

JEFF MAIN  
ZONING ADMINISTRATOR

COUNTY OF MONTEREY  
STATE OF CALIFORNIA

RESOLUTION NO. 060199

A. P. # 197-171-001-000

In the matter of the application of  
**Edyta and Janusz Rusek (PLN060199)**

**FINDINGS AND DECISION**

to allow a **Combined Development Permit** in accordance with Title 21 (Zoning) Chapter 21.76 (Combined Development Permits) of the Monterey County Code, consisting of the following: 1) Use Permit for grading on slopes in excess of 30 percent; 2) Administrative Permit to allow the construction of a 4,451 square foot two-story single family dwelling with an attached 920 square foot garage and construction of a detached 897 square foot office/shop in a Site Plan "S" District; 3) Administrative Permit for a 998 square foot detached caretakers unit; and 4) Relocation (tree removal) of two (2) oaks of approximately 12 inches and 16 inches in diameter; retaining walls and Design Approval (grading of 1,100 cubic yards of cut and 1,200 cubic yards of fill). The property is located at 31450 Via Las Rosas, Carmel Valley, Carmel Valley Master Plan, and came on regularly for meeting before the Zoning Administrator on March 29, 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 Monterey County General Plan, the Carmel Valley Master Plan, the Carmel Valley Master Plan Inventory and Analysis, and the Monterey County Zoning Ordinance (Title 21), which designates this area appropriate for residential development.
- EVIDENCE:**
- (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
  - (b) The project planner conducted a site inspection on March 31, 2006 and July 28, 2006 to verify that the project on the subject parcel conforms to the plans listed above.
  - (c) The lot is a legal lot of record per Volume 11 of Cities and Towns, Page 32- Los Tulares Unit No. 2 Subdivision filed on March 8, 1972.
  - (d) A caretaker unit is an allowed use under the Low Density Residential Zoning Designation. The proposed caretaker unit is also consistent with the regulations of Section 21.64.030, *Caretaker Units*.
  - (e) The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review on February 20, 2007. The Committee voted 4-0 to approve the project.
  - (f) Two previous development approvals have been granted on this site, which were more intensive when compared to the current application (PLN010451 and PLN-965438).
  - (g) The project complies with the regulations for Site Plan Review Zoning Districts in accordance with Chapter 21.45 of the Monterey County Zoning Ordinance (Title 21). An Administrative Permit has incorporated pursuant to Section 21.45.040.A and B, which

requires an Administrative Permit for all development within a Site Plan Review Zoning District.

- (h) The application, project plans, and related support materials submitted by the project applicant to the Monterey County Resource Management Agency (RMA) – Planning Department for the proposed development found in Project File PLN060199.

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, Carmel Valley 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) Technical reports by outside archaeological and geotechnical consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use propose. County staff concurs. The following reports have been prepared:

- (1) “Preliminary Archaeological Reconnaissance of Assessor’s Parcel Number 197-171-001” (LIB020080) prepared by Mary Ddoane, B.A. & Trudy Haversat, RPA, Salinas, CA, December 21, 2001.

- (2) “Update of Geotechnical and Percolation Investigation Report, at Lot 30 off Via Las Rosas, APN 197-171-001” (LIB060393) prepared by Soil Surveys, Inc., Salinas, CA, June 30, 2006 (original date of preparation August 16, 2001):

- (c) The property is located at 31450 Via Las Rosas, Carmel Valley, (Assessor’s Parcel Number 197-171-001-000), Carmel Valley Master Plan. The parcel is zoned Low Density Residential with a B-6 Building Site Zoning District, Design Control and Site Plan Review Zoning District or “LDR/B-6-D-S”. The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21, and is therefore suitable for the proposed development.

- (d) Staff conducted a site visit on March 31, 2006 and July 28, 2006 to verify that the site is suitable for this use.

- (e) Previous applications for development on the subject property have been granted: PLN010451 and PLN-965438. These applications received the approval of all involved land use agencies and the appropriate authority.

- (f) Materials in Project File PLN060199.

3. **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 (a) and (e), categorically exempts single family residence, or a second dwelling unit in a residential zone and accessory structures including garages, carports, patios, swimming pools, and fences.

- (b) No adverse environmental effects were identified during staff review of the development application during site visits on March 31, 2006 and July 28, 2006.

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

4. **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

- (b) The application, plans, and related support materials submitted by the project applicant to the Monterey County RMA – Planning Department for the proposed development found in Planning File No. PLN060199.
- (c) Staff conducted on-site inspections on March 31, 2006 and July 28, 2006 to verify that no feasible alternative exists.

**8. FINDING: CARETAKER UNIT** – In order to grant the Administrative Permit for the proposed Caretaker Unit, the RMA-Director of Planning shall make the following findings:

- 1. Pursuant to Section 21.64.030.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 21.64.030.D.2, the proposed project, as conditioned, is consistent and complies with the regulations for Caretaker Units, as provided at Chapter 21.64 of the Monterey County Zoning Ordinance (Title 21).
- 3. Pursuant to Section 21.64.030.D.3, the proposed Caretaker Unit complies with all applicable requirements of the Low Density Residential, B-6 Building Site Zoning District, Design Control, and Site Plan Review (“LDR-B-6-D-S”) districts as provided at Chapters 21.14, 21.42, 21.44 and 21.45 of the Monterey County Zoning Ordinance (Title 21).
- 4. Pursuant to Section 21.64.030.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, Carmel Valley 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 an Administrative Permit in accordance with Section 21.14.040.C and is consistent with the development standards of Section 21.14.060 and the regulations for Caretaker Units as provided at Section 21.64.030.
  - (c) The project complies with the regulations for Caretaker Units in accordance with Section 21.44.020. Design Approval has been incorporated into the project.
  - (d) The project complies with the regulations for Design Control Zoning Districts in accordance with Chapter 21.44 of the Monterey County Zoning Ordinance (Title 21).
  - (e) Finding No. 5 and supporting evidence.
  - (f) Staff conducted site inspections on March 31, 2006 and July 28, 2006 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. PLN060199.

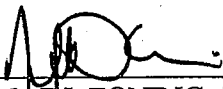
**9. FINDING: APPEALABILITY** - The decision on this project is appealable to the Planning Commission.

**EVIDENCE:** Section 21.80.040.B. of the Monterey County Zoning Ordinance (Title 21).

## DECISION

It is the decision of the Zoning Administrator of the County of Monterey that said application for a Combined Development Permit be granted as shown on the attached sketch and subject to the attached conditions.

**PASSED AND ADOPTED** this 29th day of March, 2007.

  
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JEFF MAIN, ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON APR 17 2007

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY TO THE MONTEREY COUNTY PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE APR 27 2007

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90<sup>th</sup> day following the date on which this decision becomes final.

### NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning and Building Inspection Department office in Salinas.

2. This permit expires 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 Reporting Plan**

Project Name: Edyta & Janusz Rusek

File No: PLN060199

Approved by: Zoning Administrator

APNs:197-171-001-000

Date: March 29, 2007

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

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
1.		<p><b>PBD029 - SPECIFIC USES ONLY</b>            This Combined Development Permit (PLN060199) consisting of the following allows: 1) Use Permit for grading on slopes in excess of 30 percent; 2) Administrative Permit to allow the construction of a 4,451 square foot two-story single family dwelling with an attached 920 square foot garage and construction of a detached 897 square foot office/shop in a Site Plan "S" District; 3) Administrative Permit for a 998 square foot detached caretakers unit; and 4) Relocation (tree removal) of two (2) oaks of approximately 12 inches and 16 inches in diameter; <b>retaining walls not to exceed eight (8) feet in height</b> and Design Approval. Grading of 1,100 cubic yards of cut and 1,200 cubic yards of fill. The property is located at 31450 Via Las Rosas, Carmel Valley (Assessor's Parcel Number 197-171-001-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the Resource Management Agency - 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</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. <b>[Resource Management Agency (RMA) - Planning Department]</b>				
2.		<b>PBD025 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A permit <b>(Resolution No. 060199)</b> was approved by the Zoning Administrator of the RMA -Planning Department for Assessor's Parcel Number 197-171-001-000 on March 29, 2007. The permit was granted subject to 32 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County Resource Management Agency - 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. <b>(RMA - Planning Department)</b>	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.		<b>PBD030 - STOP WORK - RESOURCES FOUND</b> If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. <b>(RMA - Planning Department)</b>	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA -Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeo- logist	Ongoing	

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4.		<p><b>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT</b>            If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. <b>(RMA - Planning Department)</b></p>	<p>Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.</p>	<p>Owner/ Applicant/ Archaeologist</p>	<p>Ongoing</p>	
5.		<p><b>PD004 - INDEMNIFICATION AGREEMENT</b>            The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this</p>	<p>Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.</p>	<p>Owner/ Applicant</p>	<p>Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever</p>	

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		effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. <b>(RMA - Planning Department)</b>			occurs first and as applicable.	
6.		<b>PD007 - GRADING-WINTER RESTRICTION</b> No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. <b>(RMA - Planning Department and Building Services Department)</b>	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	
7.		<b>PD009 - GEOTECHNICAL CERTIFICATION</b> Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. <b>(RMA - Planning Department and Building Services Department)</b>	Submit certification by the geotechnical consultant to the RMA - Building Services Department showing project's compliance with the geotechnical report.	Owner/ Applicant/ Geotechnical Consultant	Prior to final inspection.	
8.		<b>PDSP003 - TREE AND ROOT PROTECTION (NON-STANDARD)</b> 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	Submit evidence of tree protection to the RMA - Planning Department and RMA - Building Services Department - Grading Division for review and approval.	Owner/ Applicant	Prior to the issuance of grading and/or building permits.	



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		materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the RMA – Director of Planning. In addition, tree trimming for the driveway access shall not exceed one third (1/3) of the green foliage per County requirements. A retaining wall at the southern edge of the driveway area located in the swale shall be incorporated into the design to protect the adjacent oak trees and retain the driveway fill, subject to the approval of the Director of Planning and grading inspector. 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. <b>(RMA - Planning Department)</b>	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 construction.	
			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.	
9.		<b>PDSP001 – OAK TREE REPLACEMENT (NON-STANDARD)</b> Prior to final inspection, applicant shall be required to replace the two oak trees to be removed by either replacing them on a one-to-one ratio with a 5-gallon oak of the same specie or re-plantation of the same trees. The location of the replacements or replantation, shall be subject to the discretion of the arborist, landscape architect, landscaping contractor or similarly qualified licensed person in order to assure that the location is adequate for long-term health of the new and existing trees. <b>(RMA-Planning Department)</b>	Submit verification to the RMA-Planning Department demonstrating that the trees have been replaced or re-planted and have survived.	Owner/ Applicant/ Arborist/ Landscape Architect/ Landscape Contractor	Prior to final building inspection.	

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10.		<p><b>PDSP004 - LANDSCAPE PLAN AND MAINTENANCE (NON-STANDARD)</b>  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. This plan shall incorporate screening at the western edge of the swimming pool retaining walls to include native oaks consistent with the project site. 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 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. <b>(RMA – Planning Department)</b></p>	<p>Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval.</p>	<p>Owner/  Applicant/  Licensed Landscape Contractor/  Licensed Landscape Architect</p>	<p>At least three (3) weeks prior to final inspection or occupancy.</p>	
			<p>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.</p>	<p>Owner/  Applicant</p>	<p>Ongoing</p>	
11.		<p><b>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</b>  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</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>Owner/  Applicant</p>	<p>Prior to the issuance of building permits.</p>	
			<p>The lighting shall be installed and maintained in accordance with the approved plan.</p>	<p>Owner/  Applicant</p>	<p>Ongoing</p>	

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		the Director of the RMA - Planning Department, prior to the issuance of building permits. <b>(RMA – Planning Department)</b>				
12.		<p><b>PDSP002 – DEED RESTRICTION – CARETAKER UNIT (NON-STANDARD)</b></p> <p>The applicant shall record a deed restriction stating the regulations applicable to a caretaker unit as follows:</p> <ul style="list-style-type: none"> <li>• Only one caretaker unit per lot shall be allowed.</li> <li>• 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 same ownership.</li> <li>• The minimum lot size for establishment of a caretaker unit in areas not served by sewers shall be two acres.</li> <li>• Caretaker units shall not be subject to density requirements of the zoning district in which the lot is located.</li> <li>• The maximum floor area for a caretaker unit is 1,000 square feet on lots of 10 acres or less and 1,200 square feet on lots greater than ten acres.</li> <li>• A minimum of one covered off-street parking space shall be provided for the caretaker unit.</li> <li>• The caretaker unit shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect.</li> <li>• 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.</li> <li>• Caretaker units are not permitted on any lot less than ten acres where a senior citizen unit exists. Senior citizen units may be converted to a caretaker unit, subject to an Administrative Permit.</li> </ul>	<p>Submit signed and notarized Deed Restriction to the Director of RMA – Planning Department for review and signature by the County.</p> <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.	

<i>Permu 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>
		<b>(RMA – Planning Department)</b>				
13.		<b>PD033 - RESTORATION OF NATURAL MATERIALS</b> 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. <b>(RMA – Planning Department)</b>	Submit restoration plans to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to commencement of use.	
14.		<b>PD035 - UTILITIES - UNDERGROUND</b> All new utility and distribution lines shall be placed underground. <b>(RMA - Planning Department; Public Works)</b>	Install and maintain utility and distribution lines underground.	Owner/ Applicant	Ongoing	
15.		<b>PD041 – HEIGHT VERIFICATION</b> 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 with this project. <b>(RMA – Planning Department and Building Services Department)</b>	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	Owner/ Applicant	Prior to the issuance of grading or building permits.	
			2) 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	Owner/ Applicant/ Engineer	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>
			building permit.			
16.		<b>PD043 – GRADING PERMITS REQUIRED</b> A grading permit is required for new private single family access driveways greater than fifty (50) feet in total length that require 100 cubic yards or more of earthwork. An over the counter (OTC) grading permit may be issued for new private single family access driveways greater than fifty (50) feet in total length that require less than 100 cubic yards of earthwork. <b>(RMA – Planning Department and Building Services Department)</b>	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.	
17.		<b>PD010 - EROSION CONTROL PLAN AND SCHEDULE.</b> The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA – Planning 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, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. <b>(RMA - Planning Department and RMA - Building Services Department)</b>	Evidence of compliance with the Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.	Owner/ Applicant	Prior to the issuance of grading and building 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	

<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>
18.		<p><b>PDSP002 – DEED RESTRICTION FOR DETACHED SHOP/OFFICE – (NON-STANDARD)</b>            The applicant shall record a deed restriction stating the following for the proposed detached 897 square foot shop/office:</p> <ul style="list-style-type: none"> <li>• The 897 square foot detached shop/office shall not have cooking or kitchen facilities, including microwave ovens, hot plates and toaster ovens.</li> <li>• The 897 square foot detached shop/office shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect.</li> <li>• The 897 square foot detached shop/office shall not be used for overnight lodging or as a sleeping facility.</li> </ul> <p><b>(RMA – Planning Department)</b></p>	<p>Submit signed and notarized Deed Restriction to the Director of RMA – Planning Department for review and signature by the County.</p> <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.	
19.		<p><b>PW0006 – CARMEL VALLEY</b>            The Applicant shall pay the Carmel Valley Master Plan Area Traffic Mitigation fee pursuant to the Board of Supervisors Resolution NO. 95-140, adopted September 12, 1995 (Fees are updated annually based on CCI).  <b>(Public Works)</b></p>	Applicant shall pay to PBI the required traffic mitigation fee.	Owner/ Applicant	Prior to Building Permit Issuance.	
20.		<p><b>WR3 - DRAINAGE PLAN - RETENTION</b>            The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. The plan shall include retention/percolation facilities to mitigate the impact of impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. <b>(Water Resources Agency)</b></p>	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ engineer	Prior to issuance of grading or building permits.	
21.		<p><b>WR43 - WATER AVAILABILITY CERTIFICATION</b>            The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release</p>	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any 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>
		Form. (Water Resources Agency)				
22.		<b>WR8 - COMPLETION CERTIFICATION</b> 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.	
23.		<b>WR40 - WATER CONSERVATION MEASURES</b> The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system. b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy.	
24.		<b>WRSP0001 – WELL INFORMATION (NON-STANDARD)</b> The applicant shall provide the Water Resources Agency information on the well(s) to serve the project including a map showing well location and any available well logs/e-logs. (Water Resources Agency)	Submit all applicable well information to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to commencement of use.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
25.		<b>EH1 - WATER SYSTEM PERMIT</b> Obtain a new or amended water system permit from the Division of Environmental Health. <b>(Environmental Health)</b>	Submit necessary application, reports and testing results to EH for review and approval.	CA Licensed Engineer /Owner/ Applicant	Prior to issuance of grading/building permits or prior to filing final map.	
26.		<b>EH11 - SEPTIC SYSTEM DESIGN</b> Submit plans for review and approval showing the location and design of the proposed septic system meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. <b>(Environmental Health)</b>	Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system.	CA Licensed Engineer /Owner/ Applicant	Prior to filing the final parcel map or issuance of building permits.	
27.		<b>FIRE007 - DRIVEWAYS</b> Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17	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.	

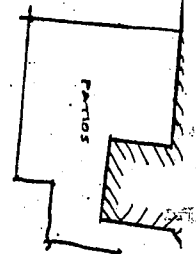
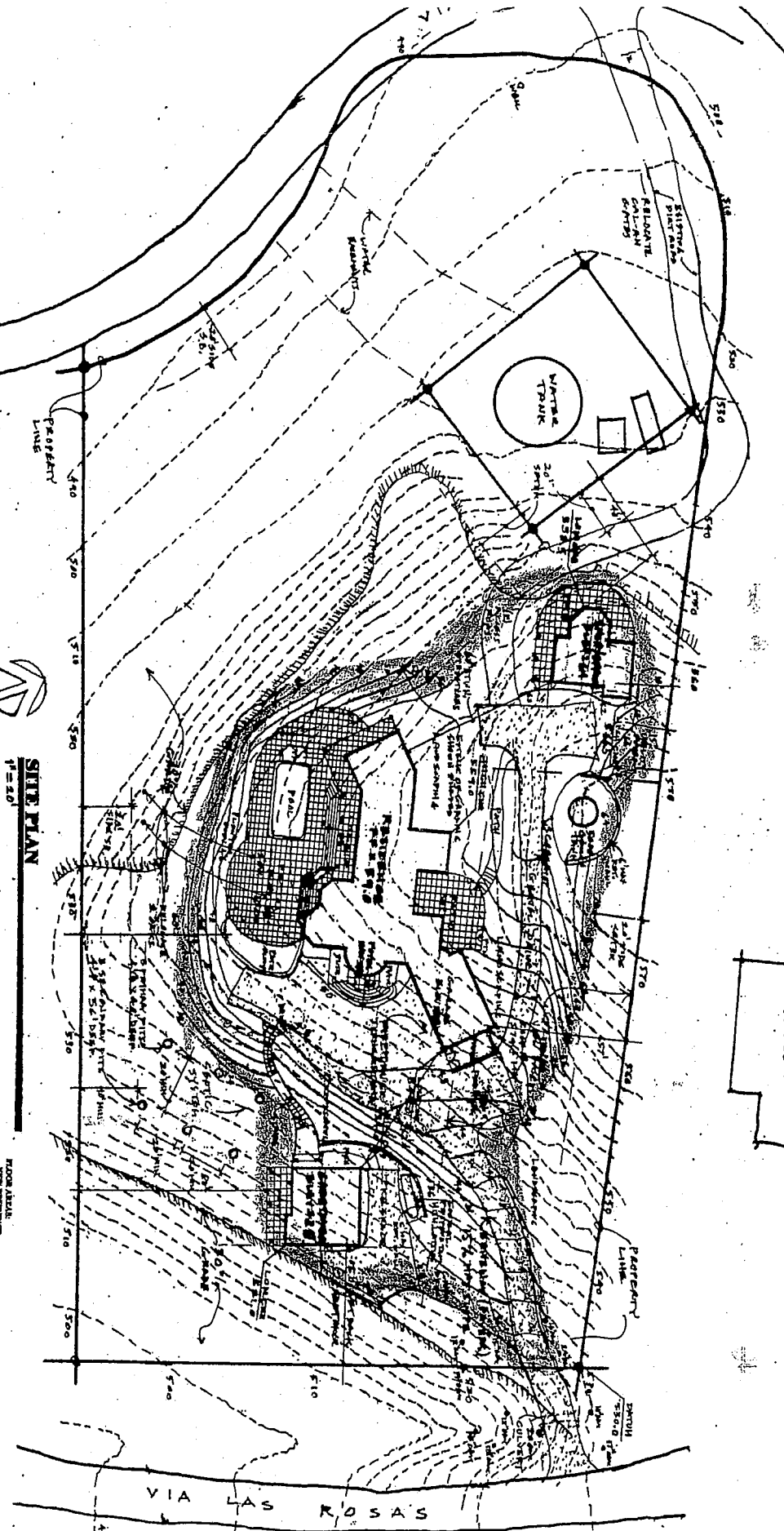
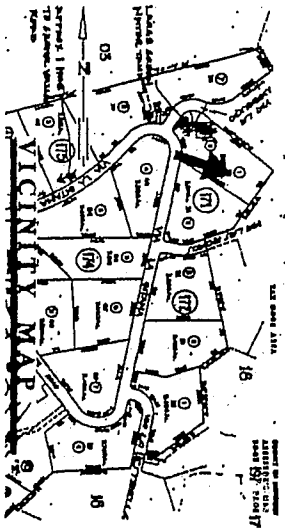


Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.</p> <p><b>(Carmel Valley Fire Protection District)</b></p>	<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection.</p>	
28.		<p><b>FIRE008 - GATES</b>  All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</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>
		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. <b>(Carmel Valley Fire Protection District)</b>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
29.		<b>FIRE011 - ADDRESSES FOR BUILDINGS</b> All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. <b>(Carmel Valley Fire Protection District)</b>	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.	
30.		<b>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)</b> Remove combustible vegetation from within a minimum of 100 feet or to the property line from all buildings.	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading	

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)
		Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. <b>(Carmel Valley Fire Protection District)</b>			and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
31.		<b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</b> The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. <b>(Carmel Valley Fire Protection District)</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection.	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection.	
32.		<b>FIRE028 - ROOF CONSTRUCTION - (CARMEL VALLEY FPD)</b> All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. <b>(Carmel Valley Fire Protection District)</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

END DOF CONDITIONS



**SHEET PLAN**  
1" = 40'

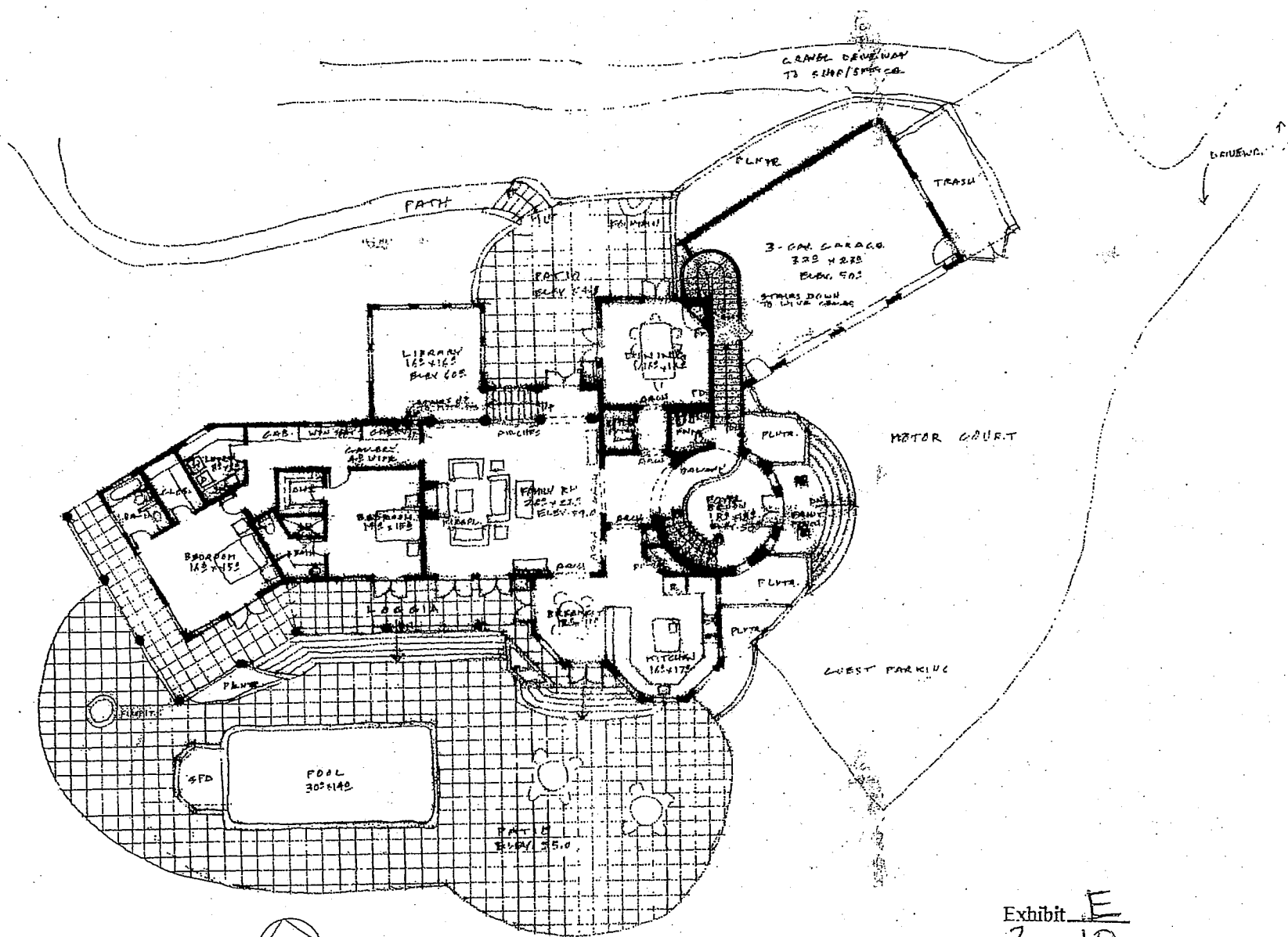
**PLANNING INFORMATION**

**PRODUCT ASSUMPTIONS:**  
 NEW RESIDENCE WITH AN ATTACHED GARAGE, A NEW SWIMMING POOL, AND A NEW PORCH.  
**APR:** 1200 SQA  
**ISLAND INDENTATION:** 1200 SQA  
**OWNER:** JANUEZ & EDYTA RUBEK  
**ZONE:** R1  
**LOT SIZE:** 2.17 ACRES

**FLOOR AREA:**  
 NEW RESIDENCE: 1200 SQA  
 MAIN LEVEL: 1200 SQA  
 SECOND FLOOR: 1200 SQA  
 ATTACHED GARAGE: 1200 SQA  
 NEW SWIMMING POOL: 1200 SQA  
 NEW PORCH: 1200 SQA  
**LOT COVERAGES:**  
 CLIENT AREA: 1200 SQA  
 SWIMMING POOL: 1200 SQA  
**DATE OF PLAN:** 12/15/99

EXHIBIT E  
PAGE 1 OF 10 PAGES

<p>2-2-07</p>	<p><b>TERRY LATASA - ARCHITECT</b>        930 HARRISON STREET, MONTEREY, CALIFORNIA        (831) 649-1012</p>	<p>31450 VIA LAS ROSAS        PROPOSED RESIDENCE, BAKETAKER &amp; SWIMMING POOL  <b>JANUEZ &amp; EDYTA RUBEK</b>        LOT 20, LOS TULARES, CARMEL VALLEY, CALIFORNIA</p>
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**MAIN LEVEL PLAN**

1/8" = 1'-0"

Exhibit E  
Page 2 of 10 Pages

ARCHITECTS  
 JANUBIA & EDYTA RUBEK  
 1000 15th Street, NW  
 Washington, D.C. 20004

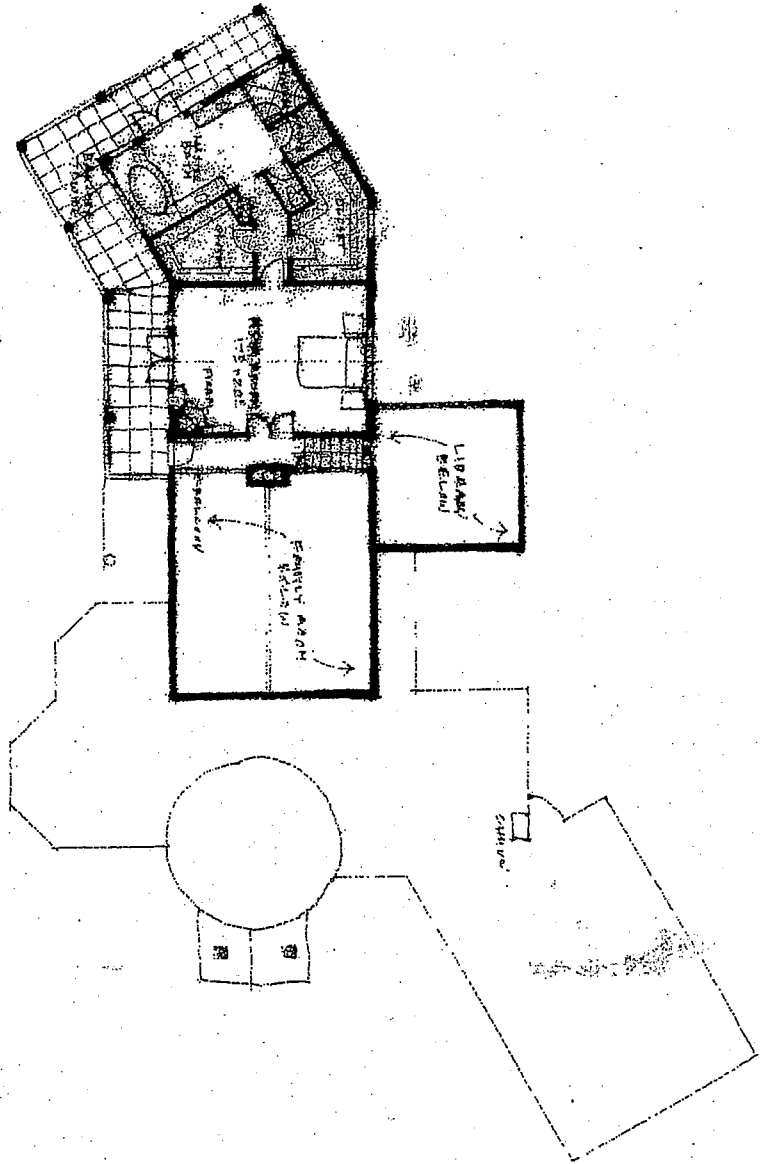
VERA LATAVA ARCHITECT  
 700 HARRISON STREET, MONROE, LOUISIANA  
 70130

7-11-06

2



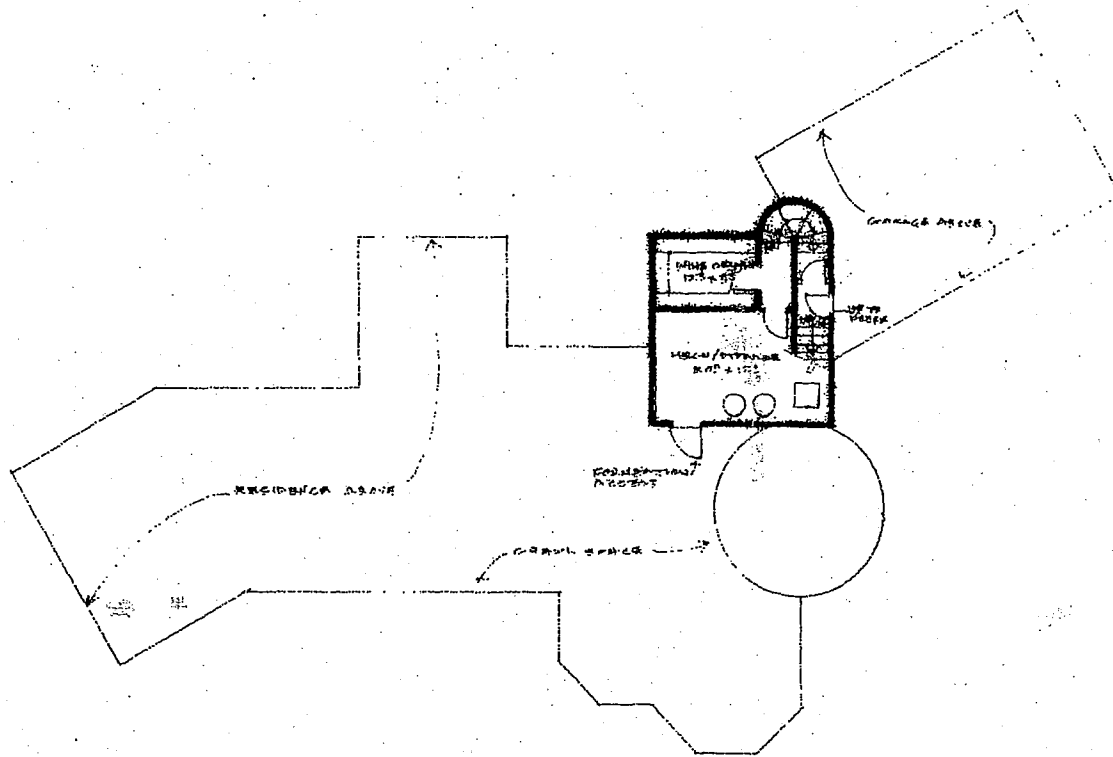
**FLOOR PLAN**  
V.I.C.



Page 3 of 10 Pages  
Exhibit E

TERRY LATASA - ARCHITECT  
930 HARRISON STREET, MONTEREY, CALIFORNIA  
831-649-1012

ONE HOUSE RESIDENCE, CARATANER & SPONGERFIRE  
JANUSZ & EDYTA RUSEK  
LOT 10, LOS TULARES, CARMEL VALLEY, CALIFORNIA



**BASEMENT PLAN**

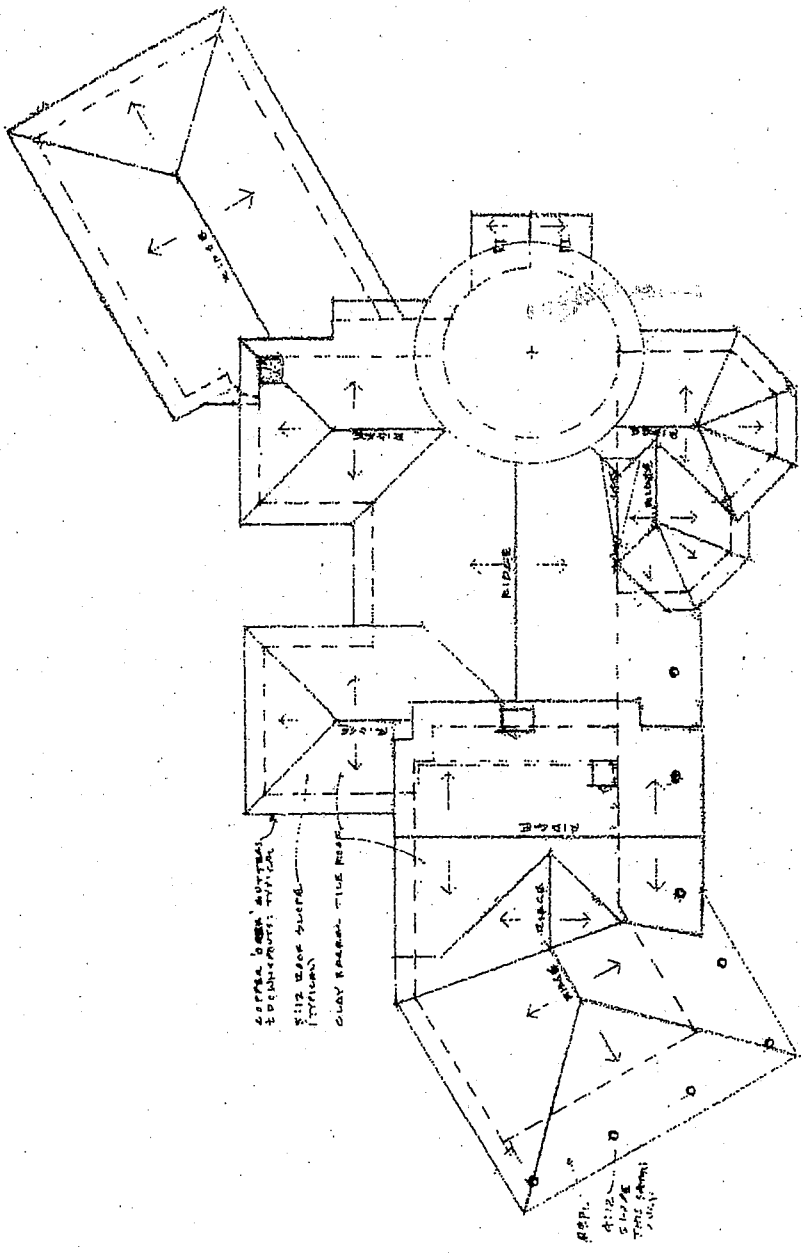
Exhibit E  
 Page 4 of 10 Pages

JANIEZ & EDYTA RUSIEK  
 ARCHITECTS  
 1101 COLLETTA DRIVE, SUITE 100, SAN JOSE, CALIFORNIA 95128

CERY LATAJA ARCHITECT  
 100 HARRISON STREET, MOJIBERRY, CALIFORNIA 95035

7-11-03

4-

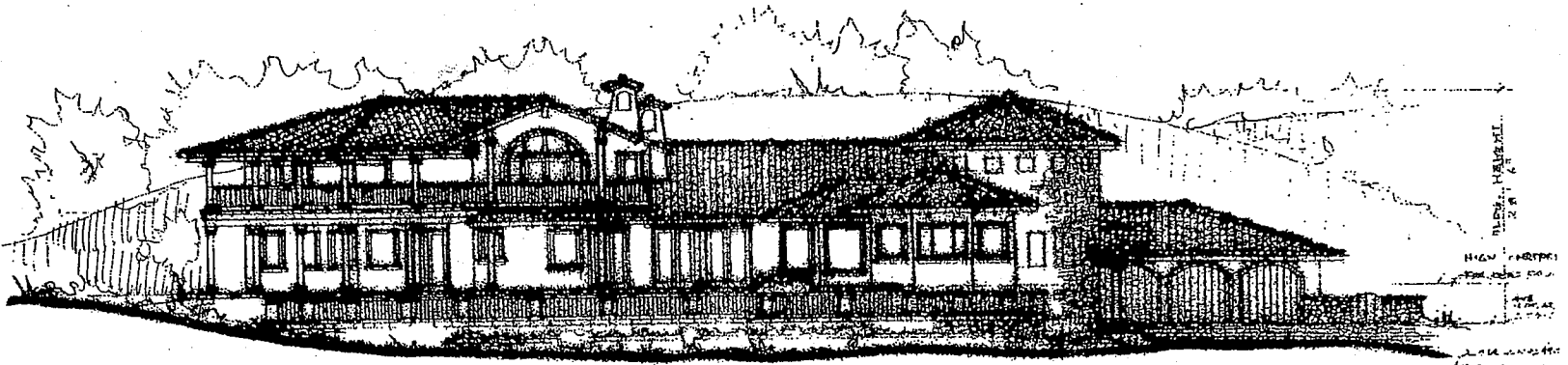


**ROOF PLAN**  
1/4" = 1'-0"



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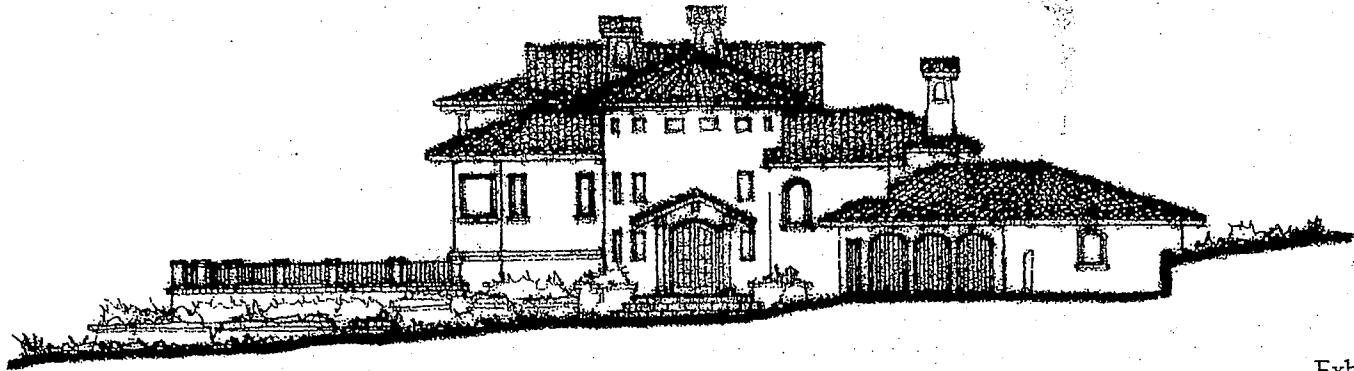


**SOUTH ELEVATION**

1/8" = 1'-0"

**EXTERIOR MATERIALS**

- ROOF: TRADITIONAL CLAY BARREL TILES
- WALLS: STUCCO & SANDSTONE
- WINDOWS: CLAD-WOOD, TRUE DIVIDED LITES
- GUARDRAILS: WROUGHT-IRON



**EAST ELEVATION**

Exhibit E  
Page 16 of 10 Pages

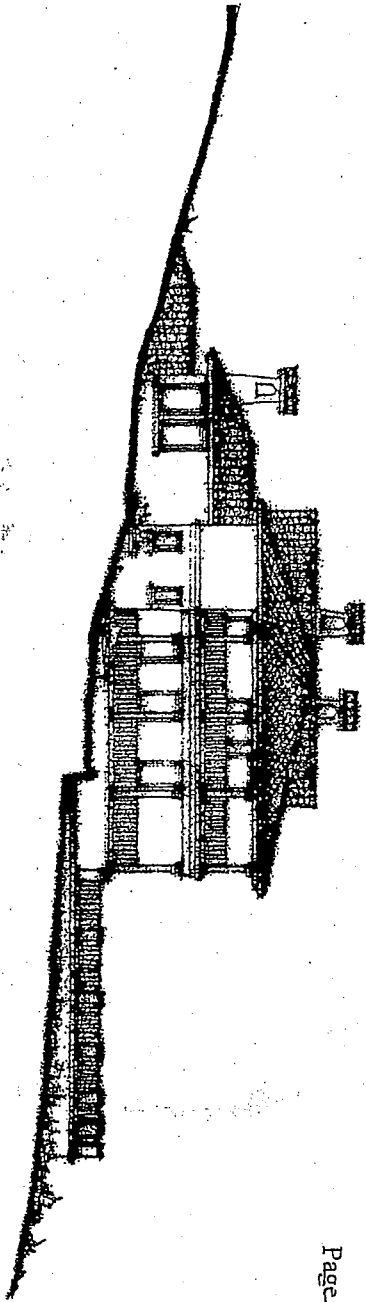
PORTLAND, OREGON ARCHITECTS & ENGINEERS  
**JAMUSZ & EGYTA RUBEN**  
 1111 N. BROADWAY, SUITE 100, PORTLAND, OREGON 97227

FERRY LAFAYE ARCHITECTS  
 730 HARRISON STREET, OAKLAND, CALIFORNIA 94612  
 415.763.1010

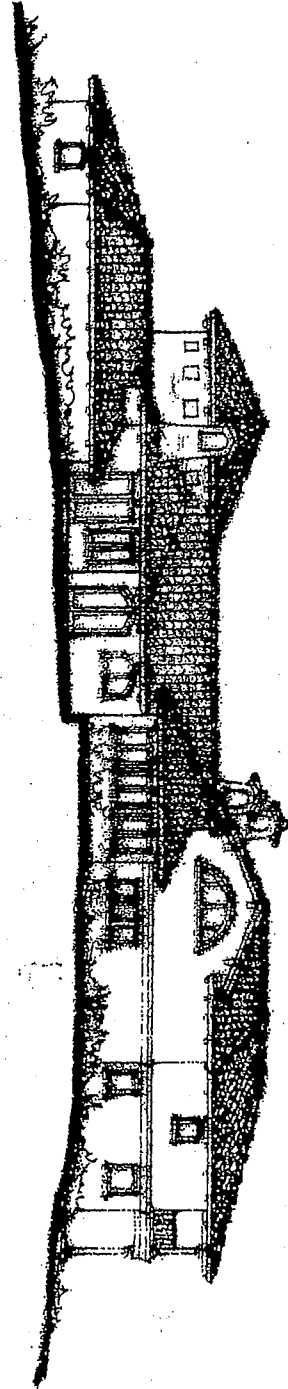
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07

WEST ELEVATION



NORTH ELEVATION

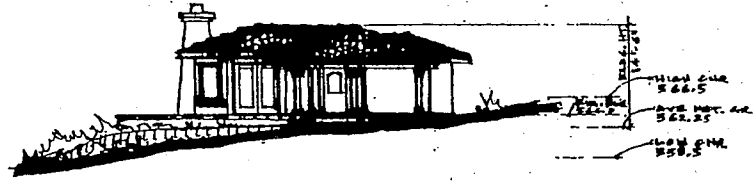


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Exhibit E

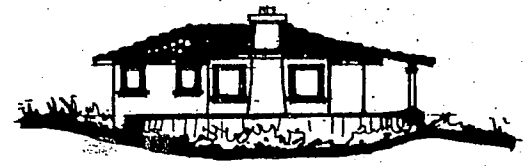
FERRY LATASA - ARCHITECT  
450 HARRISON STREET, MONTEREY, CALIFORNIA  
831 347-0112

PHOTOGRAPHY BY  
JANUSZ & EDYTA RUSEK  
61 10, LOS TULARES, SARCEL VALLEY CALIFORNIA

7				
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**SOUTH ELEVATION**  
1/8"=1'-0"



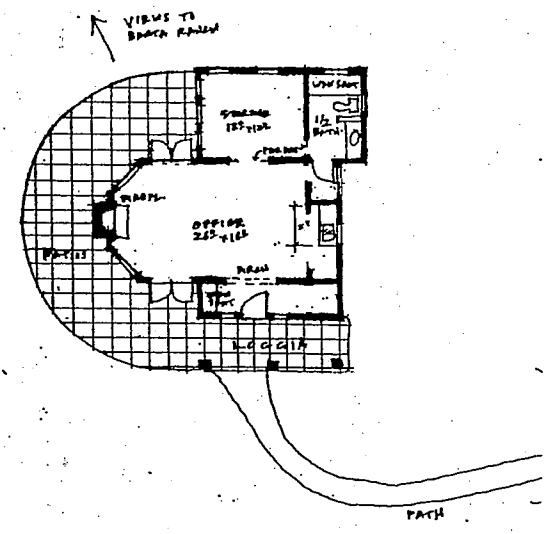
**WEST ELEVATION**



**NORTH ELEVATION**



**EAST ELEVATION**



**SHOP/OFFICE**  
1/8"=1'-0"

EXHIBIT <sup>E</sup>  
PAGE 8 OF 10 PAGES

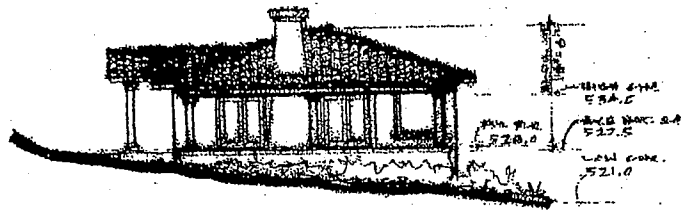
- EXTERIOR MATERIALS**
- ROOF: TRADITIONAL GLAZ BARREL TILES
  - WALLS: STUCCO & SANDSTONE
  - WINDOWS: GLAZ-WOOD, TRUE DIVIDED LITES
  - GUARDRAILS: WROUGHT-IRON

PROPOSED RESIDENCE, CARPENTER & SHOP/OFFICE  
**JANUBZ & EDYTA RUBEK**  
 LOT 20, LOS TULARES, GARNER VALLEY, CALIFORNIA

**TERRY LATASA - ARCHITECT**  
 950 HARRISON STREET, MONTEREY, CALIFORNIA  
 (831) 548-1818

2-2-07

8.

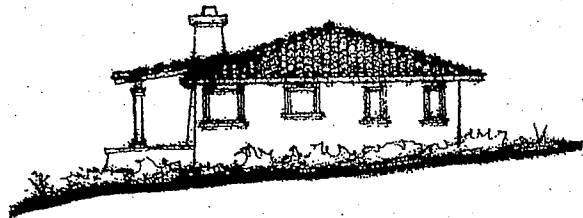


**SOUTH ELEVATION**

1/4" = 1'-0"



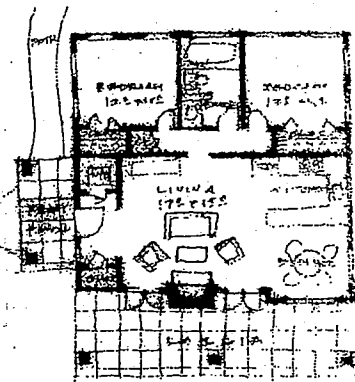
**WEST ELEVATION**



**EAST ELEVATION**



**NORTH ELEVATION**



**CARETAKER UNIT**

1/8" = 1'-0"

Exhibit E  
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**EXTERIOR MATERIALS**

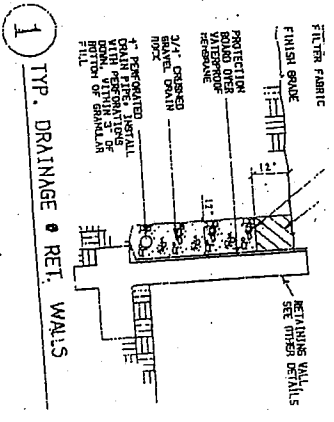
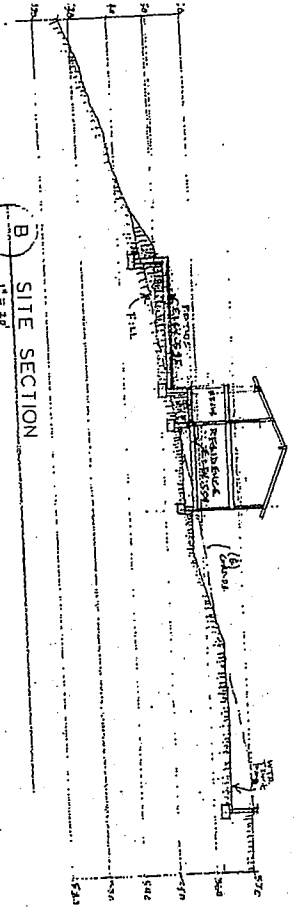
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- WALLS: STUCCO & SANDSTONE
- WINDOWS: CLAD-WOOD, TRUE DIVIDED LITES
- GUARDRAILS: WROUGHT-IRON

REGISTERED ARCHITECTS, PLANNERS & ENGINEERS  
**JANUSZ & EDYTA RUBEK**  
 LOT 30 LOS HUILARRES, CARMEL VALLEY, CALIFORNIA

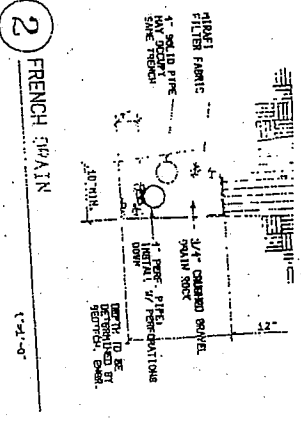
**FERRY LATABA - ARCHITECT**  
 283 HARRISON STREET, MONTEREY, CALIFORNIA  
 (831) 462-1012

7-11-06

10



**NOTES:**  
1. GRADE ESTIMATE  
11.00.00 E.T.  
11.00.00 E.T.  
2. ALL SITE DRAINAGE LINES SHALL BE INSTALLED AND MAINTAINED FREE FROM OBSTRUCTIONS AT ALL TIMES. ALL DRAINAGE LINES SHALL BE MAINTAINED FREE FROM OBSTRUCTIONS AT ALL TIMES. ALL DRAINAGE LINES SHALL BE MAINTAINED FREE FROM OBSTRUCTIONS AT ALL TIMES.



3. The drainage system shall be installed and maintained in accordance with the following specifications:  
a. All drainage lines shall be installed and maintained in accordance with the following specifications:  
b. All drainage lines shall be installed and maintained in accordance with the following specifications:

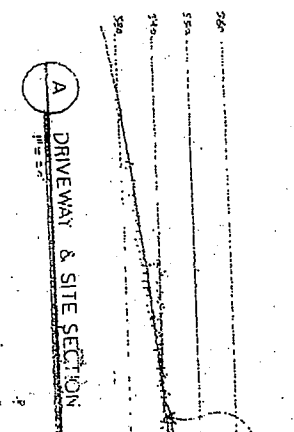
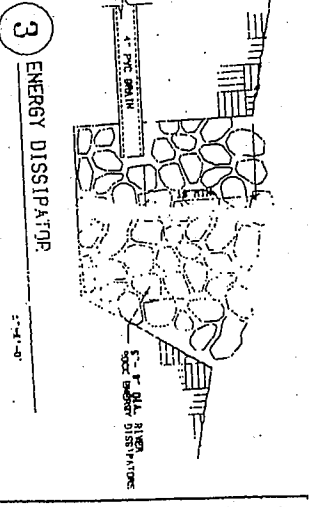


Exhibit E  
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4. The drainage system shall be installed and maintained in accordance with the following specifications:  
a. All drainage lines shall be installed and maintained in accordance with the following specifications:  
b. All drainage lines shall be installed and maintained in accordance with the following specifications: