

MIKE NOVO
ZONING ADMINISTRATOR

COUNTY OF MONTEREY
STATE OF CALIFORNIA

RESOLUTION NO. 040609

A. P. # 129-021-005-000

In the matter of the application of
US Bank (Blank) (PLN040609)

FINDINGS & DECISION

to allow a Combined Development Permit in accordance with Chapter 20.82 (Combined Development Permits) of the Monterey County Code, consisting of a Coastal Administrative Permit to replace a 707 square foot residence with a 2,566 square foot manufactured home, constructing a deck, a 576 square foot detached garage, lap pool, retaining walls, a new (second) septic system, a 2,000 gallon water storage tank, and relocating the existing septic system; a Coastal Administrative Permit to construct a detached 530 square foot cabana; a Coastal Administrative Permit to construct a 418 square foot guesthouse; and a Coastal Administrative Permit to allow development on man-made slopes that exceed 30%. The project is located at 8697 Dyer Road, Salinas, North County, Coastal Zone. The project came on regularly for meeting before the Zoning Administrator on February 24, 12005.

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

1. **FINDING: CONSISTENCY:** The subject Combined Development Permit (PLN040609/Blank) has been processed in accordance with all applicable requirements.
EVIDENCE: (a) On November 16, 2004, the applicant, Ms. Jane Blank, filed an application for a Combined Development Permit requesting entitlements to replace a 707 square foot residence with a 2,566 square foot manufactured home, constructing a deck, a 576 square foot detached garage, lap pool, retaining walls, a new (second) septic system, a 2,000 gallon water storage tank, and relocating the existing septic system, construct a detached 530 square foot cabana; and construct a 418 square foot guesthouse. Following submittal of additional information, the application was deemed complete on January 14, 2005.
(b) The project site is located at 8697 Dyer Road (Assessor's Parcel Number 129-021-005-000), North County, Coastal Zone, in the County of Monterey (the property).
(c) LUAC. On December 6, 2004, the North County Land Use Advisory Committee voted 5-0 to recommend approval of the subject Combined Development Permit (PLN040609/Blank). The Committee voted to recommend approval with noted concern use of the guesthouse, water quality/health (See **Finding 4**), and with allowing a pool with multiple units relative to limited water availability (See **Finding 7**).
(d) CEQA. A site visit and review of the application material found that the project would not result in any adverse environmental effects and that the project qualifies for a Class 3 Categorical Exemption. There are no unusual circumstances related to the project or property that would require additional review. See **Finding 6**.
(e) Zoning Administrator. On February 24, 2005, the Monterey County Zoning Administrator considered findings, evidence, and conditions for approving a Coastal Development Permit (PLN040609/Blank) in the North County Coastal Land Use Plan area.

2. FINDING: COMPLY WITH REGULATIONS - The Combined Development Permit PLN040609/Blank, as conditioned is consistent with applicable plans and policies of the North County Land Use Plan (LUP), Coastal Implementation Plan, Part 2 (Chapter 20.144 MCC); Monterey County Subdivision Ordinance (Title 19), Monterey County Grading Ordinance (Title 16), and the Monterey County Zoning Ordinance (Title 20/Coastal Implementation Plan, Part 1) which designates this area as appropriate for medium density residential development.

EVIDENCE: (a) The Planning and Building Inspection Department staff reviewed the project, as contained in the application and accompanying materials, for conformity with:

- 1982 Monterey County General Plan, as amended.
- North County Land Use Plan
- Coastal Implementation Plan – Part 2 (Chapter 20.144 MCC)
- Chapters 20.14 MCC – Low Density Residential
- Chapter 20.64.020 MCC – Guesthouses
- Chapter 20.64.040 MCC – Manufactured Housing Units
- Chapter 20.70 MCC - Coastal Development Permits.
- Chapter 20.64.230 – Regulations for Development on slopes in excess of 25%

There would be no conflict or inconsistencies with the regulations of these plans or policies.

(b) Existing Conditions. The site (APN: 129-021-005-000) is 3.8 acres and is designated as Low Density Residential (2.5 acres per unit), North County Coastal Land Use Plan. There are existing structures on the site consisting of a 707 square foot residence, a 242 square foot storage shed plus a 278 square foot potting shed (total 1,227 square feet).

(c) Proposed Project. Principal uses allowed in the LDR zone include the first single family dwelling, guest houses developed in accordance with Section 20.64.020 MCC, and accessory structures (e.g. cabana). A Coastal Administrative Permit is required in each case. The single family dwelling is proposed as a manufactured unit that is subject to regulations in Section 20.64.040 MCC. A standard condition for guesthouses requires the owner to record a deed restriction relative to use of that structure.

(d) Manufactured Dwelling Unit. The proposed model of manufactured unit is less than 10 years old. The proposed unit is called Eagle Pointe by Fuqua Homes, Model 953. All proposed structures have a pine log siding finish with a river rock stone veneer around the lower two feet of the structure. Roofing material consists of a Hartford green, standing seam, metal roof that is consistent with the style of homes in the immediate area.

(e) Tree Removal. The project does not require any permit for tree removal. Original plans called for removal of one 12" Monterey pine and one 16" oak. Plans were revised to avoid impact to the oak tree and staff determined that the pine tree is not native to this site/area.

(f) Slopes. The project includes development in areas where slopes exceed 25%. These slopes are found to be man-made from prior earthwork for the existing house, based on information provided by the project engineer and a site review by staff. Section 20.64.230.C MCC allows development on man-made slopes in excess of 25% provided a Coastal Administrative Permit is obtained. See **Finding 8.**

- (g) Water Resources. See **Finding 7**.
- (h) No testimony, either written or oral, was received during the course of the public hearing process to indicate that there is any inconsistency with these plans or policies.
- (i) Materials in project file PLN040609/Blank.

3. FINDING: SITE SUITABILITY: The site is physically suitable for the proposed use.

EVIDENCE: (a) Agency Review. The project has been reviewed for suitability by staff from Planning and Building Inspection, Public Works Department, Water Resources Agency, Environmental Health Division, Parks and Recreation Department, and North County Fire Protection District. There has been no indication from these agencies that the site is not suitable for the proposed development. Recommended conditions have been incorporated.

(b) Professional Reports. Technical reports by an outside geotechnical consultant indicates that there are no physical or environmental constraints that would indicate the site is not suitable for the use proposed (Policy 4.3.6.D.1 LUP). Findings and recommendations from the reports prepared by these professionals have been incorporated into the analysis and conditions for restoration and impact mitigation. All technical reports are in Project File PLN040609.

(c) Site Inspection. Project planners conducted on-site inspections. The proposed improvements will not present an unsightly appearance, impair the desirability of residences in the same area, limit the opportunity to obtain the optimum use and value of land improvements or impair the desirability of living conditions of the same or adjacent area.

(d) Project File. The application, plans, photographs and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in the project file (PLN040609).

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

EVIDENCE: (a) LUAC/Neighbor Comments. Minutes from the December 6, 2004 North County Coastal LUAC meeting identifies concerns with multiple septic tanks impact on the aquifer and the potential for mosquito abatement for the lap pool. The Environmental Health Division (EH) of the County reviewed the project and conducted a site visit to determine the project's potential impact on the location and sizing of existing and future septic system(s) as per Chapter 15.20 MCC (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. Based on this review, EH recommends approval of the project without conditions.

(b) Agency Review. The project as described in the application and accompanying materials was reviewed by the Department of Planning and Building Inspection, Environmental Health Division, Public Works Department, applicable Fire Department, and Water Resources Agency. The respective departments have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the

neighborhood; or the County in general. There has been no indication from these agencies that the site is not suitable for the proposed development.

(c) Professional Reports. Technical reports have been provided by consulting geotechnical engineers and geologists with recommended conditions and modifications that provide additional assurances regarding project safety. These reports are in the Project File PLN040609.

5. **FINDING: NO VIOLATIONS:** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision and any other applicable provisions of the County's zoning ordinance. No violations exist on the property, and all zoning violation abatement cost, if any, have been paid.

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

6. **FINDING: CEQA (Exempt):** The project is exempt from environmental review.

EVIDENCE: (a) CEQA Guidelines categorically exempt the replacement of existing structures and single family dwellings (CEQA Guidelines §15303, Class 3). Class 3 exemptions consist of construction and location of limited numbers of new, small facilities or structures.
(b) One new single-family residence and a second unit (guesthouse) in a residential zone may be constructed under this exemption. Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences are also included under this exemption.
(c) The design was revised to avoid removal of any protected trees and conditions require non-native, invasive plants to be removed.
(d) No adverse environmental effects were identified during staff review of the development application during site visits.
(e) There are no unusual circumstances related to the project or property that would require additional review.

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

EVIDENCE: (a) Chapter 2.5 of the North County LUP establishes policies to address water availability, water quality, erosion and sediment in order to protect water quality and to preserve a sustainable water supply (Key Policy 2.5.1 LUP). This LUP acknowledges an overdraft condition of the groundwater and establishes a safe-yield build out limit (Policy 2.5.3.A.2 LUP) that includes new lots and second units. As of December 2003, the North County area was 255 units below the build out limit (Policy 4.3.3 LUP). There is one

residence that would be replaced and the build out limit does not apply to guesthouses (Section 20.144.140.B.3.a CIP).

(b) Water is supplied from an existing on-site well that has been tested and reviewed by the Environmental health Division. The project site is located in the Highlands South water sub-basin that has over 260 years of available water supply according to the North Monterey County Comprehensive Water Resources Management Plan. In addition, the project site is located within the Zone 2C area of benefit from the Salinas River Water Project that will increase water supply to this area. This Project is scheduled to be completed by 2007.

(c) This project would relocate one existing septic system and install a second system. County standards allow one septic system per acre and require at least 2.5 acres to operate a septic system on a lot where well water is used. The site has a total of 3.8 acres that would include two septic systems and a well to serve one residence and one guesthouse. Guesthouses are required to share the same utilities as the main residence and cannot contain a kitchen. A standard condition requires these regulations to be recorded so that future owners are aware of the restrictions.

(d) Conditions have been incorporated to meet Ordinance 3932 of Monterey County Water Resource Agency's Mandatory Water Conservation Regulations.

(e) Materials in project file PLN040609.

- 8. FINDING: 25% SLOPE:** Development on slopes that excess 25% is prohibited unless there is no feasible alternative that would allow development to occur on slopes of less than 25%, or the proposed development better achieves the goals, policies and objectives of the Monterey County General Plan and applicable area plan than other development alternatives.

EVIDENCE: (a) The site has an existing residence with two non-habitable accessory structures. Development of these structure resulted in areas where man-made slopes exceed 25%. The proposed project includes development in areas where there are man-made slopes that exceed 25%. Section 20.64.230.C MCC allows development on man-made slops in excess of 25% provided a Coastal Administrative Permit is obtained.

(b) Although total grading involves 404 cubic yards of fill and 866 cubic yards of cut (1,270 cubic yards total), the project engineer estimates total excavation for man-made slope areas that exceed 25% to be about 80 cubic yards (less than 100 cubic yards). No excavation or fill in these areas will exceed 2 feet in depth. No work will occur on slopes that exceed 1-1/2 horizontal to 1 vertical.

(c) Development will require implementation of Best Management Practices (BMPs) for erosion control in accordance with Monterey County Grading Ordinance #2535 and Erosion Control Ordinance #2806. An Erosion Control Report has been submitted as part of the emergency permit application, which meets the BMP requirements.

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

EVIDENCE: (a) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 6 in the North County Land Use Plan).
(b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
(c) The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights (Section 20.144.150 CIP). No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.144.150.B of the Monterey County Coastal Implementation Plan, can be demonstrated.
(d) An on-site inspection of the subject parcel by the project planner pursuant to Section 20.144.030 of the North County Coastal Implementation Plan determined that the area of the proposed subdivision would not be visible from the public view shed, nor result in any potential for ridgeline development.

- 10. FINDING: APPEALABILITY:** The decision on this project is appealable to the Board of Supervisors.
EVIDENCE: (a) Section 20.86.030 of the Monterey County Coastal Implementation Plan - Part 1 (Board of Supervisors).
(b) The project is not appealable to the Coastal Commission pursuant to Section 20.86.080 of the Monterey County Coastal Implementation Plan - Part 1 (Coastal Commission). All aspects of the project involve development that is listed as principal uses permitted in the underlying zone.

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 24th day of February, 2005.

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

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 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 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 and/or Mitigation Monitoring Reporting Plan</u>	Project Name: <u>BLANK</u>	
	File No: <u>PLN040609</u>	APNs: <u>129-021-005-000</u>
	Approval by: <u>Zoning Administrator</u>	Date: <u>February 24, 2005</u>

**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</p> <p>This Combined Development Permit (PLN040609/Blank) allows a Coastal Administrative Permit to replace a 707 square foot residence with a 2,566 square foot manufactured home, a covered deck, a 576 square foot detached garage, lap pool, redwood retaining walls, relocating the existing septic system and installing a new (second) septic system, installing a 2,000 gallon water storage tank; a Coastal Administrative Permit to construct a detached 530 square foot cabana; a Coastal Administrative Permit to construct a 418 square foot guesthouse; and a Coastal Administrative Permit to allow limited development on man-made slopes that exceed 25%. . The property is located at 8697 Dyer Road (Assessor's Parcel Number 129-021-005-000), Salinas. 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.</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant PBI	Ongoing unless other- wise stated	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
2		PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 040609) was approved by the Zoning Administrator for Assessor's Parcel Number 129-021-005-000 on February 24, 2005 . The permit was granted subject to 26 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.	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant PBI	Prior to Issuance of grading and building permits or start of use.	
3		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.	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeo- logist PBI	Ongoing	
4		PBD011 - EROSION CONTROL PLAN AND SCHEDULE 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	1) Evidence of compliance with the Erosion Control Plan shall be submitted to PBI prior to issuance of building and grading permits.	Owner/ Applicant PBI	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>
		Inspection. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of Planning and Building Inspection.	2) Evidence of compliance with the Implementation Schedule shall be submitted to PBI during the course of construction until project completion as approved by the Director of PBI.	Owner/ Applicant PBI	Prior to Final Inspect- ion	
5		PBD006 - DEED RESTRICTION - USE Prior to the issuance of a building permit the applicant shall record a deed restriction as a condition of project approval stating the regulations applicable to the Guesthouse (Section 20.64.020 MCC). (Planning and Building Inspection)	Submittal of approved and Recorded Deed Restriction to PBI.	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	
6		PBD013 - GEOLOGIC CERTIFICATION Prior to final inspection, the geologic consultant shall provide certification that all development has been constructed in accordance with the geologic report.	Submit certification by the geological consultant to PBI showing project's compliance with the geological report.	Owner/ Applicant/ Geological Consultant PBI	Prior to Final Building Inspect- ion	
7		GRADING IN 25% SLOPES (non-standard) Submit verification that grading in slopes that exceed 25% meet the requirements for an exception provided in Section 20.64.230.C MCC.	Submit verification that grading in slopes exceeding 25%: - Slopes are man-made - Grading not exceed a total of 100 cubic yards in these areas, - Excavation/fill does not exceed 2 feet in these areas - Slopes in these areas will not exceed 1.5:1 horizontal to vertical slope.	Applicant/O wner Project Civil Engineer PBI	Prior to Issuance of Any Permits	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
8		PBD014 - GRADING-WINTER RESTRICTION 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.	None	Owner/ Applicant PBI	Ongoing	
9		PBD019 - LANDSCAPING PLAN - NORTH COUNTY COASTAL NATIVE 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. (Planning and Building Inspection)	Submit landscape plans and contractor's estimate to PBI for review and approval.	Owner/ Applicant/ Contractor	At least three weeks prior to final inspection or occupancy	
10		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.	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant PBI	Prior to issuance of building permits.	
11		PBD028 - RESTORATION OF NATURAL MATERIALS Upon completion of the development, the area disturbed shall be restored to a condition to correspond with the adjoining area, 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.	Submit restoration plans to PBI for review and approval.	Owner/ Applicant PBI	Prior to start of use.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
12		PBD032(B) – TREE AND ROOT PROTECTION Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Protective fencing, staging areas and grading limits shall be reviewed and established by the contractor in consultation with a qualified forester or arborist immediately prior to commencement of demolition and excavation operations. Said protection shall be demonstrated prior to issuance of building permits subject to the approval of the Director of Planning and Building Inspection.	Submit evidence of tree protection in the form of photos and a letter from a qualified forester or arborist to PBI for review and approval.	Owner/ Applicant Arborist PBI	Prior to Issuance of Grading and/or Building Permits	
13		PBD034 - UTILITIES - UNDERGROUND All new utility and distribution lines shall be placed underground.	None	Applicant/ Owner PBI PW	Ongoing	
14		WR3 - DRAINAGE PLAN - RETENTION The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. The plan shall include retention/percolation facilities to mitigate the impact of impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer WRA	Prior to issuance of grading or building permits	
15		WR8 - COMPLETION CERTIFICATION The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater detention/retention facilities have been constructed in accordance with approved plans. (Water Resources Agency)	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Owner/ Applicant/ Engineer/ Contractor WRA	Prior to final inspection	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
16		WR40 - WATER CONSERVATION MEASURES The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system. b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant WRA	Prior to final building inspection/occupancy	
17		WR45 - WELL INFORMATION 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. (Water Resources Agency)	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	
18		FIRE002 - ROADWAY ENGINEERING The grade for all roads shall not exceed 15 percent. Where road grades exceed 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 length of vertical curves in roadways, exclusive of gutters, ditches and drainage structures designed to hold or divert water, shall not be less	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		than 100 feet. No roadway turn shall have a horizontal inside radius of less than 50 feet. A roadway turn radius of 50 to 100 feet is required to have an additional 4 feet of roadway surface. A roadway turn radius of 100 to 200 feet is required to have an additional 2 feet of roadway surface. Roadway turnarounds shall be required on dead-end roads in excess of 150 feet of surface length. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (North County Fire Protection District)	Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to final building inspection	
19		<u>FIRE007 - DRIVEWAYS</u> 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	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept. clearance inspection	Applicant or owner CDF Applicant or owner CDF	Prior to issuance of grading and/or building permit. Prior to final building inspection	

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		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)				
20		FIRE008 - GATES All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (North County Fire Protection District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner CDF	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner CDF	Prior to final building inspection	
21		FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

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		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				
22		<u>FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL)</u> For development of structures totaling less than 3,000 square feet on a single parcel, the minimum fire protection water supply shall be 4,900 gallons. For development of structures totaling 3,000 square feet or more on a single parcel, the minimum fire protection water supply shall be 9,800 gallons. For development of structures totaling more than 10,000 square feet on a single parcel, the reviewing authority may require additional fire protection water supply. Other water supply alternatives, including ISO Rural Class 8 mobile water systems, may be permitted by the fire authority to provide for the same practical effect. The quantity of water required by this condition shall be in addition to the domestic demand and shall be permanently and immediately available. North County Fire Protection District	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
23		<u>FIRE016 - SETBACKS</u> All parcels 1 acre and larger shall provide a minimum 30-foot setback for new buildings and accessory buildings from all property lines and/or the center of the road. For parcels less than 1 acre, alternate fuel modification standards or other requirements may be imposed by the local fire jurisdiction to provide the same practical effect. North County Fire Protection District	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

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24		<u>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)</u> Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. North County Fire Protection District	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
25		<u>FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</u> The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. North County Fire Protection District	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner CDF	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner CDF	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner CDF	Prior to final building inspection	
26		<u>FIRE026 - ROOF CONSTRUCTION (STANDARD)</u> All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class B roof construction. North County Fire Protection District	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

