

MIKE NOVO
ZONING ADMINISTRATOR

COUNTY OF MONTEREY
STATE OF CALIFORNIA

RESOLUTION NO. 040438

A. P. # 129-281-005-000

In the matter of the application of
Kirk & Danielle Wallis (PLN040438)

FINDINGS AND 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 for a 1,705 sq. ft. single family dwelling, a 576 sq. ft. attached garage, a domestic well, septic system, approximately 390 linear feet of retaining wall, and grading of approximately 1900 cubic yards of cut and 1900 cubic yards of fill; a Coastal Development Permit for removal of four oak trees; and a Coastal Development Permit for development within 100 feet of environmentally sensitive habitat (Maritime Chaparral). The property is located at 67 Tucker Road, Watsonville, Royal Oaks Area, North County Coastal Zone, came on regularly for meeting before the Zoning Administrator on January 12, 2006.

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

1. **FINDING: CONSISTENCY** - The Project, as conditioned is consistent with applicable plans and policies, the North County Land Use Plan, Coastal Implementation Plan (Part 2), Part 6 of the Coastal Implementation Plan, and the Monterey County Zoning Ordinance (Title 20) which designates this area as appropriate for residential development. Specifically, the proposed single family dwelling complies with all applicable requirements of Chapter 20.16.

- EVIDENCE:** (a) PBI staff has reviewed the project as contained in the application and accompanying materials for consistency with the North County Land Use Plan, Coastal Implementation Plan (Part 2), and Part 6 of the Coastal Implementation Plan. PBI staff has reviewed the project as contained in the application and accompanying materials for conformity with the Monterey County Zoning Ordinance (Title 20) and have determined that the project is consistent with the North County Land Use Plan which designates this area as appropriate for residential development. Staff notes are provided in Project File PLN040438.
- (b) Project planner conducted an on-site inspection on April 7, 2005 to verify that the project on the subject parcel conforms to the plans listed above.
- (c) The project for a single family home is an allowed use, in accordance with Section 20.16.040(A).
- (d) The parcel is zoned Rural Density Residential, 5 acres/unit, Coastal Zone ("RDR/5[CZ]"). The project is in compliance with Site Development Standards for a Rural Density Residential District in accordance with Section 20.16.060.
- (e) A letter from Frank Ono, Forester, dated November 28, 2005, provides recommendations to insure protection of trees in the vicinity of the proposed improvements, except for the four 10-inch Coast live oak trees discussed in Finding #4. These recommendations have been made conditions of approval.

- (f) **LAND USE ADVISORY COMMITTEE:** The North County Coastal Land Use Advisory Committee recommended approval of the project by a vote of 5 for and 0 against. LUAC meeting minutes dated February 22, 2005.
- (g) The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File PLN040438.

2. FINDING: ENVIRONMENTALLY SENSITIVE HABITAT (ESHA) – The subject project, as designed and conditioned, allows for a minimization of the removal of environmentally sensitive habitat in accord with the Land Use Plan and the need to allow the applicant use of his property. This is consistent with LUP Key Policy 2.3.1 which states that “The environmentally sensitive habitats of North County are unique, limited, and fragile resources of statewide significance, important to the enrichment of present and future generations of county residents and visitors; accordingly, they shall be protected, maintained, and, where possible, enhanced and restored.” It is also consistent with General Policy 2.3.2.8 which states that “Where development is permitted in or adjacent to environmentally sensitive habitat areas (consistent with all other resource protection policies), the County, through the development review process, shall restrict the removal of indigenous vegetation and land disturbance (grading, excavation, paving, etc.) to the minimum amount necessary for structural improvements.” The project will not adversely impact the habitat’s long-term maintenance.

- EVIDENCE:** (a) Project planner conducted an on-site inspection on April 7, 2005 which confirmed that the building site proposed is the least environmentally intrusive location available on the site for development. Modifications to project plans were made to avoid ESHA to the maximum extent possible.
- (b) “Maritime Chaparral Restoration Plan, 67 Tucker Road, Royal Oaks, CA 95076, APN 129-281-005,” written by Jean Ferreira, Botanist, October 26, 2005. Mitigations to minimize the impact of the proposed development on ESHA are made conditions of approval. This includes restoration, fencing, scenic easements, and ongoing monitoring.
 - (c) Plans and materials in project file (PLN040438).
 - (d) Evidence for Finding 5.

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

- EVIDENCE:** (a) The project has been reviewed for suitability by Planning and Building Inspection, Public Works, Water Resources Agency, Environmental Health, Parks and North County Fire Protection District. Conditions recommended have been incorporated.
- (e) Project planner conducted an on-site inspection on April 7, 2005 to verify that the site is suitable for this use.
 - (f) Necessary public facilities are available and will be provided.

4. FINDING: TREE REMOVAL – SUBSTITUTION OF MITIGATION – While the initial study for this project called for the preservation of four 10-inch Coast live oak trees through the use of retaining walls it has been determined following responses to the initial study that the preservation of these trees is not feasible. An equivalent mitigation which will reduce the

significant effect to at least the same degree as the original measure has been substituted as a condition of approval. This new measure will not create an adverse effect of its own.

- EVIDENCE:** (a) The project engineer, Monterey Bay Engineers, has stated that "It is our opinion that the trees in question (A, B, C & D) near the house and in an area of proposed fill could not be retained with retaining walls. Tree "A" is only a few feet from the proposed house, and all trees are at locations of 8' or more of vertical earthen fill. Retaining walls would not be practical or effective to maintain these trees." [E-mail dated December 22, 2005]
- (b) An equivalent mitigation will require that each of the four trees to be removed be replaced on site by three 15 gallon Coast live oaks.
- (c) As a condition of approval the growth of these trees will be monitored to insure that they become established.
- (d) Staff has determined in conversations with the project forester that this substitute mitigation is equivalent to the mitigation included in the initial study.

5. **FINDING: CEQA (Mitigated Negative Declaration):** On the basis of the whole record before the Monterey County Board of Supervisors there is no substantial evidence that the proposed project as designed and conditioned, will have a significant effect on the environment. The MITIGATED negative declaration reflects the independent judgment and analysis of the County.

- EVIDENCE:** (a) Initial Study. On December 5, 2005, Monterey County Planning and Building Inspection Department completed an Initial Study pursuant to the California Environmental Quality Act (CEQA). This Initial Study identified potentially significant impacts to biological resources. Site investigations and technical reports determined that, with mitigations, there are clearly no significant impacts that would occur as a result of the proposed project. The Initial Study is on file in the office of PB&I and is hereby incorporated by reference (PLN040438).
- (b) Negative Declaration. A Mitigated Negative Declaration was filed with the County Clerk on December 5, 2005, noticed for public review, and circulated to the State Clearinghouse (SCH #2005121031) from December 8, 2005 to January 9, 2006. The evidence in the record includes studies, data, and reports supporting the Initial Study; additional documentation requested by staff in support of the Initial Study findings; information presented or discussed during public hearings; staff reports that reflect the County's independent judgment and analysis regarding the above referenced studies, data, and reports; application materials; and expert testimony. Among the studies, data, and reports analyzed as part of the environmental determination are the following:
- (1) The application.
 - (2) "Biological Survey Report – 67 Tucker Road Home Development," prepared by Gary Halsey, Denise Duffy and Associates, undated (between May and November 2001).
 - (3) Letter concerning "Clearing of potential building site on the Pennycook property, 67 Tucker Road, Royal Oaks, California 95076; APN 12-281-005," by Ed Mercurio, Biological Consulting, dated November 30, 2001.
 - (4) "Maritime Chaparral Restoration Plan, 67 Tucker Road, Royal Oaks, CA 95076, APN 129-281-005," written by Jean Ferreira, Botanist, October 26, 2005.
 - (5) Staff reports that reflect the County's independent judgment.

- (6) Information and testimony presented during public hearings. These reports are on file in the offices of PBI (File Reference PLN040438) and are incorporated by reference herein.
- (c) Comments. Comments received during the review period or at the hearing before the Zoning Administrator have been considered as part of the proposed project. To date, comments were received from the Monterey Bay Unified Air Pollution Control District.
- (d) Minor corrections and clarifications in the Initial Study are made as follows: Replace the second to last sentence of the first paragraph on page 8 of the Initial Study to read: "...is vehicular traffic. Development of the project site for a single family home is estimated to constitute a modest increase in the cumulative population, which would not exceed the population forecast of 275,396 for year 2010. Residential projects that do not exceed AMBAG's population forecasts for Monterey County are considered consistent with the AQMP. Therefore, the proposed project will..."
- (e) Determination. After sufficiently considering all comments and testimony along with the technical reports and supporting project information, the Zoning Administrator adopted a mitigated negative declaration (Section 15074 CEQA).
 - (1) With mitigation measures there were no adverse environmental effects identified during staff review of the development application during site visits.
 - (2) There are no unusual circumstances related to the project or property that would require additional review.
 - (3) All required mitigation measures have been made conditions of this approval.

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

EVIDENCE: (a) Staff reviewed Monterey County Planning and Building Inspection Department records and is not aware of any violations currently existing on subject property.
(b) A zoning violation relating to habitat removal (CE010415) was closed on May 12, 2004 following a stipulated agreement between the County and the Owner. The mitigations being implemented through this approval carry out the requirements of this agreement.

7. **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. 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 access.
(b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
(c) Staff site visit on April 7, 2005.

8. **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.

9. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

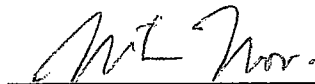
EVIDENCE: (a) Section 20.86.030 of the Monterey County Coastal Implementation Plan.

(b) Section 20.86.080.A.1 of the Monterey County Coastal Implementation Plan.

DECISION

THEREFORE, it is the decision of the Zoning Administrator of the County of Monterey that the Mitigated Negative Declaration and Program for Mitigation Monitoring and/or Reporting on Conditions of Approval be adopted and said application for a Combined Development Permit be granted as shown on the attached sketch and subject to the attached conditions.

PASSED AND ADOPTED this 12th day of January, 2006.



MIKE NOVO
ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON JAN 26 2006

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 FEB 05 2006

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 Salinas.

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

Planning and Building Inspection Department Condition Compliance & Mitigation Monitoring and/or Reporting Plan	Project Name: <u>Wallis</u> File No: <u>PLN040438</u> APN: <u>129-281-005-000</u> Approval by: <u>Zoning Administrator</u> Date: <u>January 12, 2006</u>
--	--

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

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	Verificat ion of Complia nce (name/d ate)
1		PBD029 - SPECIFIC USES ONLY This combined development permit (PLN040438) allows for a Coastal Administrative Permit for a 1,705 sq ft single family dwelling, a 576 sq ft attached garage, a domestic well, septic system, approximately 390 linear feet of retaining wall, and grading of approximately 1900 cubic yards of cut and 1900 cubic yards of fill; Coastal Development Permit for removal of four coast live oaks; and a Coastal Development Permit for development within 100 feet of environmentally sensitive habitat (Maritime chaparral). The property is located at 67 Tucker Road, Royal Oaks, Coastal Zone (Assessor's Parcel Number 129-281-005-000). This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of Planning and Building Inspection. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (Planning and Building Inspection)	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

2		PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 040438) was approved by the Zoning Administrator for Assessor's Parcel Number 129-281-005-000 on January 12, 2005. The permit was granted subject to thirty-one (31) 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. (Mitigation)	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	BIO-1	MARITIME CHAPARRAL RESTORATION PLAN The applicant will implement the Maritime Chaparral Restoration Plan written by Jean Ferreira, Botanist, October 26, 2004. (Mitigation)	#1A: Execute a contract with a biologist on the Department's list of consulting biologists to implement the inception, maintenance, and monitoring of the Maritime Chaparral Restoration Plan. Monitoring shall be for a minimum of five years.	Applicant/ Consulting biologist	Prior to Issuance of Grading and Building Permits	
			#1B: The applicant shall: <ul style="list-style-type: none"> • Eliminate Jubata ("pampas") grass from the entire parcel. • Remove all aggressive exotic plant species from the coast live oak woodland and the maritime chaparral. • Cover all disturbed surfaces of the site with organic mulch, small wood chips or jute netting to intercept the impact of rain on the soil surface, provide weed control, and help retain soil moisture. • Plant the site with a minimum of 120 Pajaro manzanita and 4 brittleleaf manzanita native seedlings 	Applicant/ Consulting biologist	Prior to Final Building Inspection	
			#1C: Install a low volume irrigation	Applicant/	Prior to	

			system to support chaparral restoration.	Consulting biologist	Final Building Permit Inspection	
			#1D: Restoration requirements shall be implemented according to the steps and success criteria listed within the Restoration Plan, including a minimum monitoring of five years. The consulting biologist will prepare a written annual report for the review and approval of the PBI Director.	Applicant/ Consulting biologist	Ongoing	
4	BIO-2	MITIGATION AREA FENCING The mitigation area shall be fenced to insure no encroachment of equipment or material. The fencing shall be a minimum 4 ft in height and bright in color. (Mitigation)	#2A: A biological monitor shall inspect the fence and submit a report to the PBI Director for his review and acceptance.	Applicant/ Consulting biologist	Prior to Issuance of Grading and Building Permits	
			#2B: A biological monitor shall inspect the fence and submit a report to the PBI Director for his review and acceptance.	Applicant/ Consulting biologist	Monthly during construction	
5	BIO-3	SCENIC EASEMENT A scenic easement shall be conveyed to the County over all portions of the property containing either Maritime chaparral or slopes in excess of 25% . An easement deed shall be submitted to, and approved by, the Director of Planning and Building Inspection prior to issuance of grading and building permits. (Mitigation)	#3: Submit approved and recorded scenic easement to PBI.	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	
6	BIO-4	FIRE MANAGEMENT AREA Within the 30 foot and 100 foot fire management areas the applicant shall protect chaparral habitat to the maximum extent possible. (Mitigation)	#4: The owner shall minimize the removal of Maritime chaparral within 30 feet of the home to the amount required by the requirements of the North County Fire Protection District and will follow the recommendations of the "Maritime Chaparral	Owner/ Applicant	Ongoing.	

			Restoration Plan" (Ferreira, October 26, 2005) regarding any Fire Department requirements for a fire management area between 30 and 100 feet of the structure.			
7	BIO-5	TREE PROTECTION MEASURES Tree protection measures outlines within Frank Ono's November 28, 2005 letter shall be implemented. (Mitigation)	<p>#5A: a certified arborist or licensed forester shall prepare a certification, for review and approval by the Director of Planning & Building Inspection, that the following steps have been taken:</p> <ul style="list-style-type: none"> ▪ Trees located adjacent to the construction area shall be protected from damage by construction equipment by the use of temporary fencing and through wrapping of trunks with protective materials. ▪ Fencing shall consist of chain link, snowdrift, plastic mesh, or field fence. Existing fencing can also be used. ▪ Fencing shall be rigidly supported and shall stand a minimum of height of four feet above grade. ▪ Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/or dumping of materials shall not be allowed adjacent to trees on the property especially within fenced areas. ▪ Fenced areas and the trunk protection materials shall remain in place during the entire construction period. 	Owner / Applicant/ Arborist or Forester	Prior to Issuance of Grading and Building Permits	

Kirk & Danielle Wallis (PLN040438)			<p><u>#5B:</u> a certified arborist or licensed forester shall prepare a certification, with photographic evidence, for review and approval by the Director of Planning & Building Inspection, that the following steps have been taken:</p> <ul style="list-style-type: none"> ▪ All trenching, grading or any other digging or soil removal that is expected to encounter tree roots shall be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots. ▪ Soil grade around root collar zone of retained trees shall be at natural grade, if necessary for fill purposes, a retaining wall or bulkhead should be built a minimum of 5-6 feet away from the tree to keep the grade at its undisturbed existing level around the trees root collar. The soil around the root collar shall be graded so that water will not accumulate at the base of the tree and drain away. ▪ The project architect and qualified arborist shall be on site during excavation activities to direct any minor field adjustments that may be needed. ▪ Trenching for the retaining wall and driveway located adjacent to any tree shall be done by hand where practical and any roots greater than 3 inches diameter shall be bridged or pruned appropriately. 	Owner / Applicant/ Arborist or Forester	During grading and excavation activities	
------------------------------------	--	--	---	---	--	--

			<p>(Monitoring Action #5B, cont)</p> <ul style="list-style-type: none"> ▪ Any roots that must be cut shall be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment. ▪ Any roots damaged during grading or excavation shall be exposed to sound tissue and cut cleanly with a saw. ▪ If at any time potentially significant roots are discovered, the arborist/forester will be authorized to halt excavation until appropriate mitigation measures are formulated and implemented. <p>If significant roots are identified that must be removed that will destabilize or negatively impact the target trees, the property owner will be notified immediately and a determination for removal will be assessed and made as required by law for treatment of the area that will not risk death decline or instability of the tree consistent with the implementation of appropriate construction design approaches to minimize impacts, such as hand digging, bridging or tunneling under roots, etc.</p>			
--	--	--	--	--	--	--

8	BIO B-5 SUB 1	SUBSTITUTE MITIGATION TREE REPLACEMENT (NON-STANDARD) The applicant shall implement tree replacement on 3:1 replacement/removal ratio. The twelve replacement trees shall be Coast live oaks with a minimum size of 15 gallons. (Substitute Mitigation)	Submit a tree replacement plan and obtain approval by the Director	Applicant /Forester	Prior to issuance of Grading or Building Permit	
			Submit evidence of tree replacement in the form of photos and a letter from a County-approved forester or arborist to PBI for review and approval.	Applicant /Forester	Prior to final building inspection	
9	BIO B-5 SUB 2	SUBSTITUTE MITIGATION TREE MONITORING (NON-STANDARD) The applicant shall arrange for tree replacement planting to be monitored for establishment success one year after project completion and then annually for a total of five years. Establishment success shall be 100%. If tree replacement planting is not successful, the applicant shall arrange for additional tree planting and follow up monitoring to occur. Said monitoring shall be demonstrated in the form of photos and a letter from a County-approved forester or arborist. (Substitute Mitigation)	Submit monitoring evidence in the form of photos annually and a letter from a County-approved forester or arborist to PBI for the first year and the fifth year for review and approval.	Owner / Applicant	One year after project completion and annually for a total of 5 years.	
10		PBD012 - FISH AND GAME FEE-NEG DEC/EIR Pursuant to the State Public Resources Code, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County,	Proof of payment shall be furnished by the applicant to the Director of Planning and Building Inspection prior to the recordation of the tentative map, the commencement of the use, or the	Owner/ Applicant	Prior to the recordation of the	

		within five (5) calendar days of project approval – prior to filling of the Notice of Determination. This fee shall be paid on or before the filing of the Notice of Determination. Proof of payment shall be furnished by the applicant to the Director of Planning and Building Inspection prior to the recordation of the tentative map, the commencement of the use, or the issuance of building and/or grading permits, whichever occurs first. The project shall not be operative, vested or final until the filing fees are paid. (Planning and Building Inspection)	issuance of building and/or grading permits, whichever occurs first.		tentative map, the start of the use or the issuance of building and grading permits	
11		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. (Planning and Building Inspection)	None	Owner/ Applicant	Ongoing	
12		PBD019 - LANDSCAPING PLAN - NORTH COUNTY COASTAL NATIVE (NON-STANDARD) 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	
			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	
13		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,	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	

		type, and wattage of all light fixtures and include catalog sheets for each fixture. The exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. (Planning and Building Inspection)				
14		<p>PBD022 - MITIGATION MONITORING PROGRAM</p> <p>The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. (Planning and Building Inspection)</p>	<p>1) Enter into agreement with the County to implement a Mitigation Monitoring Program.</p> <p>2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.</p>	Owner/ Applicant	Within 60 days after project approval or prior to issuance of grading and building permits, whichever occurs first.	
15		<p>PBD026 – NOTICE OF REPORT</p> <p>Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "The following plans have been prepared for this parcel and are on record in the Monterey County Planning and Building Inspection Department. All development shall be in accordance with these reports:</p> <ul style="list-style-type: none"> • A Maritime Chaparral Restoration Plan by Jean Ferreira, dated October 26, 2005; • A Geotechnical Investigation for Pennycook Residence, APN 129-281-005, prepared by Haro, Kasunich & Associates, Inc., April 2002." <p>(Planning and Building Inspection)</p> 	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits	

16		<p>PBD030 - STOP WORK - RESOURCES FOUND</p> <p>If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (Planning and Building Inspection)</p>	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	On-going	WRA
17		<p>PBD036 - WATER TANK APPROVAL</p> <p>The water tank shall be painted an earth tone color to blend into the area and landscaped (including land sculpturing and fencing, where appropriate), subject to the approval of the Director of Planning and Building Inspection, prior to the issuance of building permits. (Planning and Building Inspection)</p>	Submit proposed color of water tank and landscaping to PBI for review and approval.	Applicant/ Owner	Prior to the issuance of grading and building permits	
			Provide evidence to PBI that the water tank is painted as approved by PBI and that landscaped was installed as approved by PBI.	Applicant/ Owner	Prior to final inspection or occupancy.	
18		<p>PBD042 – GRADING PERMITS REQUIRED</p> <p>A grading permit is required for new private single family access driveways greater than fifty (50) feet in total length that require 100 cubic yards or more of earthwork. 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.. (Planning and Building</p>	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	

		Inspection)				
19		PBD034 - UTILITIES - UNDERGROUND All new utility and distribution lines shall be placed underground. (Planning and Building Inspection; Public Works)	None	Applicant or owner	Ongoing	
20		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	Prior to issuance of grading or building permits	
21		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	Prior to final inspection	
22		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	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/ occupancy	

		low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)				
23		WELL INFORMATION (NonStandard) 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 commencing of use	
24		EH8 - WELL CONSTRUCTION PERMIT Obtain a water well drilling permit from the Division of Environmental Health and construct the well. (Environmental Health)	Submit the Well Completion Report to the Division of Environmental Health.	CA Licensed Engineer /Owner/ Applicant	Prior to the issuance of a building permit	
25		EH11 - SEPTIC SYSTEM DESIGN Submit plans for review and approval showing the location and design of the proposed septic system meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. (Environmental Health)	Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system.	CA Licensed Engineer /Owner/ Applicant	Prior to filing the final parcel map or issuance of building	

26		FIRE007 - DRIVEWAYS <i>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. Responsible Land Use Department: North County Fire Protection District.</i>	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.	

27		FIRE011 - ADDRESSES FOR BUILDINGS <i>All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. Responsible Land Use Department: North County Fire Protection District.</i>	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	
28		FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL) <i>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</i>	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.	

		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. Responsible Land Use Department: North County Fire Protection District.	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
29		FIRE016 - SETBACKS <i>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. Responsible Land Use Department: North County Fire Protection District.</i>	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	
30		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) <i>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. Responsible Land Use Department: North County Fire Protection District.</i>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	

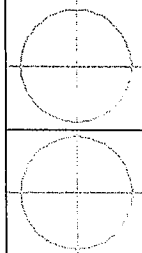
31		FIRE026 - ROOF CONSTRUCTION (STANDARD) <i>All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class B roof construction.</i> Responsible Land Use Department: North County Fire Protection District.	<i>Applicant shall enumerate as "Fire Dept. Notes" on plans.</i>	<i>Applicant or owner</i>	<i>Prior to issuance of building permit.</i>	
		END OF CONDITIONS				

gregory heltzer
design

831-421-9594

B comstock lane
hwy 49
california

g.h.design@comstock.net 05080



Wallis Residence

67 Tucker Road
Watsonville, Ca 95076

(DATE: 04/03/08)

Rick & Danielle Wallis

1063 Wilson Rd
Pebble Beach, Ca
93955
(831) 661-0766

ARCH

APN: 029-281-05

02 0.042005 5/Arch.dwg
01 06282005 5/Arch.dwg

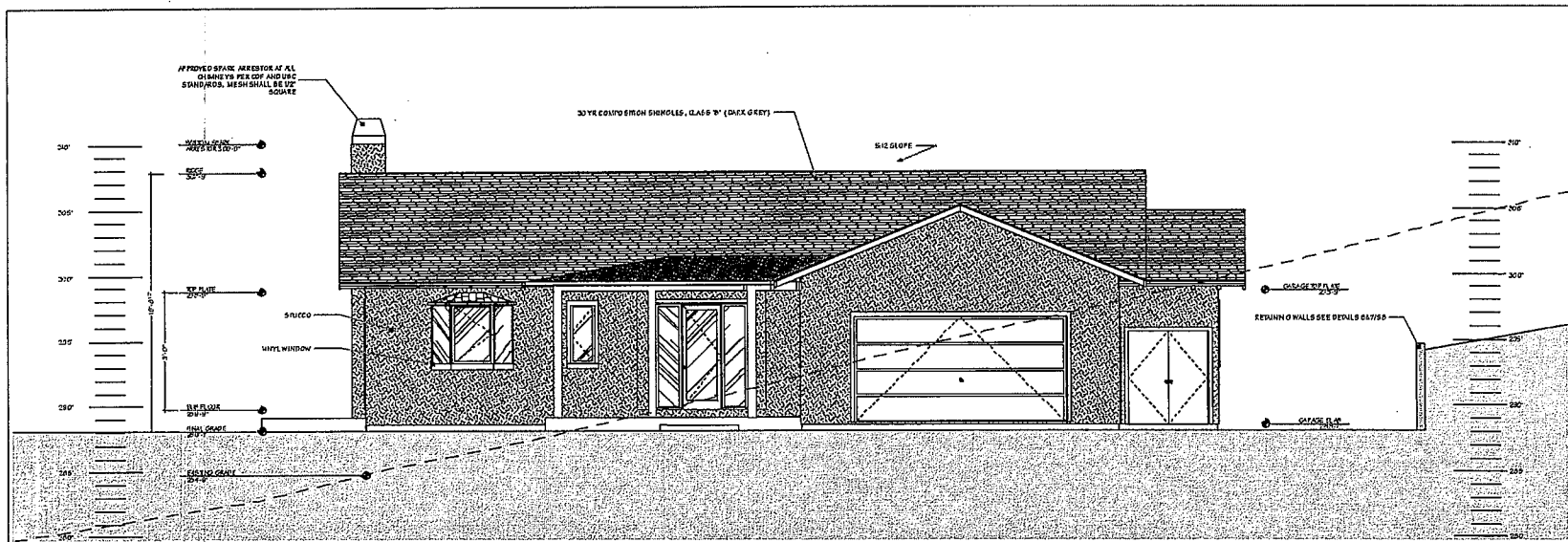
DATE: 10/17/2006

PROJECT: 10/17/2006

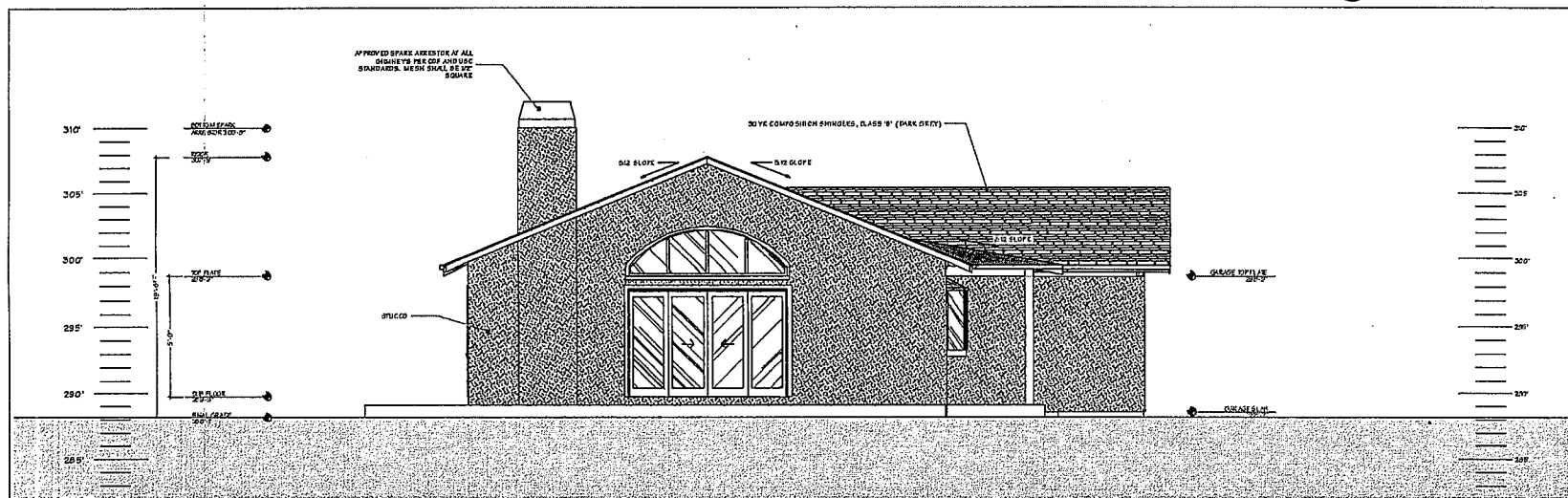
SHEET
Elevations

A-2

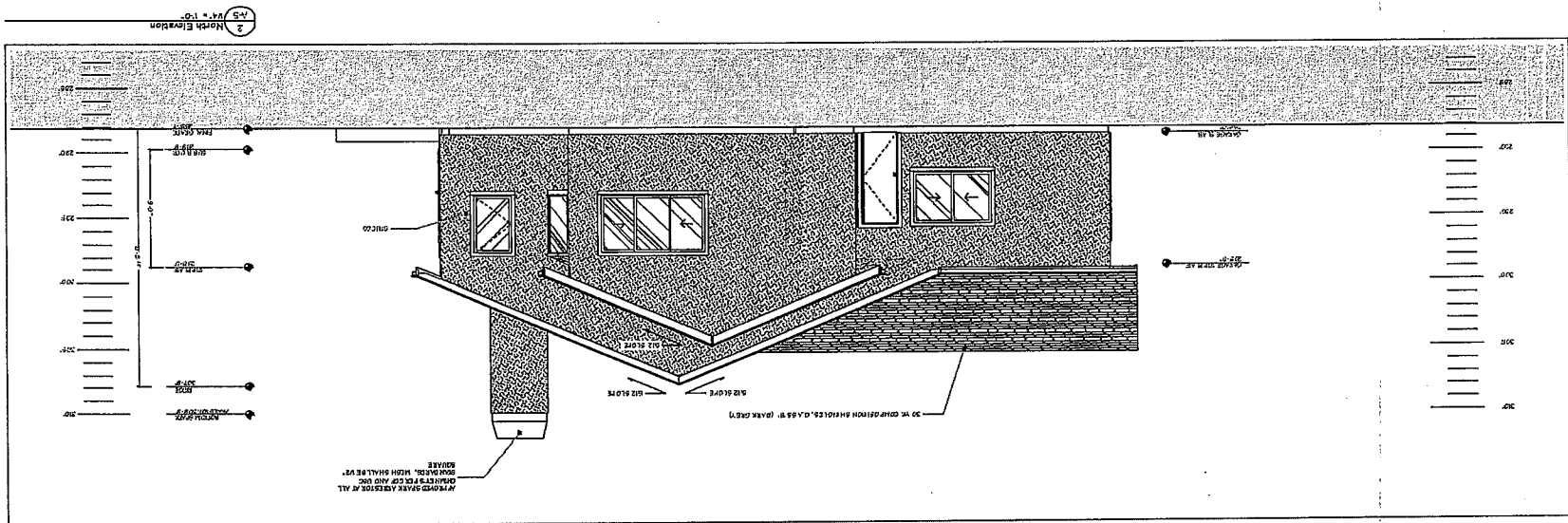
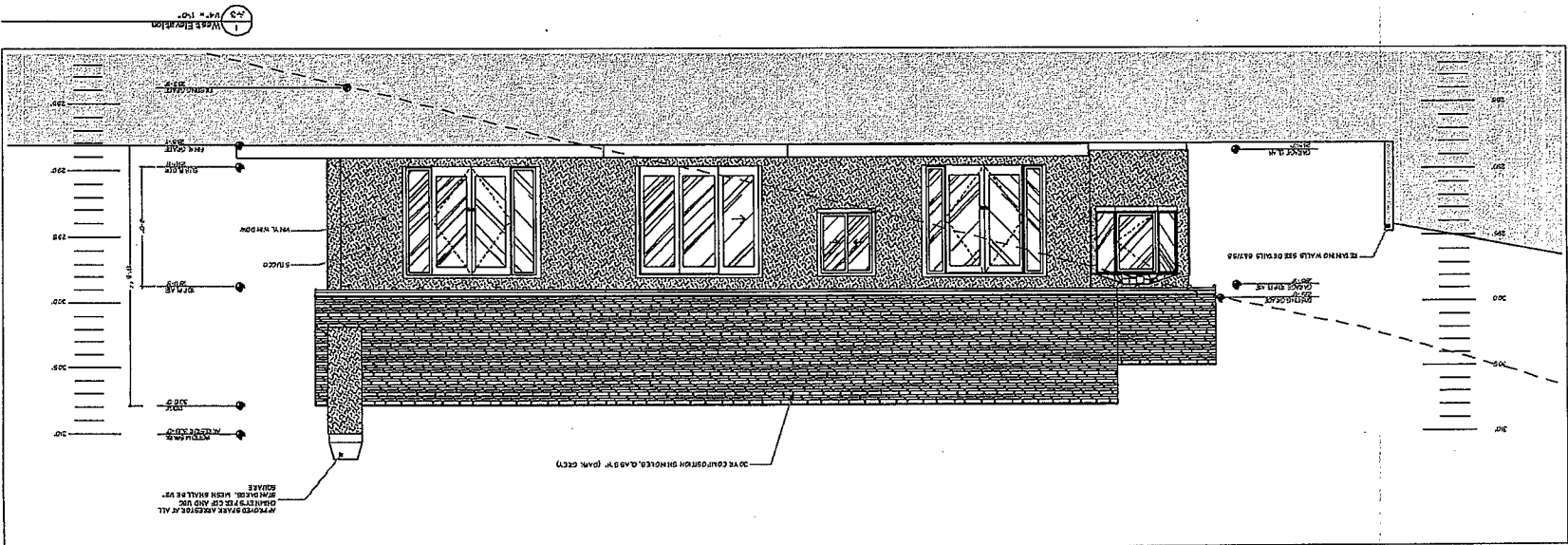
3/8



1 East Elevation
A-2 1/4" = 1'-0"



2 South Elevation
A-2 1/4" = 1'-0"



Wallis Residence
67 Tucker Blvd
Watsonville, CA 95076

gregory hettler
design
031-421-9594
Bentley design
031-421-9594
Bentley design
031-421-9594

Elevations

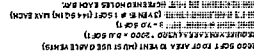
DATE	BY	REVISION
01-04-2008	SHAW-WALLIS	01
02-22-2008	SHAW-WALLIS	02

APRIL 2008-2010-05
(P23) 001-0788
FABRIC WALLIS, CA
031-421-9594
FABRIC WALLIS, CA
031-421-9594

A-3

850

2
4-4
Roof Slope Plan
WB = 1.0'



Ques	Ans	Ques	Ans	Ques	Ans	Ques	Ans
1	13	2	2	3	2	4	2
5	1	6	1	7	1	8	1
9	1	10	1	11	1	12	1
13	1	14	1	15	1	16	1
17	1	18	1	19	1	20	1
21	1	22	1	23	1	24	1
25	1	26	1	27	1	28	1
29	1	30	1	31	1	32	1
33	1	34	1	35	1	36	1
37	1	38	1	39	1	40	1
41	1	42	1	43	1	44	1
45	1	46	1	47	1	48	1
49	1	50	1	51	1	52	1
53	1	54	1	55	1	56	1
57	1	58	1	59	1	60	1
61	1	62	1	63	1	64	1
65	1	66	1	67	1	68	1
69	1	70	1	71	1	72	1
73	1	74	1	75	1	76	1
77	1	78	1	79	1	80	1
81	1	82	1	83	1	84	1
85	1	86	1	87	1	88	1
89	1	90	1	91	1	92	1
93	1	94	1	95	1	96	1
97	1	98	1	99	1	100	1

