

## MONTEREY COUNTY PLANNING COMMISSION

<b>Meeting:</b> February 14, 2007 Time: 9:15 AM	<b>Agenda Item No.:</b> 3
<b>Project Description:</b> Combined Development Permit consisting of: 1) an Administrative Permit to allow the construction of a 7,334 square foot, two-story, single family residence with a 1,480 square foot attached four-car garage (in three units of 715 square feet, 297 square feet, and 468 square feet), retaining and privacy walls; and 2) a Use Permit for the removal of 7 protected oak trees. Grading of 1,020 Cubic Yards (380 Cubic Yards cut and 640 Cubic Yards fill).	
<b>Project Location:</b> 313 Pasadera Court, Monterey	<b>APN:</b> 173-075-002-000
<b>Planning File Number:</b> PLN060231	<b>Name:</b> Loren and Mary Ellen Bollinger, Property Owner/ Teri Takagawa, Agent
<b>Plan Area:</b> Greater Monterey Peninsula Area Plan	<b>Flagged and staked:</b> Yes
<b>Zoning Designation:</b> "LDR/B-6-D" [Low Density Residential, no further subdivision, with Design Review.]	
<b>CEQA Action:</b> Categorically Exempt per Section 15303 (a)	
<b>Department:</b> RMA - Planning Department	

### RECOMMENDATION:

Staff recommends that the Planning Commission approve the Combined Development Permit based on the Findings and Evidence (**Exhibit B**) and subject to the recommended Conditions (**Exhibit C**).

### PROJECT SUMMARY:

The Bollinger Combined Development Permit is, in main, allowing for a two story single family residence, a four-car space garage, and the removal of seven protected oak trees and two specimens of Monterey manzanita, a listed species.

The parcel is 0.45 acres and falls away from Pasadera Court towards the south. Located in the Bishop-MacIntosh Ranch-Pasadera subdivision, the building site is at 630' MSL elevation. The parcel is currently bordered on two sides (N & E) by undeveloped parcels, with the Pasadera golf course to the south. The only developed parcel has a single family residence and is on the west.

The 7,334 square foot single family residence is a two story structure with 4,059 square foot first story and 3,275 second story. The four-car space garages are discretely distributed from east to west as a two car garage facing the street, a single car garage facing west, and a single car garage with a golf cart storage facing north (on the west side of the property). This structure design embraces an open court yard, which is enclosed by an 11 foot high privacy wall on the east. Two four foot retaining walls brace the southern side of this proposed development.

Seven Coastal Live oak trees are proposed for removed with this structure. They were analyzed in the Forestry Management Plan (FMP) dated June 7, 2006, prepared by Frank Ono, Forester. According to the FMP, they are two 7" oaks, two 12" oaks, one 14" oak and one 22" oak. The latter two are diseased and dying, and would create a hazard if left at post construction. The trees will be replaced on a 1:1 basis and included in the landscape plan. While the driveway and parking areas are nestled into the existing trees, the structure is optimally placed. Alternative siting would increase the number of protected trees to be removed. The site elected included the visual perspectives and utilized the remaining trees and a stepped back roof to limit the visual impact.

The proposed project will impact two specimens of Monterey (Toro) manzanita, a listed species. . They are located in the east side of the proposed single family residence footprint. This was reported in a biological report by Vern Yadon, Biologist, dated August 1, 2006.

The 1992 Bishop Ranch EIR Vegetation and Wildlife mitigations reviewed the loss of the central maritime chaparral community on Page 129, recommended that a qualified biologist:

*“Conduct appropriately timed botanical surveys prior to construction in the areas slated for development and/or disturbance to determine if minor modifications can be made to further avoid special status plant populations. If avoidance is infeasible, attempt to recover individual plant species for transfer and/or collect seeds for propagation and relocation to unaffected areas of like habitat.”* (Bishop Ranch Forestry Management Plan prepared by Hugh Smith, Forester, dated July 30, 1992).

The Bishop Ranch EIR identified habitat loss as a significant unavoidable impact of the subdivision and a Statement of Overriding Considerations was adopted. The Bishop Ranch FEIR, page 306-307, states:

*“This EIR has taken a conservative position that any decrease in the number of rare and endangered plant species is considered significant. Since the proposed project does not completely avoid loss of rare and endangered plant species, this significant impact has been treated as unavoidable. This is a matter of judgment however, and it is recognized that decision makers may legitimately reach a different conclusion given the regional context. It is also possible that, when the plans for conveyance of land to BLM have become firm, additional mitigations (such as financial contributions to the BLM management effort) may become possible to further reduce the impacts to a level of insignificance.”*

Following the biologist suggested mitigation, the two specimens of Monterey manzanita (*Arctostaphylos montereyensis*) located in the area of the building footprint shall be replaced. The landscaping plan shall incorporate the replacement Monterey manzanita plants on a 2:1 basis. This is found in Recommended Conditions #4 & 5.

**OTHER AGENCY INVOLVEMENT:**

- ✓ Salinas Rural Fire Protection District
- ✓ Public Works Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency

The above checked agencies and departments have reviewed this project. Conditions recommended by RMA-Planning Department, Public Works Department Salinas, Rural Fire Protection District, and Water Resources Agency have been incorporated into the condition compliance reporting plan (**Exhibit D**).

The project was not referred to the Greater Monterey Peninsula 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 project does not involve slope restrictions nor does the project does involve ridgeline/viewshed development. The project is exempt from CEQA per Section 15303(a) and the project does not involve a variance.

Note: The decision on this project is appealable to the Board of Supervisors.

(831) 755-5120, lyonsjc@co.monterey.ca.us

February 9, 2007

cc: Planning Commission; Salinas Rural Fire Protection District; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; Bob Schubert, Acting Planning & Building Services Manager; Jody Lyons, Planner; Carol Allen, Loren and Mary Ellen Bollinger, Applicants; Teri Takagawa, Agent; Planning File PLN060231; Greater Monterey Peninsula.

Attachments: Exhibit A      Project Data Sheet  
                  Exhibit B      Recommended Findings and Evidence  
                  Exhibit C      Recommended Conditions of Approval  
                  Exhibit D      Site Plan, Elevations, Floor Plans

This report was reviewed by Bob Schubert, Acting Planning and Building Service Manager

## EXHIBIT A

### Project Information for PLN060231

**Project Title:** BOLLINGER LOREN E & MARY ELLEN

<b>Location:</b> 313 PASADERA CT MONTEREY	<b>Primary API#:</b> 173-075-002-000
<b>Applicable Plan:</b> Greater Monterey Peninsula Area Plan	<b>Coastal Zone:</b> No
<b>Permit Type:</b> Combined Development Permit	<b>Zoning:</b> LDR/B-6-D
<b>Environmental Status:</b> Exempt	<b>Plan Designation:</b> LOW DENS
<b>Advisory Committee:</b> N/A	<b>Final Action Deadline (884):</b> 3/5/2007

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Project Site Data:

<b>Lot Size:</b> 19,849 SF	<b>Coverage Allowed:</b> 25%
<b>Existing Structures (sf):</b> N/A	<b>Coverage Proposed:</b> 27.9%
<b>Proposed Structures (sf):</b> 8,814	<b>Height Allowed:</b> 30
<b>Total Sq. Ft.:</b> 8,814	<b>Height Proposed:</b> 29.8'
	<b>FAR Allowed:</b> N/A
	<b>FAR Proposed:</b> N/A

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Resource Zones and Reports:

<b>Environmentally Sensitive Habitat:</b> Yes	<b>Erosion Hazard Zone:</b> MOD
<b>Biological Report #:</b> LIB060471	<b>Soils Report #:</b> LIB060472
<b>Forest Management Rpt. #:</b> LIB060473	
<b>Archaeological Sensitivity Zone:</b> MOD	<b>Geologic Hazard Zone:</b> MOD
<b>Archaeological Report #:</b> N/A	<b>Geologic Report #:</b> N/A
<b>Fire Hazard Zone:</b> HIGH	<b>Traffic Report #:</b> N/A

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Other Information:

<b>Water Source:</b> LOCAL WELLS	<b>Sewage Disposal (method):</b> SEWERS
<b>Water Dist/Co:</b> CALAM	<b>Sewer District Name:</b> CALAM
<b>Fire District:</b> SLAINAS RURAL	<b>Grading (cubic yds.):</b> 1,020.0
<b>Tree Removal:</b> N/A	

## **EXHIBIT B**

### **RECOMMENDED FINDINGS AND EVIDENCE**

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, Greater Monterey Peninsula Area Plan, Greater Monterey Peninsula Area Inventory and Analysis, and the Monterey County Zoning Ordinance (Title 21), 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 this application. No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
- (b) The property is located at 313 Pasadera Court, Monterey (Assessor's Parcel Number 173-075-002-000), Greater Monterey Peninsula Area Plan. The parcel is zoned "LDR/B-6-D" [Low Density Residential, no further subdivision, with Design Review]. The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21, and is therefore suitable for the proposed development.
- (c) The project planner conducted a site inspection on June 1, 2006 to verify that the project on the subject parcel conforms to the plans listed above.
- (d) The Bishop Ranch Subdivision (Planning File No. SB95-574) allowed the subdivision known as (Pasadera) Monterey Rancho found in Volume 20 Cities and Towns Page 7. The subject parcel is one of these parcels.
- (e) The project was not referred to the Greater Monterey Peninsula 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 project does not involve slope restrictions nor does the project does involve ridgeline/viewshed development. The project is exempt from CEQA per Section 15303(a) and the project does not involve a variance.
- (f) 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 Project File PLN060231.

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, Salinas Rural 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 Biological, Forestry, and Geological consultants indicated that there are not 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:  
"Biological Report for the Bollinger Residence" (LIB060471) prepared by Vern Yadon, Pacific Grove, CA, August 1, 2006).

“Forestry Management Plan” (LIB060473) prepared by Frank Ono, Forester, Pacific Grove, CA, June 7, 2006).

“Geotechnical Report for the Bollinger Residence” (LIB060472) prepared by Stevens, Ferrone, and Bailey, Salinas, CA, June 27, 2006).

- (c) Staff conducted a site inspection on June 1, 2006 to verify that the site is suitable for this use.
- (d) Materials in Project File PLN060231.

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

**EVIDENCE:** (a) California Environmental Quality Act (CEQA) Guidelines Section 15303 a, categorically exempts the construction of single family residential structures.

(b) No adverse environmental effects were identified during staff review of the development application during a site visit on June 1, 2006.

(c) The Monterey (Toro) manzanita, a listed species, was identified on the parcel in a biological report by Vern Yadon, Biologist, and dated August 1, 2006. Since the Vegetation and Wildlife were reviewed in the 1992 Bishop Ranch EIR, the subdivision impacts were addressed by mitigations and conditions subject to that review (Bishop Ranch Forestry Management Plan EIR page 129- prepared by Hugh Smith, Forester, dated July 30, 1992). The subdivision EIR identified and addressed the environmental issue of habitat loss with a Statement of Over-Riding Consideration. But the specific impacts of the development of the individual parcels were left to be addressed with their individual development. To that end, the two specimens of Monterey (Toro) manzanita (*Arctostaphylos montereyensis*) located in the area of the building footprint will be replaced. The landscaping plan shall incorporate the replacement Monterey manzanita plants on a 2:1 basis. This is found in Recommended Conditions #4 & 5.

(d) 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 zoning ordinance. No violations exist on the property. Zoning violation abatement costs, if any, have been paid.

**EVIDENCE:** (a) 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.

5. **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:** (a) Preceding findings and supporting evidence.

6. **FINDING: TREE REMOVAL** – The project includes a Tree Removal Permit for the removal of seven Oak trees in accordance with the applicable policies of the Greater Monterey Peninsula Area Plan and the Monterey County Zoning

Ordinance (Title 21). Required Findings in order to grant the permit for tree removal are the following based on substantial evidence:

- a. The tree removal is the minimum required under the circumstances of the case; and
- b. The removal will not involve a risk of adverse environmental impacts such as:

1. Soil erosion;
2. Water Quality: The removal of the trees will not substantially lessen the ability for the natural assimilation of nutrients, chemical pollutants, heavy metals, silt and other noxious substances from ground and surface waters;
3. Ecological Impacts: The removal will not have a substantial adverse impact upon existing biological and ecological systems, climatic conditions which affect these systems, or such removal will not create conditions which may adversely affect the dynamic equilibrium of associated systems;
4. Noise Pollution: The removal will not significantly increase ambient noise levels to the degree that a nuisance is anticipated to occur;
5. Air Movement: The removal will not significantly reduce the ability of the existing vegetation to reduce wind velocities to the degree that a nuisance is anticipated to occur;
6. Wildlife Habitat: The removal will not significantly reduce available habitat for wildlife existence and reproduction or result in the immigration of wildlife from adjacent or associated ecosystems.

- EVIDENCE:**
- (a) Greater Monterey Peninsula Area Plan Policy 40.2.9 d states “Tree removal shall be minimized.” A Use Permit is required for the removal of three or more of the native oak trees with a trunk diameter in excess of six inches, measured two feet above ground level. Ordinance 21 section 21.64.260(C) (4). This design has been arranged so as to reduce to the minimum the oak tree removal while maintaining the integrity of the architect’s design and owner concepts.
  - (b) Measures for tree protection during construction have been incorporated as conditions and include tree protection zones, trunk protection, hand excavation and bridging roots. Forestry Management Plan prepared by Frank Ono dated June 7, 2006 made recommendations incorporated into this permit by Recommended Condition #9.
  - (c) The driveway and house have been sited to minimize the removal of native trees as much as possible. The 12’ wide driveway is the minimum width necessary to meet Fire requirements.
  - (d) The removal will not involve a risk of adverse environmental impacts, such as soil erosion, water quality, ecology, noise, air movement, and wildlife habitat. The removal of only 7 oak trees have been reviewed by the Forestry Management Plan prepared by Frank Ono, Society of American Foresters #48004. The trees will be replaced in a 1:1 ratio and incorporated into the landscape plan. Additionally, the parcel slope is about 2-10% to the south and west. This gentle slope will not cause erosion impacts since the new hardscape will have a drainage plan which will be reviewed for compliance by Monterey County Water Resources Agency addressing on-site and off-site impacts. (Condition #14)

7. **FINDING:** **APPEALABILITY** - The decision on this project is appealable to the Board of Supervisors.

**EVIDENCE:** Section 21.80.040 B Monterey County Zoning Ordinance.



<b>EXHIBIT D</b> <b>Monterey County Resource Management Agency</b> <b>Planning Department</b> <b>Condition Compliance and/or Mitigation Monitoring</b> <b>Reporting Plan</b>	<b>Project Name:</b> <b>BOLLINGER</b> <b>File No:</b> PLN060231 <b>APNs:</b> <u>173-075-002-000</u> <b>Approved by:</b> Zoning Administrator <b>Date:</b> February 14, 2007
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*\*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)
<b>1.</b>		<b>PBD029 - SPECIFIC USES ONLY</b> This Combined Development Permit consisting of: 1) an Administrative Permit to allow the construction of a 7,334 square foot, two-story, single family residence with a 1,480 square foot attached four-car garage (in three units of 715 square feet, 297 square feet, and 468 square feet respectively), retaining and privacy walls; and 2) a Use Permit for the removal of 7 oak trees. Grading of 1,020 Cubic Yards (380 Cubic Yards cut and 640 Cubic Yards fill). The property is located at 313 Pasadera Court, Monterey (Assessor's Parcel Number 173-075-002-000), North of Highway 68, Greater Monterey Peninsula Area. 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	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

		construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. <b>[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. 060231</b> ) was approved by the Planning Commission for Assessor's Parcel Number 173-075-002-000 on February 14, 2007. The permit was granted subject to 22 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. <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	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	Owner/ Applicant/ Archaeologist	Ongoing	

		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>	to develop proper mitigation measures required for the discovery.			
4		<p><b>PBSP001NONON-STANDARD CONDITION - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY)</b></p> <p>The site shall be landscaped with species on the approved Pasadera Plant List. The landscaping plan shall reflect the fixture units allowed in the Bishop Subdivision Approval condition. For small parcels (less than 1 acre) 35 fixture units, including landscaping. At least 60 days prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the RMA Director of Planning for approval. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, size of the proposed landscaping and the replacements, for oak tree removal and the listed species as identified in Condition # 5 below. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. <b>(RMA-Planning Department)</b></p>	Submit landscape plans and contractor's estimate to RMA-PD for review and approval.	Owner/ Applicant/ Contractor	At least 60 days prior to final inspection or occupancy	
			All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	Ongoing	

5		<p><b>PBSP002 Replacement of Listed Species Removed.</b>  Applicant shall include, in the landscaping plan to be submitted for approval, four Monterey manzanita plants (<i>Arctostaphylos montereyensis</i>) as replacements for the two specimens of this listed species that were removed during construction. In order that the plants are established and survive as thrifty, healthy individuals, a biologist report shall be required to assess the replacement plants after their second winter. The report will be evaluated and the course of action shall be determined to ultimately meet the goal of this mitigation. <b>(RMA-Planning Department)</b></p>	<p>Submit in landscape plans and contractor's estimate to RMA-PD for review and approval. Applicant shall submit to RMA- Director of Planning a biologist report when the four Monterey manzanita plants (<i>Arctostaphylos montereyensis</i>) are two years old. The biologist report shall delineate the survivability, thriftiness, and recommend replanting or discontinuation of establishment irrigation. A map of the parcel, plant locations and photos are required.</p>	<p>Owner/ Applicant/ Contractor</p>	<p>The Biologist Report is due in June of the second year after planting.</p>	
6		<p><b>PD014(B) – LIGHTING – EXTERIOR LIGHTING PLAN (VISUAL SENSITIVITY DISTRICT/ RIDGELINE DEVELOPMENT)</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. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 21.06.195, are prohibited. 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>	

		the Director of the RMA - Planning Department, prior to the issuance of building permits. <b>(RMA – Planning Department)</b>				
7		<b>PBD040 – 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 RMA Planning 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)</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 Issuance of Grading or Building Permits	
			2) The applicant shall provide evidence from a licensed civil engineer or surveyor, to the RMA-PD for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.	Engineer/ Owner/ Applicant	Prior to Final Inspection	
8		<b>PBD026 – NOTICE OF REPORT</b> Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Biological report has been prepared for this parcel by Vern Yadon, dated August 1, 2006 and is on record in the Monterey County RMA Planning Department Library No. LIB060471. All development shall be in accordance with this report. However, replacement of the Monterey manzanita shall be on site as described in Condition # 8." <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	

9		<p><b>PBD026 – NOTICE OF REPORT</b>  Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Forestry Management Plan report has been prepared for this parcel by Frank Ono, Forester, dated June 7, 2006 and is on record in the Monterey County RMA Planning Department Library No. LIB060473. All development shall be in accordance with this report." <b>(RMA-Planning Department)</b></p>	Proof of recordation of this notice shall be furnished to RMA-PD.	Owner/ Applicant	Prior to issuance of grading and building permits	
10		<p><b>PBD026 – NOTICE OF REPORT</b>  Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Geotechnical report has been prepared for this parcel by Stevens, Ferone, and Bailey, dated June 27, 2006 and is on record in the Monterey County RMA Planning Department Library No. LIB060472. All development shall be in accordance with this report." <b>(RMA-Planning Department)</b></p>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits	
11		<p><b>PW0037 – ROUTE 68 IMPROVEMENT FEE</b>  Applicant shall contribute \$4,875.00 to County of Monterey for future improvements to State Route 68 as mitigation in lieu fee. <b>(Public Works)</b></p>	Applicant shall pay to DPW required Traffic Mitigation Fee.	Owner/ Applicant	Prior to Issuance of Building Permits	
12		<p><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</p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	

		<p>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. <b>(Water Resources Agency)</b></p>				
13		<p><b>WR43 - WATER AVAILABILITY CERTIFICATION</b></p> <p>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 Form. <b>(Water Resources Agency)</b></p>	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
14		<p><b>WRSP001 DRAINAGE PLAN (NON-STANDARD WORDING)</b></p> <p>A drainage plan shall be prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Impervious surface stormwater runoff shall be directed to the existing stormwater drainage system for the Pasadera Subdivision. 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 drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading and/or building permits	

15	<p><b>FIRE008 - GATES</b></p> <p>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 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>(Salinas Rural Fire District)</b></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>	
		<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection.</p>	
16	<p><b>FIRE007 - DRIVEWAYS</b></p> <p>Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than</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>	
		<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection.</p>	



	<p>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>(Salinas Rural Fire District)</b></p>				
17	<p><b>FIRE011 - ADDRESSES FOR BUILDINGS</b></p> <p>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</p>	<p>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of building permit.</p>	
		<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection</p>	

		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>(Salinas Rural Fire District)</b>				
18		<b>FIRE016 - SETBACKS</b> 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. <b>(Salinas Rural Fire District)</b>	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	

19		<p><b>FIRE017 - DISPOSAL OF VEGETATION AND FUELS</b>  Disposal, including chipping, burying, or removal to a landfill site approved by the local jurisdiction, of vegetation and debris caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to final clearance of the related permit. <b>(Salinas Rural Fire District)</b></p>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
20		<p><b>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)</b>  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 determined by Reviewing Authority and the RMA Planning Director. <b>(Salinas Rural Fire District)</b></p>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
21		<p><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).</p>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

		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>(Salinas Rural Fire District).</b>	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	
22		<b>FIRE026 - ROOF CONSTRUCTION (STANDARD)</b> All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class B roof construction. <b>(Salinas Rural Fire District)</b>	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	
		<b>End of Conditions</b>				

Rev. 08/06