

MONTEREY COUNTY PLANNING COMMISSION

Meeting: February 23, 2011 Time: 9:00AM	Agenda Item No.: 1
Project Description: Use Permit for Ridgeline Development to allow the construction of a new 6,755 square foot two-story single family dwelling including a 1,126 square foot four car garage and 873 square feet of front and rear balcony area, concrete pool and patio; Landscape Screening Plan and grading (Approx. 2,100 cubic yards of cut/2,100 cubic yards of fill)	
Project Location: at 35670 Eagle Ridge, Soledad	APN: 257-181-004-000
Planning File Number: PLN100084	Owners: Mukhtiar Singh Sidhu Agent: Edmond Jacobs
Planning Area: Central Salinas Valley Area Plan Area	Flagged and staked: Yes
Zoning Designation: "F/B-6" or [Farm Lands Building Site Zoning Districts]	
CEQA Action: Categorically Exempt per Article 19 Section 15303 (a) CEQA Guidelines	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Exhibit C**) finding the project as proposed and conditioned will not create a substantially adverse visual impact:

- 1) Categorically exempt the project from environmental review pursuant to Section 15303 (a) of the CEQA Guidelines; and
- 2) Approve (PLN100084) a Use Permit for Ridgeline Development to allow the construction of a two-story single-family dwelling based on the findings and evidence (**Exhibit C**) and subject to the conditions of approval (**Exhibit 1**).

PROJECT OVERVIEW:

The subject parcel is a part of Riverview Estates, an 83-acre, 26-lot residential subdivision with an average lot size of 2.7 acres off Metz Road east of Soledad. The property is not located in an area identified as visually sensitive; however, several of the lots fronting Metz Road are highly visible. The applicant proposes to construct a new 8,754 square foot two-story single family dwelling on a 2.5-acre site (lot 4). The site is mostly void of any vegetation except some grasses on the sloped areas of the property. The property is significantly elevated above Metz Road and for that reason; the principle issue regarding this property is ridgeline development. The applicant has designed a two-story residence which incorporates landscape screening to not adversely affect the viewshed from common public viewing areas. The lower areas on the site are the natural drainage areas and construction of a home there would significantly impact the amount of site disturbance. For that reason, the project as proposed was brought forward to the commission to find it consistent with the intent of the General Plan and the Central Salinas Valley Area Plan.

For further discussion, see Exhibit B

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

- √ RMA - Public Works Department
- √ Environmental Health Division
- √ Water Resources Agency
- √ Mission Soledad Fire Protection District

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by the Public Works; Department, Mission Soledad Fire Protection District; and The Environmental

EXHIBIT A

Project Data Sheet for PLN100084

Project Title: Sidhu
Location: 35670 Eagle Ridge, Soledad **Primary APN:** 257-181-004-000

Applicable Plan: Central Salinas Valley Area Plan **Coastal Zone:** No
Permit Type: Use Permit for Ridgeline Development **Zoning:** "F/B-6" or [Farm Lands Building Site Zoning Districts]

Environmental Status: Categorically Exempt 15303 **Plan Designation:** Farmlands

Advisory Committee: No LUAC

Project Site Data:

Lot Size: 2.5 acres	Coverage Allowed: 5%
	Coverage Proposed: 4.87%
Existing Structures (SF): None	Height Allowed: 35 FT
Proposed Structures (SF): New SFD	Height Proposed: 30,
Total SF: 8,754	Floor Area Ratio Allowed: N/A
	Floor Area Ratio Proposed: N/A

Resource Zones and Reports:

Environmentally Sensitive Habitat: None Identified	Erosion Hazard Zone: Mod
Biological Report #: N/R	Soils Report #: N/A
Forest Management Rpt. #: N/R	
Archaeological Sensitivity Zone: High	Geologic Hazard Zone: VI
Archaeological Report #: LIB090008	Geologic Report #: N/R
Fire Hazard Zone: High	Traffic Report #: N/R

Other Information:

Water Source: Well	Sewage Disposal (method): Septic
Water Dist/Co: Private Well Water System	Sewer District Name: N/A
Fire District: Mission Soledad Rural FPD	Total Grading (cubic yards.): 2,100 cut
Tree Removal: None	2,100 fill

EXHIBIT B DISCUSSION

Background:

The subject parcel is a part of Riverview Estates, an 83-acre, 26-lot residential subdivision with an average lot size of 2.7 acres off Metz Road east of Soledad. The County approved Riverview Estates subdivision in 1979, prior to the adoption of ridgeline development standards in the 1982 General Plan. The County continues to allow development on a lot-by-lot basis with custom homes. The Mitigated Negative Declaration prepared for the subdivision provided the following mitigation to visually enhance the lots fronting Soledad-Metz Road: "Provide for adequate setback along Soledad-Metz Road and appropriate tree screen and other landscaping subject to approval of the Director of Planning". The County has permitted one other parcel to develop as ridgeline development within the Riverview Estates Subdivision. Lots 2 through 6 fronting Metz Road are highly visible; lot 6 required a use permit to allow its residence to be constructed on the ridge of the property.

A condition of approval of the subdivision was a special setback line to be established along Metz Road (100 feet) to minimize visual impacts of home construction along the road. As a result, a scenic easement was conveyed to the county as the setback area which appears on the current Assessor's Parcel Map and tract map.

Visual Ridgeline issues:

The project was analyzed under the 2010 General Plan and was found to be consistent with the following policies governing ridgeline development: The project as designed and conditioned "will not create a substantially adverse visual impact when viewed from a common public viewing area"; and the project as proposed "better achieves the goals, policies, and objectives of the Monterey County General Plan and applicable area plan than other development alternatives." Other development alternatives would be to site the structure at the shallowest point of the property; it was determined that this would require a greater amount of grading by placing the structure in the shallowest portion of the lot where the surrounding property drains to. Additionally, the development alternative that would require the structure to be reduced to a single story structure would not completely alleviate the issue of ridgeline development; a single story structure would remain above the ridge. However, several of the surrounding residences have been allowed to develop multi-story structures and with less landscaping than proposed in the Sidhu application and have minimized the impact to the surrounding public viewshed. For that reason, the applicant designed the project, as proposed, to incorporate landscaping screening to break up the visibility of the structure. Staff has determined that based on the proposed height of the trees and strategic placement of the trees on the property the structure would become less visibly intrusive and therefore meet the objective of the General Plan policy regarding ridgeline development.

Staff conducted a site visit to review the flagging of the proposed residence to evaluate the amount of visibility without the benefit of landscape screening and duration of visibility while traveling to the site from both northerly and southerly directions. The flagging was clearly visible for approximately three tenths of a mile from either direction. The amount of flagging that was visible from a vehicle while traveling appears to extend above the property to an estimated height of six feet. Staff finds that additional screening would allow the two-story structure to become less visible. Condition number 5 requires the applicant propose and implement landscape screening upon the framing of the new residence. This will optimize the affect of said screening and thereby meet the finding requirements under Section 21.66.010 to

not allow the structure to create a substantially adverse visual impact when viewed from a common public viewing area.

Site Development Standards:

The project is consistent (as conditioned) with the following development standards as required by Section 21.30.060 & 21.64.030 of the Monterey County Zoning Ordinance (Title 21):

- Height Allowed height measured from the average natural grade for a main structure is 35 feet. The proposed residence as measure from average natural grade is to be constructed to a maximum height of 30 feet.
- Setbacks The setback requirements under the "F" site development standards for a main habitable structure is: front 30 feet, side 10% of average lot width, the lot with average is 180 feet therefore, the side setback is 18 feet and rear 20. The proposed single family residence is located within the setback envelope for the main structure of: front 300 feet, sides 23, and 22.8 feet and rear 219 feet.
- Building Site Coverage The maximum site coverage under the Farmlands zoning designation is 5%. The property is approximately 2.502 acres which would allow a maximum of 5,450. The project as proposed site coverage is 5,310 square foot which is within the 5% allowed maximum site coverage at 4.87%.

CEQA:

The proposed residence is to be located within a 2.5 acre parcel. The condition of the site is clear of trees and vegetation however, there are signs of uncontrolled erosion. No biological issues were identified or protected vegetation found due to the existing site disturbance on the subject property. Therefore, the County finds that the residence proposed within lot number 4, within the River Estates Subdivision may be considered exempt from further environmental review as provided under the CEQA Guidelines Article 19 Section 15303 (a).

Conclusion:

Staff recommends that the Planning Commission approve the project as designed and conditioned. This is based on the project's ability to demonstrate that the two-story single family residence will not create a substantially adverse visual impact when viewed from a common public viewing area or located and designed in such a manner that public views are not disrupted. The project will utilize grading to lower the structure to an elevation that works in conjunction with landscape screening to reduce its visibility. This approach was chosen to minimize grading, by not locating the structure on the property in an area that would not significantly alter the natural drainage and thereby increase the project's impacts. For that, reason staff has determined that the project as designed and conditioned better achieves the goals, policies, and objectives of the Monterey County General Plan and the Central Salinas Valley Area Plan than other development alternatives and therefore meets the objective of the General Plan policy regarding ridgeline development.

**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:

Sidhu (PLN100084)

RESOLUTION NO.

Resolution by the Monterey County Planning
Commission:

1. Categorically exempt the project from environmental review pursuant to Section 15303 (a) of the CEQA Guidelines; and
- 2) Approve the Use Permit for Ridgeline Development to allow the construction of a new 6,755 two-story single family dwelling including a 1,126 square foot four car garage and 873 square feet of front and rear balcony area, concrete pool and patio; Landscape Screening Plan and grading (Approx. 2,100 cubic yards of cut/2,100 cubic yards of fill) for (PLN100084) based on the findings and evidence and subject to the conditions of approval (**Exhibit 1**). PLN100084, Mukhtiar Singh Sidhu, is located at 35670 Eagle Ridge, Soledad, Central Salinas Valley Area Plan (Assessor's Parcel Number: 257-181-004-000).

The Sidhu application (PLN100084) came on for public hearing before the Monterey County Planning Commission on February 23, 2011. 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.
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 2010 Monterey County General Plan
 - The Central Salinas Valley 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 35670 Eagle Ridge, in the Riverview Estates Subdivision within the Central Salinas Valley Area Plan. The parcels are zoned "F/B-6" or [Farm Lands Building Site Zoning Districts], which allows for the construction of a new single family dwelling. The project site is currently zoned for agricultural land uses.
- c) The current zoning for Assessor's Parcel Number 257-181-004-000 "F/B-6" or [Farm Lands Building Site Zoning Districts]. The Final Map approved by the Board and recorded in 1979 by the Planning Commission recommended to the Board of Supervisors that the map be approved for the Riverview Estates subdivision and that it be rezoned from U-2.5 acres per unit to R-1-A-B-6 and O. The 1982 General Plan does not reflect this zoning on the subject subdivision. The County recognizes the subdivision and has allowed the legal lots of record established under the final map to be developed under the "F" zoning development standards.
- d) The project is consistent with the following 2010 Monterey County General Plan policies:
Open Space OS-1.3, the project as conditioned will not have a significant adverse visual impact on the public viewshed because the structure has been designed to cut into the slope to lower the elevation of the proposed residence and to incorporate landscaping screening to break up the visibility of the structure. Staff has determined that based on the proposed height of the trees and strategic placement of the trees on the property the structure would become less visibly intrusive
Conservation Open Space CSV-3.1, the proposed development is located on the site and utilizes landscape screening in such a manner that public views are not disrupted..
- e) The project planner conducted a site inspection on November 1, 2010 to verify that the project on the subject parcel conforms to the plans listed above.
- f) The project was not referred Land Use Advisory Committee (LUAC) for review because there is no LUAC for the Central Salinas Valley.
- 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 PLN100084.

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, Mission Soledad Fire Protection District; Public Works Department; Environmental Health Bureau and the 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.

- c) The project planner conducted a site inspection on November 1, 2010 to verify that the site is suitable for this use.
- d) 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 PLN100084.

3. **FINDING:** **RIDGELINE – VISUAL SENSITIVITY** – The proposed residence will result in ridgeline development and will silhouette against the sky. This ridgeline development would be visible for three tenths of a mile while traveling either north or south on Metz Road. Staff has determined, however, that the proposed residence, as designed and conditioned, will not create a substantial adverse visual impact when viewed from a common public viewing area. In addition, the project as proposed and conditioned meets the intent of the Monterey County General Plan, and Central Salinas Valley Area Plan Policies, OS-1.3 and CSV-3.1 regarding ridgeline development and areas of visual sensitivity. As a result, approval of this project is appropriate for the following reasons:

- EVIDENCE:**
- (a) There is no feasible alternative to the ridgeline development to occur on the property that would further reduce the visibility of the proposed two-story structure. Consequently, alternative locations would result significant amount of grading to expand the limited lower elevation within the property. Requiring the structure to be reduced to a single story residence would not eliminate the structure's visibility. For those reasons, the proposed two-story structure was designed onto the flatter portion of the property to minimize grading while incorporating landscape screening into the plan will minimize disruption of public views while allowing the property owner to achieve the aesthetic of the two-story design as proposed.
 - (b) The development as designed and as conditioned will not have a significant adverse visual impact or disrupt the public viewshed. Permit conditions require landscape screening to protect the public viewshed. The structures will be constructed of approved earth tone colored materials.
 - (c) The project is flagged and staked. The project planner conducted several site visits to confirm the project as proposed and conditioned would be consistent with of policies in the 2010 Monterey County General Plan, and Central Salinas Valley Area Plan Policies, OS-1.3 and CSV-3.1.

4. **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 the Mission Soledad Fire Protection District, Public Works Department, the Environmental Health Bureau, and the 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 exist on the project site. The subdivision maintains an Environmental Health Bureau approved water system which serves each of the 26 lots. The septic system design for the property has been approved by the Environmental Health Bureau for use with the proposed residence. No additional electricity facilities are required for the project.

c) Preceding findings and supporting evidence for PLN100084.

5. **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 November 1, 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 PLN100084.

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

EVIDENCE: a) California Environmental Quality Act (CEQA) Guidelines Section 15303 a categorically exempts the construction of a single family residence.
b) No biological issues were identified or protected plant vegetation due to the existing site disturbance on the subject property
c) No adverse environmental effects were identified during staff review of the development application during a site visit on November 1, 2010.
d) See preceding findings 2, 3, 4 and supporting evidence.

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

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

DECISION

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

- a) Exempt the project from environmental review pursuant to Section 15303 (a) of the CEQA Guidelines; and
- b) Approve the Use Permit for Ridgeline Development to allow the construction of a new 6,755 two-story single family dwelling including a 1,126 square foot four car garage and 873 square feet of front and rear balcony area, concrete pool and patio; Landscape Screening Plan and grading (Approx. 2,100 cubic yards of cut/2,100 cubic yards of fill). The property is located at 35670 Eagle Ridge, Soledad, Central Salinas Valley Area Plan (Assessor's Parcel Number: 257-181-004-000) 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 February 23, 2011 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mike Novo, Planning Commission

COPY OF THIS DECISION MAILED TO APPLICANT ON

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

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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 and/or Mitigation Monitoring
Reporting Plan

Project Name: Mukhtiar Singh Sidhu

File No: PLN100084

APNs: 257-181-004-000

Approved by: Planning Commission **Date:** February 23, 2011

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

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
RMA – Planning Department						
1.		<p>PD001 - SPECIFIC USES ONLY This Use Permit (PLN100084) allows Use Permit for Ridgeline Development to allow the construction of a new 6,755 two-story single family dwelling including a 1,126 square foot four car garage and 873 square feet of front and rear balcony area, concrete pool and patio; Landscape Screening Plan and grading (Approx. 2,100 cubic yards of cut/2,100 cubic yards of fill). The property is located 35670 Eagle Ridge, Soledad (Assessor's Parcel Number: 257-181-004-000) easterly of Metz Road in the River View Estates Subdivision within the Central Salinas Valley 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 the 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</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		appropriate authorities. 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. (RMA - Planning Department)				
2.		<p>PD002 - NOTICE-PERMIT APPROVAL</p> <p>The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the Planning Commission for (Assessor's Parcel Number: 257-181-004-000. The permit was granted subject to 17 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)</p>	<p>Obtain appropriate form from the RMA-Planning Department.</p> <p>The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.</p>	<p>Owner/ Applicant</p> <p>RMA- Planning</p>	<p>Prior to the recordation of Record of Survey</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>
3.		PD032(A) - PERMIT EXPIRATION The permit shall be granted for a period of 3 years, to expire on February 23, 2014 unless use of the property or actual construction has begun within this period. (RMA – Planning Department)	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.		PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT 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 Register 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. (RMA - Planning Department)	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	
			Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.	Owner/ Applicant	Ongoing	

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)
5.		<p>PDSP01 – TWO PART LANDSCAPE PLAN AND LANDSCAPE SCREENING AND MAINTENANCE PLAN (SINGLE FAMILY DWELLING ONLY) (NON STANDARD)</p> <p>Part One: Submit three (3) copies of a landscaping plan to the Director of the RMA - Planning Department prior to the issuance of building plans. 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 nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, either landscaping shall be 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.</p> <p>All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.</p>	<p>Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."</p> <p>Either landscaping shall be 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.</p>	<p>Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect</p> <p>Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect</p>	<p>Prior to issuance of Building Permits</p> <p>Prior to Occupancy</p>	

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		<p>LANDSCAPE SCREENING AND MAINTENANCE PLAN</p> <p>Part Two: The property owner will contact the RMA-Planning Department after the building department has inspected the framing of the residence. The owner will design additional landscape screening in a way that will infill any gaps in the screening vegetation approved in the site plan. The design will utilize no less than 15 gallon trees and may include other suitable shrubbery. The purpose of the augmented screening is to achieve the most effective landscape screening to protect the public viewshed. The owner will not be granted occupancy until the landscape screening and maintenance plan is of sufficient detail to identify the location, species, and size of the proposed landscaping screening materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Additionally, all landscape screening shall be installed and a certificate of deposit or other form of surety made payable to Monterey County for that cost of full replacement for a period of 5 years shall be submitted to the Monterey County RMA - Planning Department. (RMA – Planning Department)</p>	<p>Submit landscape screening and maintenance plan with the contractor's estimate to the RMA - Planning Department for review and approval.</p> <p>Either landscaping shall be 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.</p>	<p>Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect</p>	<p>Before rough framing inspection of residence</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)
6.		<p>PD014(B) – LIGHTING – EXTERIOR LIGHTING PLAN (VISUAL SENSITIVITY DISTRICT/ RIDGELINE DEVELOPMENT)</p> <p>All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. 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. (RMA – Planning Department)</p>	<p>Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.</p>	Owner/ Applicant	Prior to the issuance of building permits.	
			<p>The lighting shall be installed and maintained in accordance with the approved plan.</p>	Owner/ Applicant	Prior to Occupancy / Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
7.		PD041 – HEIGHT VERIFICATION The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA – Planning Department and Building Services Department)	1) The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection	Owner/ Applicant	Prior to the issuance of grading or building permits	
			2) The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.	Owner/ Applicant	Prior to the foundation pre-pour inspection	
RMA – Public Works Department						
8.		PW0043 – REGIONAL DEVELOPMENT IMPACT FEE Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule. (Public Works)	Applicant shall pay Monterey County Building Services Department the traffic mitigation fee.	Owner/ Applicant	Prior to issuance of Building Permits	

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)
Water Resources Agency						
9.		<p>WR2 - STORMWATER CONTROL</p> <p>The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Stormwater runoff from impervious surfaces shall be dispersed at multiple points, away from and below any septic leach fields, over the least steep available slopes, with erosion control at outlets. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)</p>	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer	Prior to issuance of any grading or building permits	

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)
RMA – Division of Environmental Health						
10.		<p>EHSP01 – WATER SYSTEM OPERATION IN COMPLIANCE</p> <p>This property, APN 257-181-004-000, has an inactive connection available on the San Vicente Mutual Water Company (MWC), which is permitted by the Environmental Health Bureau (EHB). As of November 1, 2010, the water company is subject to a compliance order to obtain a valid second source of supply since the water company is required to have two sources of supply per Chapter 15.04 of the Monterey County Code and the current second source of supply exceeds the maximum contaminant level for nitrates.</p> <p>At the time this permit was approved, San Vicente MWC has been issued a valid well construction permit intended to allow construction of a well that will serve as a backup water source, indicating that the water company is working toward bringing the system into compliance with residential water supply standards. No building permits shall be issued for APN 257-181-004-000 until San Vicente MWC is operating in compliance with Chapter 15.04 of the Monterey County Code and with Monterey County’s Residential Subdivision Water Supply Standards or until APN 257-181-004-000 obtains a new water source that meets EHB quality and quantity requirements.</p>	<p>Submit to EHB a a valid Can & Will Serve letter from San Vicente MWC for review and approval</p> <p>Or</p> <p>Obtain a new source of water supply for APN 257-181-004-000 that meets EHB quality and quantity standards.</p>	Owner / Applicant	Prior to issuance of building permits	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
11.		<p>EHSP02 – ONSITE WASTEWATER TREATMENT SYSTEM DESIGN</p> <p>Environmental Health has determined that adequate area exists for onsite wastewater disposal for the proposed development. Submit onsite wastewater treatment system plans for review and approval indicating the location, design layout and size specifications that meets standards found in Monterey County Code Chapter 15.20, Sewage Disposal Ordinance, and the Central Coast Basin Plan, Regional Water Quality Control Board. (Environmental Health)</p>	Submit onsite wastewater treatment system design plans for review and approval by the Environmental Health Bureau. Applicant shall obtain a permit to install the onsite wastewater treatment system from Environmental Health.	Owner	Prior to issuance of grading or building permits.	
Mission Soledad Rural Fire Protection District						
12.		<p>FIRE011 - ADDRESSES FOR BUILDINGS</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.</p>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

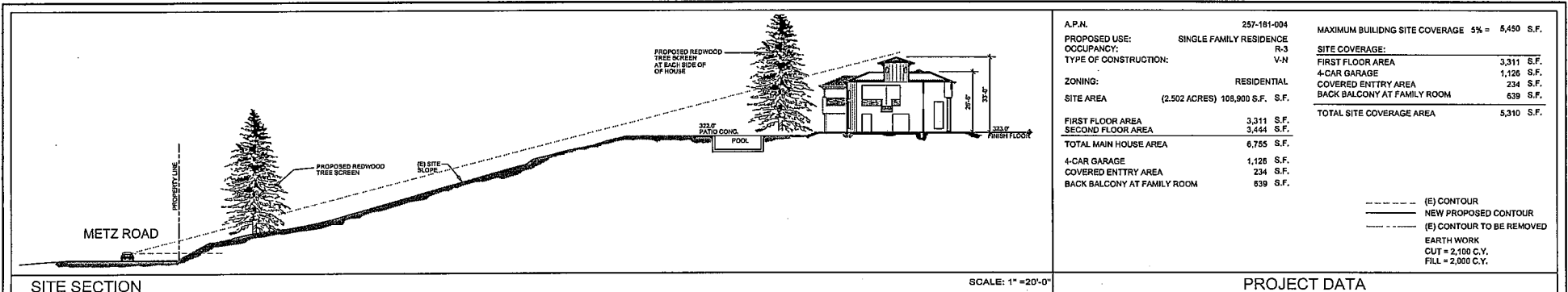
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures, and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		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. (Mission Soledad Rural Fire Protection District)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
13.		FIRE012 - EMERGENCY WATER STANDARDS - WATER SYSTEMS The provisions of this condition shall apply when new parcels are approved by a local jurisdiction. The emergency water system shall be available on-site prior to the completion of road construction, where a community water system is approved, or prior to the completion of building construction, where an individual system is approved. Approved water systems shall be installed and made serviceable prior to the time	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of 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>
		of construction. Water systems constructed, extended or modified to serve a new development, a change of use, or an intensification of use, shall be designed to meet, in addition to average daily demand, the standards shown in Table 2 of the Monterey County General Plan, NFPA Standard 1142, or other adopted standards. The quantity of water required pursuant to this chapter shall be in addition to the domestic demand and shall be permanently and immediately available. (Mission Soledad Rural Fire Protection District)	Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to final building inspection	
14.		FIRE017 - DISPOSAL OF VEGETATION AND FUELS 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. (Mission Soledad Rural Fire Protection District)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
15.		FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) 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	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (Mission Soledad Rural Fire Protection District)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
16.		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) 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. (Mission Soledad Rural Fire Protection District)	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	
17.		FIRE025 - SMOKE ALARMS – (SINGLE FAMILY DWELLING) 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. (Mission Soledad Rural Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
18.		FIRE026 - ROOF CONSTRUCTION (STANDARD) All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class B roof construction. (Mission Soledad Rural Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

END OF CONDITIONS



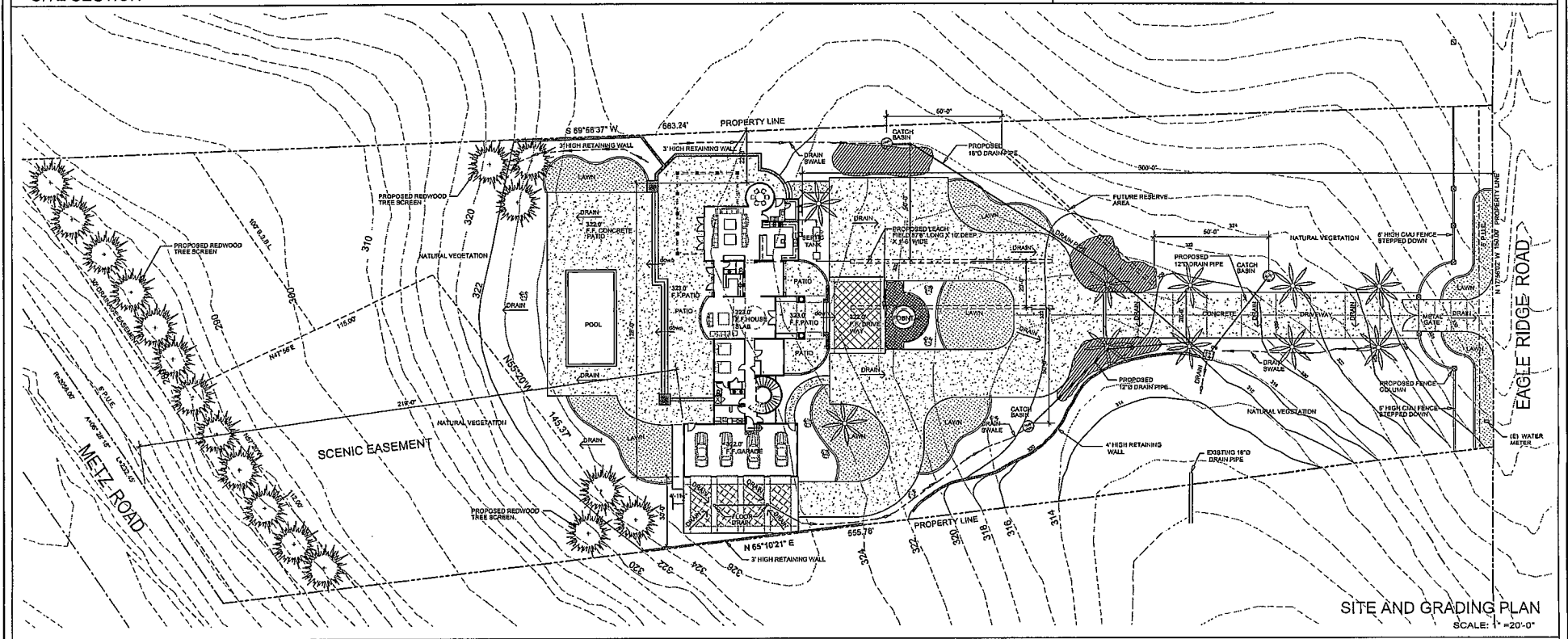
A.P.N.	257-181-004	MAXIMUM BUILDING SITE COVERAGE 5% =	5,450 S.F.
PROPOSED USE:	SINGLE FAMILY RESIDENCE	SITE COVERAGE:	
OCCUPANCY:	R-3	FIRST FLOOR AREA	3,311 S.F.
TYPE OF CONSTRUCTION:	V-N	4-CAR GARAGE	1,126 S.F.
ZONING:	RESIDENTIAL	COVERED ENTRY AREA	234 S.F.
SITE AREA	(2.502 ACRES) 108,900 S.F. S.F.	BACK BALCONY AT FAMILY ROOM	639 S.F.
FIRST FLOOR AREA	3,311 S.F.	TOTAL SITE COVERAGE AREA	5,310 S.F.
SECOND FLOOR AREA	3,444 S.F.		
TOTAL MAIN HOUSE AREA	6,755 S.F.		
4-CAR GARAGE	1,126 S.F.		
COVERED ENTRY AREA	234 S.F.		
BACK BALCONY AT FAMILY ROOM	639 S.F.		

--- (E) CONTOUR
 --- NEW PROPOSED CONTOUR
 --- (E) CONTOUR TO BE REMOVED
 EARTH WORK
 CUT = 2,100 C.Y.
 FILL = 2,000 C.Y.

SITE SECTION

SCALE: 1" = 20'-0"

PROJECT DATA



SITE AND GRADING PLAN
 SCALE: 1" = 20'-0"

CLIENT

MUKHTIAR SIDHU

P.O. BOX 487

SOLEDAD • CALIFORNIA

PROJECT:

SIDHU RESIDENCE

35670 EAGLE RIDGE

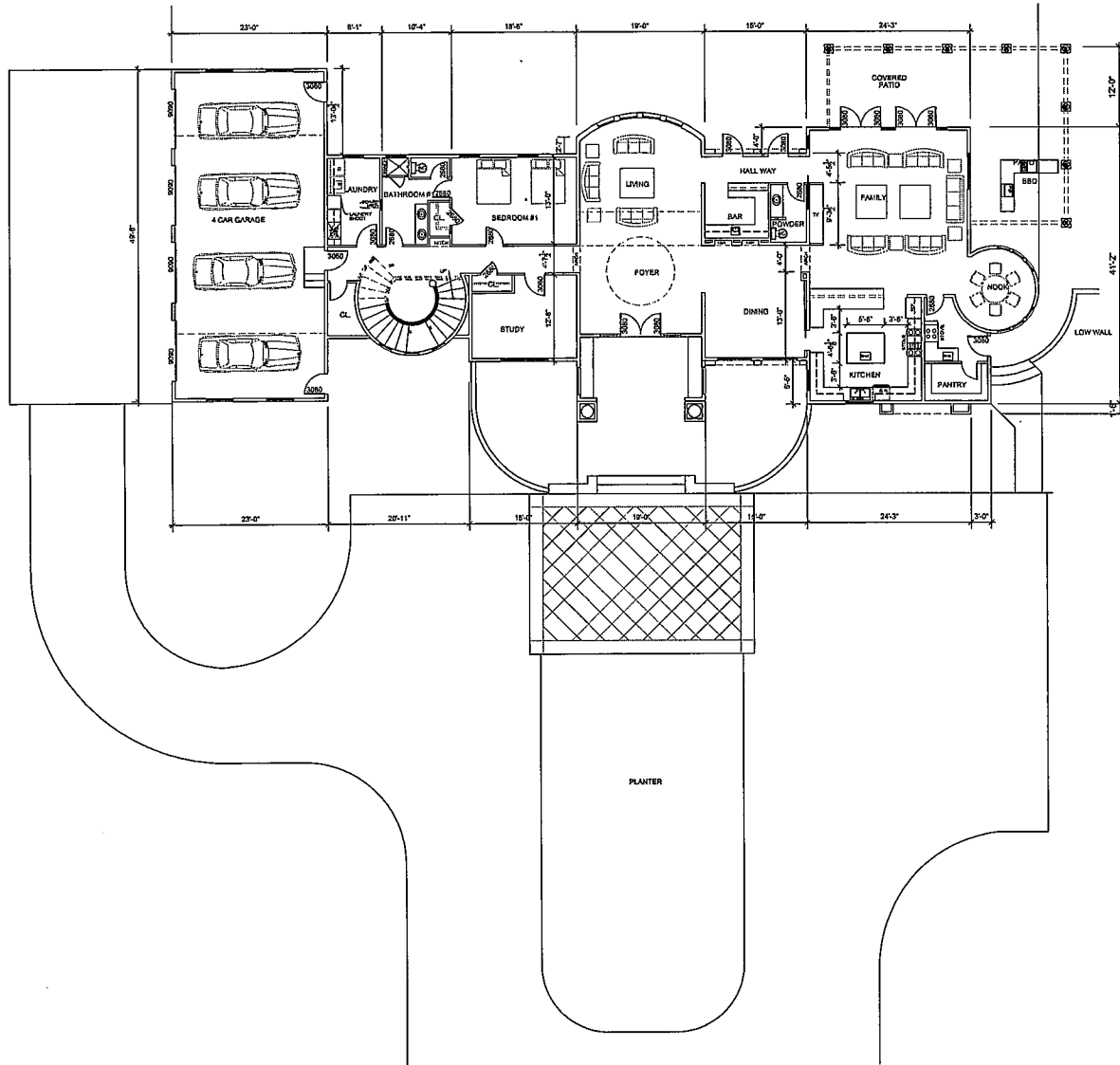
SOLEDAD • CALIFORNIA



515 131th St #1000, CA 95354
 Phone: 209-551-0842 Fax: 209-578-6871



1/5
 SEPTEMBER 24, 2010
 91-09



PROPOSED FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

CLIENT

MUKHTIAR SIDHU

P.O. BOX 487

SOLEDAD • CALIFORNIA

PROJECT:

SIDHU RESIDENCE

35670 EAGLE RIDGE

SOLEDAD • CALIFORNIA



515 131th Street, Modesto, CA 95354
 Phone: 209-661-0642 • Fax: 209-678-6671

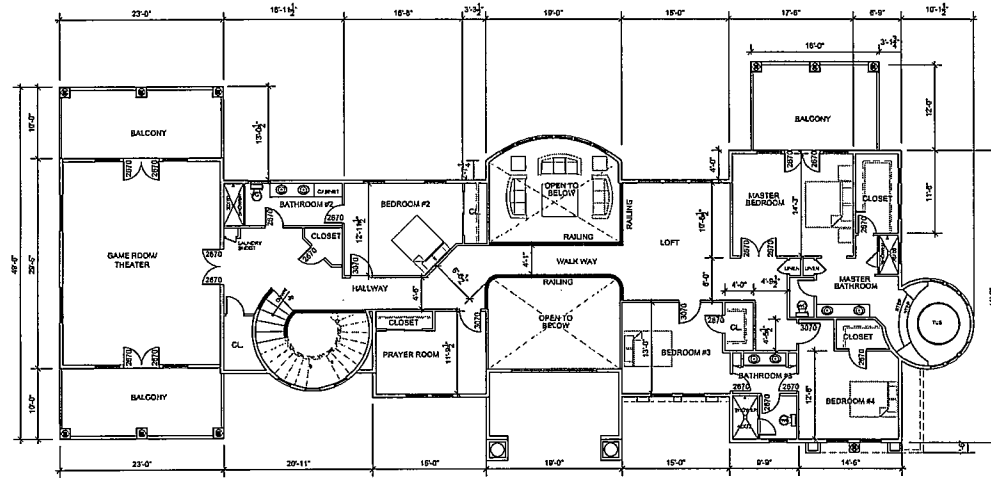


NORTH

2/5

SEPTEMBER 24, 2010

81-09



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

CLIENT

MUKHTIAR SIDHU

P.O. BOX 487

SOLEDAD • CALIFORNIA

PROJECT:

SIDHU RESIDENCE

35670 EAGLE RIDGE

SOLEDAD • CALIFORNIA



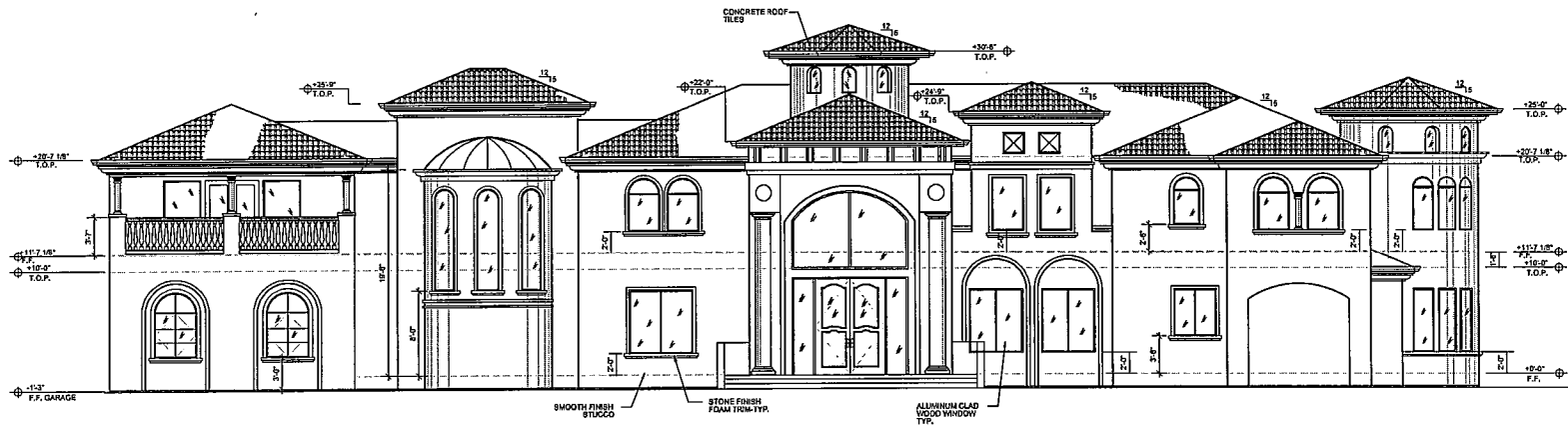
615 131A, 317e St • Modesto, CA 95354
 Phone: 209 • 561-0942 • Fax: 209 • 578-6871



NORTH

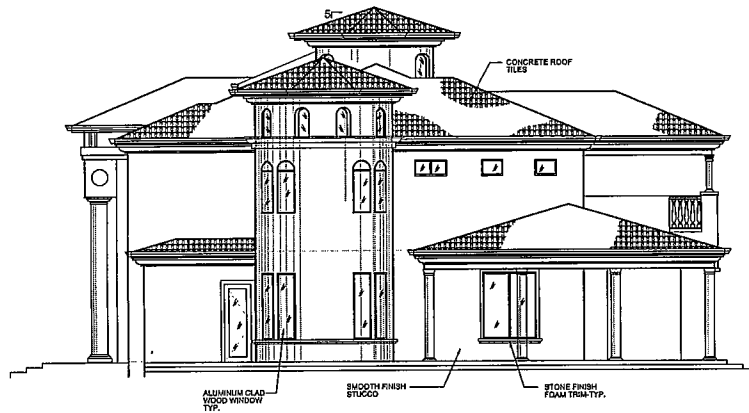


SEPTEMBER 24, 2010
 91-09



NORTH ELEVATIONS - FRONT

SCALE: 3/16" = 1'-0"



EAST ELEVATIONS

SCALE: 3/16" = 1'-0"

CLIENT

MUKHTIAR SIDHU

P.O. BOX 487

PROJECT:

SIDHU RESIDENCE

35670 EAGLE RIDGE

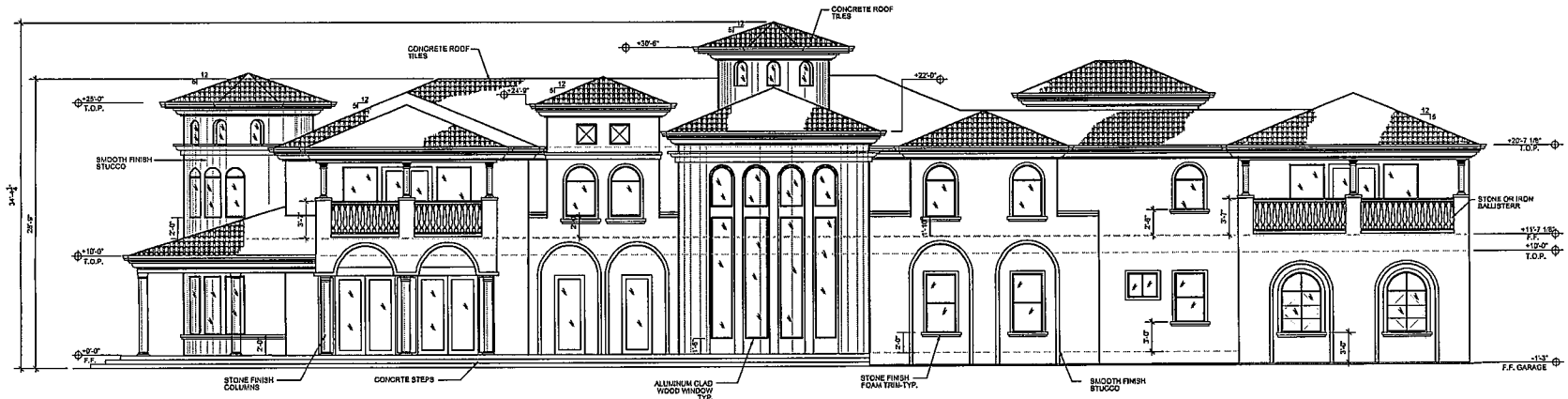
SOLEDAD • CALIFORNIA



EDMOND JACOBS ARCHITECT
 015 121th St #110 Modesto, CA 95354
 Phone: 209-651-0842 Fax: 209-678-6871

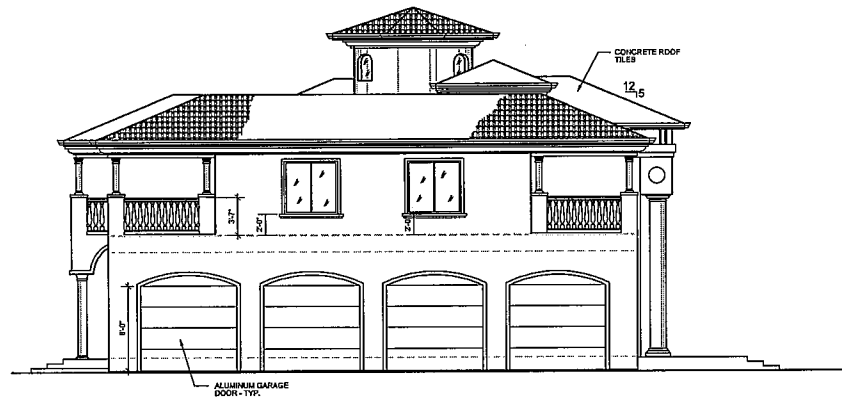
4/5

SEPTEMBER 24, 2010
 91-09



SOUTH ELEVATIONS

SCALE: 3/16" = 1'-0"



WEST ELEVATIONS

SCALE: 3/16" = 1'-0"

CLIENT

MUKHTIAR SIDHU

P.O. BOX 487

SOLEDAD • CALIFORNIA

PROJECT:

SIDHU RESIDENCE

35670 EAGLE RIDGE

SOLEDAD • CALIFORNIA



EDMOND JACOBS ARCHITECT

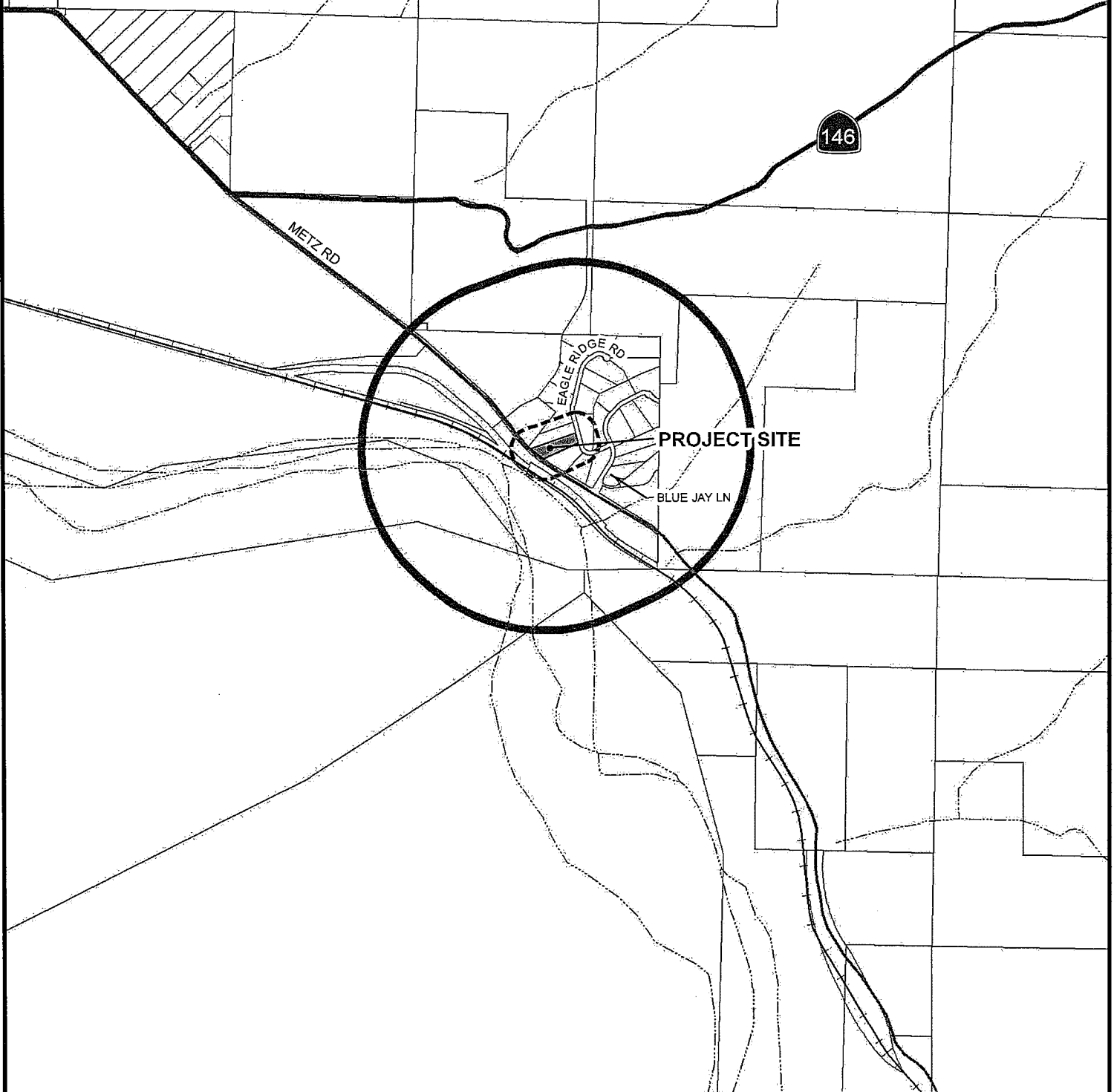
615 131th Street Modesto, CA 95354
Phone: 209-561-6642 & Fax: 209-574-8871



SEPTEMBER 24, 2010
01-09

CENTRAL-SALINAS VALLEY

Exhibit D
Page 1 of 1 Pages

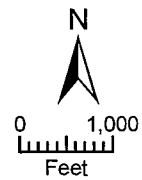


APPLICANT: SIDHU

APN: 257-181-004-000

FILE # PLN100084

Water 2500' Limit 300' Limit City Limits



PLANNER: MONTANO