

In the matter of the application of
J. D. Haaland Construction, Inc. (PLN060086)

FINDINGS AND DECISION

to allow a **Combined Development Permit** in accordance with Title 21 (Zoning) Chapter 21.76 (Combined Development Permits) of the Monterey County Code, consisting of the construction of a 3,257 square foot two-story single family dwelling, a 922 square foot attached garage, 279 square feet of covered porches, 140 square feet of decking and associated grading within an "S" district and the removal of four protected oak trees. The property is located at 5980 Sherry Lee Lane, Salinas, North County Area Plan, and came on regularly for meeting before the Zoning Administrator on August 31, 2006.

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

FINDINGS OF FACT

1. **FINDING: CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, North County Area Plan, North County Area Plan Inventory and Analysis and the Monterey County Zoning Ordinance (Title 21), 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 indicating any inconsistencies with the text, policies, and regulations in these documents.
(b) The property is located at 5980 Sherry Lee Lane, Salinas (Assessor's Parcel Number 129-113-032-000), North County Area Plan. The parcel is zoned Low Density Residential, Building Site, Site Plan Review and Design Control District or ("LDR/B-6-S-D"). The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21 and is therefore suitable for the proposed development.
(c) The project planner conducted a site inspection on March 9, 2006 to verify that the project on the subject parcel conforms to the plans listed above.
(d) The Oak Meadows Subdivision Planning File No. PC4171 allowed the division of a 54 acre parcel (Assessor's Parcel Number 129-111-026-000) into 21 parcels. The subject parcel is one of these 21 parcels.
(e) The project was not referred to the North County Land Use Advisory Committee (LUAC) for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors, this project did not warrant referral to the LUAC because the development is not considered to be of a controversial nature.
(f) The application, plans and related support materials submitted by the project applicant to the Monterey County RMA-Planning Department for the proposed development found in Project File No. PLN060086.
2. **FINDING: SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:** (a) The project has been reviewed for site suitability by the following departments and agencies: RMA-Planning Department, North Monterey County Fire Protection District, Public Works, Environmental Health Division, and Water Resources. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
- (c) Staff conducted a site inspection on March 9, 2006 to verify that the site is suitable for this use.
- (e) Materials in Project File No. PLN060086.

3. **FINDING: TREE REMOVAL** – The project includes a Tree Removal Permit for the removal of one oak tree in accordance with the applicable policies of the North County Area Plan and the Monterey County Zoning Ordinance (Title 21). The Required Findings in order to grant the permit for tree removal have been met.

- EVIDENCE:** (a) North County Area Plan Section 8.2.1 states “A permit shall be required for the removal of any of these [healthy, native oak and madrone] trees with a trunk diameter in excess of six inches, measured two feet above ground level.”
- (b) Measures for tree protection during construction have been incorporated as conditions and include tree protection zones, trunk protection, hand excavation and bridging roots. See condition No. 10.
- (c) The driveway and single family dwelling have been sited to minimize the removal of protected trees as much as possible in accordance with Section 21.64.260.5.a of Title 21. The 12’ wide driveway is the minimum width necessary to meet Fire requirements.
- (d) The only alternative which would minimize the amount of tree removal would require development on slopes in excess of 30%.
- (e) The removal will not involve a risk of adverse environmental impacts, see forest management plan prepared by Frank Ono (LIB060219) dated March 1, 2006 as well as EIR No. 79-100 prepared for the Oak Meadows Subdivision.
- (f) Tree replacement is required pursuant to Section 21.64.260.D.4 and the four oak trees that are proposed for removal will be replaced by four 15 gallon oak trees. See condition No. 11.

4. **FINDING: ENVIRONMENTALLY SENSITIVE AREA** – The proposed project and the previously removed Maritime Chaparral vegetation (Pajaro Manzanita) and Monterey ceanothus will not have a significant impact on an environmentally sensitive species.

- EVIDENCE:** (a) The subject parcel is not located in an Environmentally Sensitive Area as shown on Figure 12 of the North County Area Plan.
- (b) The indicating vegetation of Maritime Chaparral habitat (Pajaro Manzanita and Monterey Ceanothus) that was removed is not listed as one of the four plants that are considered rare and/or endangered in the North County Area Plan [Santa Cruz tarweed (*Holocarpha macradenia*), Eastwood’s ericameria (*Ericameria fasciculata*) coast wallflower (*erysmium ammphilum*) and seaside bird’s beak (*Cordylanthus littoralis*)].
- (c) An Environmental Impact Report (EIR) (No. 79-100) was prepared for the Oak Meadows Subdivision and addressed the removal of vegetation such as Oak trees, Maritime Chaparral vegetation (Pajaro Manzanita and Monterey ceanothus). The anticipated removal of the vegetation was mitigated through the dedication of scenic easements on all of the lots of the subdivision. The subject parcel currently has one .24 acre area within a scenic easement and one .57 acre area within a scenic easement.

of the lots of the subdivision. The subject parcel currently has one .24 acre area within a scenic easement and one .57 acre area within a scenic easement.

- (d) A Biological report dated December 1, 2005 (Library No. LIB060218) was prepared for the project and addressed the previously removed Pajaro Manzanita. Recommendation for replanting Pajaro Manzanita and the dedication of a scenic easement were suggested. The scenic easement would expand to connect the current areas of scenic easement land and extend to the western property line.
- (e) Although an initial study (see finding No. 5) was not prepared for the project and the mitigations of the biological report are not recommended, the owner is in agreement with the recommendations of to replanting Pajaro Manzanita on site and dedicating the area suggested in the biological report as a scenic easement.

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

EVIDENCE: (a) California Environmental Quality Act (CEQA) Guidelines Section 15303(a) categorically exempts single family dwellings in a residential area.

(b) An EIR (No. 79-100) prepared for the Oak Meadows Subdivision previously addressed the removal of vegetation such as Oak trees, Maritime Chaparral vegetation (Pajaro Manzanita) and Monterey ceanothus. The removal of the vegetation due to development of residential structures has been mitigated through the dedication of scenic easements throughout the subdivision.

(c) The subject parcel is not located in an Environmentally Sensitive Area as shown on Figure 12 of the North County Area Plan and the previously removed vegetation, Pajaro Manzanita and Monterey ceanothus, are not one of the four flora considered rare and/or endangered in the North County Area Plan.

(b) No adverse environmental effects were identified during staff review of the development application during a site visit on March 9, 2006.

(c) See preceding and following findings and supporting evidence.

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

EVIDENCE: Staff reviewed Monterey County RMA-Planning Department and Building Services Department records and is not aware of any violations existing on subject property.

7. **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.

8. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Planning Commission.

EVIDENCE: Section 21.80.040 Monterey County Zoning Ordinance (Title 21).

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 31st day of August, 2006.



JEFF MAIN ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON SEP 21 2006

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY TO THE MONTEREY COUNTY PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE OCT - 1 2006

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.

Monterey County Resources Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: **J D Haaland**

File No: PLN060086

APNs: 129-113-032-000

Approved by: Zoning Administrator

Date: August 31, 2006

**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 This Combined Development permit (PLN060086) allows the construction of a 3,257 square foot two-story single family dwelling, a 922 square foot attached garage, 279 square feet of covered porches, 140 square feet of decking and associated grading within an "S" district and the removal of four protected oak trees. The property is located at 5980 Sherry Lee Lane, Salinas (Assessor's Parcel Number 129-113-032-0000), North County Area 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 RMA-Planning Department. 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. [Resource Management Agency (RMA) - Planning Department]</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	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.		<p>PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A combined development permit (Resolution No. 060086) was approved by the Zoning Administrator for Assessor's Parcel Number 129-113-032-000 on August 31, 2006. The permit was granted subject to 17 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County RMA- Planning 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. (RMA - Planning Department)</p>	Proof of recordation of this notice shall be furnished to RMA-PD.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
3.		<p>PBD030 - STOP WORK - RESOURCES FOUND If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA-Planning 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. (RMA - Planning Department)</p>	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA-Planning 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	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
4.		<p>PBD011 - EROSION CONTROL PLAN AND SCHEDULE</p> <p>The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA-Planning Department. 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 RMA-Planning Department. 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 RMA-Planning Department. (RMA - Planning Department)</p>	<p>1) Evidence of compliance with the Erosion Control Plan shall be submitted to RMA-PD prior to issuance of building and grading permits.</p> <p>2) Evidence of compliance with the Implementation Schedule shall be submitted to RMA-PD during the course of construction until project completion as approved by the Director of RMA-PD.</p>	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	

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

		thereafter be responsible to defend, indemnify or hold the county harmless. (RMA - Planning Department)				
6.		PBD018(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY) The site shall be landscaped. At least 60 days prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of RMA-Planning Department 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 RMA-Planning 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. (RMA - Planning Department)	Submit landscape plans and contractor's estimate to RMA-PD for review and approval.	Owner/ Applicant/ Contractor	At least 60 days 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	

7.		<p>PBD021 – LIGHTING – EXTERIOR LIGHTING PLAN All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The exterior lighting plan shall be subject to approval by the Director of RMA-Planning Department, prior to the issuance of building permits. (RMA - Planning Department)</p>	<p>Submit three copies of the lighting plans to RMA-PD for review and approval.</p>	<p>Owner/ Applicant</p>	<p>Prior to issuance of building permits.</p>	
8.		<p>PBD026 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A forest management plan has been prepared for this parcel by Frank Ono, dated March 1, 2006 and is on record in the Monterey County RMA-Planning Department Library No. 060219. All development shall be in accordance with this report." (RMA - Planning Department)</p>	<p>Proof of recordation of this notice shall be furnished to RMA-PD.</p>	<p>Owner/ Applicant</p>	<p>Prior to issuance of grading and building permits</p>	
9.		<p>PBD– TREE REPLACEMENT (NON-STANDARD) The four oak trees proposed to be removed shall be replaced on a one-to-one ratio. Four 15 gallon oak trees should be planted in the immediate area just to the south and west of the driveway and turn around areas. They also should be planted east of the proposed structure and in those areas with the greatest opening in the stand to allow for a minimum of competition and maximum sunlight. Spacing between trees should be at least 8 feet. Occasional deep watering (more than two weeks apart) during the late spring, summer and fall is</p>	<p>Submit landscape plans and contractor's estimate to RMA-PD for review and approval.</p>	<p>Owner/ Applicant</p>	<p>Prior to issuance of grading and building permits</p>	

		recommended during the first two years after establishment. (RMA - Planning Department)				
10.		PBD-TREE PROTECTION (NON STANDARD) Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip line of the retained trees. Said protection shall be demonstrated prior to issuance of building permits subject to the approval of the Director of RMA-Planning Department. <u>Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain an additional permit and approval by the RMA-Planning Department. (RMA - Planning Department)</u>	Submit evidence of tree protection to RMA-PD for review and approval.	Owner/ Applicant	Prior to issuance of grading and building permits	
			<u>Submit on-going evidence that tree protection process is in place throughout grading and construction phases.</u>	<u>Owner/ Applicant</u>	<u>Prior to final.</u>	
11.		PBD034 - UTILITIES - UNDERGROUND All new utility and distribution lines shall be placed underground. (RMA - Planning Department)	None	Applicant/ Owner	Ongoing	
12.		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	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	

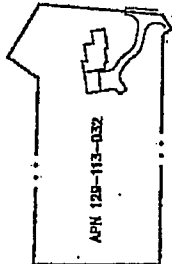
		<p>shall be equipped with a hot water recirculating system.</p> <p>b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)</p>			
13.		<p>WR – DRAINAGE PLAN (NON STANDARD)</p> <p>Prior to issuance of any grading or building permits the applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Stormwater runoff from impervious surfaces shall be directed to the existing stormwater drainage system for the Oak Meadows Subdivision. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)</p>	Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to Issuance of Grading & Building Permits
14.		<p>FIRE007 - DRIVEWAYS</p> <p>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</p>	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.

		<p>driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (North Monterey County Fire Protection District)</p>	<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection.</p>	
15.		<p>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-</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of building permit.</p>	

		<p>inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (North Monterey County Fire Protection District)</p>	<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection</p>	
16.		<p>FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (North Monterey County Fire Protection District)</p>	<p>Applicant shall enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of building permit.</p>	
			<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>	

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



LOT SIZE: 100,988 SF, 2.3 AC.
 LOT COVERAGE: 7,054 SF, 7%
 SID BY CUT, 32 CY FILL

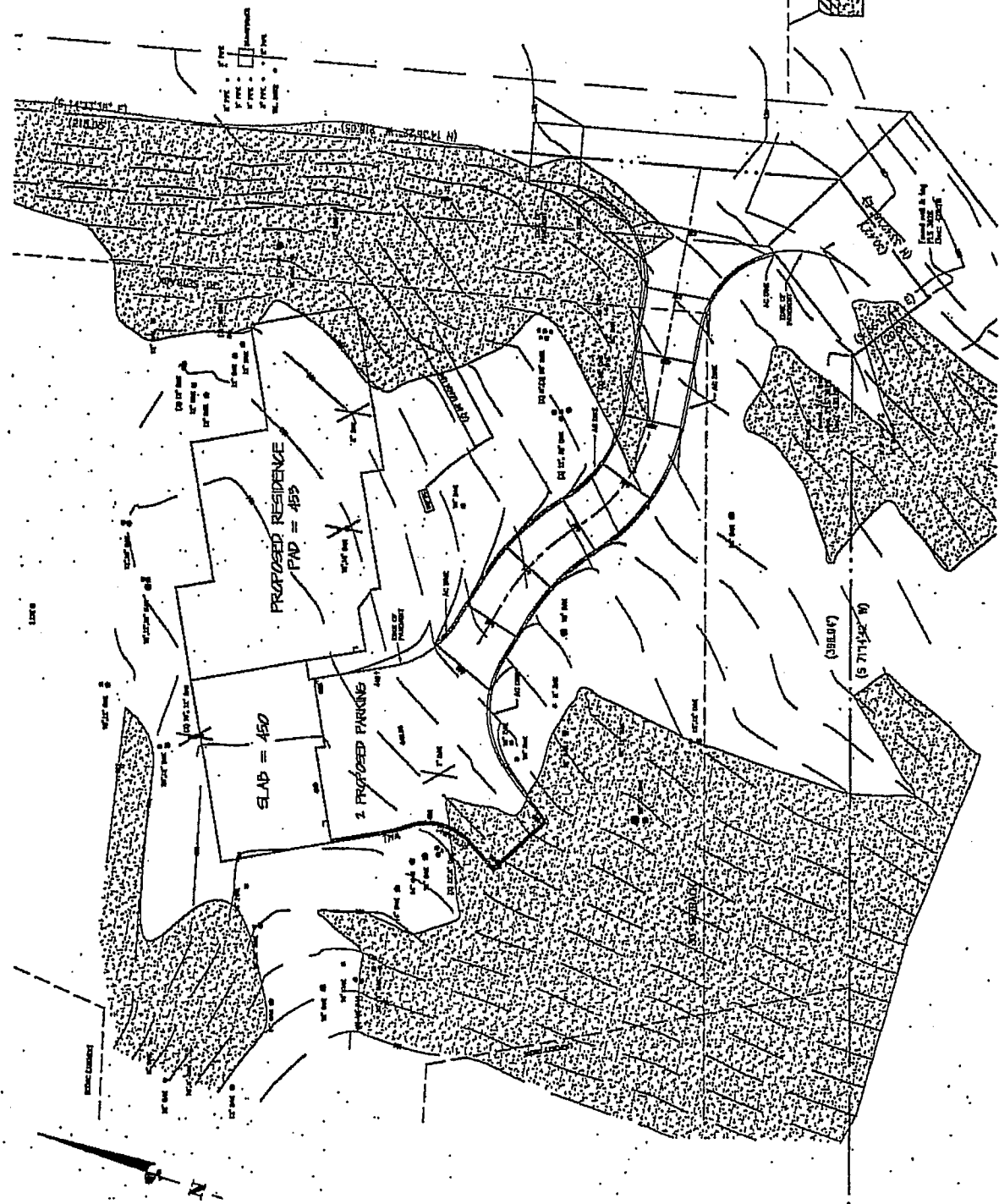
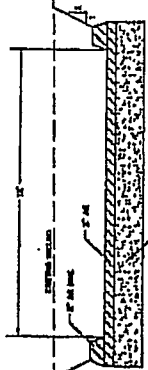
X - TREES TO BE REMOVED



SLOPES WITH 25% OR GREATER

GENERAL NOTES

1. CONSTRUCTION SHALL BE COMPLETED BY ALL WORK, EXCEPT AS NOTED, TO BE COMPLETED BY THE COUNTY, AS REQUIRED BY THE PUBLIC WORKS DEPARTMENT. ALL UTILITIES SHALL BE RELOCATED TO THE PROPOSED DRIVEWAY AND PARKING AREA. ALL UTILITIES SHALL BE RELOCATED TO THE PROPOSED DRIVEWAY AND PARKING AREA. ALL UTILITIES SHALL BE RELOCATED TO THE PROPOSED DRIVEWAY AND PARKING AREA.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND THE COUNTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND THE COUNTY.
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4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND THE COUNTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND THE COUNTY.

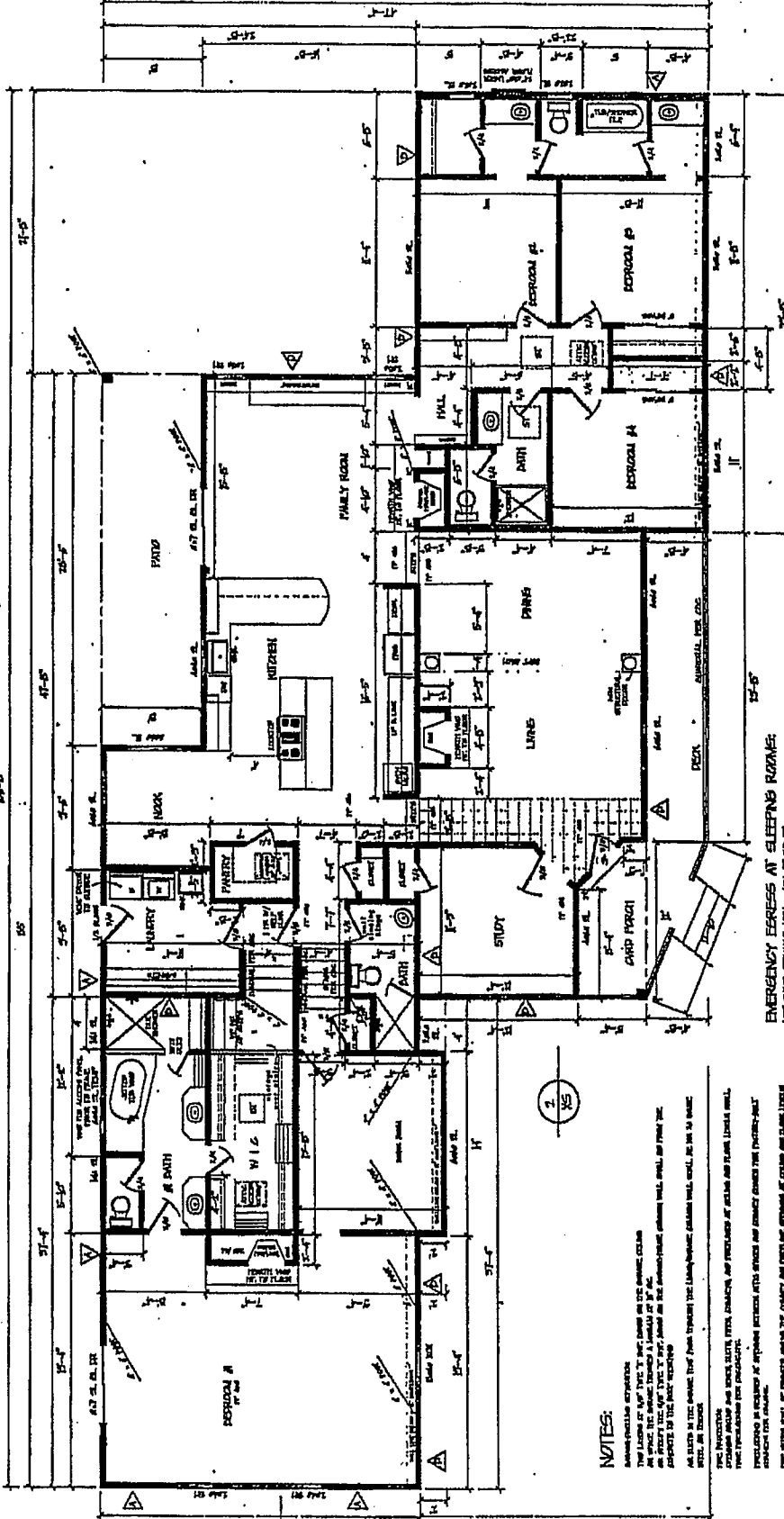


<p>SAN BENITO ENGINEERING & SURVEYING, INC. 602 Monterey Street Hollister, California 95023 (408) 937-8783 FAX (408) 937-8836 E-MAIL: sbeng@svi.net</p>		<p>APN 129-113-032 State of California</p>	<p>J.D. Haaland JOURNAL SCALE 1" = 40'</p>
<p>DATE: 10/15/2004</p>	<p>PROJECT: 129-113-032</p>	<p>SCALE: 1" = 40'</p>	<p>DATE: 10/15/2004</p>

MAILING ADDRESS
 19205 E. CERRO WAY
 ARNAS, CA 95004
 BLUEPRINT DESIGN
 WARE GABRIEL SANDER
 PO BOX 200

LOT 2 D. HAALAND CONSTRUCTION © 2004
 LOT 2, OAK WOODS - TRACT # 1024-A
 3880 STERRY LEE LN, SALINAS, CA 95070

ITEM	QTY	UNIT	PRICE
1	1	SQ. FT.	
2	1	SQ. FT.	
3	1	SQ. FT.	
4	1	SQ. FT.	



LIVING AREA

SEE SHEET 20 FOR GARAGE PLAN

MAIN LEVEL	= 13028 SQ. FT.
UPPER FLOOR	= 2449 SQ. FT.
TOTAL SQUARE FOOTAGE	= 15477 SQ. FT.
GARAGE = 522 SQ. FT.	
COURT YARD PORCH = 212 SQ. FT.	
SECOND FLOOR PORCH = 57 SQ. FT.	
PATIO = 140 SQ. FT.	

FLOOR PLAN
 1/4" = 1'

10'-0"

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10'-0"

NOTES:

- 1. ALL DIMENSIONS SHALL BE TO FINISH UNLESS NOTED OTHERWISE.
- 2. ALL WALLS SHALL BE 1/2" THICK UNLESS NOTED OTHERWISE.
- 3. ALL FLOORS SHALL BE 4" THICK UNLESS NOTED OTHERWISE.
- 4. ALL CEILING SHALL BE 8' UNLESS NOTED OTHERWISE.
- 5. ALL DOORS SHALL BE 6'8" HIGH UNLESS NOTED OTHERWISE.
- 6. ALL WINDOWS SHALL BE 4'6" HIGH UNLESS NOTED OTHERWISE.
- 7. ALL STAIRS SHALL BE 10" WIDE UNLESS NOTED OTHERWISE.
- 8. ALL HALLWAYS SHALL BE 4' WIDE UNLESS NOTED OTHERWISE.
- 9. ALL CLOSETS SHALL BE 4' WIDE UNLESS NOTED OTHERWISE.
- 10. ALL BATHS SHALL BE 5'6" WIDE UNLESS NOTED OTHERWISE.
- 11. ALL KITCHENS SHALL BE 10' WIDE UNLESS NOTED OTHERWISE.
- 12. ALL LIVING AREAS SHALL BE 12' WIDE UNLESS NOTED OTHERWISE.
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- 14. ALL STUDY AREAS SHALL BE 10' WIDE UNLESS NOTED OTHERWISE.
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- 99. ALL CLOSETS SHALL BE 4' WIDE UNLESS NOTED OTHERWISE.
- 100. ALL BATHS SHALL BE 5'6" WIDE UNLESS NOTED OTHERWISE.



DATE: 1/20/17
 DRAWN BY: JLD

BLU PRINT DESIGN
 WEI GARNEL SANDER
 10115 FIVE AVENUE
 REDWOOD CITY, CA 94061

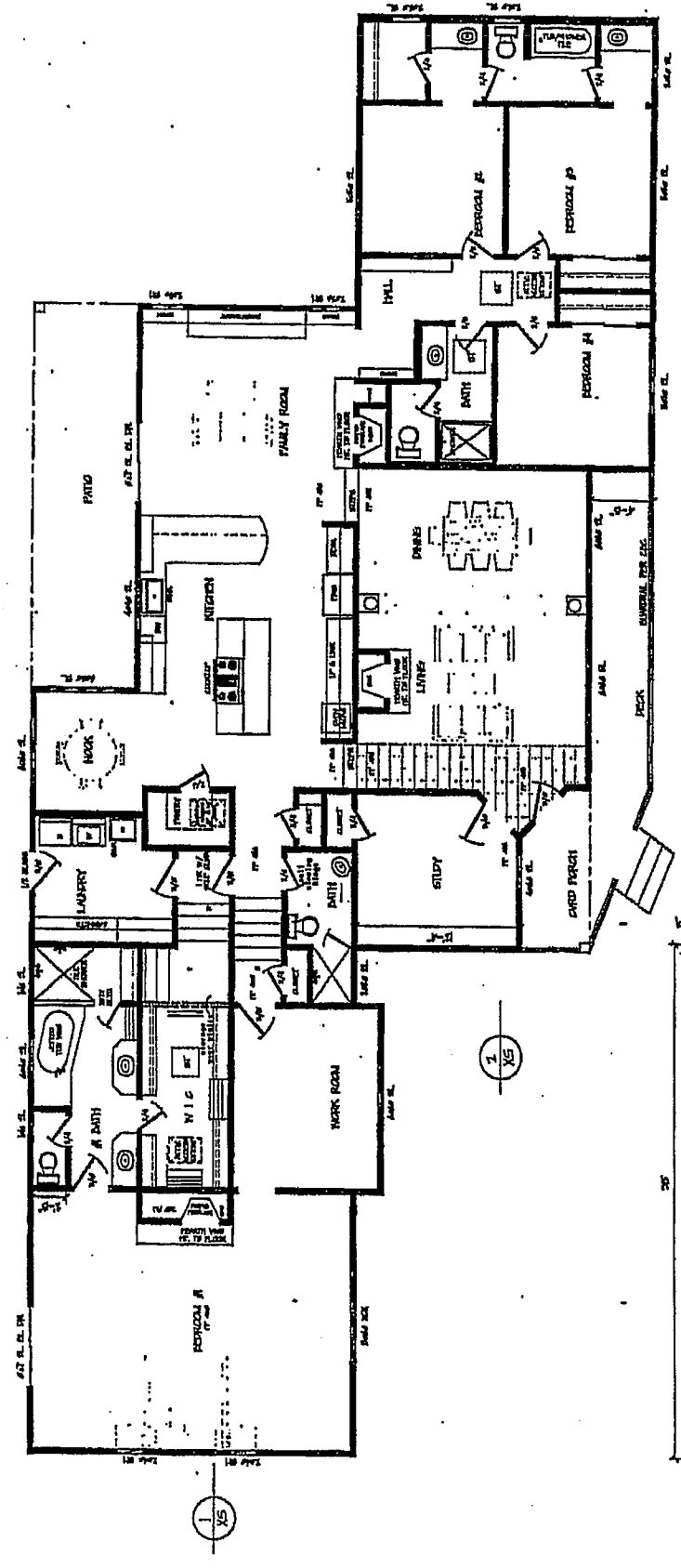
MAILING ADDRESS
 1905 E. CERRO WAY
 ARMONA, CA 92804

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L. D. HALLAND CONSTRUCTION
 1024-A
 LOT 9 OAK MEADOWS - TRACK # 1024-A
 5300 SHERRY LEE LN., SALINAS, CA 92007
 MONTEREY COUNTY

1/2" = 1'
 SCALE

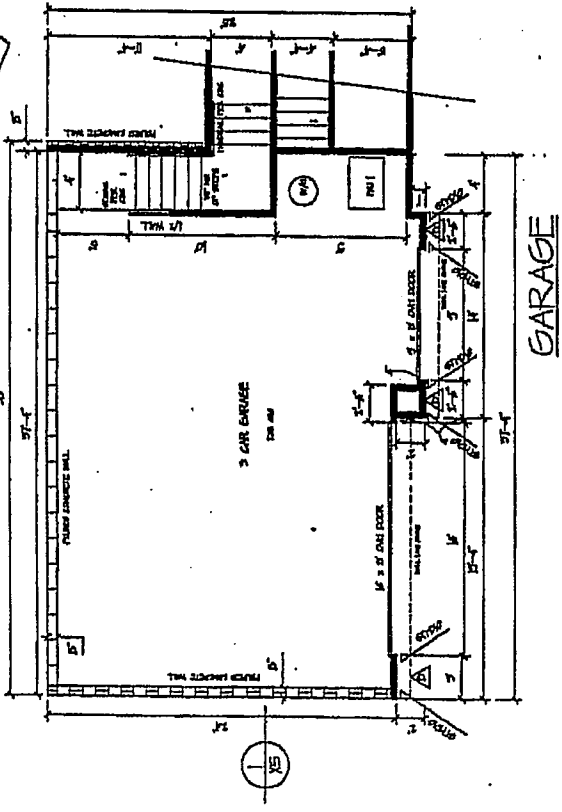
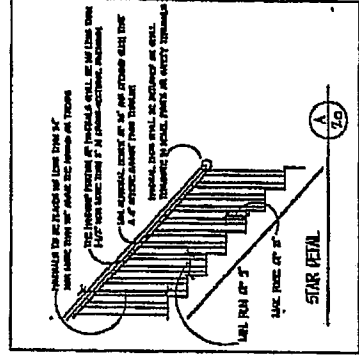
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LIVING AREA

MAIN LEVEL	= 2505 SQ. FT.
UPPER FLOOR	= 349 SQ. FT.
TOTAL LIVING	= 2857 SQ. FT.
GARAGE	= 312 SQ. FT.
CARP PORCH	= 222 SQ. FT.
CARP FRONT PORCH	= 57 SQ. FT.
DECK	= 140 SQ. FT.

GARAGE PLAN &
 SIMPLE FLOOR PLAN
 1/2" = 1'



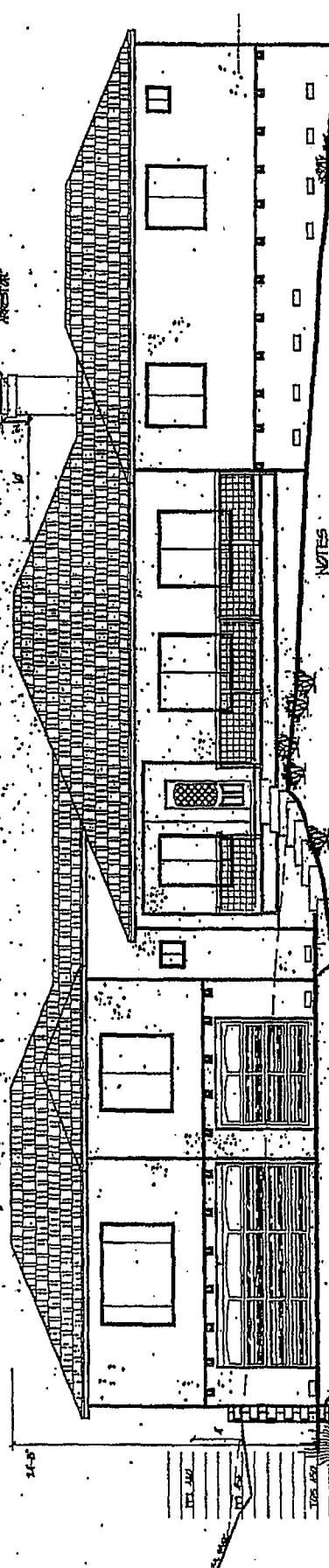
3

J. D. HAYLAND CONSTRUCTION © 2004
LOT 9 OAK MEADOWS - TRACT # 1024-A
5920 ENERGY EFF. N. 54th WAYS, CA 95071

MAILING ADDRESS
19205 EL CERRITO WAY
ARMAYS, CA 95004

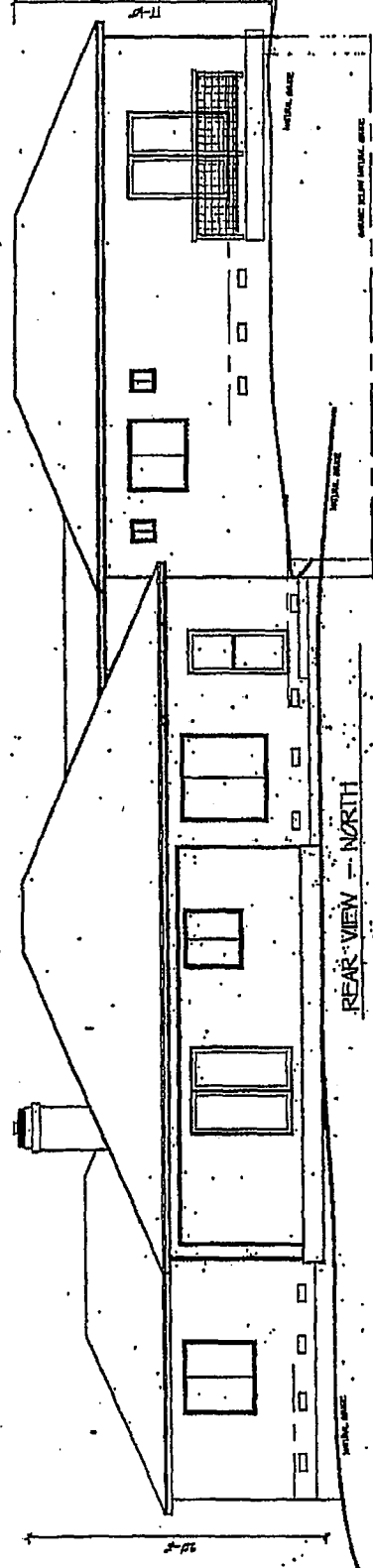
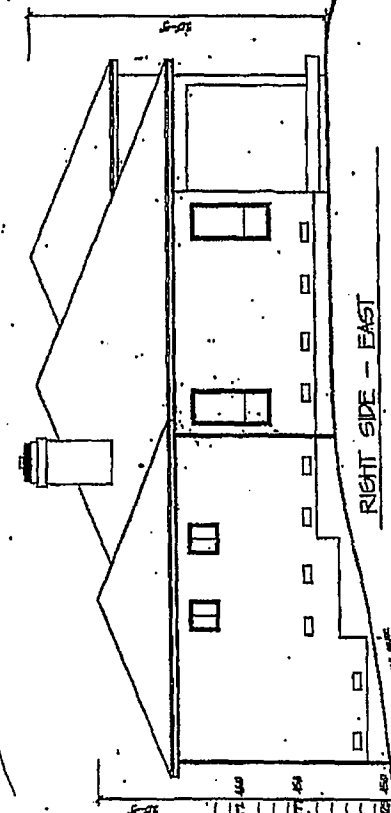
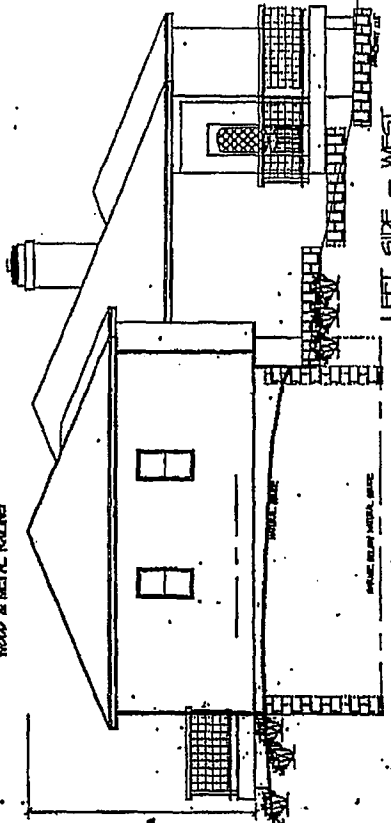
BLERPRINT DESIGN
JOHN GARRIE SANDER
P.O. BOX 200
12111 W. CA 95014

DATE	07/02
SCALE	1/8" = 1'-0"
PROJECT	1024-A



NOTES
 6" x 12" ROOF PITCH
 TILE ROOF: TAVALE STATES FLESH #4071, 4000, 4004
 STUCCO SPONGE W/NO TEXTURE FINISH
 EXTERIOR PAINT COLOR KELLY MORRE #JMS-291
 GUTTERS COLOR KELLY MORRE #M610-005
 WOOD & METAL RAILING

FRONT VIEW - SOUTH



ELEVATIONS

DATE	07/02
SCALE	1/8" = 1'-0"
PROJECT	1024-A




NORTH COUNTY

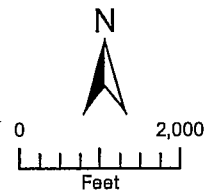


APPLICANT: J D HAALAND CONSTRUCTION INC

APN: 129-113-032-000

FILE # PLN060086

 300' Limit  2500' Limit  City Limits



PLANNER: GINETTE