

MIKE NOVO  
ZONING ADMINISTRATOR

STATE OF CALIFORNIA  
COUNTY OF MONTEREY

RESOLUTION NO. 050428

A.P.# 131-053-005-000

In the matter of the application of  
**James and Debra Cason (PLN050428)**

**FINDINGS & DECISION**

for a Coastal Administrative Permit in accordance with Title 20 (Zoning) Chapter 20.76 (Coastal Administrative Permits) of the Monterey County Code, to allow the change in a legal non-conforming residential use consisting of the replacement of an 800 square foot manufactured home with a 1,152 square foot manufactured home and construction of a 400 square foot detached carport. The property is located at 600 Dolan Road, Castroville, Coastal Zone. This project came on regularly for meeting before the Zoning Administrator on December 8, 2005.

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

**FINDINGS OF FACT**

**1. FINDING: CONSISTENCY AND SITE SUITABILITY** - The **Debra Cason et al. Coastal Administrative Permit (PLN050428)**, as described in Condition No. 1 and as conditioned, conforms to the plans, policies, requirements, and standards of the certified, North County Land Use, North County Coastal Implementation Plan and the Monterey County Zoning Ordinance (Title 20) which designates this area as appropriate for residential development.

**EVIDENCE**

- (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. No conflicts were found to exist. No communications were received during the course of review of the project to indicate that there is any inconsistency with the text, policies, and regulation in these documents.
- (b) The property is located at 600 Dolan Road, Castroville (Assessor's Parcel Number 131-053-005-000), North County Land Use Plan. The parcel is zoned "RDR/5(CZ)" or Rural Density Residential, 5 acres per unit in the Coastal Zone. The subject property complies with all rules and regulations pertaining to zoning uses and any other applicable provisions of Title 20, and is therefore suitable for the proposed development.
- (c) According to County records, the subject parcel (Assessor's Parcel Number 131-053-005-000) was created in 1975 with an "N" or Rural zoning designation. The rural zoning designation required a minimum building site of 20,000 square feet per dwelling unit. Accordingly, two mobile homes, not on permanent foundations, on the subject 2.5 acres was allowed. However, in 1976 the zoning of the parcel changed from "N" or Rural to "T-V-B-5 5 AC" or Transitional with Building Site district overlay, 5 acres per dwelling unit. The new development standard rendered the property's residential use non-conforming. It was the practice of the County of Monterey to require that mobile homes, not placed on permanent foundations, renew the granted permits every seven years for safety and condition compliance purposes. On October 28, 1982, a renewal Use Permit (ZA 5167) granted an additional seven-year period. On September 24, 1992, a Coastal Development Permit (CST) (ZA 92040) was approved again renewing the residential use for a period of seven years. In 1997, Monterey County sent a letter to the property owner indicating that the renewal of a CST was no longer a state legislated

requirement. A Coastal Administrative Permit is required pursuant to Sections 20.64.050.C.5 and 20.68.020.C of Title 20 to continue the legal nonconforming use.

- (d) Project planner conducted an on-site inspection on July 28, 2005 to verify that the project on the subject parcel conforms to the plans listed above. The project will not have a significant adverse effect on the public viewshed.
- (e) The following agencies have reviewed the project: the Monterey County Planning and Building Inspection Department, Water Resources Agency, Monterey County Public Works Department, the Monterey County Division of Environmental Health, and the North County Fire Protection District. There has been no indication from these agencies that the site is not suitable. Based on the project description, materials in the file, the planner's site visit, preceding evidence, and comments by the above agencies, there are not physical or environmental constraints such as geologic or seismic hazard areas, environmentally sensitive habitats, or similar areas that would indicate the site is not suitable for the use proposed.
- (f) Application, plans, and related materials in project file.

**2. FINDING: CEQA (Exempt)** - The project is categorically exempt from environmental review.

**EVIDENCE:** CEQA Guidelines Section 15303. The project as described in condition number 1 would not have the potential for causing a significant adverse effect on the environment for the following reasons:

- (a) No adverse environmental effects were identified during staff review of the development application or during site visit conducted on July 28, 2005. Environmentally sensitive habitats, trees or other natural resources were not found on site.
- (b) See preceding and following findings and supporting evidence.

**3. 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.

**EVIDENCE** Staff reviewed Monterey County Planning and Building Inspection Department records and is not aware of any violations existing on subject property.

**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** Preceding findings and supporting evidence.


**5. FINDING: APPEALABILITY** - The decision on this project is appealable to the Board of Supervisors. It is not appealable to the California Coastal Commission.

**EVIDENCE** Section 20.86.030.A Monterey County Zoning Ordinance (Title 20).

### DECISION

THEREFORE, it is the decision of said Zoning Administrator, that said application for a Coastal Administrative Permit be granted as shown on the attached sketch, subject to the attached conditions.

**PASSED AND ADOPTED** this 8th day of December, 2005.

  
\_\_\_\_\_  
MIKE NOVO  
ZONING ADMINISTRATOR

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON **DEC 16 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 26 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 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 Salinas.

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

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

**Project Name: Debra L. Cason, Et al  
File No: PLN050428 APNs: 131-053-005-000  
Approval by: Zoning Administrator Date: December 8, 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><b>PBD029 - SPECIFIC USES ONLY</b> This Coastal Administrative Permit (PLN050428) allows the change in a legal non-conforming residential use consisting of: the replacement of an 800 square foot manufactured home with a 1,152 square foot manufactured home and construction of a 400 square foot detached carport. The property is located at 600 Dolan Road, Castroville (Assessor's Parcel Number 131-053-005-000), North County Land Use Plan. 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	
2		<p><b>PBD025 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice stating: "A permit (Resolution 050428) was approved by the Zoning Administrator for Assessor's Parcel Number 131-053-005-000 on December 8, 2005). 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</p>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		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>				
3		<b>PBD011 -EROSION CONTROL PLAN AND SCHEDULE</b> The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Water Resources Agency and the Director of Planning and Building Inspection. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of Planning and Building Inspection. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of Planning and Building Inspection. <b>(Planning and Building Inspection)</b>	1. Evidence of compliance with the Erosion Control Plan shall be submitted to PBI prior to issuance of building and grading permits.	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	
			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	Prior to Final Inspection	
4		<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	
5		<b>PBD018(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY)</b> The site shall be landscaped. At least 60 days prior to occupancy, three (3) copies of a landscaping plan shall be	Submit landscape plans and contractor's estimate to PBI for review and approval.	Owner/ Applicant/ Contractor	At least 60 days prior to final inspection or occupancy	

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		submitted to the Director of Planning and Building Inspection for approval. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County Planning and Building Inspection Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. <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	
6		<b>PBD019 - LANDSCAPING PLAN - NORTH COUNTY COASTAL NATIVE</b> The site shall be landscaped. The use of native species consistent with and found in the project area shall be required in all landscaping plans as a condition of project approval. A list of appropriate native plant species identified in Attachment #2 and #3 in the North County Implementation Plan Development Regulations is available in brochure form ( <i>Suggested Native Species Landscaping List - North County Coastal Zone</i> ) from the Planning and Building Inspection Department. <b>(Planning and Building Inspection)</b>	Submit landscape plans and contractor's estimate to PBI for review and approval.	Owner/ Applicant/ Contractor	At least three weeks prior to final inspection or occupancy	
7		<b>PBD021 - LIGHTING – EXTERIOR LIGHTING PLAN</b> All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	

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		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>				
8		<b>PBD030 - STOP WORK - RESOURCES FOUND</b> If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. <b>(Planning and Building Inspection)</b>	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeologist	Ongoing	
9		<b>PBD034 - UTILITIES - UNDERGROUND</b> All new utility and distribution lines shall be placed underground. <b>(Planning and Building Inspection; Public Works)</b>	None	Applicant/ Owner	Ongoing	
10		<b>PBD042 - GRADING PERMITS REQUIRED</b> A grading permit is required for new private single family access driveways greater than fifty (50) feet in length. An over the counter (OTC) grading permit may be issued for new private single family access driveways greater than fifty (50) feet in total length that require less than 100 cubic yards of earthwork.. <b>(Planning and Building Inspection)</b>	If applicable, apply and receive the appropriate grading permit from Monterey County Planning and Building Inspection.	Engineer/ Owner/ Applicant	Prior to Issuance of Grading or Building Permits	

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11		<p><b>FIRE007 - DRIVEWAYS</b>            Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed 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. <b>(North County Fire Protection District)</b></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>	<p>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p> <p>Prior to final building inspection.</p>	
12		<p><b>FIRE011 - ADDRESSES FOR BUILDINGS</b>            All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies</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 building permit.</p>	



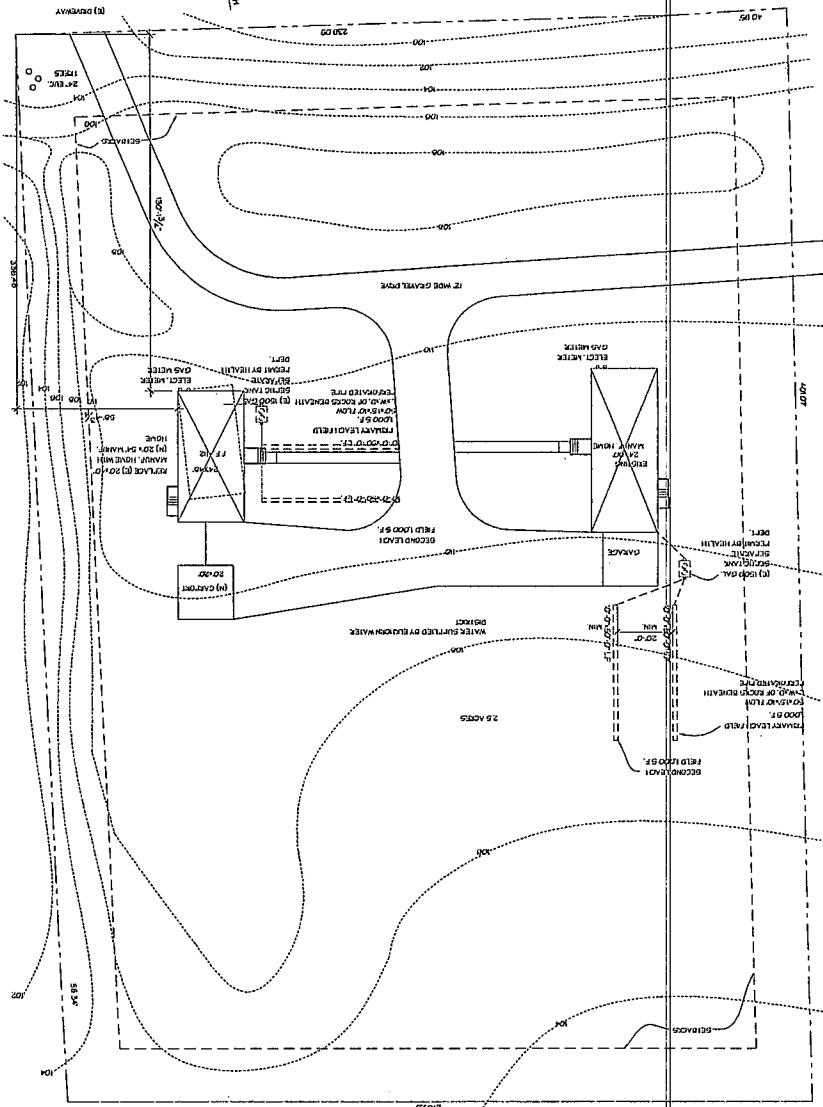
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		<p>exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. <b>(North County Fire Protection District)</b></p>	<p>Applicant shall schedule fire dept. clearance inspection</p>	<p><i>Applicant or owner</i></p>	<p>Prior to final building inspection</p>	
13		<p><b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM</b> The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. <b>(North County Fire Protection District)</b></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>	
			<p>Applicant shall schedule fire dept. rough sprinkler inspection</p>	<p>Applicant or owner</p>	<p>Prior to framing inspection</p>	
			<p>Applicant shall schedule fire dept. final sprinkler inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection</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>
14		<b>FIRE026 - ROOF CONSTRUCTION</b> All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class B roof construction. <b>(North County Fire Protection District)</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
15		<b>EHSP01 – NON-STANDARD</b> As necessary, make repairs to existing septic tank, meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions Central Coast Basin Plan, RWQCB. <b>(Environmental Health)</b>	Applicant shall obtain a permit to make necessary repairs on the existing septic tank as appropriate.	Owner/ Applicant	Prior to issuance of building permit	
16		<b>EH11 - SEPTIC SYSTEM DESIGN</b> Submit plans for review and approval showing the location and design of the proposed septic system meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. <b>(Environmental Health)</b>	Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system.	CA Licensed Engineer /Owner/ Applicant	Prior to filing the final parcel map or issuance of building	
17		<b>WR0040 WATER CONSERVATION MEASURES</b> The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: 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. <b>(Water Resources Agency)</b>	Submit evidence of compliance to WRA prior to final building inspection or occupancy.	Applicant	Prior to Final Building Inspection or Occupancy	

END OF CONDITIONS

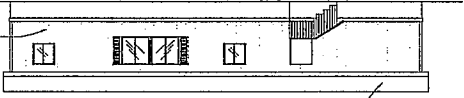
PROJECT DATA  
 2004  
 2004  
 2004

SITE PLAN

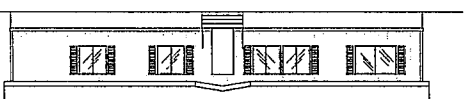


OWNER  
 JAMES & DEBRA CASON  
 600 BURLINGAME AVENUE, SUITE 200  
 SAN ANTONIO, TEXAS 78204

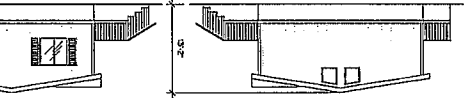
REAR ELEVATION



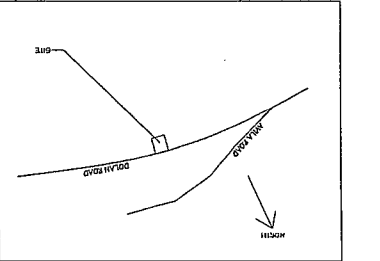
FRONT ELEVATION



RIGHT SIDE



VICINITY MAP



WATER CONSERVATION

ALL REVISIONS TO BE MADE IN ACCORDANCE WITH THE FOLLOWING:  
 1. ALL REVISIONS TO BE MADE IN ACCORDANCE WITH THE FOLLOWING:  
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FIRE DEPT. NOTES

1. ACCESS SHALL BE MAINTAINED AT ALL TIMES FOR THE PROTECTION OF THE BUILDING AND THE ADJACENT PROPERTIES.  
 2. ALL REVISIONS TO BE MADE IN ACCORDANCE WITH THE FOLLOWING:  
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 5. ALL REVISIONS TO BE MADE IN ACCORDANCE WITH THE FOLLOWING:

APPLICANT  
 JAMES & DEBRA CASON  
 600 BURLINGAME AVENUE, SUITE 200  
 SAN ANTONIO, TEXAS 78204

OWNER  
 JAMES & DEBRA CASON  
 600 BURLINGAME AVENUE, SUITE 200  
 SAN ANTONIO, TEXAS 78204

107 CHURCH STREET - SALINAS - CALIFORNIA 93901  
 REVISED: 04/22/04  
 DATE: 04/22/04  
 PHONE: (831) 422-1046  
 FAX: (831) 422-1952

MANUFACTURED HOME FOR:  
 JAMES & DEBRA CASON  
 600 BURLINGAME AVENUE, SUITE 200  
 SAN ANTONIO, TEXAS 78204

APPLICANT  
 JAMES & DEBRA CASON  
 600 BURLINGAME AVENUE, SUITE 200  
 SAN ANTONIO, TEXAS 78204

OWNER  
 JAMES & DEBRA CASON  
 600 BURLINGAME AVENUE, SUITE 200  
 SAN ANTONIO, TEXAS 78204

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AREAS & STATISTICS

ALL REVISIONS TO BE MADE IN ACCORDANCE WITH THE FOLLOWING:  
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# NORTH COUNTY



APPLICANT: CASON

APN: 131-053-005-000

FILE # PLN050428



300' Limit



2500' Limit



City Limits

