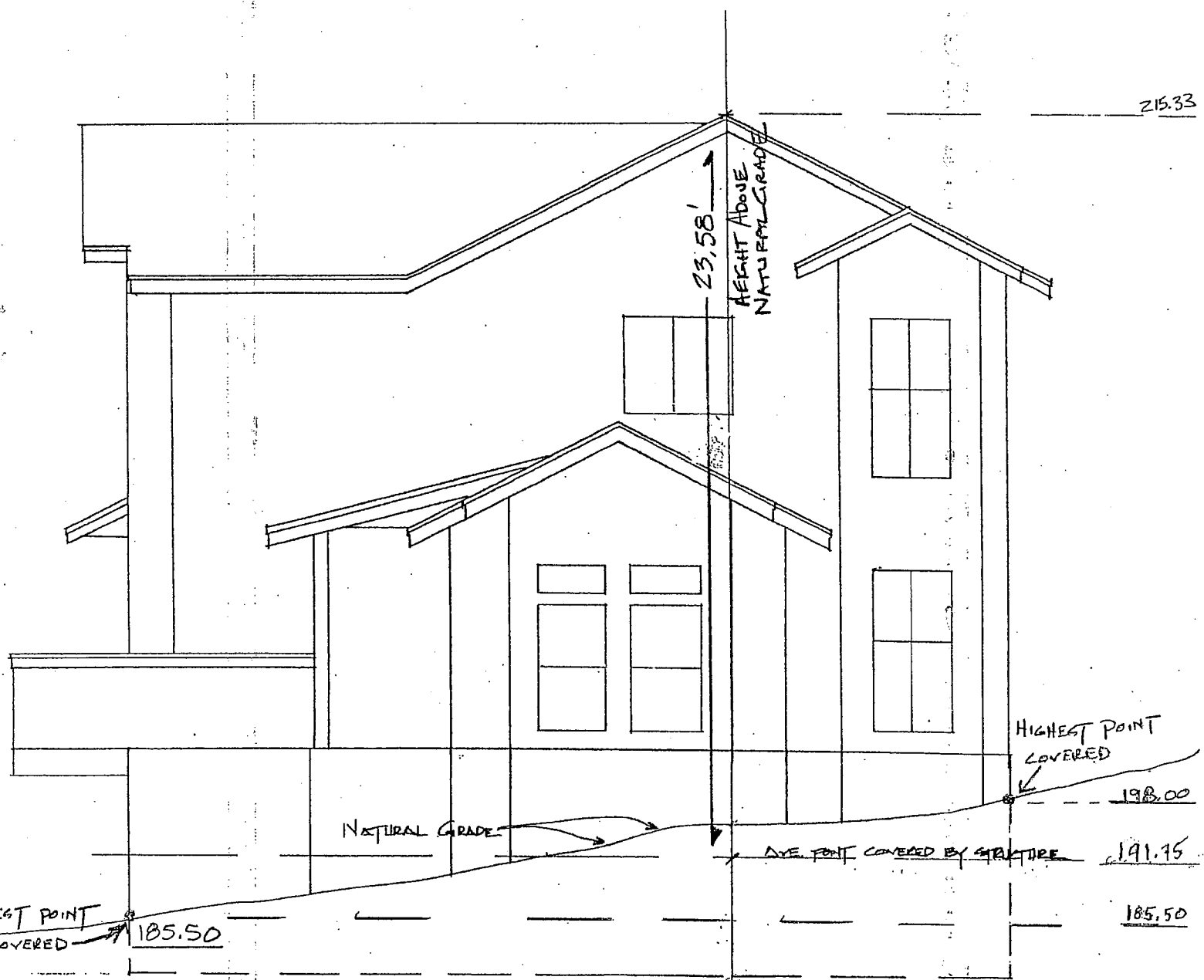


Side Elevation



Front Elevation

The County of ...



ALAN FORREST LOT A
 #65 CARLSEN RD. PRINEDALE, CA. APN: 125-05-022
RIGHT (WEST) ELEVATION

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

* NOTE: GRAPHIC MAY NOT
 BE TO SCALE DUE TO REDUCTION
 TO FIT 8 1/2 X 11 PAGE FORMAT.

EXHIBIT H



APPLICANT: FORREST

APN: 125-051-021-000 & 125-051-022-000

FILE # PLN040739



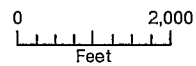
300' Limit



2500' Limit



City Limits



PLANNER: MONTANO