

## MONTEREY COUNTY PLANNING COMMISSION

<b>Meeting:</b> August 25, 2010 Time: <i>9:00 a.m</i>   <b>Agenda Item No.:</b> <i>1</i>	
<b>Project Description:</b> Use Permit and Design Approval to rebuild a third 1,800 square foot legal non-conforming single family dwelling damaged by fire with an approximate 1,707 square foot single family dwelling including an approximately 425 square foot garage and a 125 square foot porch, two new retained walls of 48 linear feet and 35 linear feet; colors will consist of beige/sandstone exterior and grey/black composite shingles.	
<b>Project Location:</b> 17449 B McGuffie Road, Salinas	<b>APN:</b> 129-011-004-000
<b>Planning File Number:</b> PLN090423	<b>Owner:</b> Sal Alvarez <b>Agent:</b> Geri Daliva
<b>Planning Area:</b> North County Area Plan	<b>Flagged and staked:</b> Yes
<b>Zoning Designation:</b> : "LDR/2.5-D-S" [Low Density Residential, 2.5 acres per unit with Design Control, and Site Plan Review Overlays]	
<b>CEQA Action:</b> Categorically Exempt per Section 15302, 15303 (a)	
<b>Department:</b> RMA - Planning Department	

### RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Exhibit C**) to:

- 1) Categorically Exempt per Section 15302 and 15303 (a);
- 2) Approve the Use Permit and Design Approval (PLN090423), based on the findings and evidence and subject to the conditions of approval (**Exhibit C**):

### PROJECT OVERVIEW:

The subject property is located at 17449B Mc Guffie Road, Salinas and is zoned "LDR/2.5-D-S" or Low Density Residential, 2.5 acres per unit with Design Control, and Site Plan Review Overlays. The proposed project involves the rebuilding of an approximate 1,800 square foot single family dwelling with an approximate 1,707 square foot single family dwelling with a 425 square foot garage and a 125 square foot deck. Colors will consist of beige/sandstone exterior and grey/black composite shingles.

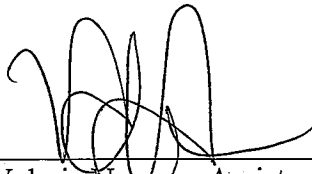
**OTHER AGENCY INVOLVEMENT:** The following agencies and departments reviewed this project:

- √ RMA - Public Works Department
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ North County Fire Protection District
- √ Parks Department

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by Water Resources Agency, Environmental Health Bureau, and North County Fire Protection District have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached as Exhibit 1 to the draft resolution (**Exhibit C**).

The project was referred to the North County LUAC on August 4, 2010, however there was not a quorum present. The item was rescheduled to August 18, 2010. At the time of the drafting of this staff report the outcome of the LUAC discussion and the minutes from the August 18<sup>th</sup> meeting were not available.

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



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Valerie Negrete, Assistant Planner  
(831) 755-5227, negretev@co.monterey.ca.us  
July 22, 2010

cc: Front Counter Copy; Planning Commission; North County Fire Protection District; Public Works Department; Parks Department; Environmental Health Bureau; Water Resources Agency; Taven Kinison Brown, Planning Services Manager; Valerie Negrete, Project Planner; Carol Allen, Senior Secretary; Sal Alvarez, Owner; Geri Daliva, Agent; Planning File PLN090423

Attachments: Exhibit A Project Data Sheet  
Exhibit B Project Discussion  
Exhibit C Draft Resolution, including:  
1. Conditions of Approval and Mitigation Monitoring and Reporting Program  
2. Site Plan, Floor Plan and Elevations, Parcel Map, Tentative Map  
Exhibit D Planning Commission Resolution 00020 for previous re-build  
Exhibit E Vicinity Map

This report was reviewed by Taven Kinison Brown, Planning Services Manager



**Exhibit A**  
**Project Information for Alvarez (PLN090423)**

<b>Project Title:</b> Sal Alvarez	<b>Primary APN:</b> 129-011-004-000
<b>Location:</b> 17449B Mc Guffie Road, Salinas	<b>Coastal Zone:</b> Inland
<b>Applicable Plan:</b> North County AP	<b>Zoning:</b> LDR/2.5-D
<b>Permit Type:</b> Use Permit	<b>Plan Designation:</b> Residential
<b>Environmental Status:</b> Exempt 15302, 15303(a)	<b>Final Action Deadline:</b>
<b>Advisory Committee:</b> North County Inland	

**Project Site Data:**

<b>Lot Size:</b> 4.97 acres	<b>Coverage Allowed:</b> 25%
<b>Existing Structures (sf):</b> 1,800 sq ft	<b>Coverage Proposed:</b> 6%
<b>Proposed Structures (sf):</b> 1,707 sq ft	<b>Height Allowed:</b> 30'
<b>Total Square Feet:</b> 1,707 sq ft	<b>Height Proposed:</b> 15'
	<b>FAR Allowed:</b> NA
	<b>FAR Proposed:</b> NA

**Resource Zones and Reports**

<b>Environmentally Sensitive Habitat:</b> No	<b>Erosion Hazard Zone:</b> Moderate
<b>Botanical Report #:</b> NA	<b>Soils/Geo. Report #:</b> LIB100209
<b>Forest Mgt. Report #:</b> NA, No tree removal	<b>Geologic Hazard Zone:</b> IV
<b>Archaeological Sensitivity Zone:</b> Low	<b>Geologic Report #:</b> NA
<b>Archaeological Report #:</b> NA	<b>Traffic Report #:</b> NA, SFD
<b>Fire Hazard Zone:</b> High	

**Other Information:**

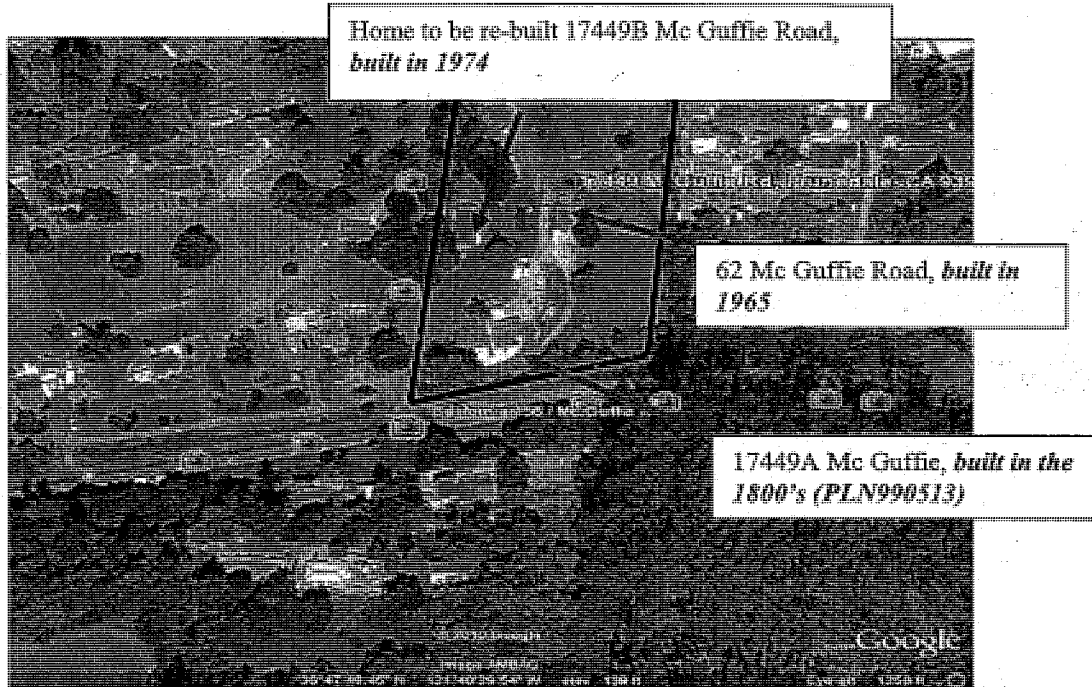
<b>Water Source:</b> Well	<b>Sewage Disposal (method):</b> Septic
<b>Water District/Company:</b> NA	<b>Sewer District Name:</b> NA
<b>Fire District:</b> North County	<b>Grading (cubic yds):</b> 15 cut/25 fill
<b>Tree Removal (Count/Type):</b> 0	

## EXHIBIT B PROJECT DISCUSSION

The project consists of the rebuilding of a legal non-conforming 1,800 square foot single family dwelling damaged by fire. The property owners propose to replace the home with a 1,707 square foot one-story single family dwelling including an approximately 425 square foot garage and a 125 square foot porch, two new retained walls of 48 linear feet and 35 linear feet; colors will consist of beige/sandstone exterior and grey/black composite shingles. The zoning on the property is LDR/2.5-D or Low Density Residential 2.5 acres minimum per unit with a Design Control overlay.

The property is located directly off of Highway 156 and McGuffie Road. The property slopes upwards away from Highway 156. The building site is flat and disturbed. There are two additional single-family residences with individual on-site septic systems and a water tank. There will be no tree removal and approximately 15 cubic yards of cut and 23 cubic yards of fill.

Figure 1: Aerial of Alvarez Property with Structures



The 4.97 acre site contains 3 single family dwellings, which is more than what zoning district regulations allow. The three dwellings (17449 Mc Guffie, 17449B Mc Guffie and 62 Mc Guffie, Prunedale) existing prior to the adoption of the current zoning in 1992 and were therefore legal non-conforming. In April 2010, the 1,800 square foot single family dwelling, 17449B Mc Guffie, was destroyed by an electrical fire. The subject application is a Use Permit request to rebuild an approximate 1,800 square foot legal non-conforming single family dwelling located at 17449B McGuffie damaged by fire.

Figure 2: Photo of Damaged Structure



### **Legal Non-Conforming**

In 1965 the property was zoned "N" for Rural. The subject dwelling was built in early 1970, and changed to "N - 1 acre minimum building site" in 1976. At the time there were already three dwellings on the property and at 4.97 acres, the dwelling units were conforming. Once the zoning changed in 1992, the property became non-conforming. Because the home was legal non-conforming, the property owner is applying for a Use Permit to re-build a 1,707 square foot dwelling in the same location as the previous dwelling. Pursuant to Monterey County Code Section 21.68.050, a structure that was "destroyed by fire, explosion, act of God, or act of public enemy, the land and structure shall be subject to all the regulations specified by this Title for the district in which said land and structure are located; except that such structure may be rebuilt to a total floor area and volume not exceeding that of the structure destroyed and the use may continue as herein provided for nonconforming uses, if a Use Permit is first secured". In April of 2010, most of the approximate 1,800 square foot square foot single family dwelling was destroyed by a fire. The property owner is requesting a Use Permit to replace the damaged structure with an approximate 1,707 square foot dwelling, an approximate 425 square foot garage and a 125 square foot porch.

### **Previous Permit Activities**

On April 8, 1996 a second home on this property, 17449A Meridian, was damaged by a fire. In 1998 the property owner made a request to the county to demolish the structure and rebuilt it. The Planning Department advised the property owner that although the unit was legal non-conforming, this dwelling was abandoned (Monterey County Code Section 21.68.050) and could not be re-built. The property owner appealed this decision to the Director of Planning and Building and applied for a Use Permit to replace the fire damaged structure. The Director of Planning granted the appeal of the abandonment determination and on April 12, 2000, the Planning Commission approved the rebuilding of the structure.

### **CEQA**

Staff finds the project to be categorically exempt from CEQA under Sections 15302 and 15303(a). Section 15302 allows the reconstruction or replacement of existing structures where new structures will be located in the same location as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The subject application is for the replacement of an existing single family dwelling with a new dwelling in the exact same location. An additional exemption, 15303(a), categorically exempts the construction of single family dwellings.

Staff has reviewed the regulations for development in the North County Area Plan and the Monterey County General Plan and finds the development of a single family dwelling to be compatible and consistent with each. Staff recommends the Planning Commission approve the Use Permit to allow the construction of the single family dwelling based on the findings and evidence set forth in the resolution (**Exhibit C**) and subject to the conditions attached as Exhibit 1 to the resolution.

**EXHIBIT C  
DRAFT RESOLUTION**

**Before the Planning Commission in and for the  
County of Monterey, State of California**

In the matter of the application of:

**Sal Alvarez (PLN090423)**

**RESOLUTION NO. [REDACTED]**

Resolution by the Monterey County Planning  
Commission:

- 1) Find the project Categorical Exempt per Section 15302 and 15303 (a);
- 2) Approving a Use Permit and Design Approval to rebuild a third 1,800 square foot legal non-conforming single family dwelling damaged by fire with an approximate 1,707 square foot single family dwelling including an approximately 425 square foot garage and a 125 square foot porch, two new retained walls of 48 linear feet and 35 linear feet; colors will consist of beige/sandstone exterior and grey/black composite shingles. (PLN090423, Sal Alvarez, 17449B Mc Guffie Road, Salinas, North County Area Plan (APN: 129-011-004-000))

**The Alvarez application (PLN090423) came on for public hearing before the Monterey County Planning Commission on August 25, 2010. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:**

**FINDINGS**

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development. The project consists of a Use Permit and Design Approval to rebuild a third 1,800 square foot legal non-conforming single family dwelling damaged by fire with an approximate 1,707 square foot single family dwelling including an approximately 425 square foot garage and a 125 square foot porch, two new retained walls of 48 linear feet and 35 linear feet; colors will consist of beige/sandstone exterior and grey/black composite shingles.

**EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the Monterey County General Plan,
- North County Area Plan,
- Monterey County Zoning Ordinance (Title 21)

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 17449B Mc Guffie, Salinas (Assessor's Parcel

Number 129-011-004-000, North County Area Plan. The parcel is zoned "LDR/2.5-D-S" [Low Density Residential, 2.5 acres per unit with Design Control, and Site Plan Review Overlays]. The subject single family dwelling is an allowed use because it is a legal non-conforming land use.

- c) The subject property is legal non-conforming in terms of number of dwelling units allowed. The property is zoned LDR/2.5, which requires 2.5 acres per unit and the property is approximately 4.97 acres and contains 3 single family dwelling units. The property exceeds the number of dwelling units allowed (17449 Mc Guffie, 17449B Mc Guffie and 62 Mc Guffie, Prunedale) however, the units existed prior to the 2.5 acre zoning density district regulations that took effect in 1992.
- d) Monterey County Code Section 21.68.050 provides that any structure that is legal non conforming is "destroyed by fire, explosion, act of God, or act of public enemy, the land and structure shall be subject to all the regulations specified by this Title for the district in which said land and structure are located; except that such structure may be rebuilt to a total floor area and volume not exceeding that of the structure destroyed and the use may continue as herein provided for nonconforming uses, if a Use Permit is first secured". In April of 2010, most of the approximate 1,800 square foot square foot single family dwelling was destroyed by a fire. The subject Use Permit is being requested to replace the damaged structure with an approximate 1,707 square foot dwelling, an approximate 425 square foot garage and a 125 square foot porch.
- e) The project planner conducted a site inspection on January 22, 2010 to verify that the project on the subject parcel conforms to the plans listed above.
- f) The project was referred to the North County Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application warranted referral to the LUAC because the project included a Design Approval that was going to be heard by the Planning Commission. On August 4, 2010 at a public noticed meeting the LUAC had to continue the item for the lack of a quorum. The project was re-scheduled to August 18, 2010.
- g) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN090423.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, North County Fire Protection District, Parks, Public Works, Environmental Health Bureau, 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) Staff conducted a site inspection on January 22, 2010 to verify that the site is suitable for this use.
  - c) 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 PLN090423.

3. **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) The project was reviewed by RMA - Planning Department, North County Fire Protection District, Parks, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective departments/agencies 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.
- b) Necessary public facilities are available. Water is provided by a water tank on site and each dwelling unit is served by its own septic system.
- c) Preceding findings and supporting evidence for PLN090423.

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.

- EVIDENCE:** a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
- b) Staff conducted a site inspection on January 22, 2010 and researched County records to assess if any violation exists on the subject property.
- c) There are no known violations on the subject parcel.
- d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090423.

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

- EVIDENCE:** a) California Environmental Quality Act (CEQA) Guidelines Section 15302, categorically exempts the replacement of an existing structure in the same location and 15303 (a) categorically exempts the construction of single family dwellings.
- b) In February of 2010 the existing 1,800 square foot single family dwelling was damaged in a fire. The subject Use Permit is for the re-building of the unit because the home was a legal non-conforming dwelling. The property owner will build a 1,707 square foot single family dwelling with a 125 square foot porch which will be located in the same location as the home that was destroyed.
- c) No adverse environmental effects were identified during staff review of the development application during a site visit on January 22, 2010.
- d) See preceding and following findings and supporting evidence.



6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.

**EVIDENCE:** a) Section 21.80.40 Monterey County Board of Supervisors.

### DECISION

**NOW, THEREFORE**, based on the above findings and evidence, the Planning Commission does hereby:

- A. Categorically Exempt the project from CEQA per Sections 15302 and 15303 (a);
- B. Approve a Use Permit and Design Approval to rebuild a third 1,800 square foot legal non-conforming single family dwelling damaged by fire with an approximate 1,707 square foot single family dwelling including an approximately 425 square foot garage and a 125 square foot porch, two new retained walls of 48 linear feet and 35 linear feet; colors will consist of beige/sandstone exterior and grey/black composite shingles, in general conformance with the attached sketch (**Exhibit 2**) and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 25th day of August, 2010 upon motion of ~~XXXX~~, seconded by ~~XXXX~~, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Mike Novo, Secretary, Planning Commission

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE [DATE]

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

#### NOTES

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

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

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

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

**RESOLUTION ### - EXHIBIT 1**  
**Monterey County Resource Management Agency**  
**Planning Department**  
**Condition Compliance Plan**

Project Name: Sal Alvarez

File No: PLN090423

APNs: 129-011-004-000

Approved by: Planning Commission

Date: August 25, 2010

*\*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>RMA - Planning Department</b>						
1.		<p><b>PD001 - SPECIFIC USES ONLY</b></p> <p>This Use Permit (PLN090423) allows a Use Permit and Design Approval to rebuild a third 1,800 square foot legal non-conforming single family dwelling damaged by fire with an approximate 1,707 square foot single family dwelling including an approximately 425 square foot garage and a 125 square foot porch, two new retaining walls of 48 linear feet and 35 linear feet; colors will consist of beige/sandstone exterior and grey/black composite shingles. The property is located at 17449B Mc Guffie Road, Prunedale (Assessor's Parcel Number 129-011-004-000), North County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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>(RMA-Planning Department)</b></p>	<p>Adhere to conditions and uses specified in the permit.</p> <p>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 RMA - Planning Department.</p> <p>To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.</p>	<p>Owner/ Applicant</p> <p>RMA - Planning</p> <p>WRA  RMA - Planning</p>	<p>Ongoing unless otherwise stated</p>	

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)
2.		<b>PD002 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the Planning Commission for Assessor's Parcel Number 129-011-004-000 on August 25, 2010. The permit was granted subject to <b>18</b> conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." ( <b>RMA-Planning Department</b> )	Obtain appropriate form from the RMA-Planning Department.  The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner/ Applicant  RMA- Planning	Prior to the issuance of grading and building permits or commencement of use.	
3.		<b>PD032(A) - PERMIT EXPIRATION</b> The permit shall be granted for a time period of 3 years, to expire on August 25, 2013 unless use of the property or actual construction has begun within this period. ( <b>RMA - Planning Department</b> )	The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.	Owner/ Applicant	As stated in the conditions of approval	
4.		<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	Submit signed and notarized Indemnification Agreement to the Director of RMA - Planning Department for review and signature by the County.  Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA - Planning Department.	Owner/ Applicant	Upon demand of County Counsel or prior to the issuance of building permits or, use of the property, whichever occurs first and as applicable	

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)
		obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or prior to 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>				
5.		<b>PD005a – NOTICE OF EXEMPTION</b> Pursuant to CEQA Guidelines § 15062, a Notice of Exemption shall be filed for this project. The filing fee shall be submitted prior to filing the Notice of Exemption.	The applicant shall submit a check, payable to the <i>County of Monterey</i> , to the Director of the RMA - Planning Department.	Owner/ Applicant	After project approval.	
6.		<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	Submit evidence of tree protection to the RMA - Planning Department for review and approval.  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  Submit photos of the trees on the property to the RMA – Planning Department after construction to	Owner/ Applicant	Prior to the issuance of grading and/or building permits  During Construction  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>
		construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. <b>(RMA - Planning Department)</b>	document that tree protection has been successful or if follow-up remediation or additional permits are required			
<b>Health Department Environmental Health Bureau</b>						
7.		Manage the livestock on the property so as to maintain a minimum horizontal setback of one-hundred feet (100') from an animal enclosure to the domestic water well on the property per California Well Standards Bulletin 74-81 and Supplemental Bulletin 74-90. <b>Environmental Health</b>	Remove all animals within a 100' radius of the domestic well on the property. Manage the livestock so as to maintain the required setback to the domestic water well. As necessary, additional cross-fencing may be required.	Owner/applicant		
<b>Monterey County Water Resources Agency</b>						
8.		<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,	Compliance to be verified by building inspector at final inspection.	Owner/Applicant	Prior to final building inspection/occupancy	

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)
		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>				
<b>Fire Agency North County Fire Department</b>						
9.		<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 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	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.  Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to issuance of grading and/or building permit.  Prior to final building inspection	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		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. <b>(North County Fire District)</b>				
10.		<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>(North County Fire District)</b>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	



Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
11.		<p><b>FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL)</b></p> <p>For development of structures totaling less than 3,000 square feet on a single parcel, the minimum fire protection water supply shall be 4,900 gallons. For development of structures totaling 3,000 square feet or more on a single parcel, the minimum fire protection water supply shall be 9,800 gallons. For development of structures totaling more than 10,000 square feet on a single parcel, the reviewing authority may require additional fire protection water supply. Other water supply alternatives, including ISO Rural Class 8 mobile water systems, may be permitted by the fire authority to provide for the same practical effect. The quantity of water required by this condition shall be in addition to the domestic demand and shall be permanently and immediately available. <b>(North County Fire District)</b></p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection</p>	Applicant or owner	<p>Prior to issuance of grading and/or building permit.</p> <p>Prior to final building inspection</p>	
12.		<p><b>FIRE015 - FIRE HYDRANTS/FIRE VALVES</b></p> <p>A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection</p>	Applicant or owner	<p>Prior to issuance of grading and/or building permit.</p> <p>Prior to final building inspection</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>
		within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. <b>(North County Fire District)</b>				
13.		<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>(North County Fire District)</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.  Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to issuance of grading and/or building permit. Prior to final building inspection	
14.		<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>(North County Fire District)</b>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
15.		<b>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)</b> Manage combustible vegetation within a minimum of 100 feet of structures (or to the property line). 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	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.  Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to issuance of grading and/or building permit.  Prior to final	

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)
		fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (North County Fire District)			building inspection	
16.		<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. (North County Fire District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.  Applicant shall schedule fire dept. rough sprinkler inspection  Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to issuance of building permit.  Prior to framing inspection  Prior to final building inspection	
17.		<b>FIRE025 - SMOKE ALARMS – (SINGLE FAMILY DWELLING)</b> Where a household fire warning system or combination fire/burglar alarm system is installed in lieu of single-station smoke alarms required by the Uniform Building Code the alarm panel shall be required to be placarded as permanent building equipment. (North County Fire District)	Applicant shall enumerate as "Fire Dept. Notes" on plans  Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to issuance of building permit. Prior to final building inspection	
18.		<b>FIRE029 - ROOF CONSTRUCTION</b> All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (North County Fire District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

END OF CONDITIONS

Rev. 07/14/2010

Alvarez (PLN090423)

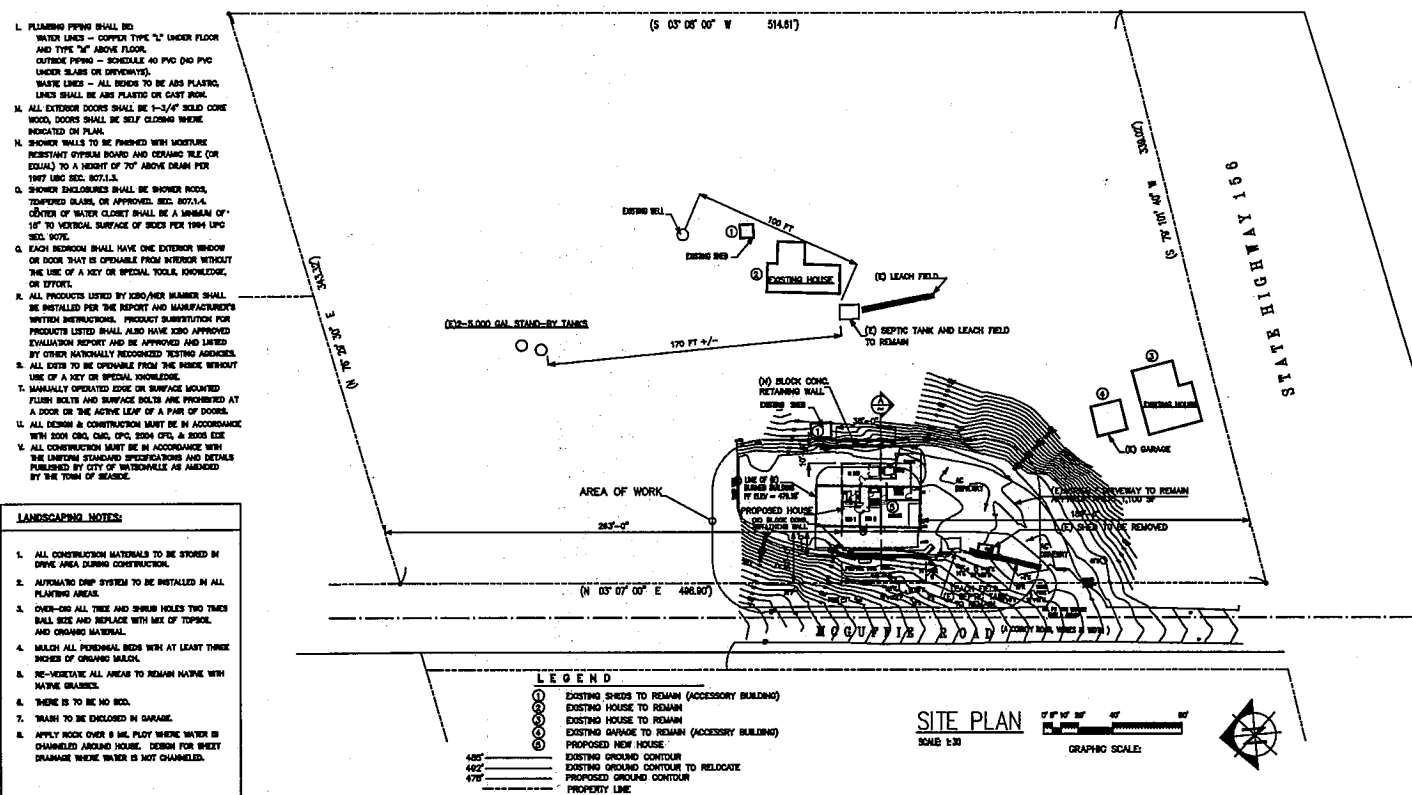
Exhibit C-1  
Page 9 of 9 Pages

**GENERAL BUILDING NOTES:**

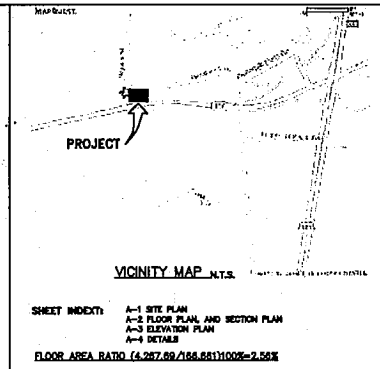
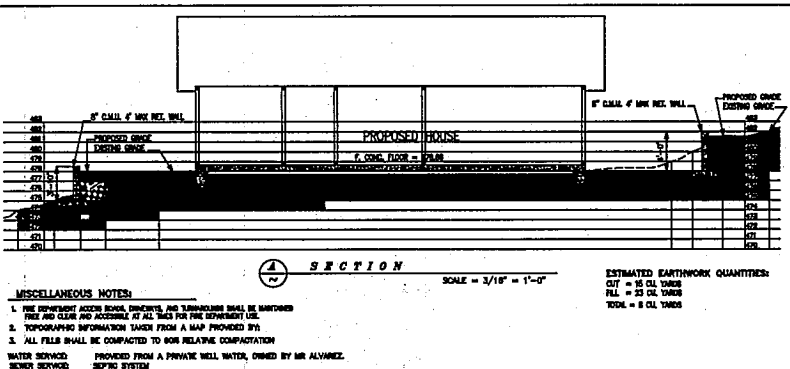
- A. DO NOT SCALE DRAWINGS.
- B. IF THE CONTRACTOR OR SUBCONTRACTOR SHOULD FIND ANY DISCREPANCY IN AND/OR OMISSION FROM THESE DRAWINGS OR IF THE CONTRACTOR SHOULD BE IN QUESTION AS TO THEIR MEANING OR INTENT, THE CONTRACTOR SHOULD CONTACT THE ARCHITECT AT ONCE FOR INTERPRETATION OR CLARIFICATION.
- C. ALL MATERIALS USED SHALL BE EQUAL TO OR EXCEED ALL APPLICABLE STATE OR LOCAL CODES AND REQUIREMENTS.
- D. CONTRACTOR SHALL REMOVE PROMPTLY AND LEGALLY ALL ACCUMULATED DEBRIS, PROTECT ALL EXPOSED PORTIONS OF WORK FROM ELEMENTS, AND OVERLOADING STRUCTURE, AND SECURELY STORE ALL ITEMS TO BE USED FOR CONSTRUCTION.
- E. BOTTOM PLATE ANCHOR BOLTS SHALL BE 5/8" DIAMETER AT 4'-0" O.C. AND 1'-0" MAXIMUM FROM PLATE ENDS WITH 2" MINIMUM EMBEDMENT.
- F. STUDIOS SYSTEM SHALL BE TWO COAT STUCCO ON METAL LATH (200 #3076) OVER 1" STYROFOAM INSULATION BY DOW (DOW 2202) OVER 1/2" FIBER GLASS BARRIER ON 1/2" ROOF STUDS. ALL GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 10' OF FLOOR SHALL BE SAFETY GLASS PER 1997 IBC SEC. 2406.
- G. ALL EXISTING UTILITIES AND CITY SERVICES ARE TO BE MAINTAINED, KEPT IN SERVICE, AND PROTECTED AGAINST DAMAGE DURING CONSTRUCTION.
- H. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- I. ALL ELECTRICAL CALCULATIONS AND WIRE SIZE TO BE PROVIDED BY A LICENSED ELECTRICAL CONTRACTOR. RECEPTACLE, FUTURE, AND EQUIPMENT LOCATIONS TO BE FOUND ON FLOOR PLANS AND SITE PLAN. CONTRACTOR TO VERIFY LOCATION, FORM, TYPE AND EQUIPMENT WITH OWNER PRIOR TO PURCHASE AND INSTALLATION.
- J. MECHANICAL SYSTEMS TO BE INSTALLED BY A LICENSED MECHANICAL CONTRACTOR. VERIFY EQUIPMENT TYPE WITH OWNER PRIOR TO PURCHASE AND INSTALLATION.
- K. PLUMBING PIPING SHALL BE WATER LINES - COPPER TYPE "L" UNDER FLOOR AND TYPE "M" ABOVE FLOOR. OUTSIDE PIPING - SCHEDULE 40 PVC DIA 1/2" UNDER SLABS OR DRAINWAYS. WASTE LINES - ALL SHOULD TO BE ABS PLASTIC. LINES SHALL BE ABS PLASTIC OR CAST IRON.
- L. ALL EXTERIOR DOORS SHALL BE 1-3/4" SOLID CORE WOOD. DOORS SHALL BE SELF CLOSING WHERE INDICATED ON PLAN.
- M. SHOWER WALLS TO BE FINISHED WITH MOISTURE RESISTANT GYPSUM BOARD AND CERAMIC TILE (OR EQUAL) TO A HEIGHT OF 7'-0" ABOVE GRADE PER 1997 IBC SEC. 2403.1.4.
- N. SHOWER ENCLOSURES SHALL BE SHOWER COGS, TEMPLERED GLASS, OR APPROVED SEC. 2403.1.4. CENTER OF WATER CLOSET SHALL BE A MINIMUM OF 18" TO VERTICAL SURFACE OF SIDES PER 1994 UPC SEC. 907E.
- O. EACH BEDROOM SHALL HAVE ONE EXTERIOR WINDOW OR DOOR THAT IS OPERABLE FROM WITHIN WITHOUT THE USE OF A KEY OR SPECIAL TOOLS, KNOWLEDGE, OR EFFORT.
- P. ALL PRODUCTS LISTED BY KNOX/HORNER BRANDS SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION FOR PRODUCTS LISTED SHALL ALSO HAVE KNOX APPROVED EVALUATION REPORT AND BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.
- Q. ALL DEBS TO BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE.
- R. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED AT A DOOR OR THE ACTIVE LEAF OF A PAIR OF DOORS.
- S. ALL DESIGN & CONSTRUCTION MUST BE IN ACCORDANCE WITH 2006 IBC, CBC, OTC, BOCA CBC & BOCA EBC.
- T. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS AND DETAILS PUBLISHED BY CITY OF NEWORLEANS AS INDICED BY THE TOWN OF SEABOARD.

LEGEND:	LANDSCAPING NOTES:
AD..... ASPHALT DRIVEWAY	1. ALL CONSTRUCTION MATERIALS TO BE STORED IN DUNE AREA DURING CONSTRUCTION.
K..... JOAT	2. ASPHALT DRIP SYSTEM TO BE INSTALLED IN ALL PLAYING AREAS.
CONC..... CONCRETE	3. OVER-CR ALL TRICE AND SHRUB HOLES TWO TIMES BALL SIZE AND REPLACE WITH MIX OF TOPSOIL AND ORGANIC MATERIAL.
ELEV..... ELEVATION	4. MAINTAIN ALL FURNISHED BEDS WITH AT LEAST THREE INCHES OF ORGANIC MULCH.
ELED..... ELECTRIC PANEL	5. RE-VEGETATE ALL AREAS TO REMAIN NATIVE WITH NATIVE GRASSES.
FF..... FINISHED FLOOR	6. THERE IS TO BE NO BOD.
HR..... HICKORY	7. TRASH IS TO BE ENCLOSED IN GARAGE.
P..... PINE	8. APPLY ROCK OVER 8 MIL PLAY WHERE WATER IS CHANNELLED AROUND HOUSE. DESIGN FOR SHEET DRAINAGE WHERE WATER IS NOT CHANNELLED.
PGM..... POSE WALK	
SCOO..... SANITARY SEWER CLEAN OUT	
T..... TRICE	
UP..... UTILITY POLE	
EDP..... EDGE OF PAVEMENT	
BM..... BENCHMARK	

NOTES:	PROJECT DATA:
1. SIGNATURE AND STAMP REQUIRED FOR ALL PERMITS AND FOR ALL CHANGES TO THESE DRAWINGS. THE SIGNATURE OF THE ARCHITECT IS REQUIRED FOR ALL CHANGES TO THESE DRAWINGS.	LOCATION: 3748 B MAGUIRE RD, SALINAS, CA 93907 APN: 128-011-004 OCCUPANCY GROUP: R-3 / U TYPE OF CONSTRUCTION: V-B NUMBER OF STORES: 2 ZONING: MDR/MCQ
2. ( ) RECORD INFORMATION	LOT AREA:
3. DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.	1 (O) SHED AREA: 87 S.F.
4. TREE TYPES ARE INDICATED WITH SYMBOLS. DIMENSIONS OF TREES ARE SHOWN IN INCHES.	2 (O) HOUSE AREA: 805 S.F.
5. ELEVATIONS SHOWN ARE BASED ON ANNEAS BATH. THE SITE BEING BUILT IS A 1/4 AC. BATH HOUSE, AS SHOWN ON THIS PLAN.	3 (O) HOUSE AREA: 1,116 S.F.
6. CURB CUT STRIP - 1 FOOT	4 (O) GARAGE AREA: 324 S.F.
7. TREE CALCULATIONS	5 (O) SHED AREA: 115 S.F.
8. TREE CALCULATIONS: TREE HEIGHT, SPREAD, AND CANOPY AREA TO BE MEASURED AND RECORDED. TREE HEIGHT TO BE MEASURED TO THE HIGHEST POINT OF THE CROWN. SPREAD TO BE MEASURED TO THE WIDEST POINT OF THE CROWN. CANOPY AREA TO BE MEASURED TO THE WIDEST POINT OF THE CROWN.	6 (O) SHED AREA: 88 S.F.
9. CONSTRUCTION MANAGEMENT PLAN	TOTAL AREA: 2,425 S.F.
A. NUMBER OF TRUCK DAYS: 2-4 TRUCK/DAY	SCOPE OF WORK: PROPOSAL TO BUILD ONE STORY RESIDENCE AREA = 1,477 SQ. FT.
B. AMOUNT OF GRADING/BATH HOME	DESCRIPTION: ZIP CODE: 93907 LATITUDE: 36.7688 N LONGITUDE: -121.6742 W SEMO DESIGN CATEGORY: D
C. HOURS OF OPERATION: 8:00 AM-5:00 PM	REGULATION: DIMENSIONING CALC. REQUIRED GEOTECHNICAL REPORT: SEE SHEET
D. PROJECT SCHEDULE	ALL WORK SHALL BE IN COMPLIANCE WITH THE MUNICIPAL CODE AND THE 2006 IBC, CBC, OTC, BOCA CBC AND THE 2007 ENERGY CODE
E. EXPECTED DATE OF START: JUNE 1, 2010	
F. EXPECTED DATE OF COMPLETION: SEPT 30, 2010	
G. PROPOSED ROUTE OF HAULING MATERIALS: MAGUIRE RD	
H. LOCATION OF PARKING FOR CONCT. WORKERS: EXISTING ASPHALT DRIVEWAY	
I. NO. TRUCKS: 2	



SECTION	ESTIMATED EARTHWORK QUANTITIES:
1. PROPOSED DRIVE	CUT = 15 CU YARDS
2. EXISTING DRIVE	FILL = 23 CU YARDS
3. PROPOSED HOUSE	TOTAL = 8 CU YARDS



PREPARED BY: [Professional Seal]

REVISIONS:

CONSULTING:

APPROVED FOR:

DESIGNED BY: [Professional Seal]

PROJECT TITLE: PROPOSED 3-BEDROOM RESIDENTIAL

Revisions:

Revision	Description	Date

Designed By: [Professional Seal]

Checked: [Professional Seal]

Approved: [Professional Seal]

Date: NOVEMBER 16, 2009

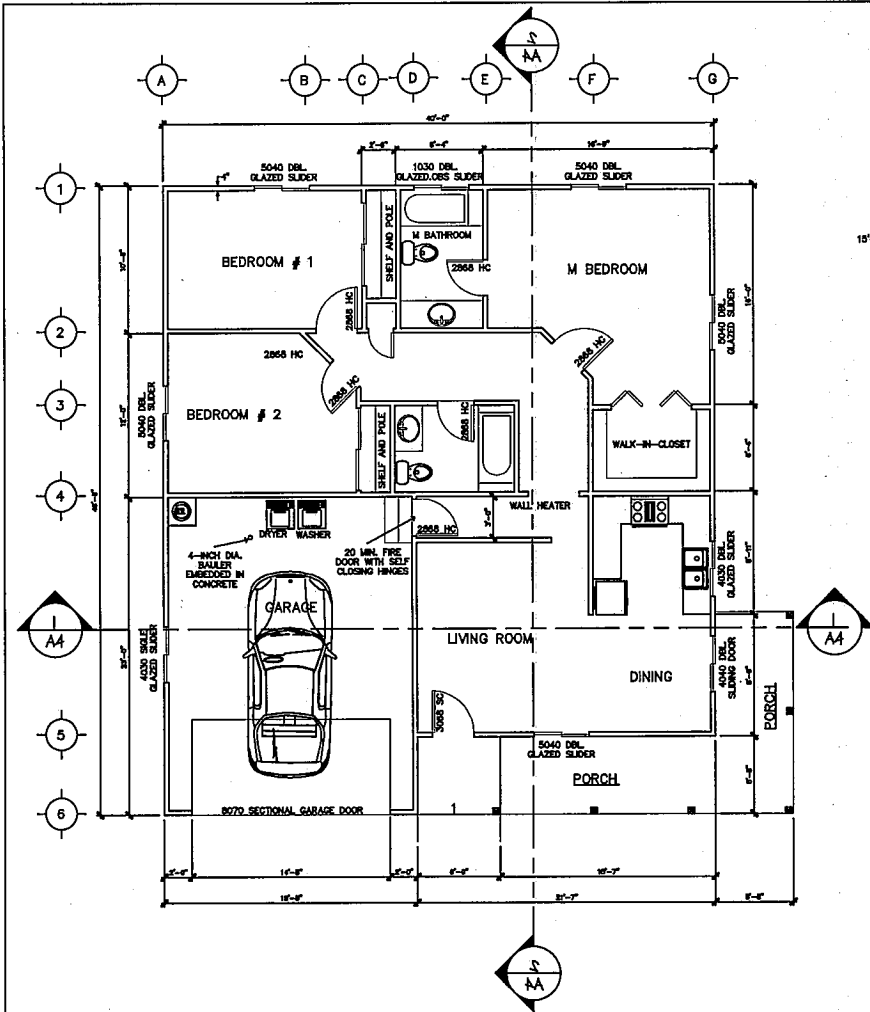
Submitted: [Professional Seal]

Scale: AS NOTED

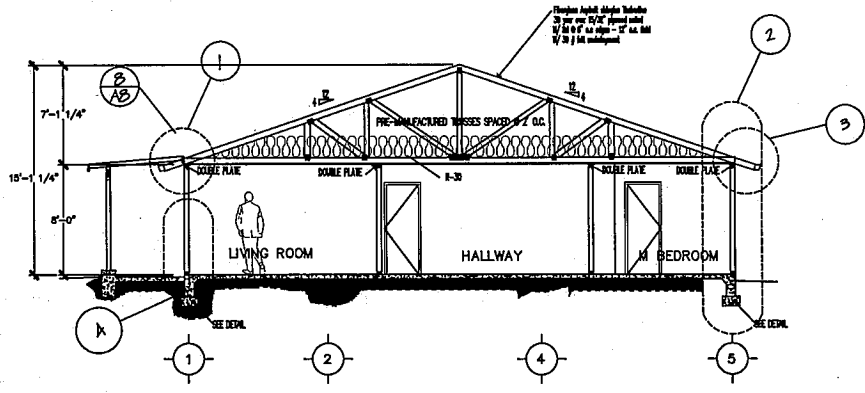
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Sheet Number: A1

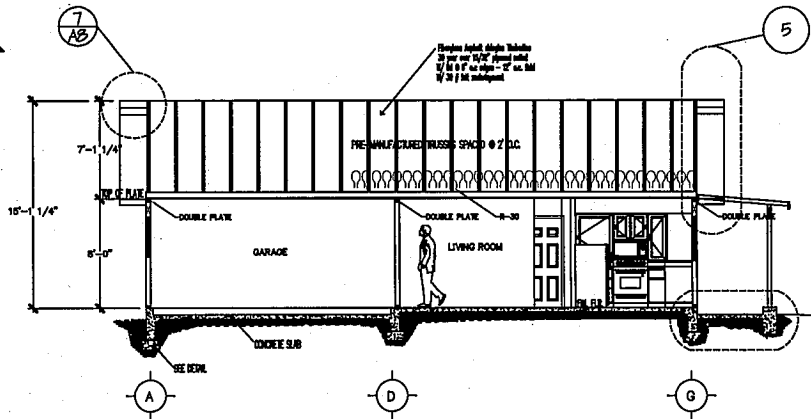
FLOOR AREA RATIO: (6,287.69 / 168,681) / 100 = 2.58%



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



2 CROSS SECTION 1  
SCALE 3/16"=1'-0"



1 CROSS SECTION 2  
SCALE 3/16"=1'-0"



PREPARED BY:  
REVISIONS:

CONSULTANT:

ADDRESS:

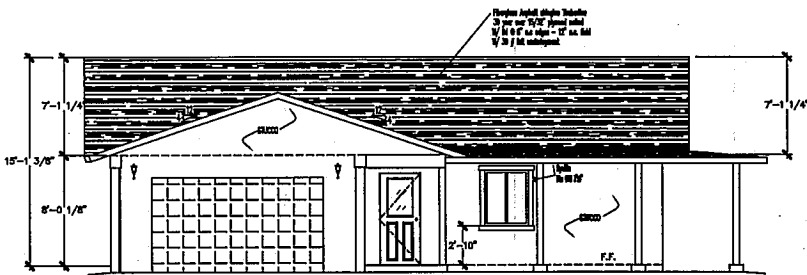
DESIGNED FOR:  
SAL ALVAREZ  
17449-B MCGUFFEE RD  
SALINAS, CA 93907

PROJECT TITLE:  
PROPOSED  
3-BEDROOM  
RESIDENTIAL

Revisions	Number/Description	Date

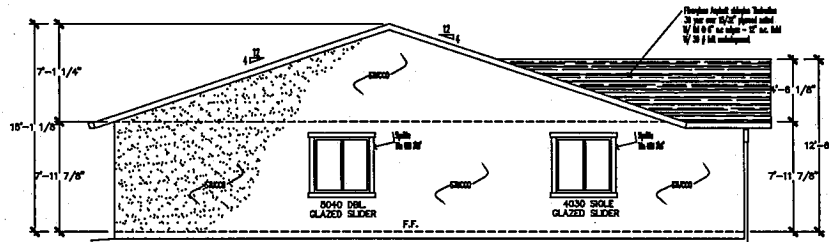
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Drawn  
Checked  
Approved  
Date NOVEMBER 18, 2009  
Submittal PACKET  
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Sheet Title

FLOORPLAN  
2 SECTION  
Sheet Number  
A2



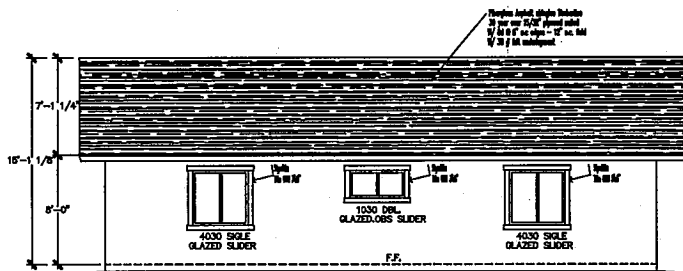
**FRONT ELEVATION**

SCALE 1/4"=1'-0"



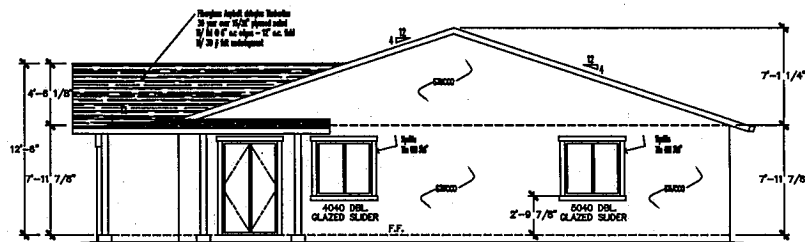
**LEFT ELEVATION**

SCALE 1/4"=1'-0"



**REAR ELEVATION**

SCALE 1/4"=1'-0"



**RIGHT ELEVATION**

SCALE 1/4"=1'-0"

DESIGNED BY:



REVISED BY:

CONSULTANT:

APPROVAL:

DESIGNED FOR:

SAL ALVAREZ

PROJECT TITLE:

PROPOSED  
3-BEDROOM  
RESIDENTIAL

Revision

Number/Description Date

Designed

Checked

Approved

Date NOVEMBER 18, 2008

Submittal PACKET

Scale AS NOTED

Sheet Title

ELEVATIONS

Sheet Number

A3



REVISED BY:

CHECKLIST:

APPROVAL:

DESIGNED FOR:

SAL ALVAREZ

PROJECT TITLE:

PROPOSED  
3-BEDROOM  
RESIDENTIAL

Revisions	Number/Description	Date

Designed  
Checked  
Approved

Date NOVEMBER 16, 2009

Submital PACKET

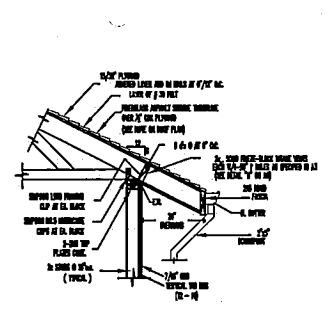
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Sheet Title

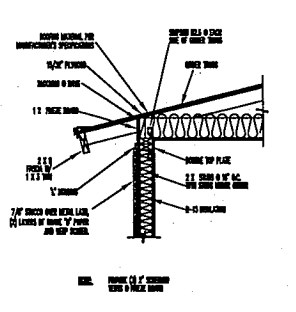
SECTIONS  
DETAILS

Sheet Number

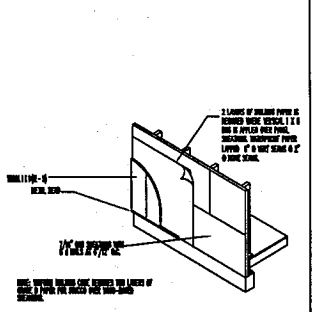
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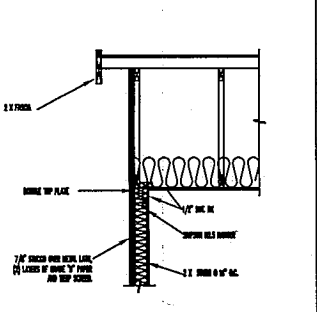
3 ROOF OVERHANG DETAIL



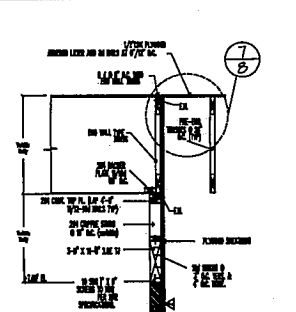
8 WALL FLASHING DETAIL



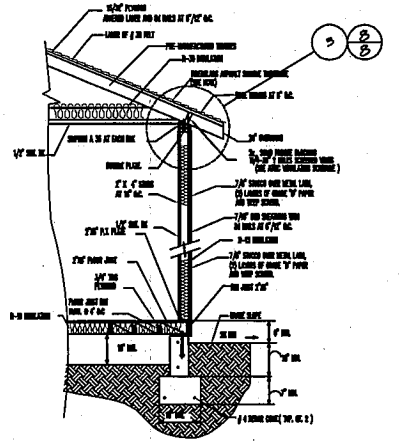
4 STUCCO OVER APA PANEL SHEATHING  
(3 COATS)



7 GABLE END TRUSS



5 OVERHANG & RAKE DETAIL

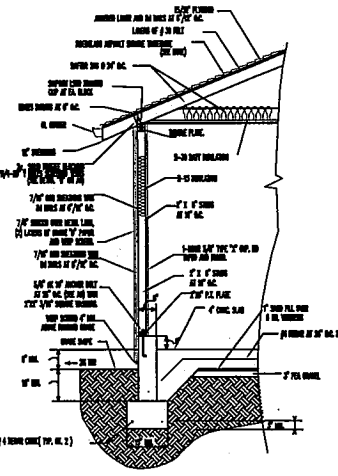


2 TYPICAL EXTERIOR WALL DETAIL

**SPECIFICATIONS FOR INSURANCE 30**  
 Standard Weight Design  
 30 Year L&L, Fire-Retardant Barrier,  
 Sulfur Oxidant Protection for the Next 5 years  
 70 mil L&L, Non-Woven  
 Fiberglass Applied Shingle  
 Class A rating, from 11"  
 Pattern 18, 807, 808, 809  
 ICC-ES EVALUATION REPORT: E1-0546  
 CSA A123.1-00 and CSA A123.2-00  
 ASTM D3281 Type I  
 ASTM D3281 Type I  
 ASTM D3281  
 Pattern 70, Pattern 70 (English)  
 3 Sides, 3 Sides  
 Pattern 312, 312 (English)  
 5' Exposure (English)

NOTE 1:  
 ALL WALLS AND CEILING  
 ON GARAGE TO BE  
 4-HOUR RATED TYPE "C" GYP. BO  
 DATED AND FILLED.

NOTE 2:  
 GYP. BOARD ON STUD SPACED  
 NOT OVER 24" O.C. AND NEEDED  
 7" O.C. SPACERS AS REQUIRED  
 BY TABLE 25-1 CONC.



1 TYPICAL GARAGE SECTION & SLAB

**PLANNING COMMISSION  
COUNTY OF MONTEREY, STATE OF CALIFORNIA**

RESOLUTION NO. 00020

A.P. # 129-011-004-000

**FINDINGS AND DECISION**

In the matter of the application of  
**Salvador Alvarez (PLN990513)**

for a Use Permit in accordance with Title 21 (Zoning) Chapter 21.74 (Use Permits) of the Monterey County Code, and Design Approval to reconstruct a fire-damaged legal nonconforming 1,200 sq. ft. single-family residence; located at 17449 McGuffie Road, fronting on and east of McGuffie Road at State Highway 156, Prunedale area, came on regularly for hearing before the Planning Commission on April 12, 2000.

Said Planning Commission, having considered the application and the evidence presented relating thereto,

**FINDINGS OF FACT**

1. **FINDING:** The subject Use Permit and Design Approval (file No. PLN990513), as described in condition #1 of the attached Exhibit "C," and as conditioned, conforms with the plans, policies, requirements and standards of the General Plan, the local Area Plan, and the Monterey County Zoning Ordinance (Title 21). The property is located at 17449 McGuffie Road and State Highway 156 in Prunedale. The parcel is zoned "LDR/2.5-D" (Low-Density Residential, 2.5 Acres per Unit, Design Control) district. The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of Title 21 and any zoning violation abatement costs have been paid.  
**EVIDENCE:** The Planning and Building Inspection staff reviewed the project, as contained in the application and accompanying materials, for conformity with the General Plan and the local Area Plan.  
**EVIDENCE:** The project site is physically suitable for the proposed use as described in the project file. The proposed development has been reviewed by the Monterey County Planning and Building Inspection Department, Water Resources Agency, Public Works Department, Environmental Health Division, Parks and Recreation Department, and applicable Fire Department. There has been no indication from these agencies that the site is not suitable for the proposed development. Each agency has recommended conditions for project approval.  
**EVIDENCE:** The proposed use is consistent with the development standards for 21.14 and 21.44, pursuant to Title 21, Monterey County Zoning Ordinance.  
**EVIDENCE:** Action by Land Use Advisory Committee, with recommendation for approval of the project by the North County Land Use Advisory Committee on 1/05/00, by a vote of unanimous recommendation of approval with conditions (Exhibit "F").



**EVIDENCE:** Written and verbal public testimony submitted at public hearings before the Planning Commission.

**EVIDENCE:** The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in the project file.

**EVIDENCE:** Section 21.14 "LDR" zoning district of the Monterey County Zoning Ordinance (Title 21). Staff verification of the Monterey County Planning and Building Inspection Department records indicated that no violations exist on subject property.

**EVIDENCE:** The on-site inspection by the project planner on 2/2/00 to verify that the proposed project complies with the North County Area Plan.

2. **FINDING:** The proposed project will not have a significant environmental impact.

**EVIDENCE:** Section 15303(a) of the Monterey County CEQA Guidelines categorically exempts the proposed development from environmental review. No adverse environmental impacts were identified during staff review of the development application.

3. **FINDING:** The establishment, maintenance, or operation of the use or structure applied for will not, under the circumstances of the particular case, be detrimental to 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 improvement in the neighborhood, or to the general welfare of the County.

**EVIDENCE:** The project as described in the application and accompanying materials was reviewed by the Department of Planning and Building Inspection, Environmental Health Division, Public Works Department, applicable Fire Department, and Water Resources Agency, and the Parks Department. 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.

**EVIDENCE:** File and application materials contained in the project file.

4. **FINDING:** The project is appealable to the Board of Supervisors.

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

**DECISION**

THEREFORE, it is the decision of said Planning Commission that said application be granted as shown on the attached sketch, subject to the following conditions:

1. The proposed Use Permit and Design Approval will allow the reconstruction of a fire-damaged legal nonconforming 1,200 sq. ft. single-family residence, located at 17449 McGuffie Road, Prunedale (Assessors Parcel Number 129-011-004-000). The proposed project is in accordance with County ordinances and land use regulations, subject to the following terms and conditions. Neither the use 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 Planning and Building Inspection. 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. **(Planning and Building Inspection)**

**Prior to the Issuance of Grading and Building Permits:**

2. The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. **(Planning and Building Inspection)**
3. The applicant shall record a notice which states: "A permit (Resolution 00020) was approved by the Planning Commission for Assessor's Parcel Number 129-011-004-000 on April 12, 2000. The permit was granted subject to 21 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. **(Planning and Building Inspection)**
4. The site shall be landscaped. At least three weeks prior to occupancy, three copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County Planning and Building Inspection Department. **(Planning and Building Inspection Department)**
5. 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. **(Planning and Building Inspection Department)**

6. All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Prior to the issuance of building permits the applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection Department. **(Planning and Building Inspection Department)**
7. The driveway access shall be relocated further from the intersection of State Highway 156 and McGuffie Road, subject to the approval of the Public Works Department. **(Planning and Building Inspection Department)**
8. Obtain an encroachment permit from the Public Works Department and construct a standard driveway connection to McGuffie Road. **(Public Works)**
9. The applicant shall comply with Ordinance No. 3539, 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)**
10. No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning and Building Inspection. **(Planning and Building Inspection)**
11. The applicant shall obtain a grading permit from the Construction Services Division. **(Planning and Building Inspection)**
12. All cut and/or fill slopes exposed during the course of construction shall be covered, seeded with native grasses or otherwise treated to control erosion in coordination with the consulting biologist, subject to the approval of the Director of Planning and Building Inspection. **(Planning and Building Inspection)**
13. The applicant shall obtain all the required building permits from the Planning and Building Inspection Department before construction. **(Planning and Building Inspection)**
14. The building(s) shall be fully protected with automatic fire sprinkler system(s). The following notation is required on the plans when a building permit is applied for: *"The building shall be fully protected with an automatic fire sprinkler system. Installation, approval and maintenance shall be in compliance with applicable National Fire Protection Association and/or Uniform Building Code Standards, the editions of which shall be determined by the enforcing jurisdiction. Four (4) sets of plans for fire sprinkler systems must be submitted and approved prior to installation. Rough-in inspections must be completed prior to requesting a framing inspection."* **(Fire District)** D

- 15. The grade for all roads, streets, private lanes and driveways shall not exceed 15 percent. **(Fire District)**
- 16. Where road grades exceed 8 percent, a minimum structural roadway surface thickness of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. **(Fire District)**
- 17. All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface, shall require a minimum of Class B roof construction. **(Fire District)**
- 18. All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. **(Fire District)**
- 19. Driveways shall not be less than 12 feet wide unobstructed. 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. **(Fire District)**
- 20. Locate a fire hydrant and install a 10,000 gallon water tank. **(Fire District)**

**Continuous Permit Conditions:**

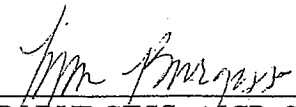
- 21. If during the course of construction activity on the subject property, cultural, archaeological, historical, paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until it can be evaluated by a qualified professional archaeologist. The Monterey County Planning and Building Inspection 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. **(Planning and Building Inspection)**

PASSED AND ADOPTED this 12th day of April, 2000, by the following vote:

AYES: Crane-Franks, Errea, Hawkins, Hennessy, Hernandez, Lacy, Parsons, Pitt-Derdivanis,  
 Sanchez, Wilmot

NOES: None

ABSENT: None

  
 \_\_\_\_\_  
 LYNN BURGESS, AICP, SECRETARY

Copy of this decision mailed to applicant on **APR 19 2000**

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **MAY - 1 2000**

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.

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Rev. 1/15/99

**GENERAL NOTES TO THE CONTRACTOR(S)**

THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SPECIFICATIONS SHALL BE OBTAINED BY THE CONTRACTOR(S) PRIOR TO THE COMMENCEMENT OF THE PROJECT. THE CONTRACTOR(S) SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.

**QUALITY CONTROL:** IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE A HIGH STANDARD OF WORK. IF IN THE OPINION OF THE ENGINEER ANY PORTION OF THE DOCUMENTATION WHICH IS INCONSISTENT WITH THIS THE ENGINEER SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IS FULLY NECESSARY.

**PERMITS:** THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL PERMITS AND EQUIPMENT NECESSARY UNDER THIS CONTRACT WILL BE OBTAINED PRIOR TO THE COMMENCEMENT OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EQUIPMENT PRIOR TO THE COMMENCEMENT OF THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS UNDER THESE PERMITS.

**UTILITIES:** UNLESS OTHERWISE INDICATED, THE OWNER SHALL PAY FOR ALL UTILITIES INCLUDING BUT NOT LIMITED TO WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO THE COMMENCEMENT OF THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS UNDER THESE PERMITS.

**FIELD SURVEY / CORRECTIONS:** THE CONTRACTOR SHALL GIVE NOTICE TO THE OWNER WITH ALL LINE, OBSTRUCTIONS, BUILDING CORNER MARKS, NEIGHBORING AND OTHER LEGAL RECORDS OF ANY PUBLIC AUTHORITY NEARBY ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING IF THE DRAWINGS OR SPECIFICATIONS ARE IN VIOLATION WITH ANY SUCH REQUIREMENTS.

**RESPONSIBILITY:** THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COMPLY WITH ALL PORTIONS OF WORK WITHIN THE SCOPE OF THE CONTRACT.

**SAFETY:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING AND PROPERLY SUPERVISING APPROPRIATE FLAGGING, SAFETY DEVICES AND PROGRAMS IN CONNECTION WITH THIS WORK.

**LIABILITY:** LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER WOODMAN'S CONSTRUCTION ACTS, DAMAGES DONE TO BODILY INJURY INCLUDING DEATH, AND TO ANY PROPERTY ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT. THIS INSURANCE SHALL BE IN LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE OBLIGATION TO MAINTAIN CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.

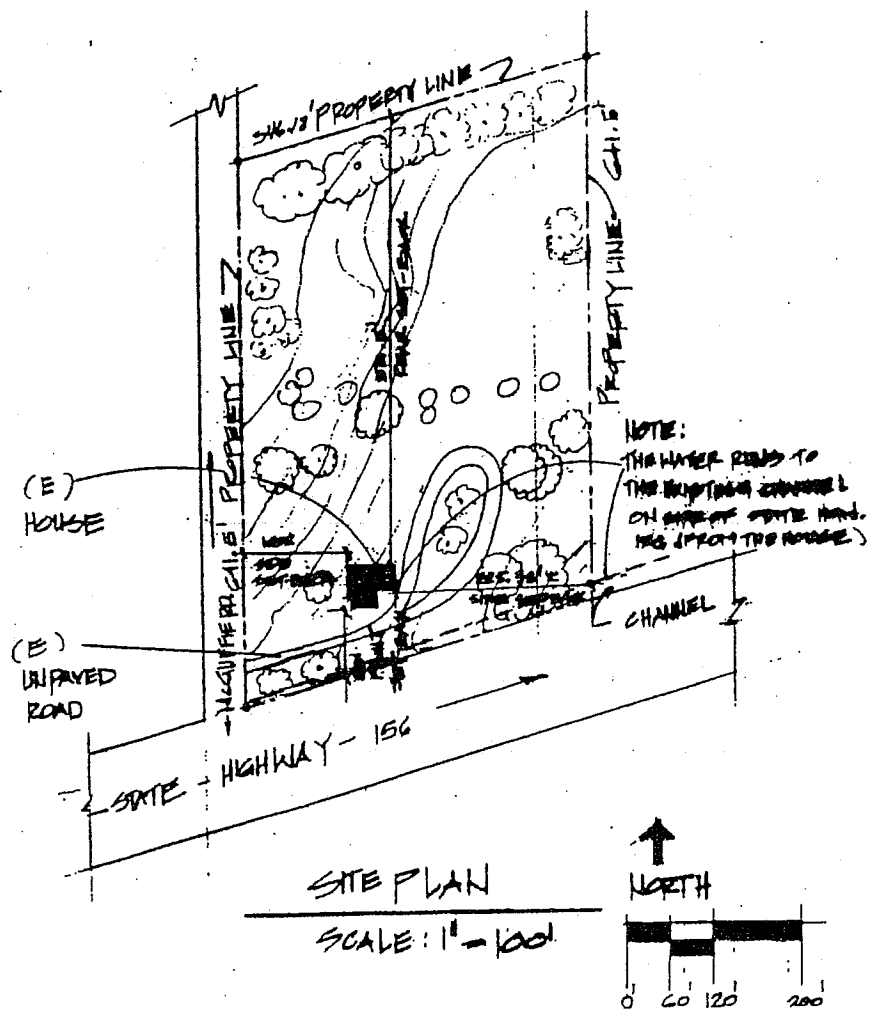
**CLEANUP:** THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION. FINAL PUBLIC CLEANUP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.



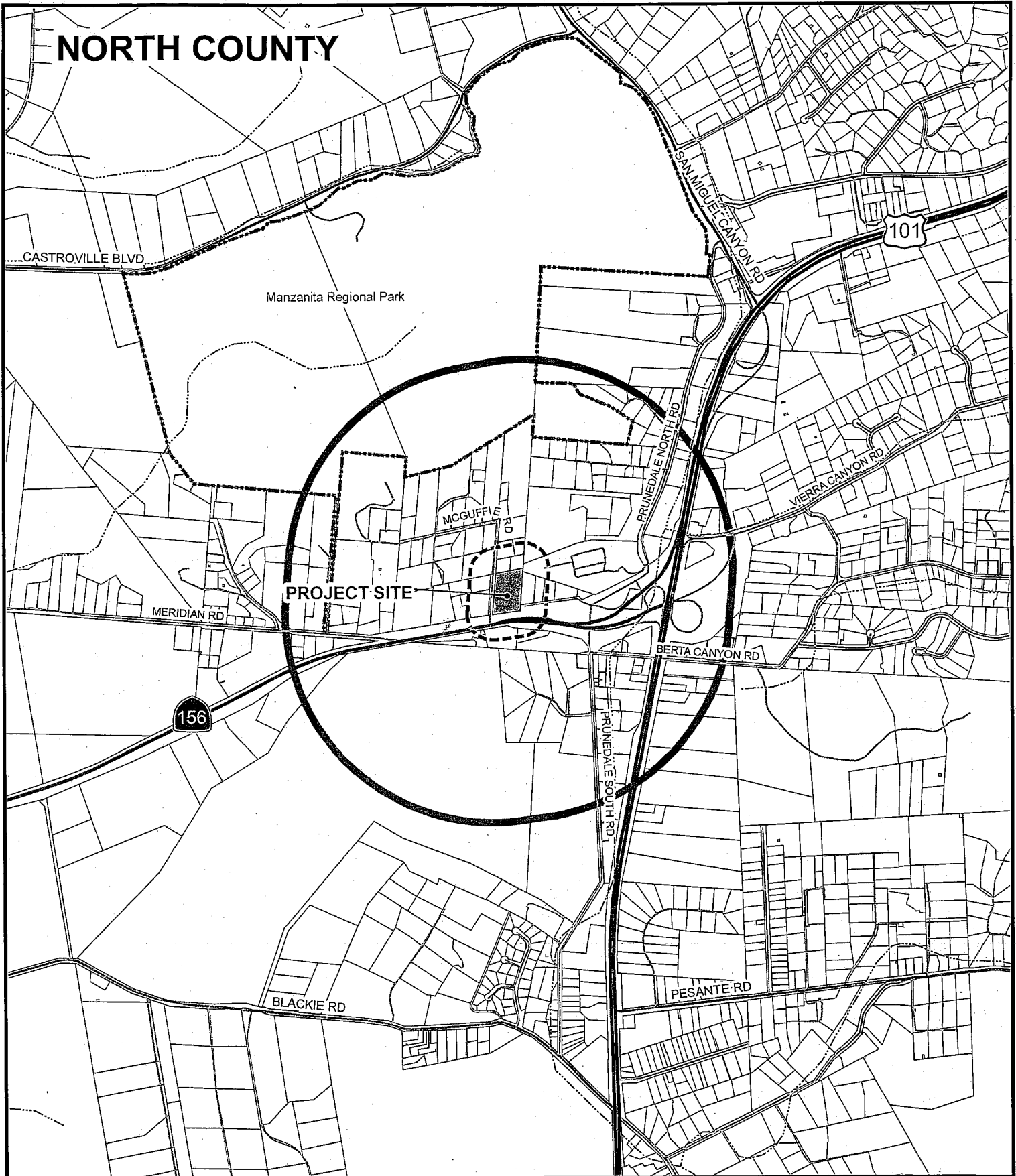
PROJECT LOCATION  
MAP OF PRUNDALE, CA.

NOTES, DIMENSIONS, ETC, INDICATE MATERIALS OR CONSTRUCTION AS OTHERWISE NOTED.

CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE ENGINEER ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.



# NORTH COUNTY



APPLICANT: ALVAREZ

APN: 129-011-004-000

FILE # PLN090423

--- 300' Limit    2500' Limit    City Limits    Water

Exhibit

