

## MONTEREY COUNTY PLANNING COMMISSION

<b>Meeting:</b> February 14, 2007. Time: 9:15 A.M	<b>Agenda Item No.:</b> 2
<b>Project Description:</b> Combined Development Permit request consisting of: 1) Use Permit and Design Approval for development of an approximately 18,877 square foot, two-story professional medical office building, a 254 feet-long retaining wall around the driveway and parking areas and grading of approximately 7,600 cubic yards (approximately 3,700 cubic yards of cut and 3,900 cubic yards of fill) and removal of two protected Oak trees,; 2) Administrative Permit for development in the “S” (Site Review) Zoning District; and 3) Use Permit to allow development of a portion of the access driveway on slopes greater than 30%.	
<b>Project Location:</b> 24560 Silver Cloud Court (Lot 13, Laguna Seca Office Park Subdivision)	<b>APN:</b> 173-121-013-000
<b>Planning File Number:</b> PLN060236	<b>Name:</b> John Jessen, Agent
<b>Plan Area:</b> Greater Monterey Peninsula Area Plan	<b>Flagged and staked:</b> No
<b>Zoning Designation:</b> : “VO/B-6-UR-D-S” (Visitor Serving/Professional Office with Building Site, Urban Reserve, Design Review and Site Review Overlays)	
<b>CEQA Action:</b> Negative Declaration filed on January 24, 2007	
<b>Department:</b> RMA - Planning Department	

### RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Adopt the Negative Declaration filed for the application; and
2. Approve the Combined Development Permit based on the Findings and Evidence (Exhibit B) and subject to the recommended Conditions (Exhibit C).

### PROJECT OVERVIEW:

The project site is a vacant lot within the Laguna Seca Office Park Subdivision. The Office Park was approved in the early 1980s (File No. SB755) and includes 19 commercial lots and two open space parcels. The surrounding development consists of an educational institution (York School) and residential neighborhoods to the north and east, existing commercial development to the south and southwest and an empty parcel to the west. The site is accessed from York Road, at the intersection of Blue Larkspur Lane and Silver Cloud Court.

The proposed project includes development of an approximately 18,877 square foot, two-story professional medical office building, parking and landscaping, a 254 feet-long retaining wall around the driveway and parking areas and grading, and removal of two protected Oak trees (approximately 8 and 10 inches in diameter). The project also includes the construction of a portion of the access driveway within an area designated as a Scenic Easement on slopes greater than 30%. Forty percent of the floor area is proposed for medical/dental offices and sixty percent is proposed for medical administrative office space. 72 parking spaces are required by the Zoning Ordinance for the project as follows: 33 spaces are required for the medical/dental offices (1 space/200 sq. ft.) and 39 spaces are required for the professional office space (1 space/250 sq. ft); the project fully complies with the parking requirements.

A use permit is required for the proposed development of a portion of the access driveway on slopes greater than 30% within the scenic easement on the property. The construction of the driveway at this location would provide better accessibility to the building for fire-fighting purposes and better comply with the Fire Code. Relocating the driveway to the inside of the building envelope would require the construction of a sizeable turn-around area at the western portion of the building site. The driveway alignment has been reviewed by the Salinas Rural Fire

Protection District; the District agrees that the proposed driveway alignment provides better accessibility and better compliance with the Fire Code. Staff recommends that the Use Permit be approved subject to the recommended language in Finding and Evidence No. 6 contained in Exhibit B.

The applicant has requested a waiver of the General Development Plan required under Section 21.22.030 A of the Zoning Ordinance. Such development plan is required for projects proposals where the subject lot is in excess of one acre; or where the development includes more than one use; or where development includes a subdivision. The General Development Plan by the Director of Planning where, due to the circumstances of the particular situation, there is no substantial significant impact from the development and requiring the General Development Plan will not further the purposes of Chapter 21.22 of the Zoning Ordinance. Staff does not recommend the waiver of the General Development Plan and has requested that the applicant provide one for consideration by the Planning Commission. The General Development Plan should include a list of uses that would be allowed throughout the life of the project.

**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 the Salinas Rural Fire Protection District, Public Works Department and the Water Resources Agency have been incorporated into the condition compliance reporting plan (Exhibit C). The project was reviewed by the Greater Monterey Peninsula Land Use Advisory Committee on July 5, 2006. The Committee recommended approval of the project (3-0 vote).

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

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January 30, 2007

cc: Planning Commission Members (10); County Counsel; Salinas Rural Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; (Other agencies that may have reviewed the application); Jacqueline Onciano, Planning & Building Services Manager; Luis A. Osorio, Planner; Carol Allen; John Jessen, Applicant; File PLN060236.

Attachments: Exhibit A Project Data Sheet  
Exhibit B Recommended Findings and Evidence  
Exhibit C Recommended Conditions of Approval  
Exhibit D Site Plan, Floor Plan and Elevations  
Exhibit E Negative Declaration/Initial Study  
Exhibit F Request for Waiver of the General Development Plan

This report was reviewed by Jacqueline Onciano, Planning and Building Service Manager.

EXHIBIT A

**Project Information for PLN060236**

Project Title: DENIER LARRY A & BETTY ANN

Location:	24560 SILVER CLOUD CT MONTEREY	Primary APN:	173-121-013-000
Applicable Plan:	Greater Monterey Peninsula Area Plan	Coastal Zone:	No
Permit Type:	Combined Development Permit	Zoning:	VO/B-6-UR-D-S
Environmental Status:	Negative Declaration Prepared	Plan Designation:	COMMERCIAL
Advisory Committee:	Greater Monterey Peninsula	Final Action Deadline (884):	3/11/2007

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Project Site Data:

Lot Size:	2.103AC	Coverage Allowed:	50%
Existing Structures (sf):	0	Coverage Proposed:	21%
Proposed Structures (sf):	18,905	Height Allowed:	35'
Total Sq. Ft.:	18,905	Height Proposed:	33'
		FAR Allowed:	N/A
		FAR Proposed:	N/A

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Resource Zones and Reports:

Environmentally Sensitive Habitat:	No	Erosion Hazard Zone:	LOW/HIGH
Biological Report #:	N/A	Soils Report #:	N/A
Forest Management Rpt. #:	N/A		
Archaeological Sensitivity Zone:	MODERATE	Geologic Hazard Zone:	IV
Archaeological Report #:	N/A	Geologic Report #:	N/A
Fire Hazard Zone:	MODERATE	Traffic Report #:	N/A

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Other Information:

Water Source:	PUBLIC	Sewage Disposal (method):	SEWER
Water Dist/Co:	CAL AM	Sewer District Name:	N/A
Fire District:	SALINAS RURAL FIRE	Grading (cubic yds.):	3,900.0
Tree Removal:	2 OAK TREES		

**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 Plan 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 applications. No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

(b) The property is located at 24560 Silver Cloud Court (Assessor’s Parcel Number 173-121-013-000), Greater Monterey Peninsula Area Plan. The parcel is zoned “VO/B-6-UR-D-S” (Visitor Serving/Professional Office with Building Site, Urban Reserve, Design Review and Site Review Overlays). 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 site inspections on June 15, 2006 and January 16, 2007 to verify that the project on the subject parcel conforms to the plans listed above.

(d) The project application was reviewed by the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) on July 5, 2006. The Committee recommended approval of the application (3-0 vote with one committee member absent)

(e) 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 PLN060236.

**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) The Certified Environmental Impact Report for Laguna Seca Office Park Subdivision (EIR No. 80-109) concluded that there are not physical or environmental constraints that would indicate that the site is not suitable for the development of the proposed medical office building.

(c) Staff conducted a site inspection on June 15, 2006 and January 16, 2007 to verify that the site is suitable for this use.

(d) Materials in Project File PLN060236.

**3. FINDING: CEQA-**The proposed project, including all permits and approvals, will not have any significant adverse impacts on the environment and a Negative Declaration has been prepared and is on file in the Planning Department (Planning File PLN060236). Potential environmental effects have been studied and there is no substantial evidence in the record, as a whole, that supports a fair argument that the project, as designed, mitigated and/or conditioned, may cause a significant effect on the environment. The Negative Declaration reflects the independent judgment and analysis of the County based upon the findings and conclusions drawn in the Initial Study and in consideration of testimony and information received, and scientific and factual data presented in evidence during the public review process. Conditions of project approval and/or mitigation measures have been identified in the Initial Study, incorporated into the project, and agreed to by the applicant, to reduce any impact to an insignificant level. These conditions of project approval and mitigation measures have been included into the Mitigation Monitoring / Condition Compliance Reporting Plan.

The custodian of the documents and materials that constitute the record of proceedings upon which the adoption of the Negative Declaration is based is the Monterey County RMA - Planning Department located at 168 W. Alisal St., Salinas, CA. No facts, reasonable assumptions predicated on facts, testimony supported by adequate factual foundation, or expert opinions supported by facts have been submitted that refute the conclusions reached by these studies, data, and reports. Nothing in the record alters the environmental determination, as presented by staff, based on investigation and the independent assessment of those studies, data, and reports.

**EVIDENCE:**

(a) County staff prepared an Initial Study for the project in compliance with the California Environmental Quality Act (CEQA), its Guidelines, and the Monterey County CEQA Guidelines. The Initial Study was circulated for public review from January 25, 2007 to February 23, 2007. All comments received on the Initial Study have been considered as well as all evidence in the record, which includes studies, data, and reports supporting the Initial Study; information presented or discussed during public hearings; staff reports that reflect the County's independent judgment and analysis regarding the above referenced studies, data, and reports; application materials; and expert testimony. Among the studies, data, and reports analyzed as part of the environmental determination are the following:

1. Monterey County Zoning Ordinance, Title 21;
2. Monterey County General Plan, Greater Monterey Peninsula Area Plan, Carmel Valley Master Plan and Carmel Valley Ranch Specific Plan;
3. Final Environmental Impact Report (EIR No. 80-109) for the Laguna Seca Office Park Development (Planning File No. SB755)
4. Trip Generation Study for the Jessen Office Building Project prepared by Higgins and Associates, dated June 6, 2006;
5. Initial Study/Mitigated Negative Declaration for the Oakvale LLC. Office Development (Lot 19, Laguna Seca Office Park) – Planning File No. PLN030352;
6. 2000 Air Quality Management Plan for the Monterey bay Region

(b) Studies, data, and/or reports prepared by staff from various County departments including Planning, Public Works, Environmental Health and

the Water Resources Agency support the adoption of the Negative Declaration.

- 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:** Staff reviewed Monterey County RMA - Planning Department and Building Services Department 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:** Preceding findings and supporting evidence.

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

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

#### **FINDING FOR USE PERMIT FOR DEVELOPMENT ON SLOPES GREATER THAN 30%**

- 7. FINDING:** The proposed development better achieves the goals, policies and objectives of the Monterey County General Plan and applicable area plan than other alternatives.

**EVIDENCE:** (a) The project includes development of a portion of the vehicular access driveway on slopes greater than 30%. The driveway location is within a designated scenic easement required as part of the approval of the Laguna Seca Office Park. The layout of the proposed driveway wrapping around the building has been designed to provide better accessibility to building for fire-fighting purposes and to better comply with the Fire Code. The driveway alignment has been reviewed by the Salinas Rural Fire Protection District; the District agrees that the proposed driveway alignment provides better accessibility and compliance with the Fire Code.

(b) Relocating the driveway to the inside of the building envelope would require the construction of a sizeable turn-around area at the western portion of the building site.

(c) The area of the driveway proposed on slopes greater than 30% is a relatively small area of the subject lot where impacts from development, including necessary grading, can be addressed through implementation of the Grading Ordinance and would not result in significant removal of vegetation. In addition, the Scenic Easement Deed for the Scenic Easement contains provisions for development of the driveway.

<b>EXHIBIT C</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: <u>Denier / Jessen</u></b> <b>File No: <u>PLN060236</u></b> <b>APN: 173-121-013-000</b> <b>Approved by: Planning Commission Date: February 14, 2007</b>
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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)
1.		<b>PBD029 - SPECIFIC USES ONLY</b> This Combined Development Permit (PLN060236) allows development of an approximately 18,877 square foot, two-story professional and medical/dental office building including required parking and landscaping areas, removal of two protected Oak trees, a 254 feet-long retaining wall around the driveway and parking areas and grading of approximately 7,600 cubic yards (approximately 3,700 cubic yards of cut and 3,900 cubic yards of fill). The property is located at 24560 Silver Cloud Court (Assessor's Parcel Number 173-121-013-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. <b>[Resource Management Agency (RMA) - Planning and Building Inspection]</b>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other-wise stated	

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2.		<p><b>PBD025 - NOTICE-PERMIT APPROVAL</b>  The applicant shall record a notice which states: "A permit (<b>Resolution No.</b> _____) was approved by the Planning Commission for Assessor's Parcel Number 173-121-013-000 on February 14, 2007. The permit was granted subject to ____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></p>	Proof of recordation of this notice shall be furnished to RMA - PD.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
3.		<p><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></p>	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeologist	Ongoing	
4.		<p><b>PW0007 – PARKING STD</b>  The parking shall meet the standards of the Zoning Ordinance and be approved by the Director of Public Works and the Director of Planning. Inspection. <b>(RMA - Public Works; RMA – Planning Department)</b></p>	Applicant's engineer or architect shall prepare a parking plan for review and approval.	Owner/ Applicant/ Engineer	Prior to Building/ Grading Permits Issuance	



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5.		<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:</p> <p>a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.</p> <p>b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. <b>(Water Resources Agency)</b></p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
6.		<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 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	
7.		<p><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. <b>(Water Resources Agency)</b></p>	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	

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8.		<p><b>STORMWATER DETENTION (NON-STANDARD WORDING)</b></p> <p>The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer addressing on-site and off-site impacts with supporting calculations and construction details. The plan shall include detention facilities to mitigate the impact of impervious surface stormwater runoff, and oil-grease water separators for the paved parking areas. Pond(s) shall be fenced for public safety. 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	WRA
9.		<p><b>FIRE002 - ROADWAY ENGINEERING</b></p> <p>The grade for all roads shall not exceed 15 percent. Where road grades exceed 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The length of vertical curves in roadways, exclusive of gutters, ditches and drainage structures designed to hold or divert water, shall not be less than 100 feet. No roadway turn shall have a horizontal inside radius of less than 50 feet. A roadway turn radius of 50 to 100 feet is required to have an additional 4 feet of roadway surface. A roadway turn radius of 100 to 200 feet is required to have an additional 2 feet of roadway surface. Roadway turnarounds shall be required on dead-end roads in excess of 150 feet of surface length. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. <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 for each phase of development.	Applicant or owner	Prior to final building inspection	

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10.		<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 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 Protection District).</b></p>	<p>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.</p>	<i>Applicant or owner</i>	Prior to issuance of building permit.	
			<p>Applicant shall schedule fire department clearance inspection</p>	<i>Applicant or owner</i>	Prior to final building inspection	
11.		<p><b>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)</b></p> <p>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.</p>	<p>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.</p>	Applicant or owner	Prior to issuance of grading and/or building permit.	

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		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 RMA- Planning Department. <b>(Salinas Rural Fire Protection District)</b>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
12.		<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>(Salinas Rural 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	
13.		<b>FIRE023 - FIRE ALARM SYSTEM - (COMMERCIAL)</b> The building(s) shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72. Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. <b>(Salinas Rural Fire Protection District)</b>	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall submit fire alarm plans and obtain approval.	Applicant or owner	Prior to rough sprinkler or framing inspection	
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	

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14.		<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.	
15.		<b>FIRE030 – NON-STANDARD CONDITIONS ROAD ACCESS</b> Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum width of 20 feet with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. ( <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 for each phase of development.	Applicant or owner	Prior to final building inspection.	
16.		<b>FIRE030 – NON-STANDARD CONDITIONS - FIRE ALARM SYSTEM - (COMMERCIAL)</b> Any sprinklered building having 50 or more fire sprinklers shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72. Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. <b>Responsible Land Use Dept: Salinas Rural Fire District.</b>	Applicant shall enumerate as “Fire Dept. Notes” on plans.	<i>Applicant or owner</i>	Prior to issuance of building permit.	
			Applicant shall submit fire alarm plans and obtain approval.	<i>Applicant or owner</i>	Prior to rough sprinkler or framing inspection	
17.		<b>FIRE030 –NON-STANDARD CONDITIONS – EMERGENCY ACCESS KEYBOX –</b> Emergency access keybox shall be installed and maintained. The type and location shall be approved by the fire department. The fire department shall be	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	

<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>
		notified when locks are changed so that the emergency access keybox can be maintained with current keys. <b>Responsible Land Use Department: Salinas Rural Fire District.</b>	Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to final building inspection.	
18.		<b>FIRE030 – NON-STANDARD CONDITIONS – PORTABLE FIRE EXTINGUISHERS –</b> Portable fire extinguishers shall be installed and maintained in accordance with Uniform Fire Code Standard 10-1. <b>Responsible Land Use Department: Salinas Rural Fire District.</b>	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans. Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner Applicant or owner	Prior to issuance of building permit. Prior to final building inspection.	
19.		<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. 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 the Director of the RMA - Planning Department, prior to the issuance of building permits.	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. The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant Owner/ Applicant	Prior to the issuance of building permits. Ongoing	

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20.		<p><b>PD – AIR POLLUTION – NON STANDARD LANGUAGE</b></p> <p>In order to reduce construction related air quality impacts, Project construction shall comply with the following MPUAPCD rules and regulations. Dust reducing measures shall include the basic control measures contained in Section 8-2 of the CEQA Air Quality Guidelines (Adopted October 1995. Last Revision September 2002.) as follows:</p> <ol style="list-style-type: none"> <li>a. Water all active construction areas at least twice daily. Frequency should be based on the type of operation, soil, and wind exposure.</li> <li>b. Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at the construction site.</li> <li>c. Cover all trucks hauling dirt, sand, or loose materials.</li> <li>d. Plant vegetative ground cover in disturbed areas as soon as possible.</li> <li>e. Cover inactive storage piles.</li> <li>f. Sweep streets if visible soil material is carried out from the construction site.</li> <li>g. Post a publicly visible sign which specifies the telephone number and person to contact regarding dust complaints. This person shall respond to complaints and take corrective action within 48 hours. The phone number of the Monterey Bay Unified Air Pollution Control District shall be visible to ensure compliance with Rule 402 (Nuisance).</li> </ol> <p><b>(RMA – Planning Department)</b></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>
21.		<p><b>PD011 – TREE AND ROOT PROTECTION</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 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. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by a certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits.(RMA - Planning Department)</p>	Submit evidence of tree protection to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of grading and/or building permits	
			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	
22.		<p><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</p>	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 Department and Director of RMA - Building Services Department.	Owner/ Applicant	Ongoing	



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		control planting becomes established. This program shall be approved by the Director of RMA - Planning Department and Director of RMA - Building Services Department. <b>(RMA - Planning Department and RMA - Building Services Department)</b>	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	
23.		<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	
24.		<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	
25.		<b>PD012(A) - LANDSCAPE PLAN AND MAINTENANCE</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. 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	Submit landscape plans and contractor’s estimate to the RMA - Planning Department for review and approval.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	At least three (3) weeks prior to final inspection or occupancy	

<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>
		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>	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	
26.		<b>PD042 – GRADING/EASEMENT STAKING</b> The conservation and scenic easement(s) and proposed grading shall be staked with 18” stakes at intervals as necessary to clearly delineate the easement and grading. The staking shall be consistent with recorded easement lines and proposed grading as indicated in the official record at the Monterey County RMA – Building Services Department. The staking shall be verified at the grading pre-site inspection by the grading inspector. <b>(RMA – Planning Department and Building Services Department)</b>	The easement(s) and proposed grading shall be staked with 18” stakes at intervals as necessary to clearly delineate the easement and grading. The staking shall be consistent with recorded easement lines and proposed grading as indicated in the official record at the Monterey County RMA – Building Services Department.	Owner/ Applicant	At presite inspection by the grading inspector	

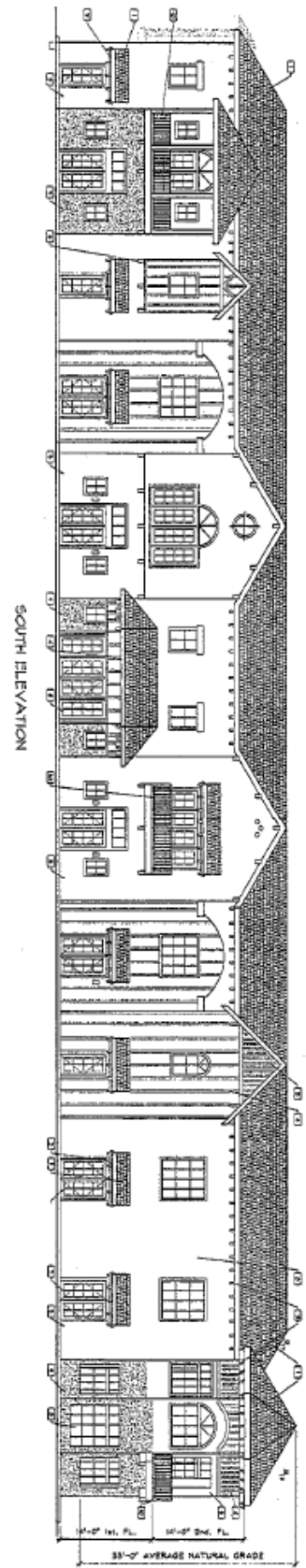
Rev. 08/06

END OF CONDITIONS

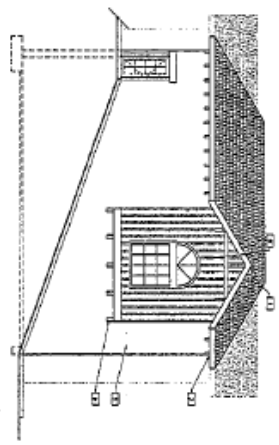
**EXHIBIT D**  
**PROJECT PLANS**



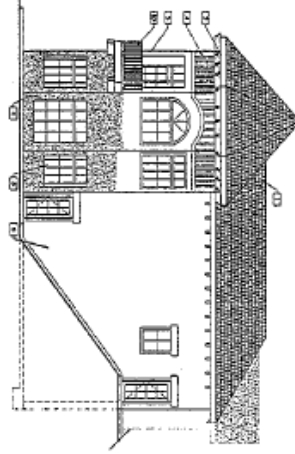




SOUTH ELEVATION

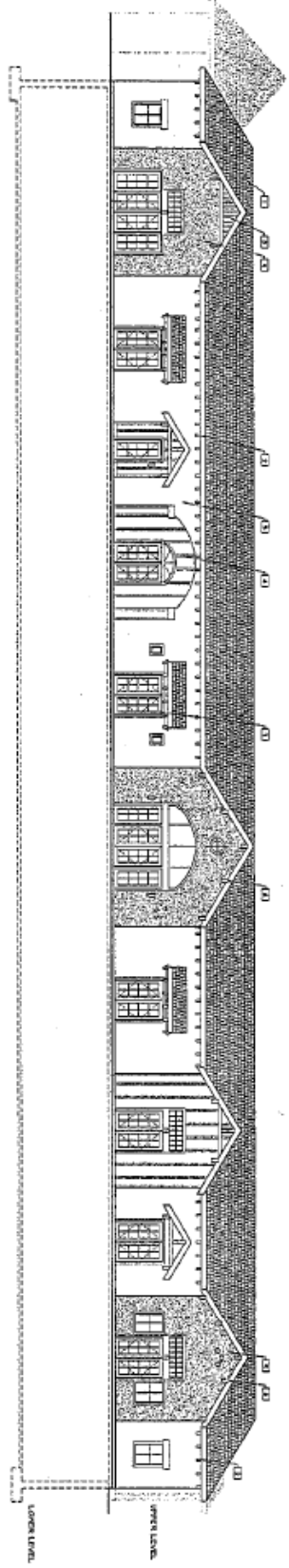


EAST ELEVATION



WEST ELEVATION

- ELEVATION KEY NOTES:
- 1) SPONGE SILIC ROOF
  - 2) STAINLESS STEEL VENTPIPER
  - 3) ROOF TRIM
  - 4) GABLE TRIM
  - 5) GABLE TRIM
  - 6) ROOF TRIM
  - 7) ROOF TRIM
  - 8) ROOF TRIM
  - 9) ROOF TRIM
  - 10) ROOF TRIM



NORTH ELEVATION

Silver Cloud Office Building  
 24560 Silver Cloud Court  
 Monterey, CA

Preliminary Exterior Elevations  
 Date: 5/31/06 Scale: 1/8"=1'-0"  
 Sh.# A4 #0523

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