

JEFF MAIN
ZONING ADMINISTRATOR

COUNTY OF MONTEREY
STATE OF CALIFORNIA

RESOLUTION NO. 050493

A. P. # 131-042-005-000 &
131-042-019-000

In the matter of the application of
Eliberto & Rosa Garcia (PLN050493)

FINDINGS AND DECISION

for a **Combined Development Permit** in accordance with Title 20 (Zoning) Chapter 20.76 (Combined Development Permits) of the Monterey County Code, consisting of: (1) a Coastal Administrative Permit to allow the construction of a two-story 4,225 square foot single family dwelling with a detached 843 square foot two-car garage, a 170 square foot deck on the second floor, a 704 square foot porch on the first floor, approx. 800 linear feet of driveway (partially on Assessor's Parcel Number 131-042-019-000), septic disposal system, and grading (approx. 2,645 cu yds cut/2,048 cu yds fill); (2) a Coastal Development Permit to allow the construction of an 843 square foot caretaker unit with 337 square feet of porches and septic disposal system; (3) a Coastal Administrative Permit to allow the construction of a 2,000 square foot two-story horse barn to include eight horse stalls; and (4) a Coastal Administrative Permit for the construction of a 3,200 square foot ranch storage building and 1,015 square feet of driveways/walks/patios. The property is located on 14905 Del Monte Farms Road and 14944 Castroville Boulevard, Castroville, North County Land Use Plan, and came on regularly for meeting before the Zoning Administrator on April 12, 2007.

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 North County Land Use Plan, North County 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 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 properties are located at 14905 Del Monte Farms Road and 14944 Castroville Boulevard, Castroville (Assessor's Parcel Numbers 131-042-005-000 and 131-042-019-000). The parcel is zoned Low Density Residential, 5 acres per unit (Coastal Zone) or "LDR/5 (CZ)". The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 20, and is therefore suitable for the proposed development.

(c) A caretaker unit is an allowed use subject to securing a Coastal Development Permit, in accordance with the Low Density Residential zoning designation, Section 20.14.050.I of the Monterey County Zoning Ordinance (Title 20). The project complies with the regulations for caretaker units in accordance with Section 20.64.030.C. Condition No. 12 has been incorporated requiring the applicant to record a caretaker unit deed restriction.

- (d) A horse barn and a ranch storage building are allowed uses subject to securing Coastal Administrative Permits pursuant to Section 20.14.040.F of the Monterey County Zoning Ordinance (Title 20), which allows accessory structures and accessory uses to any principal use.
- (e) The project was not referred to the North County - Coastal Land Use Advisory Committee (LUAC) for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this application did not warrant referral to the LUAC because the residential development does not involve conflicts with slope restrictions, ridgeline or view shed development; and does not request a variance.
- (f) The project planner conducted site inspections on October 11, 2006, February 8, 2007 and April 3, 2007 to verify that the project on the subject parcel conforms to the plans listed above.
- (g) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Planning File No. PLN050493.

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 County Fire Protection District, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - (b) A technical report prepared by an outside soils/geotechnical consultant indicates that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. A “Geotechnical Investigation” report has been prepared for this parcel by Ali M. Oskoorouchi, Scotts Valley, CA, dated January 17, 2005 and is on record in the Monterey County RMA - Planning Department, Library No. LIB060600. All development shall be in accordance with this report.
 - (c) County staff has reviewed resource maps for the proposed site and associated environmental constraints such as archeological sensitivity, seismic zone, fire hazard, environmentally sensitive habitats, and flood zones. Staff concludes that the site is suitable for the proposed use.
 - (d) Staff conducted a site inspection October 11, 2006, February 8, 2007 and April 3, 2007 to verify that the site is suitable for this use.
 - (e) Materials in Planning File No. PLN050493.

3. FINDING: CARETAKER UNIT – In order to grant the Administrative Permit for the proposed caretaker unit, the Zoning Administrator shall make the following findings:

1. Pursuant to Section 20.64.030.D.1, the establishment, maintenance, or operation of the use or building applied for will not under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County.
2. Pursuant to Section 20.64.030.D.2, the proposed project, as conditioned, is consistent and complies with the regulations for caretaker units, as provided at Chapter 20.64 of the Monterey County Zoning Ordinance (Title 20).
3. Pursuant to Section 20.64.030.D.3, the proposed caretaker unit complies with all applicable requirements of the Low Density Residential, 5 acres per unit (Coastal Zone) or “LDR/5 (CZ)” districts as provided at Chapter 20.14 of the Monterey County Zoning Ordinance (Title 20).

4. Pursuant to Section 20.64.030.D.4, adequate sewage disposal and water supply facilities exist or are readily available to the site, as approved by the Director of Environmental Health.

- EVIDENCE:** (a) The project as described in the application and accompanying materials was reviewed by the Planning Department, North County Fire Protection District, Public Works Department, Environmental Health Division, and the Water Resources Agency. The respective departments have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood; or the county in general.
- (b) The project for a caretaker unit is a use allowed use subject securing a Coastal Development Permit in accordance with Section 20.14.050.I and is consistent with the development standards at Section 20.14.060.C.2 and the regulations for caretaker unit as provided at Section 20.64.030.
- (c) A letter submitted by the applicants justifying the caretaker unit request as found at Exhibit E of the April 12, 2007 Staff Report.
- (d) The application, plans, and related support materials were reviewed by the Environmental Health Department during Inter-Departmental Review (IDR) December 8, 2006 to January 9, 2007.
- (e) See Finding No. 7, Health and Safety.
- (f) Staff conducted site inspections on October 11, 2006, February 8, 2007 and April 3, 2007 to verify that the project would not present adverse impacts to the general welfare of persons residing or working in the neighborhood or to the general welfare of the County.
- (g) Materials in Planning File No. PLN050493.

- 4. FINDING: RIDGELINE DEVELOPMENT** – Pursuant to the Standards for Ridgeline Development, Section 20.66.010 of the Monterey County Zoning Ordinance (Title 20), the project as described in Condition No. 1, and as conditioned, will not create a substantially adverse visual impact when viewed from a common public viewing area.

- EVIDENCE:** (a) The residence would be visible from common public viewing area, Del Monte Farms Boulevard. Two other residences on the same ridge are visible from Del Monte Farms Boulevard and are not screened by landscaping. Adjacent to the staking and flagging two power line piers interrupt the ridge top and silhouette against the sky. The proposed residence would silhouette against the sky for that portion of sky between the power lines, existing residences, and a stand of large mature oaks. Staff has determined that the use of earth tone materials and colors the development would not create a substantial adverse visual impact. Condition Numbers 10 and 21 requires down-lit unobtrusive lighting and the use of earth tone colors and materials to mitigate visual impacts.
- (b) The staff planner conducted site inspections on April 3, 2006 to verify that the site is Ridgeline Development.
- (c) The application, plans, and related support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File PLN060087

- 5. FINDING: CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:** (a) California Environmental Quality Act (CEQA) Guidelines Section 15303. Class 3 categorically exempts single-family dwellings and categorically exempts small accessory structures such as caretaker units, horse barns, and ranch storage buildings.

- (b) California Environmental Quality Act (CEQA) Guidelines Section 15304, Class 4 categorically exempts minor public or private alteration in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes.
- (c) No adverse environmental effects were identified during staff review of the development application during a site visits on October 11, 2006, February 8, 2007 and April 3, 2007.
- (d) 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 Monterey County records and is not aware of any violations existing on subject property.

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) The subject property is not indicated as part of any designated trails or shoreline access as shown in Figure 6, the Shoreline Access/Trails Map, of the North County Land Use Plan.
- (c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
- (d) Staff site visits on October 11, 2006, February 8, 2007 and April 3, 2007.

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.

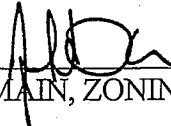
9. FINDING: APPEALABILITY - The decision on this project is appealable to the Board of Supervisors. It is not appealable to the Coastal Commission.

EVIDENCE: Sections 20.86.080 and 20.86.030 of the Monterey County Zoning Ordinance (Title 20).

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 12th day of April, 2007.



JEFF MAIN, ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON APR 13 2007

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 APR 23 2007

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE BOARD OF SUPERVISORS. IT IS NOT APPEALABLE TO THE COASTAL COMMISSION.

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 Resource Management Agency Planning
Department
Condition Compliance and/or Mitigation Monitoring Reporting
Plan**

Project Name: Eliberto S. Garcia and Rosa I. Figueroa

File No: PLN050493

APNs: 131-042-005-000 and 131-042-019-000

Approved by: Zoning Administrator **Date:** April 12, 2007

**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 (PLN050493) allows (1) a Coastal Administrative Permit to allow the construction of a two-story 4,225 square foot single family dwelling with a detached 843 square foot two-car garage, a 170 square foot deck on the second floor, a 704 square foot porch on the first floor, approx. 800 linear feet of driveway (partially on Assessor's Parcel Number 131-042-019-000), septic disposal system, and grading (approx. 2,645 cu yds cut/2,048 cu yds fill); (2) a Coastal Development Permit to allow the construction of an 843 square foot caretaker's unit with 337 square feet of porches and septic disposal system; (3) a Coastal Administrative Permit to allow the construction of a 2,000 square foot two-story horse barn to include eight horse</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other-wise stated	

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)
		<p>stalls; (4) a Coastal Administrative Permit for the construction of a 3,200 square foot ranch storage building and 1,015 square feet of driveways/walks/patios; and (5) a Coastal Development Permit to allow Ridgeline Development. The properties are located at 14905 Del Monte Farms Road and 14944 Castroville Boulevard, Castroville (Assessor's Parcel Numbers 131-042-005-000 and 131-042-019-000), North County area, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of 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>				

<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 permit (Resolution No. 050493) was approved by the Zoning Administrator for Assessor's Parcel Number 131-042-005-000 and 131-042-019-000 on April 12, 2007. The permit was granted subject to 43 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 RMA - Planning Department 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</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	Owner/ Applicant/ Archaeologist	Ongoing	

<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>
		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)	measures required for the discovery.			
4.		PD007 - 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 RMA - Building Services Department. (RMA - Planning Department and Building Services Department)	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner/ Applicant	Ongoing	
5.		PD009 - GEOTECHNICAL CERTIFICATION Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA - Planning Department and Building Services Department)	Submit certification by the geotechnical consultant to the RMA - Building Services Department showing project's compliance with the geotechnical report.	Owner/ Applicant/ Geotech- nical Consultant	Prior to final inspection	
6.		PD010 - EROSION CONTROL PLAN AND SCHEDULE The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA - Planning	Evidence of compliance with the Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior	Owner/ Applicant	Prior to the issuance of grading and building	

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)
		and Director of Building Services. 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 and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, salutation 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 and Director of RMA - Building Services. (RMA - Planning Department and RMA - Building Services Department)	to issuance of building and grading permits.		permits	
			Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.	Owner/ Applicant	Ongoing	
			Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department	Owner/ Applicant	Prior to final inspection	
7.		PD011 – TREE AND ROOT PROTECTION Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in	Submit evidence of tree protection to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of grading and/or building permits	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the RMA – Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by a certified arborist. 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 required permits. (RMA - Planning Department)	Submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.	Owner/ Applicant/ Arborist	During Construc- tion	
			Submit photos of the trees on the property to the RMA – Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.	Owner/ Applicant	Prior to final inspection	
8.		PD012(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY) The site shall be landscaped. At least three (3) weeks prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. 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 include an irrigation plan. The plan shall be accompanied	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	At least three (3) 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	Owner/ Applicant	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)
		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)	condition.		na	
9.		PD012(C) - LANDSCAPING PLAN - NORTH COUNTY COASTAL NATIVE The site shall be landscaped. The use of native species consistent with and found in the project area shall be required in all landscaping plans as a condition of project approval. A list of appropriate native plant species identified in Attachment #2 and #3 in the North County Implementation Plan Development Regulations is available in brochure form (<i>Suggested Native Species Landscaping List - North County Coastal Zone</i>) from the RMA - Planning Department. (RMA – Planning Department)	Submit landscape plans and contractor's estimate to RMA - Planning Department for review and approval.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	At least three weeks prior to final inspection or occupancy	

<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>
10.		<p>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</p> <p>All exterior lighting shall be unobtrusive, down-lit, 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 lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)</p>	<p>Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.</p> <p>The lighting shall be installed and maintained in accordance with the approved plan.</p>	Owner/ Applicant	Prior to the issuance of building permits.	
11.		<p>PD016 – 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: "A Geotechnical Investigation report has been prepared for this parcel by Ali M. Oskoorouchi, Scotts Valley, CA, dated January 17, 2005 and is on record in the Monterey County RMA - Planning Department, Library No. LIB060600. All development shall be in accordance with this</p>	<p>Proof of recordation of this notice shall be furnished to the RMA - Planning Department.</p>	Owner/ Applicant	Prior to the issuance of grading and building permits.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		report." (RMA – Planning Department)				
12.		<p>PDSP001 – DEED RESTRICTION – CARETAKER UNIT (INLAND) (NON-STANDARD)</p> <p>The applicant shall record a deed restriction as a condition of project approval, stating that the Caretaker unit shall comply with the following regulations as applicable:</p> <ol style="list-style-type: none"> 1. Only 1 caretaker unit per lot shall be allowed. 2. The caretaker shall be employed principally on the lot for purposes of care and protection of persons, plants, animals, equipment, or other facilities on- site or on contiguous lots under the same ownership. 3. The minimum lot size for establishment of a caretaker unit in areas not served by public sewers shall be two acres. The minimum lot size for establishment of a caretaker unit in the Carmel Planning Area shall be 40 acres. 4. Caretaker units shall not be subject to density requirements of the zoning district in which the lot is located, except in North County. In North County, caretakers units shall not be permitted on lots less than 5 acres if located in an area not served by public sewer systems. 5. The maximum floor area for a caretaker unit 	<p>Submit signed and notarized Deed Restriction to the Director of RMA – Planning Department for review and signature by the County.</p>	Owner/ Applicant	Prior to the issuance of grading or building permits	
			<p>Proof of recordation of the Deed Restriction shall be submitted to the RMA – Planning Department.</p>	Owner/ Applicant	Prior to the issuance of grading or building permits	

17

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)
		<p>850 square feet.</p> <p>6. A minimum of 1 covered off-street parking space shall be provided for the caretaker unit.</p> <p>7. The caretaker unit shall not be separately rented let, or leased to other than the caretaker whether compensation be direct or indirect.</p> <p>8. Subsequent subdivisions which divide a main residence from a caretaker unit shall not be permitted except where lots created meet minimum lot size and density requirements of the existing zoning.</p> <p>9. Caretaker units are not permitted on any lot less than 10 acres where a senior citizen unit exists. Senior citizen units may be converted to a caretaker unit, subject to a Coastal Administrative Permit.</p> <p>10. The applicant shall record a deed restriction as a condition of project approval, stating that the caretaker unit shall not be rented to other than the caretaker.</p> <p>(RMA – Planning Department)</p>			31st	
13.		<p>PD023 – EASEMENT - SCENIC (SLOPE)</p> <p>A scenic easement shall be conveyed to the County over those portions of the property where the slope exceeds 25% percent. The easement shall be developed in consultation with</p>	Submit the scenic easement deed and corresponding map, developed in consultation with a certified professional, to the RMA - Planning Department for review and approval.	Owner/ Applicant/ Certified Profess- ional	Prior to the issuance of grading and building permits	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		certified professional. A scenic easement deed shall be submitted to, and approved by, the Director of the RMA – Planning Department. (RMA – Planning Department)	Record the deed and map showing the approved scenic easement. Submit a copy of the recorded deed and map to the RMA – Planning Department.	Owner/ Applicant	Prior to final map or commencement of use	
14.		PDSP002 – ROAD EASEMENT (NON-STANDARD) The applicant shall submit proof of the executed road right of way easement agreement for the portion of the driveway traversing the Mario Santillan and Maria Luz property (Assessor's Parcel Number 131-042-019-000) to the RMA – Planning Department prior to the issuance of building or grading permits. (RMA – Planning Department)	Proof of recordation of the easement document(s) shall be submitted to the RMA – Planning Department.	Owner/ Applicant	Prior to the issuance of grading or building permits	
15.		PD041 – HEIGHT VERIFICATION The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated	1) The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection 2) The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review	Owner/ Applicant Owner/ Applicant/ Engineer	Prior to the issuance of grading or building permits Prior to the final inspection	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		with this project. (RMA – Planning Department and Building Services Department)	and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.			
16.		PD035 - UTILITIES - UNDERGROUND All new utility and distribution lines shall be placed underground. (RMA - Planning Department; Public Works)	Install and maintain utility and distribution lines underground.	Owner/ Applicant	Ongoing	
17.		PD038 - WATER TANK APPROVAL 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 the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)	Submit proposed color and siting of water tank and landscaping plans to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of grading or building permits	
			Provide evidence to the Director of the RMA - Planning Department that the water tank has been painted and the landscaping has been installed according to the plans approved by the RMA - Planning Department.	Owner/ Applicant	Prior to the final inspection or occupancy	
18.		PD043 – GRADING PERMITS REQUIRED 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	If applicable, apply and receive the appropriate grading permit from Monterey County RMA – Building Services Department.	Owner/ Applicant/ Engineer	Prior to the issuance of grading or building permits	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		private single family access driveways greater than fifty (50) feet in total length that require less than 100 cubic yards of earthwork.. (RMA – Planning Department and Building Services Department)				
19.		PD033 - RESTORATION OF NATURAL MATERIALS Upon completion of the development, the area disturbed shall be restored to a condition to correspond with the adjoining area, subject to the approval of the Director of the RMA - Planning Department. Plans for such restoration shall be submitted to and approved by the Director of the RMA - Planning Department prior to commencement of use. (RMA – Planning Department)	Submit restoration plans to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the final inspection or occupancy	
20.		PDSP003 – ANIMAL HUSBANDRY AND SMALL LIVESTOCK FARMING (NON-STANDARD) Pursuant to Section 20.14.040.D of the Monterey County Zoning Ordinance (Title 20) Animal husbandry and small livestock farming, is a principal use allowed provided that not more than one horse, mule, cow, or similar livestock shall be kept for each twenty thousand square feet of land area. This 5.75-acre parcel shall not keep more than 12 of the	Continuous condition requirement of the Monterey County Resource Management Agency - Planning Department	Owner/ Applicant	Continuous	

<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>
		aforementioned animals for no other purpose than a purpose residential in nature. No commercial boarding is allowed. (RMA – Planning Department)				
21.		PDSP004 – MATERIALS AND COLORS (NON-STANDARD) Prior to the issuance of a building permit, the applicant shall proposed colors and materials. The exterior colors and materials of the house shall be warm natural-toned colors consistent with surrounding natural colors. Any modification to the exterior colors and/or materials shall be approved by the Planning Department before they are changed.” (RMA - Planning Department)	Submit materials and colors to RMA – PD for review and approval.	Owner/ Applicant	Prior to the Issuance of Building Permits	
22.		FIRE002 - ROADWAY ENGINEERING The grade for all roads shall not exceed 15 percent. Where road grades exceed 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The length of vertical curves in roadways, exclusive of gutters, ditches and drainage structures designed to hold or divert water, shall not be less than 100 feet. No roadway turn shall have a horizontal inside radius of less than 50 feet. A roadway turn radius of 50 to 100 feet is required to have an	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 for each phase of development.	Applicant or owner	Prior to final building inspection	

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)
		additional 4 feet of roadway surface. A roadway turn radius of 100 to 200 feet is required to have an additional 2 feet of roadway surface. Roadway turnarounds shall be required on dead-end roads in excess of 150 feet of surface length. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (North County Fire Protection District)				
23.		FIRE007 - DRIVEWAYS 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	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.	

<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>
		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. (North County Fire Protection District)				
24.		FIRE008 - GATES All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road.	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.	

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)
		Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (North County Fire Protection District)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
25.		FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be	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	

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)
		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 County Fire Protection District)			NA	
26.		FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL) For development of structures totaling less than 3,000 square feet on a single parcel, the minimum fire protection water supply shall be 4,900 gallons. For development of structures totaling 3,000 square feet or more on a single parcel, the minimum fire protection water supply shall be 9,800 gallons. For development of structures totaling more than 10,000 square feet on a single parcel, the reviewing authority may require additional fire protection water supply. Other water supply alternatives, including ISO Rural Class 8 mobile water systems, may be permitted by the fire authority to provide for the same practical effect. The quantity of water	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	

<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>
		required by this condition shall be in addition to the domestic demand and shall be permanently and immediately available. (North County Fire Protection District)				
27.		<p>FIRE015 - FIRE HYDRANTS/FIRE VALVES</p> <p>A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	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	

<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>
		the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. (North County Fire Protection District)				
28.		FIRE016 - SETBACKS All parcels 1 acre and larger shall provide a minimum 30-foot setback for new buildings and accessory buildings from all property lines and/or the center of the road. For parcels less than 1 acre, alternate fuel modification standards or other requirements may be imposed by the local fire jurisdiction to provide the same practical effect. (North County Fire Protection District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept. clearance inspection	Applicant or owner Applicant or owner	Prior to issuance of grading and/or building permit. Prior to final building inspection	
29.		FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		determined by Reviewing Authority and the Director of Planning and Building Inspection. (North County Fire Protection District)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
30.		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 County Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
31.		PW0005 - ENCROACHMENT (STD DRIVEWAY) Obtain an encroachment permit from the Department of Public Works and construct a standard driveway connection to (Castroville Boulevard). (Public Works)	Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.	Owner/ Applicant	Prior to Building/ Grading Permits Issuance	
32.		PW0005 - ENCROACHMENT (STD DRIVEWAY) Obtain an encroachment permit from the Department of Public Works and construct a standard driveway connection to (Del Monte Farms Road). (Public Works)	Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupancy or commencement of use. Applicant is responsible to	Owner/ Applicant	Prior to Building/ Grading Permits Issuance	

<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>
			obtain all permits and environmental clearances.			
33.		EHSP001 – MANURE MANAGEMENT PLAN (NON-STANDARD) Provide a Manure Management Plan to the Division of Environmental Health for review and approval. The Manure Management Plan shall address the volume of waste generated, method and time frame of continual disposal off-site, and necessary controls for vector, odor and waste run-off. (Environmental Health)	Submit two copies of the plan to the Division of Environmental Health for review and approval.	Owner/ Applicant/O perator	Prior to issuance of building permit.	
34.		EHSP002 – MANURE MANAGEMENT PLAN (NON-STANDARD) The applicant shall manage the manure waste product generated by the horse boarding facility in conformance with the Manure Management Plan that has been reviewed and approved by the Division of Environmental Health. (Environmental Health)	Comply with the plan approved by the Division of Environmental Health.	Owner/ Applicant/O perator	Continuou s condition.	
35.		EHSP003 – MANURE MANAGEMENT PLAN (NON-STANDARD) Applicant shall operate the facility in a manner consistent with public health and safety requirements. The horse boarding facility shall be managed in a manner that does not create a public health nuisance. (Environmental Health)	Applicant shall operate the facility in a manner consistent with public health and safety requirements.	Owner/ Applicant/O perator	Continuou s condition.	

<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>
36.		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	
37.		DEED NOTIFICATION – WATER SYSTEM A deed notification shall be recorded concurrently with the final/parcel map with the Monterey County Recorder which states: "As long as a family member lives in the second unit on the property and uses the existing well, the property is exempt form Chapter 15.04 of the Monterey County Code, Titles 17 and 22 of the California Code of Regulations and is not required to become a permitted water system. (Environmental Health)	Upon sale of the property or if a non-family member lives in the second unit and shares the existing well the owner must apply to the Division of Environmental Health for a water system permit under Chapter 15.04 on the Monterey County Code. Submit proposed wording and forms to be recorded to EH and P&BI for review and approval. Record deed notification and provide proof of filing to DEH	Owner/ Applicant	Concur- rently with filing of final map.	
38.		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	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	

<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>
		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)				
39.		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	
40.		WR22 - FLOODPLAIN RECORDATION The owner shall provide the Water Resources Agency a recorded Floodplain Notice stating: "The property is located within or partially within a floodplain and may be subject to building and/or land use restrictions." (Water Resources Agency)	Submit the recorded floodplain notice to the Water Resources Agency for review and approval. (A copy of the County's standard notice can be obtained at the Water Resources Agency.)	Owner/ Applicant	Prior to issuance of any grading or building permits	
41.		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	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	

<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>
		<p>construction require, but are not limited to:</p> <p>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.</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>				
42.		<p>WR45 - WELL INFORMATION The applicant shall provide the Water Resources Agency information on the well to serve the project including a map showing the well location and any available well logs/e-logs. (Water Resources Agency)</p>	Submit all applicable well information to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	
43.		<p>PDSP005 - OUTSTANDING BALANCE The applicant shall pay to the RMA – Planning Department an outstanding balance of \$6,519.85 for the processing of a Coastal</p>	Applicant shall pay to the RMA – Planning Department the outstanding balance of this permit.	Applicant or owner	Prior to final building inspection	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		Development Permit for Ridgeline Development. (RMA - Planning Department)				

END OF CONDITIONS

EXHIBIT E



Richard Murray Associates
Landscape Architects
Environmental Planners



A.S.L.A.

1000 Eighth Street, Suite 200
Monterey, CA 93940-3602
Phone (831) 646-0900
Fax (831) 646-9156

February 23, 2007

County of Monterey
Planning and Building
c/o Elisa Manuguerra
168 W. Alisal St. 2nd Floor
Salinas, CA 93901

Ref: PLN #050493
AP # 131-042-005-000 & 131-042-019-000

To Whom It May Concern:

Mr. Garcia is requesting a caretaker unit on his property, as the need for assistance in the maintenance of the property, and for care of his horses. The guest house on this property is planned for occupancy by family members only.

Sincerely,

Matthew P. Yurus
Licensed California Landscape Architect # 4355
Richard Murray Associates
Office (831) 646-0900
Fax (831) 646-9156

EXHIBIT D

RECEIVED

JAN 11 2007

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

November 30, 2006

Mr. Edberto Garcia
511 St. Albans Way
Salinas, CA 93905

Ref: 14944 Castroville Blvd., Castroville, CA

Dear Eddie

This is to confirm that we have discussed having a driveway go up the north side of my property. I am willing to provide an easement from Del Monte Road to the Garcia property. The easement will be twenty-five feet wide and wider at the northwest corner of the property. A legal description will be made of this easement and paid for by Elberto Garcia.

In addition a new driveway access for my property and relocation of our existing entrance gate will be part of this construction project.

Sincerely,

Mario Santillan



EXHIBIT F

SHEET L-1 OF		SITE PLAN	DATE: 01-30-2007 SCALE: 1" = 20'-0" DRAWN BY: [Name] CHECKED BY: [Name] REVISIONS:	THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF RICHARD MURRAY ASSOCIATES, A.S.L.L.A. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS INFORMATION WITHOUT THE WRITTEN CONSENT OF RICHARD MURRAY ASSOCIATES, A.S.L.L.A. IS STRICTLY PROHIBITED.	<h2 style="font-size: 24px;">GARCIA RESIDENCE</h2>	14944 CASTROVILLE BLVD CASTROVILLE, CA APN: 131-042-005	RICHARD MURRAY ASSOCIATES A.S.L.L.A. LANDSCAPE ARCHITECTS ENVIRONMENTAL PLANNERS 1000 Eighth St Monterey, CA 93940 Phone (831) 848-0000	
---------------------------	--	------------------	--	--	--	--	--	--

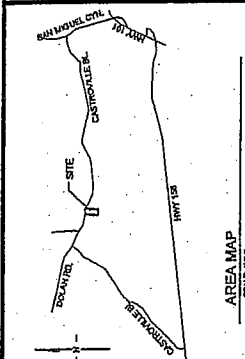
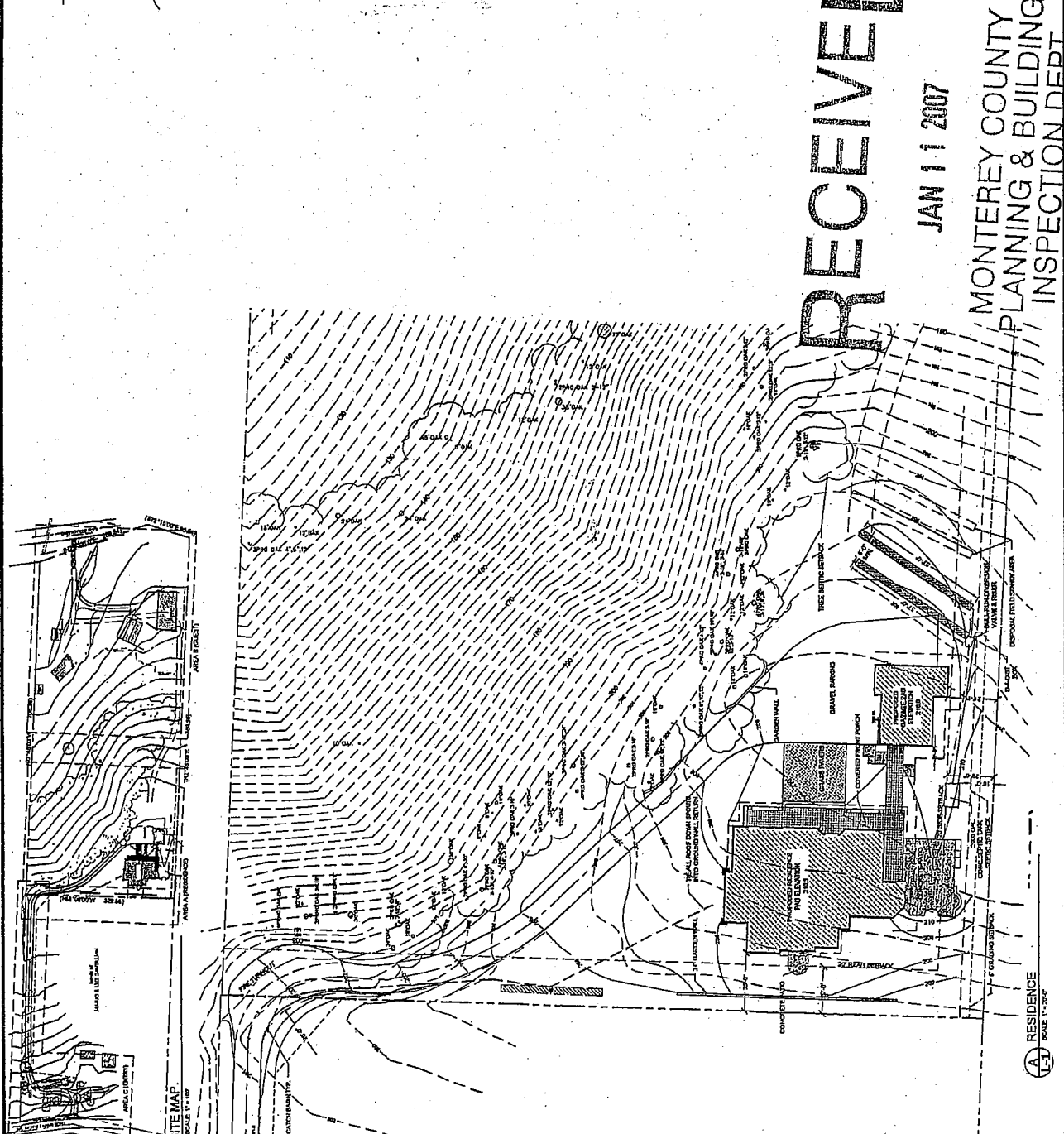


TABLE OF CONTENT

L-1	SITE PLAN	250 ACRES	BALDING COVERAGE	312 ACRES	GROSS FLOOR AREA	1158 ACRES
L-2	SITE PLAN	190 ACRES	RECORDED FLOOR	190 ACRES	RECORDED FLOOR	190 ACRES
L-3	GRADING PLAN	352 ACRES	PROPOSED CARE TAKER UNIT	52 ACRES	PROPOSED CARE TAKER UNIT	52 ACRES
L-4	GRADING PLAN	352 ACRES	CARE TAKER CONCEPT PLAN	52 ACRES	CARE TAKER CONCEPT PLAN	52 ACRES
L-5	GRADING PLAN	352 ACRES	EXISTING DRIVE	48 ACRES	EXISTING DRIVE	48 ACRES
L-6	GRADING PLAN	352 ACRES	EXISTING DRIVE	48 ACRES	EXISTING DRIVE	48 ACRES
L-7	GRADING PLAN	352 ACRES	EXISTING DRIVE	48 ACRES	EXISTING DRIVE	48 ACRES
L-8	GRADING PLAN	352 ACRES	EXISTING DRIVE	48 ACRES	EXISTING DRIVE	48 ACRES
L-9	GRADING PLAN	352 ACRES	EXISTING DRIVE	48 ACRES	EXISTING DRIVE	48 ACRES
L-10	GRADING PLAN	352 ACRES	EXISTING DRIVE	48 ACRES	EXISTING DRIVE	48 ACRES
L-11	GRADING PLAN	352 ACRES	EXISTING DRIVE	48 ACRES	EXISTING DRIVE	48 ACRES
L-12	GRADING PLAN	352 ACRES	EXISTING DRIVE	48 ACRES	EXISTING DRIVE	48 ACRES
L-13	GRADING PLAN	352 ACRES	EXISTING DRIVE	48 ACRES	EXISTING DRIVE	48 ACRES
L-14	GRADING PLAN	352 ACRES	EXISTING DRIVE	48 ACRES	EXISTING DRIVE	48 ACRES
L-15	GRADING PLAN	352 ACRES	EXISTING DRIVE	48 ACRES	EXISTING DRIVE	48 ACRES
L-16	GRADING PLAN	352 ACRES	EXISTING DRIVE	48 ACRES	EXISTING DRIVE	48 ACRES
L-17	GRADING PLAN	352 ACRES	EXISTING DRIVE	48 ACRES	EXISTING DRIVE	48 ACRES
L-18	GRADING PLAN	352 ACRES	EXISTING DRIVE	48 ACRES	EXISTING DRIVE	48 ACRES
L-19	GRADING PLAN	352 ACRES	EXISTING DRIVE	48 ACRES	EXISTING DRIVE	48 ACRES
L-20	GRADING PLAN	352 ACRES	EXISTING DRIVE	48 ACRES	EXISTING DRIVE	48 ACRES
L-21	GRADING PLAN	352 ACRES	EXISTING DRIVE	48 ACRES	EXISTING DRIVE	48 ACRES
L-22	GRADING PLAN	352 ACRES	EXISTING DRIVE	48 ACRES	EXISTING DRIVE	48 ACRES
L-23	GRADING PLAN	352 ACRES	EXISTING DRIVE	48 ACRES	EXISTING DRIVE	48 ACRES
L-24	GRADING PLAN	352 ACRES	EXISTING DRIVE	48 ACRES	EXISTING DRIVE	48 ACRES
L-25	GRADING PLAN	352 ACRES	EXISTING DRIVE	48 ACRES	EXISTING DRIVE	48 ACRES
L-26	GRADING PLAN	352 ACRES	EXISTING DRIVE	48 ACRES	EXISTING DRIVE	48 ACRES
L-27	GRADING PLAN	352 ACRES	EXISTING DRIVE	48 ACRES	EXISTING DRIVE	48 ACRES
L-28	GRADING PLAN	352 ACRES	EXISTING DRIVE	48 ACRES	EXISTING DRIVE	48 ACRES
L-29	GRADING PLAN	352 ACRES	EXISTING DRIVE	48 ACRES	EXISTING DRIVE	48 ACRES
L-30	GRADING PLAN	352 ACRES	EXISTING DRIVE	48 ACRES	EXISTING DRIVE	48 ACRES
L-31	GRADING PLAN	352 ACRES	EXISTING DRIVE	48 ACRES	EXISTING DRIVE	48 ACRES
L-32	GRADING PLAN	352 ACRES	EXISTING DRIVE	48 ACRES	EXISTING DRIVE	48 ACRES



RECEIVED

JAN 11 2007

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

RESIDENCE
SCALE: 1" = 20'



SHEET
L-2

SITE PLAN

DATE: 01-10-2007
SCALE: 1" = 20'-0"
DRAWN BY: M.M.B.
CHECKED BY: R.G.A.
REVISIONS:

THIS PLAN IS THE PROPERTY OF RICHARD MURRAY ASSOCIATES AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RICHARD MURRAY ASSOCIATES. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF RICHARD MURRAY ASSOCIATES.

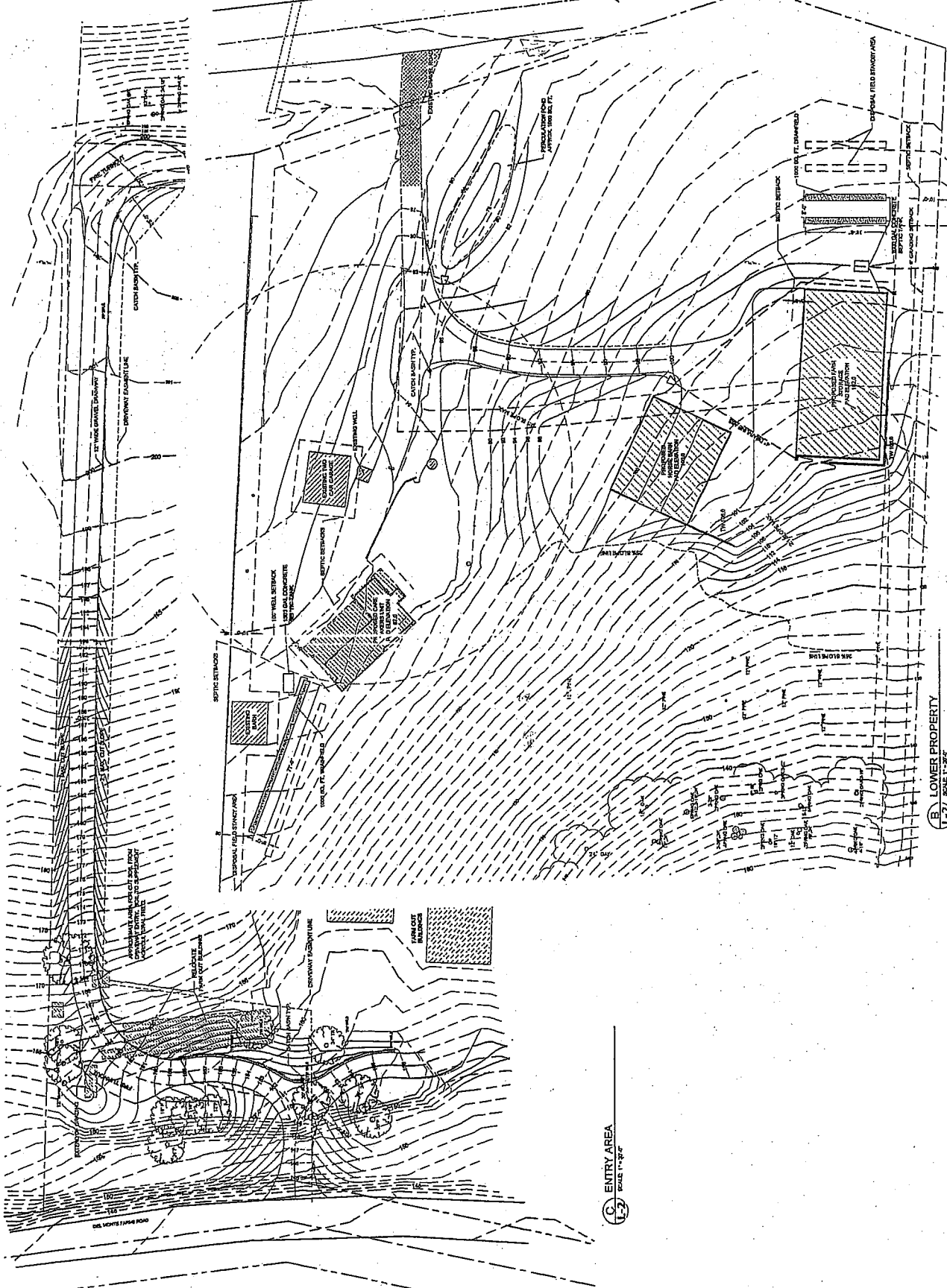
GARCIA RESIDENCE

14944
CASTROVILLE BLVD
CASTROVILLE, CA
APN: 131-042-005

RICHARD MURRAY ASSOCIATES
A.S.L.A.

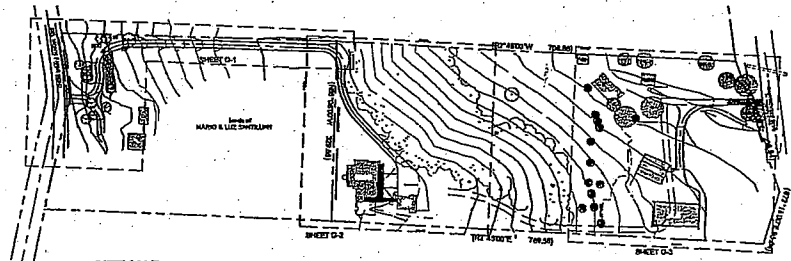
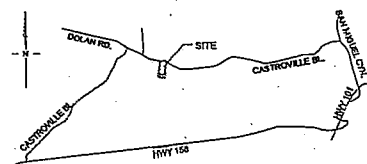
LANDSCAPE ARCHITECTS
ENVIRONMENTAL PLANNERS

1000 Eighth St
Castroville, CA 95009
Phone (831) 566-0060

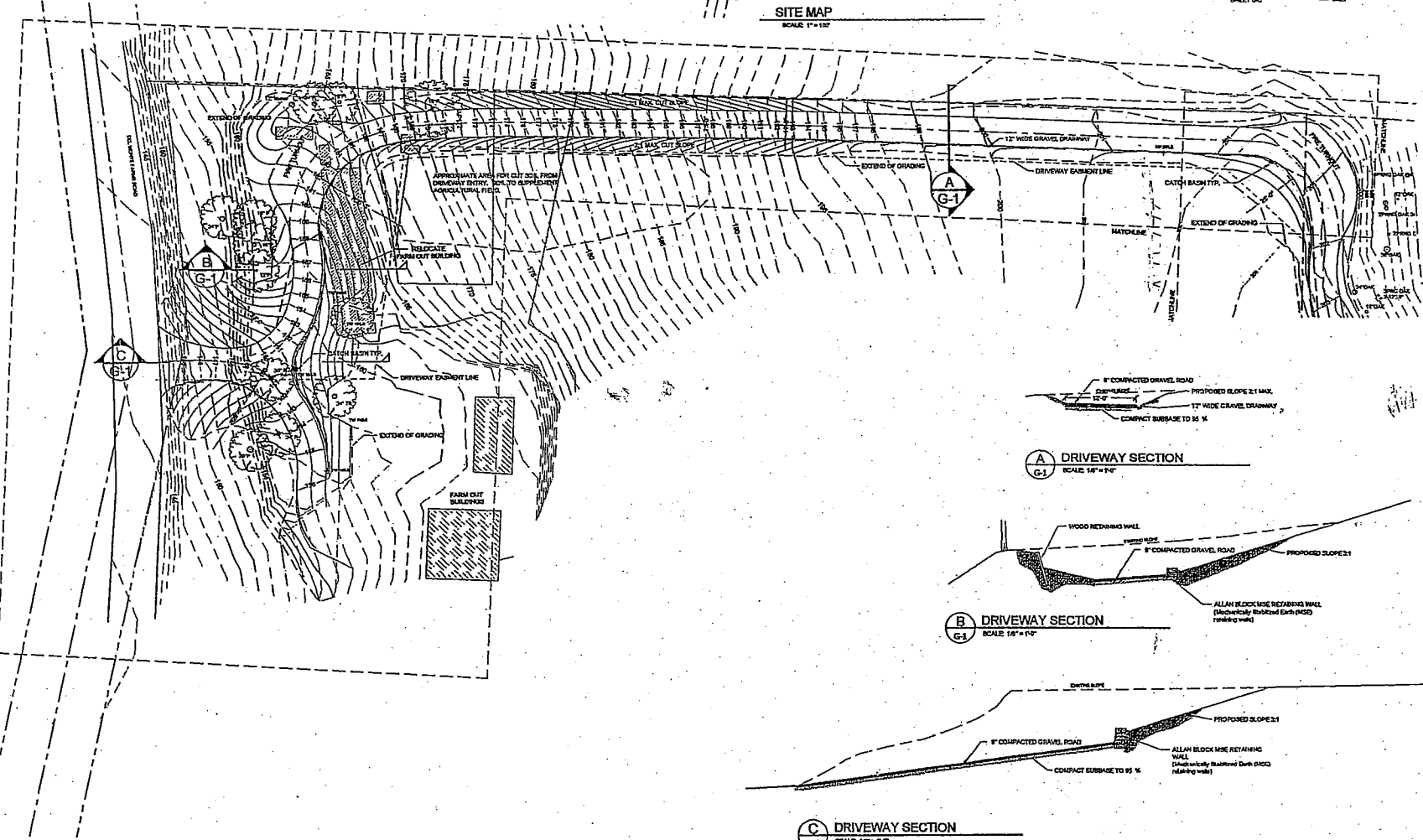


C ENTRY AREA
SCALE: 1" = 20'-0"

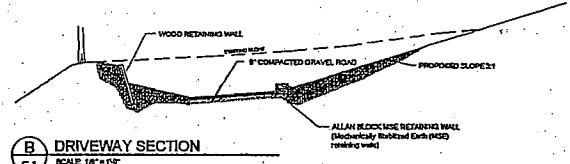
B LOWER PROPERTY
SCALE: 1" = 20'-0"



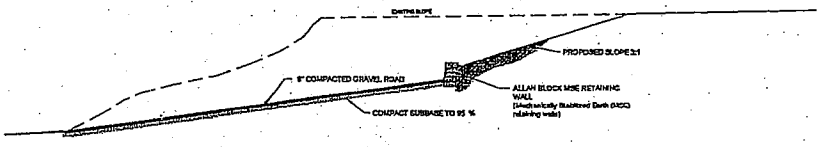
SITE MAP
SCALE: 1" = 100'





A DRIVEWAY SECTION
SCALE: 1/4" = 1'-0"




B DRIVEWAY SECTION
SCALE: 1/4" = 1'-0"



C DRIVEWAY SECTION
SCALE: 1/4" = 1'-0"

	SHEET G-1
	OF
GRADING PLAN	
DATE 01-10-2007	
SCALE 1/32" = 1'-0"	
DRAWN BY H.S.Y.	
CHECKED BY R.G.M.	
REVISIONS	
GARCIA RESIDENCE	
14944 CASTROVILLE BLVD CASTROVILLE, CA APN: 131-042-005	
RICHARD MURRAY ASSOCIATES A.S.L.A. LANDSCAPE ARCHITECTS ENVIRONMENTAL PLANNERS	
1000 Eighth St Camino Aguaditas Hollister, CA 95040 Phone (831) 546-0900	
	

SHEET **G-2** OF



GRADING PLAN

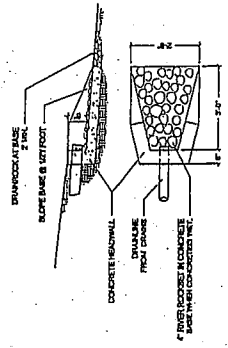
DATE: 01-18-2007
 SCALE: 1/8" = 1'-0"
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 REVISIONS:

THIS PLAN IS THE PROPERTY OF RICHARD MURRAY ASSOCIATES, A.S.L.L.C. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF RICHARD MURRAY ASSOCIATES, A.S.L.L.C.

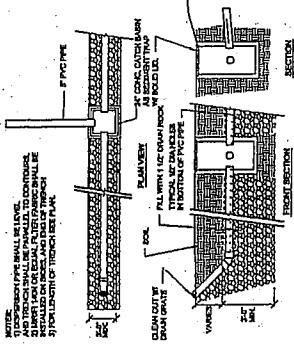
GARCIA RESIDENCE

14944
 CASTROVILLE BLVD
 CASTROVILLE, CA
 APN: 131-042-005

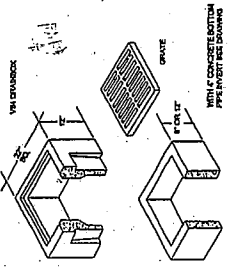
RICHARD MURRAY ASSOCIATES, A.S.L.L.C.
 LANDSCAPE ARCHITECTS
 ENVIRONMENTAL PLANNERS
 1000 Eighth St
 Menlo Park, CA 94025
 Phone: (650) 646-0900



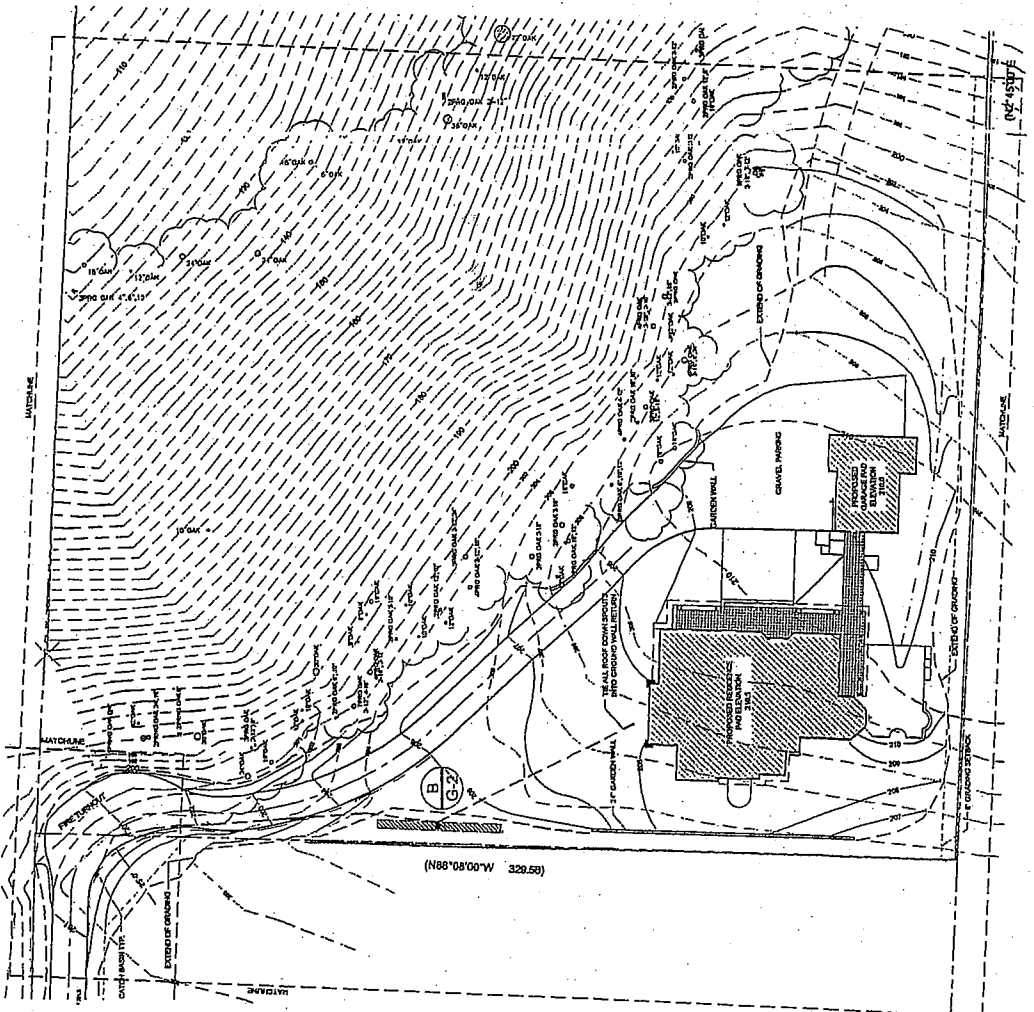
A DRAINAGE DISAPATOR
 SCALE: 1/4" = 1'-0"



B DISPERSION TRENCH
 SCALE: 1/4" = 1'-0"



C CONCRETE CATCH BASIN
 SCALE: 3/4" = 1'-0"



(85722 M.0030.80N)

GRADING PLAN

DATE: 01-10-2007
SCALE: 1/2" = 1'-0"
DRAWN BY: M.P.Y.
CHECKED BY: J.S.M.
REVISIONS:

These plans are prepared by the Designer and the Contractor shall be responsible for the accuracy of the information provided. The Designer and the Contractor shall be responsible for the accuracy of the information provided. The Designer and the Contractor shall be responsible for the accuracy of the information provided.

GARCIA RESIDENCE

14944
CASTROVILLE BLVD
CASTROVILLE, CA
APN: 131-042-005

RICHARD MURRAY ASSOCIATES
A.S.L.L.

LANDSCAPE ARCHITECTS
ENVIRONMENTAL PLANNERS

1000 Eighth St
Monterey, CA 93940
Phone (831) 646-0900



STATEMENT OF PURPOSE

THESE PLANS WERE PREPARED TO PROVIDE FOR GROUND REMOVAL AND PROVISION COVER FOR AND FINISH THE CONSTRUCTION OF GROUNDS FOR A SINGLE FAMILY RESIDENCE AT 14944 CASTROVILLE BLVD, CASTROVILLE, CA.

GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS HEREON. IN ADDITION ALL WORK SHALL ALSO CONFORM WITH ALL CITY ORDINANCES, COUNTY ORDINANCES, STATE ORDINANCES, FEDERAL ORDINANCES, AND THE LATEST REVISIONS OF THE UNIFORM BUILDING CODE AS THEY MAY APPLY.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS SPECIFIED IN THE GEOTECHNICAL REPORT PREPARED BY A.U.M. GEOLOGICAL, NOVEMBER 2005, FOR THIS PROJECT.

3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.

4. THE CONTRACTOR SHALL FURNISH AND MAINTAIN THE PLANS, DETAILS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
5. IN THE EVENT THAT THE CONTRACTOR FINDS A CONFLICT OR A DEFICIENCY IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, THE OWNER, AND/OR THE COUNTY REPRESENTATIVES IMMEDIATELY.

6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE REQUIRED PERMITS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT, PERMITS FROM THE PUBLIC WORKS DEPARTMENT, AND ANY NECESSARY PERMITS FROM THE COUNTY ENGINEER.

7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE AGENCY AT (805) 433-2444 AT LEAST 48 HOURS PRIOR TO THE START OF WORK TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

8. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES AND STRUCTURES. PRIOR TO FURTHER CONSTRUCTION, THE ENGINEER MUST BE NOTIFIED IN WRITING OF ANY DISCREPANCIES THAT MAY EXIST.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, DETAIL AND PROPER DISPOSE OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: TREES FROM THE SITE, TREES, ROOT BALLS AND FENCING.
10. SURFACE VEGETATION AT THE SITE SHOULD BE STRIPPED AND REMOVED. SOIL REMOVED MORE THAN 18 INCHES DEEPER SHOULD BE COMPOSTED OR GRADED FOR PLANTING PURPOSES. A MINIMUM DEPTH OF 2 INCHES FOR STRIPPING OF SURFACE VEGETATION AND ORGANIC MATERIAL. THE ACTUAL STRIPPING DEPTH SHOULD BE DETERMINED BY THE GEOTECHNICAL ENGINEER AT THE TIME OF STRIPPING.

11. ALL GRADING AND CONSTRUCTION SHALL BE DONE IN THE PRESENCE OF AND TESTED BY THE GEOTECHNICAL ENGINEER AND/OR SOIL TESTING CONSULTANT, WHO WILL PROVIDE THE CHECKED WITH COPIES OF ALL TEST RESULTS. THE CONTRACTOR SHALL SUBMIT TESTS AND REPORT FROM SOIL ENGINEER TO THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT.

12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILL TO THE SATISFACTION OF THE SOIL ENGINEER AND TO PLACE, SPREAD, AND WATER AND COMPACT THE FILL ACCORDING WITH THE RECOMMENDATIONS OF THE SOIL ENGINEER. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL COMPACTED UNDESIRABLY BY THE SOIL ENGINEER.
13. WHERE UNDESIRABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SURFACE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS DIRECTED BY THE SOIL ENGINEER.

14. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER UNLESS SHOWN OTHERWISE OR DIRECTED IN WRITING BY THE GEOTECHNICAL ENGINEER.

15. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GRASS COVER. SEE EROSION CONTROL PLAN BY LANDSCAPE ARCHITECT.
16. THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED AT LEAST TWO (2) DAYS IN ADVANCE OF COMMENCING WORK, INCLUDING SITE STRIPPING AND GRADING OPERATIONS. THIS WORK SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER.

17. STRUCTURAL FILL SHOULD BE PLACED ON FIRM NATIVE MATERIAL THAT HAS BEEN APPROVED BY THE GEOTECHNICAL ENGINEER. LOOSE MATERIAL SHOULD BE REMOVED OR REPLACEMENT OF STRUCTURAL FILL. THE DEPTH OF FILL SHOULD BE DETERMINED BY THE GEOTECHNICAL ENGINEER AT THE TIME OF CONSTRUCTION.
18. ALL FOOTING SHALL BE PLACED ON FIRM UNDISTURBED NATURAL SOIL.
19. ALL "SOFT" ROCK BACK FILL SHALL BE CAL-TRANS PERMISSIBLE MATERIAL CLASS 1 TYPE A.

20. DRAINS SHALL BE 80% DENSITY POLYETHYLENE HDPE PIPE COMPLYING WITH AASHTO M28 WITH 3/4" DIA. INTERIOR LINES.

21. BACK FILL SHALL BE COMPACTED TO 95% OF RELATIVE COMPACTION ASTM 1557-05.

22. FILTER FABRIC MUST COVER THE ENTIRE DRAIN MATERIALS.

23. FILTER FABRIC TO BE 3000 GPM OR EQUIVALENT.

24. TOPSOIL STRIPINGS SHALL BE STOCKPILED IN APPROVED AREAS FOR FUTURE USE IN LANDSCAPED AREAS. LANDSCAPE ARCHITECT TO APPROVE.

25. IF ARCHAEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING OR OTHER EXCAVATION, ALL WORK ON THE SITE SHALL BE STOPPED AND THE COUNTY SHALL BE NOTIFIED IMMEDIATELY.
26. EARTHWORK QUANTITIES ARE AS FOLLOWS:
CUT = 2,303 CUBIC YARDS
FILL = 2,344 CUBIC YARDS
NET = 41 CUBIC YARDS FILL
TOP SOIL = 558 CUBIC YARDS

CUT AREA = 48,811 SQ. FT.
FILL AREA = 43,824 SQ. FT.
TOP SOIL AREA = 43,824 SQ. FT.
NET CUT 20% TO REMAIN ON SITE. SEE SHEET D-1-F OR AREA TO BE STOPPED.

*EARTHWORK QUANTITIES AS CALCULATED BY THE ENGINEER ARE FOR FINISHED GRADE AND ARE ESTIMATED ONLY. NO ALLOWANCE HAS MADE FOR SWELL OR SHRINKAGE.
27. ALL GROUSES TO BE A MINIMUM OF 2' AWAY FROM FOUNDATIONS OF STRUCTURES FOR HEIGHT OF 8' OR LESS.

28. THESE REMOVALS SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1" TO A DEPTH OF NOT LESS THAN 18" AND INFILLED WITH SUITABLE MATERIAL, THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.

29. AT COMPLETION OF THE CONSTRUCTION THE CONTRACTOR SHALL FURNISH REPRODUCIBLE AS-BUILT PLANS TO THE ENGINEER AND OWNER. SAID PLANS SHALL SHOW ALL CHANGES AND ADDITIONS/DELETIONS IN RED ON THE REPRODUCIBLE PLANS.

30. CONSTRUCTION ACTIVITY SHALL BE RESTRICTED TO THE HOURS OF 7:00 AM TO 5:00 PM.

31. ALL REQUIREMENTS OF THE LOCAL FIRE PROTECTION DISTRICT SHALL BE MET. NOTIFICATION:

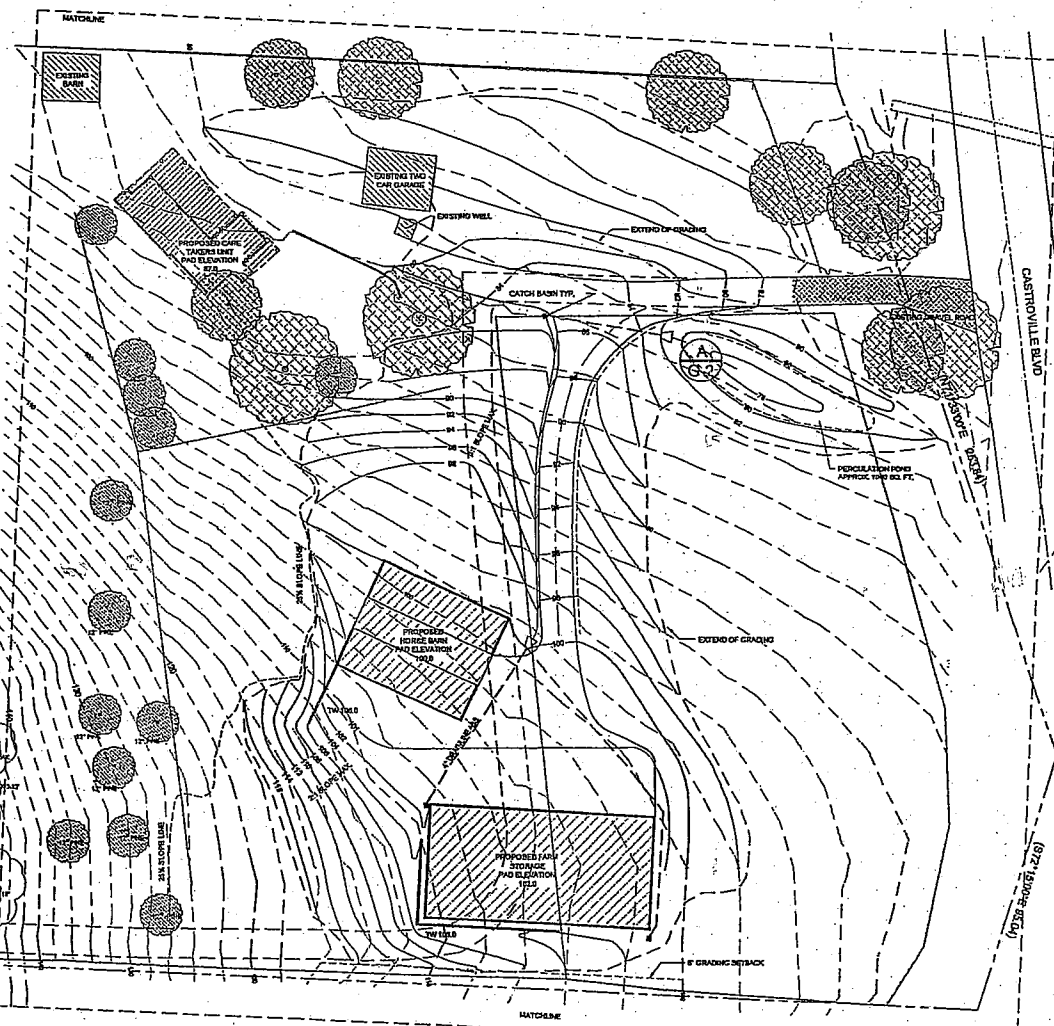
CONTRACTOR SHALL KEEP DOWN DUST FROM CONSTRUCTION ACTIVITY TO THE MAXIMUM EXTENT POSSIBLE. APPLICATION OF WATER BY MEANS OF TRUCK, HOSE, AND/OR SPRINKLER AT A SUFFICIENT FREQUENCY AND QUANTITY PRIOR TO CONSTRUCTION, DURING AND AFTER EARTHWORK OPERATIONS. OPERATION OF CONSTRUCTION SHALL BE SUSPENDED IF WINDS EXCEED 15 MPH PRIOR TO LOADING AND/OR ENTIRE SURFACE OF MATERIAL AFTER LOADING.
CONTRACTOR SHALL CLEAN EXISTING STREET AS AFFECTED BY PROJECT AT THE END OF EACH WORKING DAY.

32. TREE PROTECTION: ALL TREES OTHER THAN THOSE APPROVED FOR REMOVAL SHALL BE RETAINED AND MAINTAINED IN GOOD CONDITION.

TRIMMING OF EXISTING TREES, WHERE NOT UNDESIRABLE TO THE HEALTH OF THE TREES, MAY BE PERFORMED WHENEVER NECESSARY IN THE JUDGMENT OF THE ENGINEER, PARTICULARLY TO REDUCE HAZARDS TO PERSONAL SAFETY AND FIRE HAZARDS.

33. ALL EXISTING TREES WHICH ARE LOCATED CLOSE TO CONSTRUCTION SITE SHALL BE PROTECTED FROM IMPROVISED DAMAGE BY CONSTRUCTION EQUIPMENT.

1. FENCING OF THE TREES DURING GRADING OPERATION TO PROTECT FROM SOIL COMPACTION INSIDE OF THE DROPPED LINE OF THE TREES.
2. WRAPPING OF TRUNKS WITH PROTECTIVE MATERIAL.
3. BRACING OR TUNNELING UNDER MAJOR ROOTS WHERE EXPOSED IN FOUNDATIONS OR UTILITY TRENCHES.
4. OTHER MEASURES APPROPRIATE AND NECESSARY TO PROTECT THE WELL BEING OF THE REMAINED TREES.



*EARTHWORK QUANTITIES AS CALCULATED BY THE ENGINEER ARE FOR FINISHED GRADE AND ARE ESTIMATED ONLY. NO ALLOWANCE HAS MADE FOR SWELL OR SHRINKAGE.
27. ALL GROUSES TO BE A MINIMUM OF 2' AWAY FROM FOUNDATIONS OF STRUCTURES FOR HEIGHT OF 8' OR LESS.



SHEET
A
OF

FLOOR PLAN

DATE

7-31-06

SCALE

1/8" = 1'-0"

DRAWN BY

E.G.H.

CHECKED BY

MPY

REVISIONS

DESIGNS REPRESENTED BY THIS DRAWING ARE THE PROPERTY OF RICHARD MURRAY ASSOCIATES AND NO PART THEREOF IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RICHARD MURRAY ASSOCIATES. THE LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL ANALYSIS AND PREPARED THIS PLAN SET FOR ALL APPLICABLE REGULATIONS. THE LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL ANALYSIS AND PREPARED THIS PLAN SET FOR ALL APPLICABLE REGULATIONS. THE LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL ANALYSIS AND PREPARED THIS PLAN SET FOR ALL APPLICABLE REGULATIONS.

CASA GARCIA

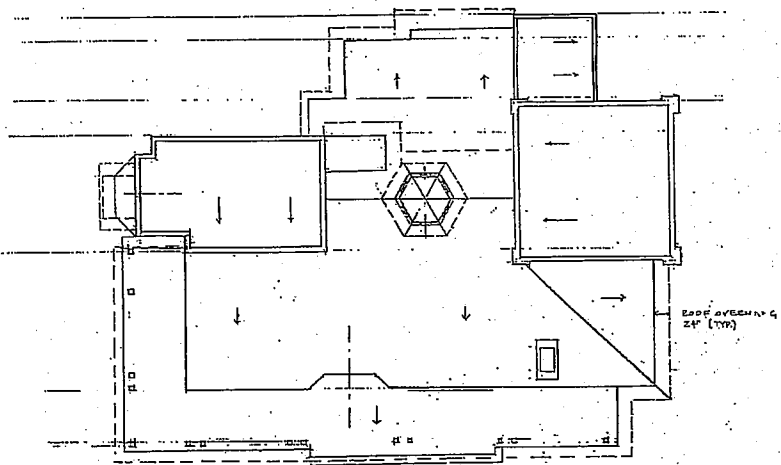
14944
CASTROVILLE BLVD
CASTROVILLE, CA
APN: 131-042-005

RICHARD MURRAY ASSOCIATES

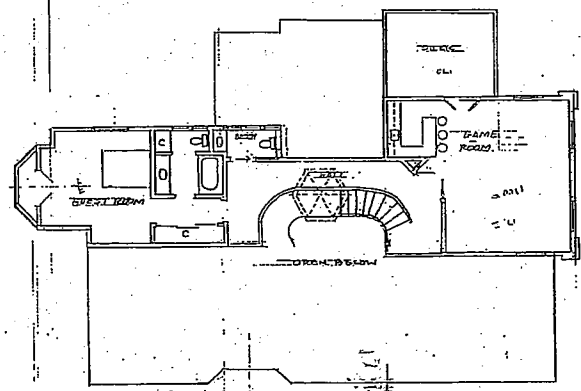
A.S.L.A.

Landscape Architects
Environmental Planners

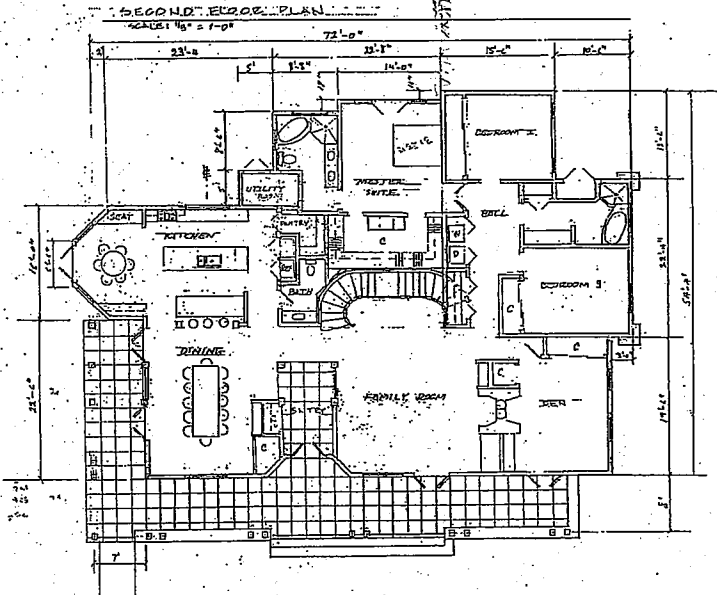
1000 Eighth at
Camino Aguajito
Monterey, CA 93940
Phone (831) 646-8988
Fax (831) 646-9158



ROOF PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR ELEVATION PLAN
SCALE: 1/8" = 1'-0"

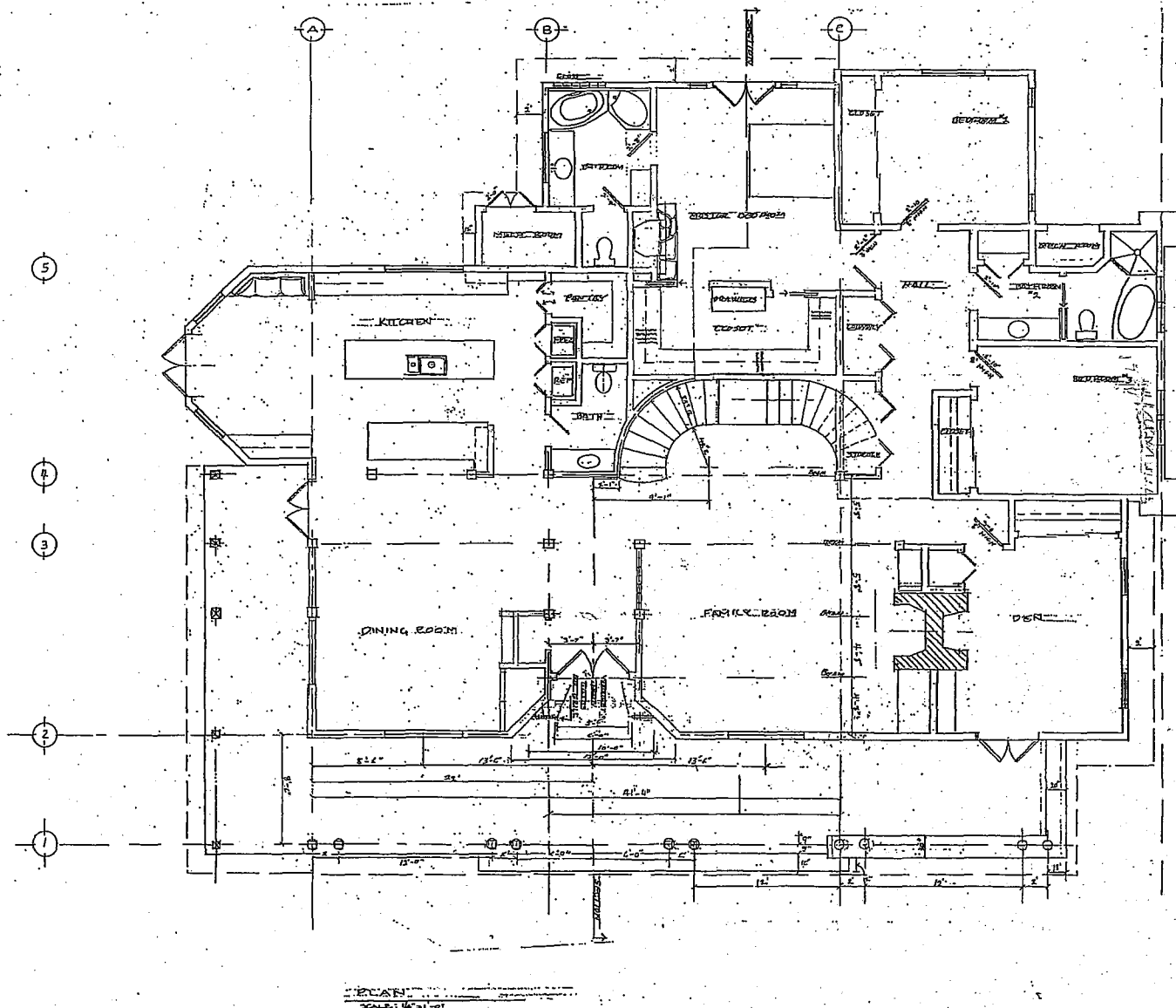


FIRST FLOOR PLAN (MAIN)
SCALE: 1/8" = 1'-0"

SITE INFORMATION		
LOT SIZE	250,402 SQ. FT. 5.74 ACRES	
PROPOSED MAIN RESIDENCE		
MAIN FLOOR	3123 SQ. FT.	3123 SQ. FT.
SECOND FLOOR		1169 SQ. FT.
SECOND FLOOR DECK (OVER FIRST FLOOR)	179 SQ. FT.*	
COVERED PORCH	704 SQ. FT.	
TOTAL MAIN RESIDENCE	3822 SQ. FT.	4292 SQ. FT.
GARAGE	832 SQ. FT.	832 SQ. FT.
PROPOSED CARE TAKERS UNIT	843 SQ. FT.	843 SQ. FT.
CARE TAKERS COVERED PORCH	337 SQ. FT.	
ACCESSORY STRUCTURES		
EXISTING GARAGE	493 SQ. FT.	493 SQ. FT.
EXISTING STABLE	343 SQ. FT.	343 SQ. FT.
PROPOSED HORSE BARN	2000 SQ. FT.	2000 SQ. FT.
PROPOSED RANCH STORAGE BUILDING	3200 SQ. FT.	3200 SQ. FT.
CONCRETE WALKS / PATIOS	1013 SQ. FT.*	
TOTAL BUILDING COVERAGE AREA	11826 SQ. FT.	
TOTAL GROSS FLOOR AREA		11823 SQ. FT.

TOTAL NUMBER OF FLOORS (F)
LOT COVERAGE = 11826 BUILDING SQ. FT. ÷ 0.047 = 4.47%
250,402 LOT SQ. FT.

* NOT INCLUDED



PLAN
SCALE: 1/8" = 1'-0"

SHEET
A-1
OF

FIRST FLOOR

DATE
11/30/00
SCALE
1/8" = 1'-0"
DRAWN BY
R.C.M.
CHECKED BY
M.C.V.

REVISIONS

NOTHING PERMITTED BY THIS DRAWING AND THE PROVISIONS OF ANY CITY ORDINANCES AND RULES SHALL BE USED ON OTHER PROJECTS BY ANYONE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ALL DIMENSIONS SHALL BE SHOWN ON THE PLAN AND THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS FROM THIS DRAWING OR ANY OTHER DRAWING. ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER THIS DRAWING. CONTRACTORS SHALL VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION. ANY WORK NOT SHOWN ON THIS DRAWING IS TO BE CONSIDERED AS NOT PERMITTED UNLESS OTHERWISE NOTED OTHERWISE.

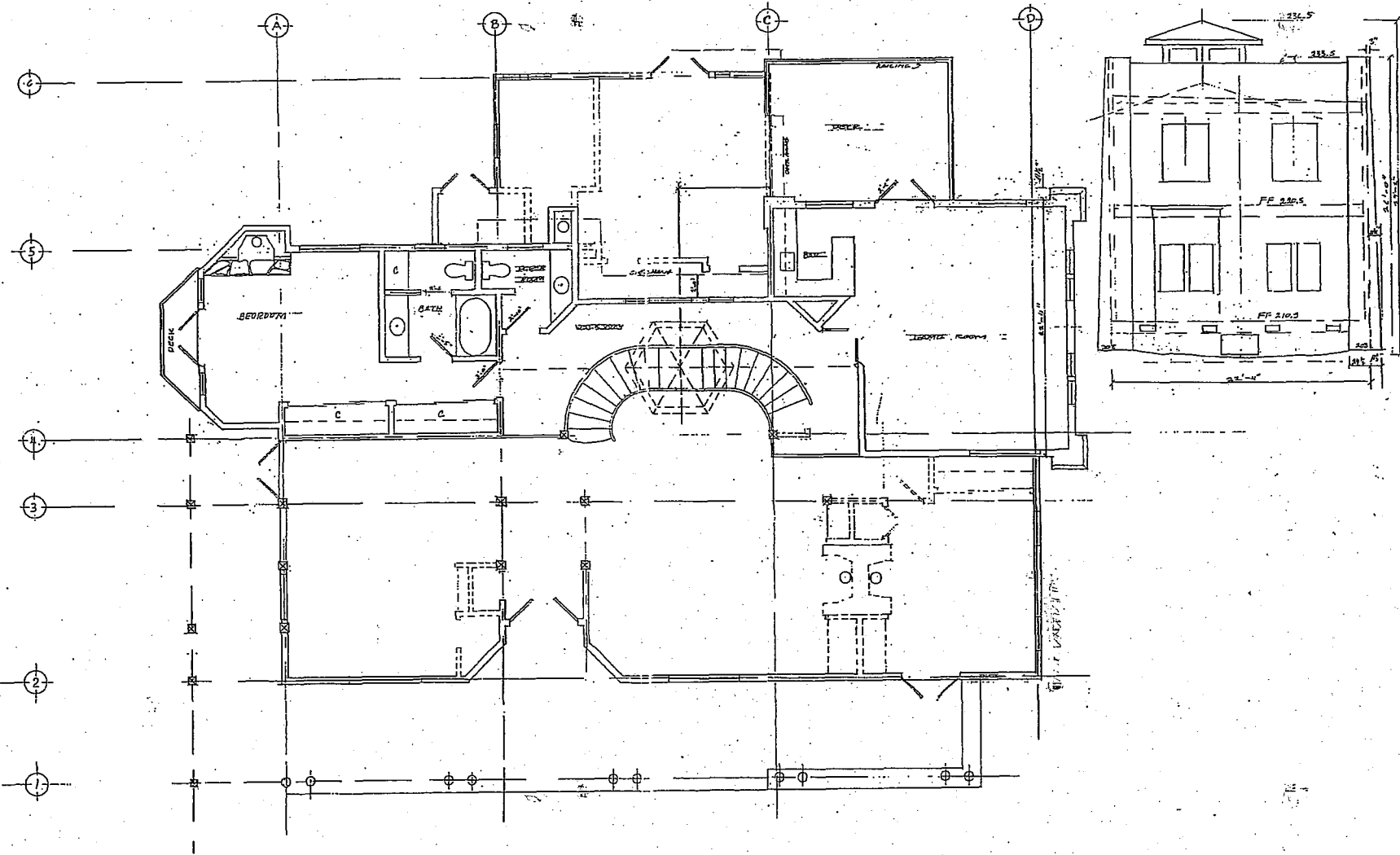
CASA GARCIA

14944
CASTROVILLE BLVD
CASTROVILLE, CA
APN: 131-042-005

RICHARD MURRAY ASSOCIATES

A.S.L.A.
Landscape Architects
Environmental Planners
1000 Eighth St
Camino Agua/10
Monterey, CA 93940
Phone (831) 646-0900
Fax (831) 646-9166





SHEET
A-2
 OF

SECOND FLOOR

DATE
 SCALE
 DRAWN BY
 CHECKED BY

REVISIONS

DESIGN REPRESENTED BY THIS DRAWING AND THE PROPERTY OF RICHARD MURRAY ASSOCIATES AND THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ALL RIGHTS RESERVED. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT ONLY. ALL WRITTEN CONDITIONS SHALL TAKE PRECEDENCE OVER ANY ORAL CONDITIONS. CONDITIONS SHALL NOT BE DELETED OR MODIFIED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

RICHARD MURRAY ASSOCIATES
 A.S.L.A.
 Landscape Architects
 Environmental Planners
 1000 Eighth St
 Monterey, CA 93940
 Phone (831) 646-0980
 Fax (831) 646-9166



SHEET
A-2-1
 OF
 1

ELEVATIONS

DATE
 7-31-06
 SCALE
 1/8" = 1'-0"
 DRAWN BY
 RGM
 CHECKED BY

REVISIONS

DESIGNS REPRESENTED BY THE DRAWING AND THE PROPERTY OF RICHARD MURRAY ASSOCIATES AND WERE DEVELOPED FOR USE ON THE PROJECT BY THE CLIENT. ANY USE OF THESE DESIGNS OR ANY PART THEREOF IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF RICHARD MURRAY ASSOCIATES IS PROHIBITED. THE LANDSCAPE ARCHITECT HAS NOT CONDUCTED A VISUAL ANALYSIS OF THE PROJECT TO DETERMINE IF ANY VISUAL IMPACTS SHALL TAKE PLACE AND SHALL NOT BE RESPONSIBLE FOR ANY VISUAL IMPACTS THAT MAY OCCUR. VISUAL IMPACTS SHALL BE DETERMINED OR DESCRIBED WITHIN THESE DOCUMENTS.

CASA GARCIA

14944
 CASTROVILLE BLVD
 CASTROVILLE, CA
 APN: 131-042-005

RICHARD MURRAY ASSOCIATES

A.S.L.A.

Landscape Architects
 Environmental Planners

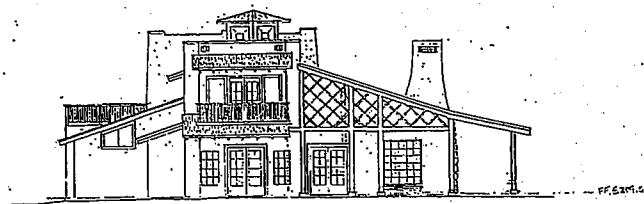
1800 Eighth St
 Camino Agualillo
 Monterey, CA 93940
 Phone (831) 846-0900
 Fax (831) 846-9156



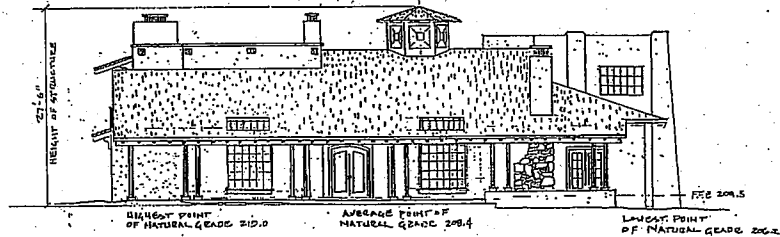
EAST ELEVATION
 SCALE: 1/8" = 1'-0"



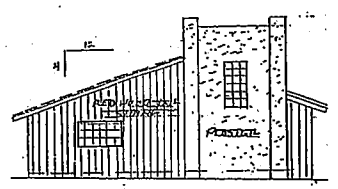
SOUTH (BACK) ELEVATION
 SCALE: 1/8" = 1'-0"



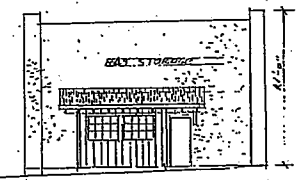
WEST ELEVATION
 SCALE: 1/8" = 1'-0"



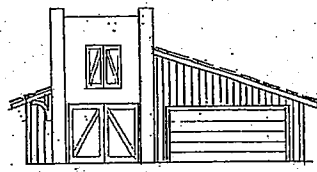
NORTH (FRONT) ELEVATION
 SCALE: 1/8" = 1'-0"



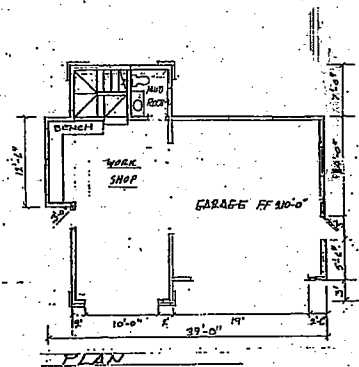
EAST GARAGE ELEVATION
 SCALE: 1/8" = 1'-0"



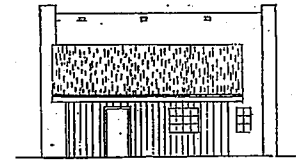
NORTH



WEST



PLAN
 SCALE: 1/8" = 1'-0"



SOUTH



SHEET
A-3
OF

**CARETAKERS UNIT
PLAN/ELEVATIONS**

DATE
Nov 20th 02
SCALE
1/4" = 1'-0"
DRAWN BY
EGM
CHECKED BY

REVISIONS

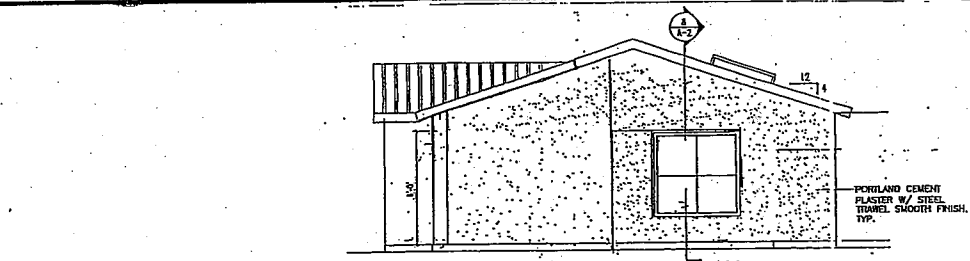
DESIGNS REPRESENTED BY THIS DRAWING ARE THE PROPERTY OF RICHARD MURRAY ASSOCIATES AND THEY SHALL BE USED ONLY BY THE ARCHITECT OR HIS EMPLOYEES. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY VIOLATION OF THESE TERMS SHALL BE CONSIDERED A BREACH OF CONTRACT AND SHALL BE PROSECUTED WITHOUT DELAY.

**GARCIA
RANCH**

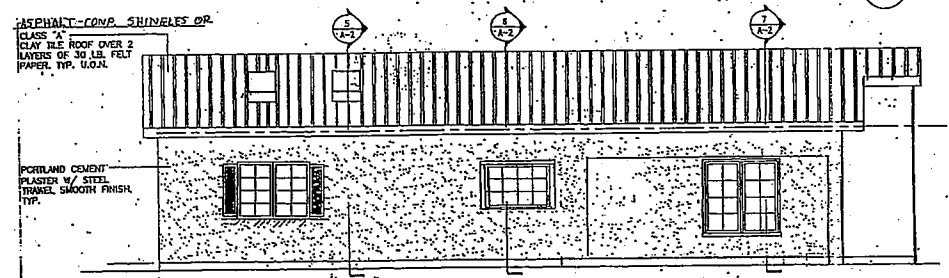
14944
CASTROVILLE BLVD
CASTROVILLE, CA
APN: 131-042-005-000

**RICHARD MURRAY
ASSOCIATES**
A.S.I.A.

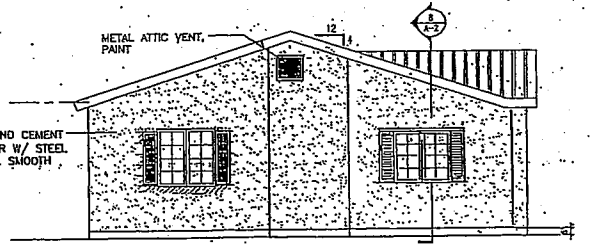
Landscape Architects
Environmental Planners
1000 Eighth at
Camino Agujaito
- Monterey, CA 93940
Phone (831) 646-9900
Fax (831) 646-9156



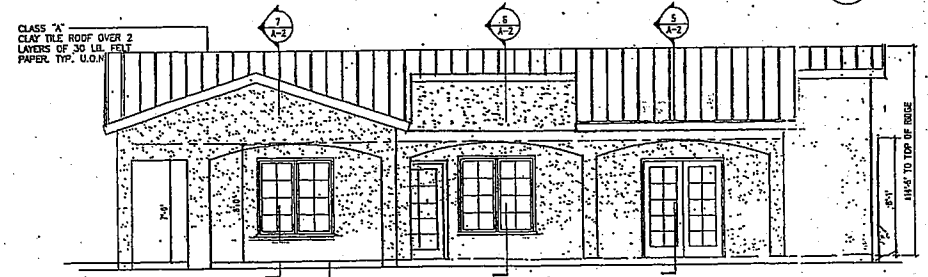
SOUTH ELEVATION 1/4" = 1'-0" **4**



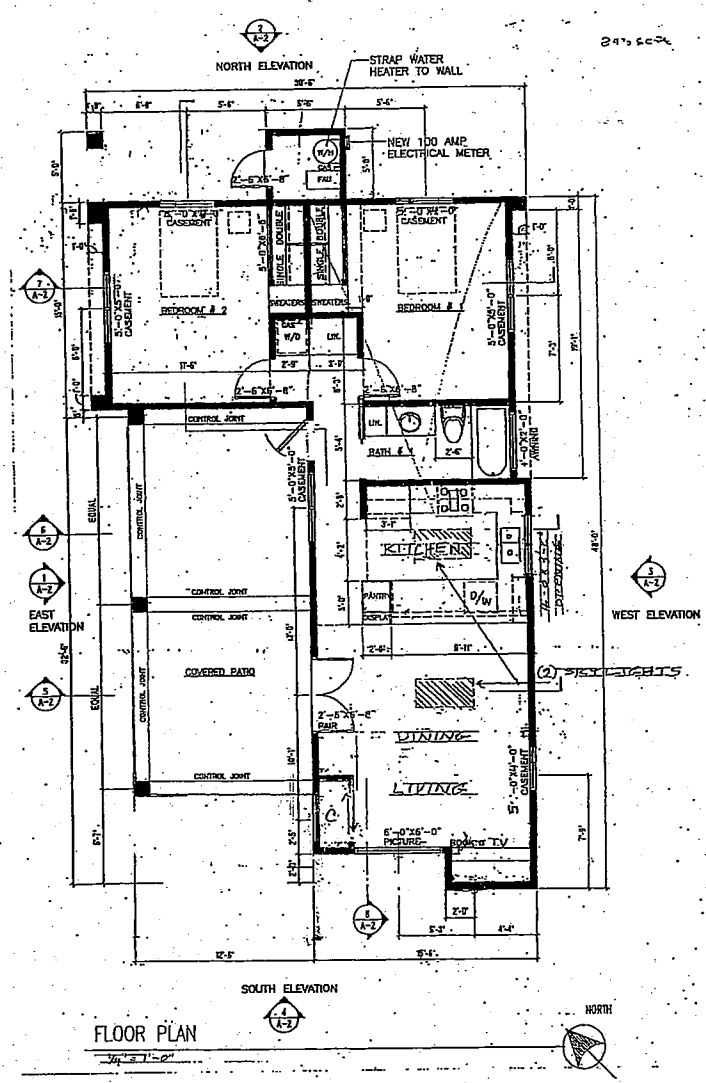
WEST ELEVATION **3**



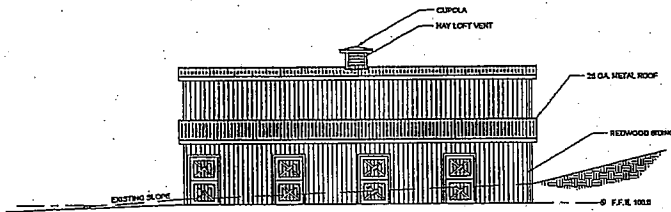
NORTH ELEVATION **2**



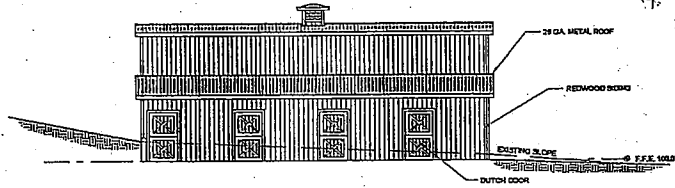
EAST ELEVATION **1**



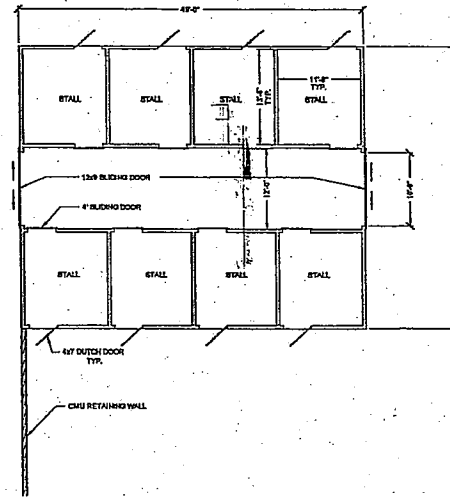
FLOOR PLAN 1/4" = 1'-0"



C WEST ELEVATION
SCALE 1/8" = 1'-0"

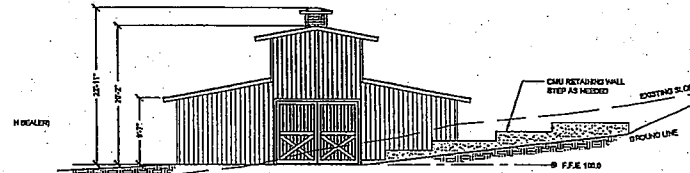


D EAST ELEVATION
SCALE 1/8" = 1'-0"

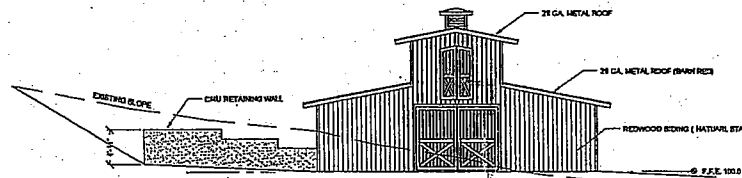


HORSE BARN PLAN
SCALE 1/8" = 1'-0"

BUILDING INFORMATION
HORSE BARN 3000 SQ. FT.



A SOUTH ELEVATION
SCALE 1/8" = 1'-0"



B NORTH ELEVATION
SCALE 1/8" = 1'-0"

SHEET
A-4
OF

HORSE BARN

DATE
12-21-2006
SCALE
1/8" = 1'-0"
DRAWN BY
H.S.Y.
CHECKED BY
R.G.H.
REVISIONS

Richard Murray Associates, Inc. is a registered professional landscape architectural firm in the State of California. The firm is not responsible for the design or construction of any building or structure. The firm is responsible for the design and construction of any landscape architectural work. The firm is not responsible for the design or construction of any building or structure. The firm is responsible for the design and construction of any landscape architectural work.

GARCIA RANCH

14944
CASTROVILLE BLVD
CASTROVILLE, CA
APN: 131-042-005-000

RICHARD MURRAY ASSOCIATES
A.S.L.A.

LANDSCAPE ARCHITECTS
ENVIRONMENTAL PLANNERS

1000 Eighth St
Castroville, CA 95940
Phone (831) 546-0900





SHEET
A-5
OF

RANCH STORAGE

DATE
12-23-2005
SCALE
1/8" = 1'-0"
DRAWN BY
M.P.V.
CHECKED BY
R.G.M.
REVISIONS

DESIGNER HAS PREPARED THIS DRAWING AND IS PROVIDING IT AS A SERVICE TO THE CLIENT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED.

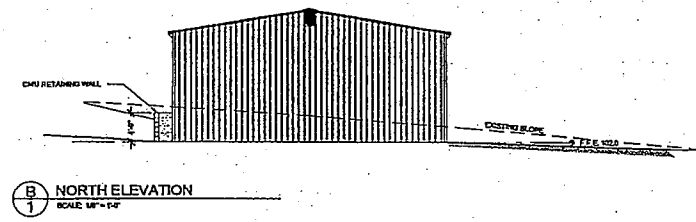
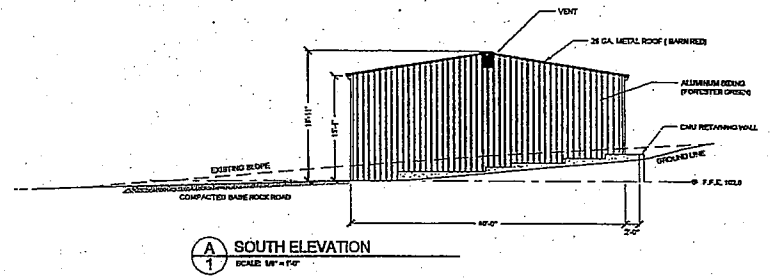
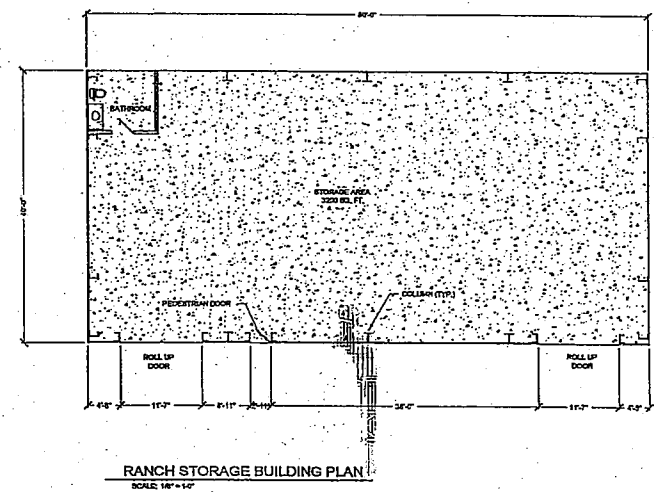
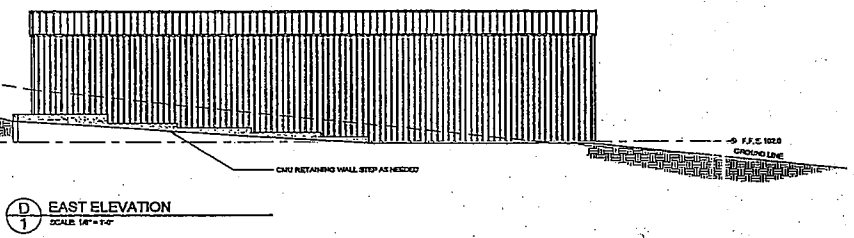
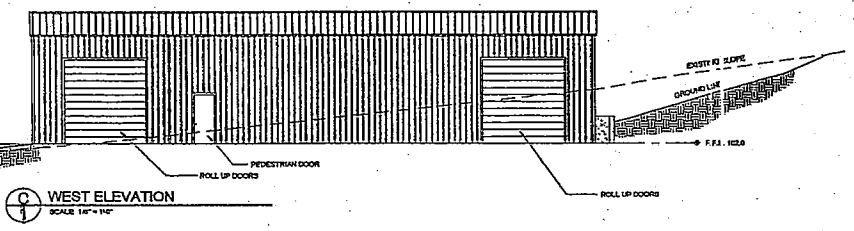
GARCIA RANCH

14944
CASTROVILLE BLVD.
CASTROVILLE, CA
APN: 131-042-005-000

RICHARD MURRAY ASSOCIATES
A.S.L.A.

LANDSCAPE ARCHITECTS
ENVIRONMENTAL PLANNERS

1000 Eighth St
Carmelo Aquajito
Monterey, CA 93940
Phone (831) 646-0900





SHEET
E-1
OF

EROSION CONTROL

DATE: 01-10-2007
SCALE: 1" = 30'-0"
DRAWN BY: H.P.T.
CHECKED BY: A.S.L.A.
REVISIONS:

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF RICHARD MURRAY ASSOCIATES AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF RICHARD MURRAY ASSOCIATES. ANY REPRODUCTION OR COPIING OF THESE PLANS OR SPECIFICATIONS WITHOUT THE WRITTEN PERMISSION OF RICHARD MURRAY ASSOCIATES IS STRICTLY PROHIBITED. ANY REPRODUCTION OR COPIING OF THESE PLANS OR SPECIFICATIONS WITHOUT THE WRITTEN PERMISSION OF RICHARD MURRAY ASSOCIATES IS STRICTLY PROHIBITED.

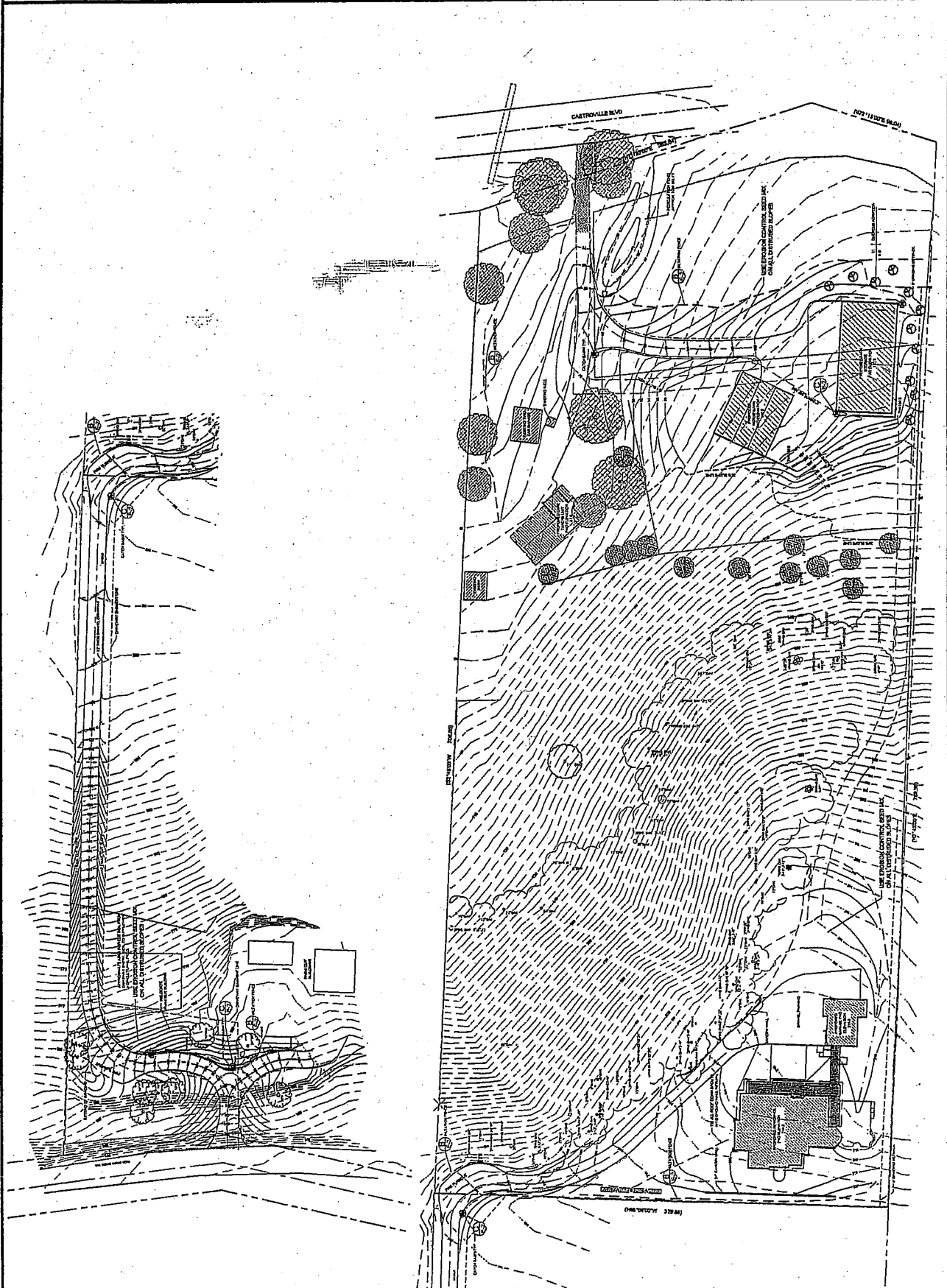
GARCIA RESIDENCE

14944
CASTROVILLE BLVD
CASTROVILLE, CA
APN: 131

RICHARD MURRAY ASSOCIATES
A.S.L.A.

LANDSCAPE ARCHITECTS
ENVIRONMENTAL PLANNERS

1000 Eighth St
Castroville, CA 95004
Phone (831) 646-0900



EROSION CONTROL

DATE
01-10-2007
SCALE
1" = 30'-0"
DRAWN BY
M.P.Y.
CHECKED BY
R.G.H.
REVISIONS

CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UNIVERSITY OF CALIFORNIA REGULATIONS FOR THE PROTECTION OF THE ENVIRONMENT AND THE CALIFORNIA REGULATIONS FOR THE PROTECTION OF THE ENVIRONMENT. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UNIVERSITY OF CALIFORNIA REGULATIONS FOR THE PROTECTION OF THE ENVIRONMENT AND THE CALIFORNIA REGULATIONS FOR THE PROTECTION OF THE ENVIRONMENT.

GARCIA RESIDENCE

14944
CASTROVILLE BLVD
CASTROVILLE, CA
APN: 131

RICHARD MURRAY ASSOCIATES
A.S.L.A.

LANDSCAPE ARCHITECTS
ENVIRONMENTAL PLANNERS

1000 Eighth St
Carmelo Aquilino
Monterey, CA 93940
Phone (831) 648-0900



EROSION CONTROL NOTICE
THE FOLLOWING MEASURES MUST BE TAKEN DURING WINTER OPERATIONS, BETWEEN OCTOBER 15 AND APRIL 15:

EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.

IF RAIN IS IN THE FORECAST, ALL EXPOSED SOIL SHOULD BE IMMEDIATELY PROTECTED WITH STRAW MULCH, EROSION MATTING AND STREPPLES COVERED WITH PLASTIC SHEETING. THESE ITEMS SHOULD BE LEFT ON HAND AT ALL TIMES DURING CONSTRUCTION.

ALL DISTURBED SURFACES MUST BE PROTECTED BY MULCHING WITH SEED MIX AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION OR ON ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.

RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.

SILT FENCE
SILT FENCES SHOULD BE INSTALLED ON LEVEL CONDITIONS AND SHOULD REMAIN IN PLACE THROUGH THE RAINY SEASON OR UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.

THE ENDS OF THE SILT FENCE SHOULD BE TUNED UP TO PREVENT SEDIMENT FROM RUNNING FROM FLOWING AROUND THE FENCE.

SUFFICIENT AREA SHOULD EXIST BEHIND THE FENCE TO ALLOW FLOWING WITHOUT FLOODING OR OVERTOPPING THE FENCE.

SILT FENCES SHALL BE INSPECTED MONTHLY DURING DRY PERIODS AND IMMEDIATELY AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY TO ANY DAMAGED PORTION OF THE FENCE. SEDIMENT AND DEBRIS SHOULD BE REMOVED FROM THE UPSTREAM SIDE OF THE FENCE ONCE IT REACHES ONE THIRD OF THE FENCE HEIGHT OR IF HEAVY RAINS ARE EXPECTED.

PERMANENT EROSION CONTROL MEASURES
RAIN GUTTERS SHALL BE INSTALLED ON ALL ROOF DOWN SLOPES WHICH CONNECT TO PERIMETER STORM DRAIN LINES AS PER PLAN.

VERIFY ALL DOWN SPOUT LOCATIONS WITH OWNER AND ARCHITECT PRIOR TO TRENCHING LOCATIONS FOR DRAINAGE.

DRAINAGE SHALL BE A MIN. OF 2% FROM HOUSE FOR A MIN. OF THE FIRST 7'. ALL DISTURBED AREAS TO HAVE PERMEATE EROSION CONTROL, SEED MIX.

TYPICAL CONSTRUCTION ENTRANCE
CONTROL MEASURES TO PREVENT THE TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADS.

DURING CONSTRUCTION, A MINIMUM LENGTH OF 35 FEET OF GRASSROOTS TO 1" BREA THICKNESS OF 4 INCHES THICK, SHALL BE INSTALLED FROM THE EDGE OF STREET INTO THE SITE FOR THE WIDTH OF A TYPICAL 10' FOOT DRIVEWAY. ALL TRAFFIC SHALL ENTER AND EXIT THE DRIVEWAY ACCESS PORTION OVER THE DRIVEWAY.

ALL VEHICLES LEAVING THE PROJECT SITE SHOULD PASS OVER THE CONSTRUCTION ENTRANCE AND BE CLEARED OF DIRT, MUD, OR ANY DEBRIS BEFORE ENTERING THE MAIN ROAD.

ANY DIRT, MUD, OR DEBRIS DEPOSITED IN THE MAIN ROAD ADJACENT TO THE CONSTRUCTION SITE SHOULD BE CLEARED IMMEDIATELY.

THE CONSTRUCTION ENTRANCE SHOULD BE INSPECTED AND MAINTAINED PERIODICALLY TO ENSURE PROPER FUNCTION. THE CONSTRUCTION ENTRANCE MAY BE FIELD MODIFIED.

SILT PROTECTION
INSTALL IMPERVIOUS LIDS ON AREA DRAIN LINES. THE LANDSCAPING IS ESTABLISHED TO PREVENT DEBRIS FROM ENTERING UNDERGROUND DISPERSION TRENCH.

MAINTAIN ALL EROSION CONTROL MEASURES UNTIL LANDSCAPING IS ESTABLISHED.

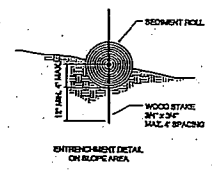
EROSION CONTROL SEED MIX
1 LB. LBS. EROSION CONTROL MIXTURE @ TOTAL LBS.

15 BROWN CRANFATHER / FAWNIE CALIFORNIA ERGON
3 SILVUS GRASSES / BLUE WILD RYE
10 PERENNIAL CALIFORNIA / CALIFORNIA BUNBLEY
3 FERTUCA SPANDENSIS / FAWNIE FESCUE
3 MASTELLA PULIDRA / PURPLE NEEDLEGRASS
4 POA SECUNDATA / NATIVE PINE BUDGRASS

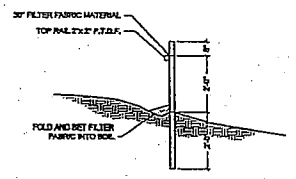
MIXTURE SHOULD ADD 48 LBS. OF VALPA MICRO BRYCHIS OR 20 LBS. OF PERENNIAL PER ACRE OF EROSION CONTROL TO BE ACCOMPLISHED PROXIMATE THROUGH THE COURSE OF WINTER SEASONAL PLANTING.

100% NITROGEN FERTILIZER, ADD 2 LBS. OF TRIFOLIUM WELDING OR ANOTHER 3 LBS. OF UPPHIRE BEECHER PER ACRE TO PROVIDE NATIVE NITROGEN FIXING SPECIES FOR ADDITIONAL FERTILITY AND DIVERSITY.

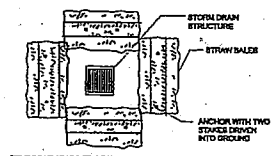
TREE PLANTING FOR EROSION CONTROL
QUERUS AGROFOLIA COASTAL LIVE OAK 3 GAL. NATURAL FORM TREES TO BE FROM MONTEREY COUNTY STOCK.



A SEDIMENT ROLL
SCALE: 1/2" = 1'-0"



B SILTATION FENCE
SCALE: 1/2" = 1'-0"

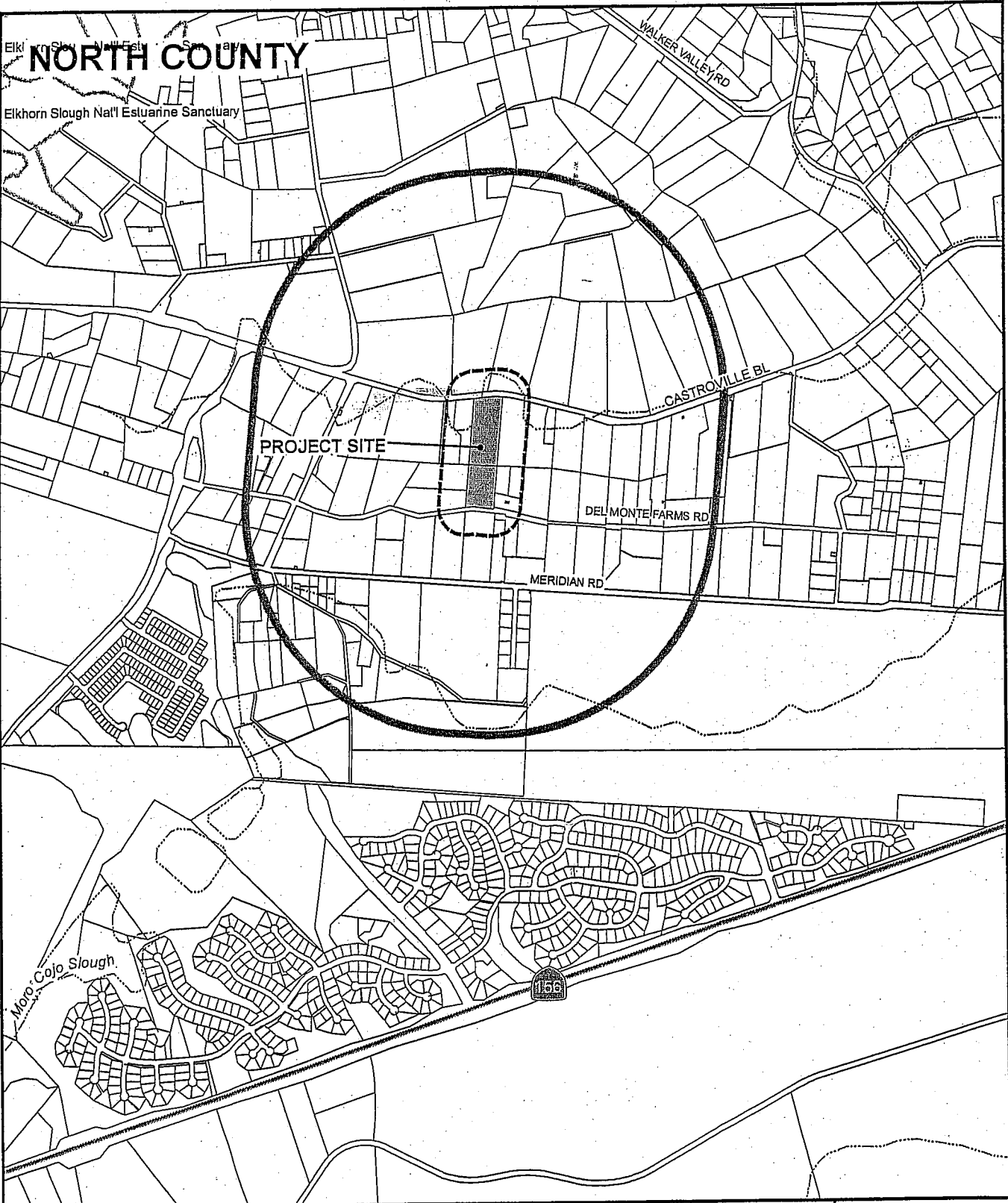


C DRAIN PROTECTION
SCALE: 1/2" = 1'-0"

TEMPORARY BARRIER OF STRAW BALES TO PREVENT SEDIMENT FROM ENTERING FROM DISTURBED INCOMPLETE STORM DRAIN STRUCTURE. TO REMAIN IN PLACE UNTIL LANDSCAPING IS COMPLETE.

Elkhorn Slough Nat'l Estuarine Sanctuary
NORTH COUNTY


Elkhorn Slough Nat'l Estuarine Sanctuary




APPLICANT: GARCIA

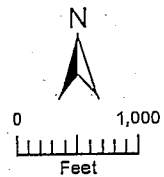
APN: 131-042-005-000 & 131-042-019-000

FILE # PLN050493

 300' Limit

 2500' Limit

 City Limits



PLANNER: MANUGUERRA