

MIKE NOVO  
ZONING ADMINISTRATOR

COUNTY OF MONTEREY  
STATE OF CALIFORNIA

RESOLUTION NO. 040088

A. P. # 412-022-008-000

In the matter of the application of  
**K Arjun & Sandhya Reddy (PLN040088)**

**FINDINGS & DECISION**

to allow a Combined Development Permit in accordance with Chapter 20.82 (Combined Development Permits) of the Monterey County Code, consisting of 1) a Coastal Administrative Permit to allow the construction of a 3,115 sq. ft. one-story single family residence with a 941 sq. ft. attached garage, outdoor courtyard, asphalt driveway and septic system; and 2) a Coastal Development Permit to allow ridgeline development. The property is located at 535 Elkhorn Road, Watsonville, Royal Oaks area, North County, Coastal Zone, came on regularly for meeting before the Zoning Administrator on October 28, 2004.

Said Zoning Administrator, having considered the application and the evidence presented relating thereto,

**1. FINDING: CONSISTENCY** – The Reddy Combined Development Permit (PLN040088), as described in Condition #1, and as conditioned, is consistent with the plans, policies, requirements and standards of the Local Coastal Program (LCP). The LCP for this site consists of the North County Land Use Plan, North County Coastal Implementation Plan (Part 2), Part 6 of the Coastal Implementation Plan, and Part 1 of the Coastal Implementation Plan (Title 20 Zoning Ordinance).

**EVIDENCE: (a)** The application and plans submitted for the Combined Development Permit in project file PLN040088 at the Monterey County Planning and Building Inspection Department.

**(b)** The property is 11.08 acres in size and is located at 535 Elkhorn Road, Watsonville, Royal Oaks area in the Coastal Zone. The parcel is zoned “LDR/2.5 (CZ)” (Low Density Residential, 2.5 acres per unit, in the Coastal Zone).

**(c)** The North County - Coastal Land Use Advisory Committee reviewed and recommended approval (6 - 0 vote) of the Combined Development Permit on May 17, 2004 with no changes.

**(d)** The Biotic Survey prepared by ABA Consultants, dated April 27, 2004, concludes that development of the building envelope is expected to have no detrimental impacts to any rare or endangered species or habitat.

**(e)** An Erosion Control Plan was prepared by Whitson Engineers, dated May 19, 1992. The plan recommends implementation of erosion and drainage control measures in order to minimize erosion and runoff and to conserve the natural habitat values of the site and larger watershed. As a condition of approval, the project will be required to adhere to this plan.

**(f)** The Geotechnical Investigation prepared by Haro, Kasunich and Associates, Inc., dated April 19, 2004, concludes that the site is suitable for the project.

**(g)** The Minor Subdivision Committee approved a Combined Development Permit (Resolution No. 92-012) for a minor subdivision on February 27, 1992. The subject parcel was created from this minor subdivision. The Minor Subdivision Committee found the site

physically suitable for the use proposed. The subdivision occurred adjacent to and within Elkhorn Slough. In order to reduce impacts to the Slough to a less than significant level, building envelopes were established well outside of any wetland or estuary habitat. All wetland and estuary habitat (including buffer areas) were placed in scenic and conservation easement. The proposed single-family residence, driveway, courtyard and septic system will be located wholly within the designated building envelope.

(h) The project planner conducted a site visit on May 14, 2004, to verify that the proposed project complies with the LCP. The proposed project, as designed, will not have a significant adverse effect on the public viewshed.

(i) The applicant provided the Monterey County Planning and Building Inspection Department with a Design Approval Request, drawings, and a statement of materials and colors to be used.

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

**EVIDENCE:** (a) The project has been reviewed for suitability by the Monterey County Planning and Building Inspection Department, Coastal Commission, North County Fire Protection District, Monterey County Water Resources Agency, Monterey County Public Works Department, Monterey County Parks Department, and Monterey County Health Department. There has been no indication from these agencies that the site is not suitable. Conditions recommended by these agencies have been incorporated as project conditions.

(b) The project planner conducted a site visit on May 14, 2004 to verify that the site is suitable for this use.

(c) Necessary public facilities are available and will be provided.

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

**EVIDENCE:** (a) The subject property is not described as an area where the Local Coastal Program requires access and is not indicated as part of any designated trails or shoreline access. No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

(b) Staff site visit on May 14, 2004.

**4. FINDING: RIDGELINE DEVELOPMENT** – There are no alternatives to avoid ridgeline development and the proposed development will minimize grading, tree removal or otherwise better meet the resource protection policies of the North County Land Use Plan. Additionally, the proposed development will not have significant adverse visual impacts due to required landscaping and other required modifications to the proposal.

**EVIDENCE:** (a) The project proposes the construction of a one-story single family residence on top of a hill that is visible from Elkhorn Road. Staff's observation of the staking and flagging found that the development meets the definition of ridgeline development. Ridgeline development is defined as development on the crest of a hill which has the potential to create a silhouette or other substantially adverse impact when viewed from a

common public viewing area. There are no alternatives to avoid ridgeline development due to existing constraints on the property. Most of the property is under a conservation easement due to its proximity to Elkhorn Slough. Only a small portion is designated as an appropriate building site via an established building envelope. This envelope is located furthest away from the Slough and associated wetland vegetation. Development outside of this building envelope in order to avoid ridgeline development would encroach upon the conservation easement and wetland habitat as well as require significant grading. The project in its current location best achieves the resource protection policies contained in the North County Land Use Plan. Additionally, the applicant submitted information regarding the design, colors, materials and landscaping proposed for the residence. The design will be one-story on a slab-on-grade foundation and will utilize a low-pitched roof to minimize height. Appropriate colors and materials will be used to blend the structure with the hillside. Conditions of approval require the project to incorporate the colors and materials described in the Design Approval application and landscaping that effectively softens the structure's appearance from Elkhorn Road and Elkhorn Slough. Therefore, staff has concluded that the project will not have significant adverse visual impacts.

(b) Staff site visit on May 14, 2004.

(c) Ridgeline Development Request Letter submitted by the applicant, dated May 27, 2004.

(d) Design Approval Request Form submitted by the applicant, dated June 11, 2004.

**5. FINDING: CEQA (Exempt)** – The proposed project will not have a significant environmental impact.

**EVIDENCE:** (a) Section 15303(a) of the CEQA Guidelines categorically exempts the proposed development from environmental review. The proposed single-family residence qualifies for this categorical exemption since it falls into the class of small projects involving new construction of small structures.

(b) The Minor Subdivision Committee approved a Combined Development Permit (Resolution No. 92-012) for a minor subdivision on February 27, 1992. The subject parcel was created from this minor subdivision. The Minor Subdivision Committee found the site physically suitable for the use proposed. The subdivision occurred adjacent to and within Elkhorn Slough. In order to reduce impacts to the Slough to a less than significant level, building envelopes were established well outside of any wetland or estuary habitat. All wetland and estuary habitat (including buffer areas) were placed in scenic and conservation easement. The proposed single-family residence, driveway, courtyard and septic system will be located wholly within the designated building envelope.

(c) An Initial Study was prepared for the minor subdivision project. It was determined that the minor subdivision would have no significant impacts and a Negative Declaration was filed with the County Clerk on January 24, 1992, noticed for public review and circulated to the State Clearinghouse. The Initial Study and Negative Declaration are located in project file no. MS91-12.

(d) No adverse environmental impacts were identified during staff review of the project application.

(e) There are no unusual circumstances related to the project or property.

6. **FINDING: NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of Title 20. Zoning violation abatement costs, if any, have been paid.  
**EVIDENCE:** Section 20.14.020 of the Monterey County Zoning Ordinance. Staff verification of the Monterey County Planning and Building Inspection Department records indicate that no violations exist on 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 but not to the Coastal Commission.  
**EVIDENCE:** Sections 20.86.030 and 20.86.080 of the Monterey County Zoning Ordinance.

### **DECISION**

It is the decision of the Zoning Administrator of the County of Monterey that 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 28th day of October, 2004.

---

MIKE NOVO  
ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON

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

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

NOTES

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

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

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

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

<u>Monterey County Planning and Building Inspection</u> <u>Condition Compliance &amp; Mitigation Monitoring and/or Reporting</u> <u>Plan</u>	<u>Project Name: <b>Reddy</b></u>  File No: PLN040088  Approval by: Zoning Administrator	APN: 412-022-008-000  Date: October 28, 2004
--	--	--

*\*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>Impact Addressed, 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 Clearing Condition</i>	<i>Timing</i>	<i>Verif- ication of compliance</i>
1		<p><b>PBD029 - SPECIFIC USES ONLY</b></p> <p>The Reddy Combined Development Permit (PLN040088) consists of : 1) a Coastal Administrative Permit to allow the construction of a 3,115 sq. ft. one-story single family residence with a 941 sq. ft. attached garage, outdoor courtyard, asphalt driveway and septic system; and 2) a Coastal Development Permit to allow ridgeline development. The property is located at 535 Elkhorn Road, Watsonville (Assessor's Parcel Number 412-022-008-000), Royal Oaks area, North County, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of Planning and Building Inspection. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. <b>(Planning and Building Inspection)</b></p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, 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 Clearing Condition</i>	<i>Timing</i>	<i>Verification of compliance</i>
2		<p><b>PBD025 - NOTICE-PERMIT APPROVAL</b></p> <p>The applicant shall record a notice which states: "A permit (Resolution No. 040088) was approved by the Zoning Administrator for Assessor's Parcel Number 412-022-008-000 on October 28, 2004. The permit was granted subject to 17 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. <b>(Planning and Building Inspection)</b></p>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits or start of use	
3		<p><b>PBD021 – LIGHTING – EXTERIOR LIGHTING PLAN</b></p> <p>All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. <b>(Planning and Building Inspection)</b></p>	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits	
4		<p><b>WETLAND HABITAT PROTECTION</b></p> <p>Wetland habitat in proximity to the project site shall be adequately protected. Protection shall include the placement of orange netting and the installation of silt fencing. Said protection shall be demonstrated prior to issuance of grading and building permits and subject to the approval of the Director of Planning and Building Inspection. <b>(Planning and Building Inspection)</b></p>	Submit evidence of wetland habitat protection to PBI for review and approval.	Owner/ Applicant	Prior to issuance of grading and building permits	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, 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 Clearing Condition</i>	<i>Timing</i>	<i>Verif- ication of compliance</i>
		<b>Inspection)</b>				
5		<b>EROSION AND RUNOFF CONTROL</b> Prior to the issuance of a building or grading permit, the applicant shall provide evidence that the plans are consistent with the Erosion Control Plan prepared by Whitson Engineers, dated May 19, 1992. In addition, the applicant shall submit evidence that erosion and runoff control measures have been implemented in accordance with Monterey County's Erosion Control (Chapter 16.12) and Grading (Chapter 16.08) Ordinances. <b>(Planning and Building Inspection)</b>	<ol style="list-style-type: none"> <li>1) Submit a letter by a County-approved civil engineer to PBI for review and approval.</li> <li>2) Submit evidence that erosion and runoff control measures have been implemented in accordance with Monterey County's Erosion Control (Chapter 16.12) and Grading (Chapter 16.08) Ordinances.</li> </ol>	Owner/ Applicant/ Civil Engineer Consultant	Prior to issuance of a building or grading permit	
6		<b>WR2 - STORMWATER CONTROL</b> The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Stormwater runoff from impervious surfaces shall be dispersed at multiple points, away from and below any septic leach fields, over the least steep available slopes, with erosion control at outlets. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. <b>(Water Resources Agency)</b>	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	



<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, 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 Clearing Condition</i>	<i>Timing</i>	<i>Verification of compliance</i>
7		<p><b>DRAINAGE (NON-STANDARD)</b>  The applicant shall provide the Planning and Building Inspection Department a drainage plan that has been approved by the Water Resources Agency. The drainage plan shall show that drainage improvements will not be located within areas protected by conservation easement and shall show all drainage to be directed away from the slough. The plan shall be submitted prior to issuance of grading and building permits. <b>(Planning and Building Inspection)</b></p>	Submit to PBI a drainage plan that has been approved by the Water Resources Agency.	Owner / Applicant / Engineer	Prior to issuance of grading and building permits	
8		<p><b>WR45 - WELL INFORMATION</b>  The applicant shall provide the Water Resources Agency information on the well to serve the project including a map showing the well location and any available well logs/e-logs. <b>(Water Resources Agency)</b></p>	Submit all applicable well information to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	
9		<p><b>PBD018(A) AND PBD019 - LANDSCAPING PLAN (SINGLE FAMILY DWELLING) – NORTH COUNTY COASTAL NATIVE</b>  The site shall be landscaped. The use of native species consistent with and found in the project area shall be required in all landscaping plans as a condition of project approval. A list of appropriate native plant species identified in Attachment #2 and #3 in the North County Implementation Plan Development Regulations is available in brochure form (<i>Suggested Native Species Landscaping List - North County Coastal Zone</i>) from the Planning and Building Inspection Department. 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. <b><i>The landscaping plan shall follow the recommendations contained</i></b></p>	Submit landscaping plans and contractor's estimate to PBI for review and approval.	Owner/ Applicant/ Contractor	At least 60 days prior to final inspection or occupancy	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, 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 Clearing Condition</i>	<i>Timing</i>	<i>Verif- ication of compliance</i>
		<i>in the Biotic Survey prepared by ABA Consultants, dated April 27, 2004. Additionally, the landscaping plan shall incorporate native trees, such as oak trees, and other indigenous vegetation to effectively soften the appearance of the single-family residence from Elkhorn Road and Elkhorn Slough.</i> 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, either landscaping shall be 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. <b>(Planning and Building Inspection)</b>				
10		<b>EROSION AND DRAINAGE CONTROL CERTIFICATION</b> Prior to final inspection, the civil engineer consultant shall provide certification that all development has been constructed in accordance with the recommendations contained in the erosion control plan. <b>(Planning and Building Inspection)</b>	Submit certification by the civil engineer consultant to PBI showing project's compliance with the erosion control plan.	Owner/ Applicant/ Civil Engineer Consultant	Prior to Final Building Inspection	
11		<b>BIOTIC CERTIFICATION</b> Prior to final inspection, the biological consultant shall provide certification that all development has been constructed in accordance with the recommendations contained in the biotic survey. <b>(Planning and Building Inspection)</b>	Submit certification by the biological consultant to PBI showing project's compliance with the biotic survey.	Owner/ Applicant/ Biological Consultant	Prior to Final Building Inspection	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, 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 Clearing Condition</i>	<i>Timing</i>	<i>Verif- ication of compliance</i>
12		<p><b>WR40 - WATER CONSERVATION MEASURES</b></p> <p>The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</p> <ol style="list-style-type: none"> <li>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.</li> <li>b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. <b>(Water Resources Agency)</b></li> </ol>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
13		<p><b><u>FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL)</u></b></p> <p>For development of structures totaling less than 3,000 square feet on a single parcel, the minimum fire protection water supply shall be 4,900 gallons. For development of structures totaling 3,000 square feet or more on a single parcel, the minimum fire protection water supply shall be 9,800 gallons. For development of structures totaling more than 10,000 square feet on a single parcel, the reviewing authority may require additional fire protection water supply. Other water supply alternatives, including ISO Rural Class 8 mobile</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection.</p>	<b><u>Applicant</u></b> <b><u>or</u></b> <b><u>o</u></b> <b><u>w</u></b> <b><u>ne</u></b> <b><u>r</u></b>	<p>Prior to issuance of grading and/or building permit</p> <p>Prior to final building inspection</p>	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, 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 Clearing Condition</i>	<i>Timing</i>	<i>Verif- ication of compliance</i>
		water systems, may be permitted by the fire authority to provide for the same practical effect. The quantity of water required by this condition shall be in addition to the domestic demand and shall be permanently and immediately available. <b>(North County Fire Protection District)</b>				
14		<b>PBD030 - STOP WORK - RESOURCES FOUND</b> If cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. <b>(Planning and Building Inspection)</b>	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeologist	Ongoing	
15		<b>PBD018(A) - LANDSCAPE MAINTENANCE (SINGLE FAMILY DWELLING ONLY)</b> All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. <b>(Planning and Building Inspection)</b>	All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, 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 Clearing Condition</i>	<i>Timing</i>	<i>Verif- ication of com- pliance</i>
16		<b>COLORS AND MATERIALS</b> The approved colors and materials to be used for the residence shall be consistent with Design Approval submittal. <b>(Planning and Building Inspection)</b>	Colors and materials to be used shall be consistent with the Design Approval submittal.	Owner/ Applicant	Ongoing	
17		<b>PBD014 - GRADING-WINTER RESTRICTION</b> No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning and Building Inspection. <b>(Planning and Building Inspection)</b>	None	Owner/ Applicant	Ongoing	