

MONTEREY COUNTY PLANNING COMMISSION

Meeting: June 8, 2011	Time: 9:00 A.M	Agenda Item No.: 2
Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow the construction of a 2,300 square foot one-story single family residence with an attached 757 square foot garage, 250 square foot deck, a 280 square foot covered porch, installation of a septic system, an 18-foot wide paved driveway and associated grading (approximately 400 cubic yards of cut and 350 cubic yards of fill); 2) Coastal Administrative Permit to allow the construction of a 6,720 square foot one-story barn; 3) Coastal Administrative Permit to allow the keeping of livestock; 4) Coastal Administrative Permit for the construction of a well; and 5) Coastal Development Permit for ridgeline development.		
Project Location: 15225 Serape Ct., Castroville		APN: 131-151-007-000
Planning File Number: PLN080405		Owner: Bill and Pat Tanner Agent: Derek Etow
Planning Area: North County Land Use Plan		Flagged and staked: Yes
Zoning Designation: "RDR/5(CZ)" [Rural Density Residential, 5 acres per unit (Coastal Zone)]		
CEQA Action: Categorically Exempt pursuant to Sections 15303(a), 15303(e) and 15304(a)		
Department: RMA - Planning Department		

RECOMMENDATION:

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

- 1) Categorically Exempt pursuant to CEQA Guidelines Sections 15303(a), 15303(e) and 15304(a); and
- 2) Approve PLN080405, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**):

PROJECT OVERVIEW:

The applicant proposes to build a single-family residence and barn on a 12.54 acre parcel that is located at the top of a hill that lies north of Castroville Boulevard and west of Paradise Road. The project will not be visible from Castroville Boulevard, but portions of the new structures will be visible as ridgeline development from Archer Road and Paradise Road. Therefore, the application includes a Coastal Development Permit for ridgeline development. The project also includes the installation of a septic system, driveway and a well, and a Coastal Administrative Permit to allow the keeping of livestock on the parcel. See additional discussion in **Exhibit B**.

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

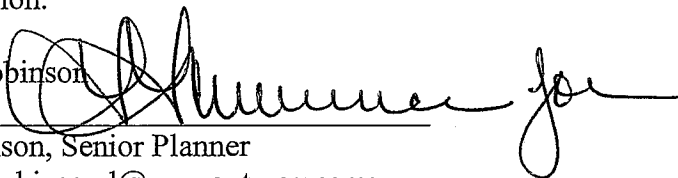
- √ RMA - Public Works Department
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ North County Fire Protection District
- California Coastal Commission

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by RMA-Public Works Department, Environmental Health Bureau, Water Resources Agency 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 North County Coastal Land Use Advisory Committee (LUAC) heard the project at a public meeting on September 21, 2009. The LUAC unanimously recommended approval of the house, barn, livestock and well.

Note: The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

/S/ Delinda G. Robinson



Delinda G. Robinson, Senior Planner
(831) 755-5198, robinsond@co.monterey.ca.us
May 31, 2011

cc: Front Counter Copy; Planning Commission; North County Fire Protection District; Public Works Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Laura Lawrence, Planning Services Manager; Delinda Robinson, Project Planner; Carol Allen, Senior Secretary; Bill and Pat Tanner, Owners; Derek Etow, Agent; Planning File PLN080405

Attachments: Exhibit A Project Data Sheet
Exhibit B Project Discussion
Exhibit C Draft Resolution, including:
1. Conditions of Approval
2. Site Plan, Floor Plan and Elevations,
Exhibit D Vicinity Map
Exhibit E Advisory Committee Minutes
Exhibit F Letter from Pacific Crest Engineering Inc. (Geotechnical Engineer)

This report was reviewed by Laura Lawrence, Planning Services Manager.

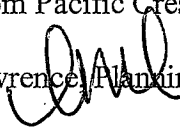


EXHIBIT A

Project Data Sheet for PLN080405

Project Title: TANNER

Location: 15225 Serape Ct., Castroville

Primary APN: 131-151-007-000

Applicable Plan: North County LUP

Coastal Zone: YES

Permit Type: CDP

Zoning: RDR/5(CZ)

Environmental Status: EXEMPT

Plan Designation: RDR

Advisory Committee: NC Coastal LUAC

Final Action Deadline (884): 05/10/2011

Project Site Data:

Lot Size: 12.54 ACRES

Coverage Allowed: 25%

Coverage Proposed: 1.8%

Existing Structures (SF): 0

Height Allowed: 30 FEET

Proposed Structures (SF): 10,307

Height Proposed: 23.5 FEET

Total SF: 10,307

Floor Area Ratio Allowed: N/A

Floor Area Ratio Proposed: N/A

Resource Zones and Reports:

Environmentally Sensitive Habitat: N/A

Erosion Hazard Zone: Low & High

Biological Report #: N/A

Soils Report #: N/A

Forest Management Rpt. #: N/A

Archaeological Sensitivity Zone: Low

Geologic Hazard Zone: IV

Archaeological Report #: N/A

Geotechnical Report #: LIB090386

Fire Hazard Zone: High

Traffic Report #: N/A

Other Information:

Water Source: Individual Well

Sewage Disposal (method): Septic System

Water Dist/Co: N/A

Sewer District Name: N/A

Fire District: North County FPD

Total Grading (cubic yds.): 750

Tree Removal: None

EXHIBIT B DISCUSSION

The project site is a 12.54 acre parcel located in the North County Coastal area of Monterey County, north of Castroville Boulevard between Elkhorn Road and Paradise Road. The parcel is zoned "RDR/5(CZ)" [Rural Density Residential, 5 acres per unit (Coastal Zone)] and is surrounded by parcels of similar size that are also zoned RDR/5(CZ). Surrounding properties are developed with residential and agricultural uses. The site is characterized by gentle, grass covered slopes with a large swale running in a southerly direction across the center of the parcel. The site has been used for agriculture in the past but in recent years, the property owner has simply kept the grasses mowed.

The project applicant is requesting a Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow the construction of a 2,300 square foot one-story single family residence with an attached 757 square foot garage, 250 square foot deck, a 280 square foot covered porch, installation of a septic system, an 18-foot wide paved driveway and associated grading (approximately 400 cubic yards of cut and 350 cubic yards of fill); 2) Coastal Administrative Permit to allow the construction of a 6,720 square foot one-story barn; 3) Coastal Administrative Permit to allow the keeping of livestock; 4) Coastal Administrative Permit for the construction of a well; and 5) Coastal Development Permit for ridgeline development. The application originally included a request for a two-lot Minor Subdivision. However, the North County Coastal Implementation Plan prohibits the creation of new lots that would result in ridgeline development. Because the applicant was unable to demonstrate that there are any locations on the project site that could be developed without creating ridgeline development, the Minor Subdivision portion of the application was separated out to another file (PLN090326) and is not part of this application. The Minor Subdivision application is incomplete due to the ridgeline issue. Ultimately, the applicant's primary objective has been to build the house and the barn. The North County Coastal Land Use Advisory Committee recommended approval of the portions of the project which are currently under consideration.

Well

The well that is included in this application was installed in 2005 by the previous property owner as a replacement for a well that had failed due to a rusted casing. The well was installed as a domestic-single connection well with a permit from the Environmental Health Bureau. This well construction permit included a condition that required the applicant to obtain a Coastal Development Permit if the original well was not destroyed. The original well was destroyed, also under a permit issued by the Environmental Health Bureau, so the property owner was not aware that a Coastal Administrative Permit was required for the replacement well. A Coastal Administrative Permit is included with this application to rectify this situation.

Livestock

The applicant participates in a sport which involves hunting with horses and dogs. He proposes to keep not more than 6 horses and 6 dogs on the property. The Zoning Ordinance (Title 20) allows livestock farming on parcels of 10 acres or more with a Coastal Administrative Permit and limits the number of large animals such as horses to not more than 1 per 20,000 square feet. With 12.54 acres, the maximum number of horses which could be allowed on the parcel would be 27. Condition Number 7 has been incorporated into to allow up to 7 large animals to be kept on the site, which will allow the applicant to keep the six horses that he currently owns and also to have the option to add another animal without having to obtain an amendment to the Coastal Administrative Permit. Condition No. 6 requires that the Erosion Control Plan prepared for the

project address the impacts of large animals on the property and Condition No. 18 requires the preparation and implementation of a manure management plan to address the issue of animal waste on the property.

Ridgeline Development

The project includes a Coastal Development Permit for ridgeline development. The project site is located at the top of the ridge on the north side of Castroville Boulevard west of Paradise Road. The site is not visible from Castroville Boulevard but the majority of the site is visible at the top of the ridge when viewed from an approximately 300 foot section of Archer Road, 1/3 of a mile south of the site. A number of residences and accessory structures are also visible from this vantage point, one of which is ridgeline. There are no building sites on the more level portions of the parcel which would not create ridgeline development. Views of the bottom of the large swale in the center of the site are obscured by trees, but any structure placed far enough down in the swale to not be ridgeline would be in the area that the project Geotechnical Engineer has stated is unsuitable for development. As proposed, the ridgeline development is visible from Archer Road for approximately 5 seconds by persons traveling downhill at 20 miles per hour and from Paradise Road for approximately 2 seconds by persons traveling at 35 miles per hour.

As originally submitted, large portions of the proposed barn and house were visible as ridgeline development from Archer Road and a corner of the barn was visible as ridgeline development from a short section of Paradise Road. The applicant redesigned the project, changing both the barn and residence from two-story structures to one-story and relocating both structures to areas that are lower and less visible. The house was reduced in height by approximately 7.5 feet to a height of 16 feet 5 inches and the barn was reduced in height by approximately 5 feet to a height of 23.5 feet. These modifications to the project significantly reduced the amount of the project that is visible as ridgeline development from both Archer Road and Paradise Road. Condition No. 10 which requires the installation of plantings that will screen views of the house and barn from Archer Road and Paradise Road has been incorporated into Exhibit C-1 to reduce the impact of ridgeline development to less than significant. As designed and conditioned, the project will not create a significant adverse visual impact and will be consistent with the LUP policies and zoning regulations regarding ridgeline development.

Recommendation

As designed and conditioned, the project conforms to the standards and regulations of the Monterey County Zoning Ordinance and the North County Coastal Implementation Plan, and is consistent with the policies of the North County Land Use Plan. All issues with the project have been resolved. Staff recommends approval of the project.

**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:

BILL AND PAT TANNER (PLN080405)

RESOLUTION NO. ---

Resolution by the Monterey County Planning
Commission:

- 1) Categorically Exempting pursuant to CEQA Sections 15303(a), 15303(e) and 15304(a); and
- 2) Approving Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow the construction of a 2,300 square foot one-story single family residence with an attached 757 square foot garage, 250 square foot deck, a 280 square foot covered porch, installation of a septic system, an 18-foot wide paved driveway and associated grading (approximately 400 cubic yards of cut and 350 cubic yards of fill); 2) Coastal Administrative Permit to allow the construction of a 6,720 square foot one-story barn; 3) Coastal Administrative Permit to allow the keeping of livestock; 4) Coastal Administrative Permit for the construction of a well; and 5) Coastal Development Permit for ridgeline development.

(PLN080405, BILL AND PAT TANNER, 15125 SERAPE CT., CASTROVILLE, NORTH COUNTY LAND USE PLAN (APN: 131-151-007-000))

The Tanner application (PLN080405) came on for public hearing before the Monterey County Planning Commission on June 8, 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 Monterey County 1982 General Plan;
 - North County Land Use Plan;
 - Monterey County Coastal Implementation Plan, Part 2; and
 - Monterey County Zoning Ordinance (Title 20)

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 15225 Serape Ct., Castroville (Assessor's Parcel Number 131-151-007-000), North County Land Use Plan. The parcel is zoned "RDR/5(CZ)" [Rural Density Residential, 5 acres per unit (Coastal Zone)], which allows single family residences and livestock farming on parcels of 10 acres or more as principal allowed uses subject to a Coastal Administrative Permit in each case. Therefore, the project is an allowed land use for this site.
- c) The project consists of the construction of a single-family residence with associated grading, installation of a septic system, a well, the construction of a barn and the keeping of livestock on a 12.54 acre parcel.
- d) The project planner conducted site inspections on August 26, 2009, April 1, 2010 and May 23, 2010 to verify that the project on the subject parcel conforms to the plans listed above.
- e) The project, as conditioned, is in compliance with the regulations and policies regarding ridgeline development including LUP Key Policy 2.2.1 (Visual Resources), which requires that "only low intensity development that can be sited, screened, or designed to minimize visual impacts, shall be allowed on scenic hills, slopes, and ridgelines." See Finding No. 7 for further discussion.
- f) The project was referred to the North County Coastal Land Use Advisory Committee (LUAC) for review on September 21, 2009. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because the project includes a Coastal Development Permit for ridgeline development. The LUAC unanimously recommended approval of the house, barn, livestock and well.
- 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 PLN080405.

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, 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 identified potential impacts to Soils and Slope Stability. Technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:
 - *"Geotechnical Investigation for Tanner Residence Monterey*

- c) A letter dated February 8, 2011 from Pacific Crest Engineering Inc. recommending that the alternative building site on the lower part of the parcel be eliminated as an alternate location to avoid ridgeline development due to a variety of drainage problems and the significant cut and fill grading that would be required.
- d) Staff conducted site inspections on August 26, 2009, April 1, 2010 and May 23, 2010 to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN080405.

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, RMA-Public Works Department, Environmental Health Bureau, Water Resources Agency and North County Fire Protection District. 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 will be provided. Water for the project will be supplied by an on-site well and sewage will be disposed of in an on-site septic system.
 - c) Preceding findings and supporting evidence for PLN080405.

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 site inspections on August 26, 2009, April 1, 2010 and May 23, 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 PLN080405.

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 15303(a) categorically exempts the construction of a single-family residence, Section 15303(d) categorically exempts the construction of appurtenant accessory structures and Section 15304(a) categorically exempts grading on slopes of less than 10% where no mature trees will be removed.
- b) The proposed project consists of the construction of a single-family residence, barn, driveway, septic system and well, and the keeping of livestock (not more than 6 horses and 6 dogs).
- c) No adverse environmental effects were identified during staff review of the development application during site inspections on August 26, 2009, April 1, 2010 and May 23, 2010.
- d) No unique circumstances exist on the parcel and none of the exceptions listed in Section 15300.2 applies.
- e) See preceding and following findings and supporting evidence.

6. **FINDING: PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:** a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.144.050 of the Monterey County Coastal Implementation Plan can be demonstrated.
- b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 6 in the North County Land Use Plan).
- c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
- 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 PLN080405
- e) The project planner conducted site inspections on August 26, 2009, April 1, 2010 and May 23, 2010.

7. **FINDING: RIDGELINE DEVELOPMENT** – The subject project, as conditioned by this permit, will not create a substantially adverse visual impact when viewed from a common public viewing area and no alternative location exists on the subject site which would allow a reasonable development without the potential for ridgeline development.

- EVIDENCE:** a) Pursuant to Section 20.66.010 of the Monterey County Zoning Ordinance, ridgeline development may be approved if, as conditioned or designed, the project will not create a substantially adverse visual impact when viewed from a common public viewing area and no alternative location exists on the subject site which would allow a reasonable development without the potential for ridgeline development.
- b) LUP Key Policy 2.2.1 (Visual Resources) requires that “only low intensity development that can be sited, screened, or designed to minimize visual impacts, shall be allowed on scenic hills, slopes, and

ridgelines.”

- c) A portion of the proposed barn is visible as ridgeline development when traveling down Archer Road for about 5 seconds in a vehicle moving approximately 20 miles per hour. Another small portion of the proposed barn is visible as ridgeline development for approximately 2 seconds when traveling on Paradise Road, just north of Desmond Road.
- d) The view from Archer Road is not pristine and includes other structures on the ridgeline.
- e) As originally submitted, both the proposed residence and the barn were very visible as ridgeline development as viewed from the lower section of Archer Road and the barn was visible as ridgeline development from Paradise Road. The applicant has since reduced the size and height of both structures and has moved them as far to the northeast as possible to minimize the amount of structure visible as ridgeline development. The residence has been changed from two stories to one story and reduced in height by approximately 7 feet to a height of 16 feet 5 inches. The barn has been changed from two stories to one-story and reduced in height by approximately 5.5 feet to a height of 23.5 feet. This has substantially reduced the amount of structure that is visible on the ridgeline from Archer Road and Paradise Road.
- f) A non-standard condition (Condition No. 10) has been applied to the project which requires landscaping which will screen views of the project from both Archer Road and Paradise Road, has been incorporated to reduce the impact of the ridgeline development.
- g) A non-standard condition (Condition No. 11) has been applied to the project which requires implementation of a lighting plan consistent with the policies for visually sensitive areas and ridgeline development has been incorporated into Exhibit 1 to ensure that the exterior lighting will be unobtrusive.
- h) A standard condition (Condition No. 15) has been applied to the project which requires verification of the height of the structures will ensure that the structures will be built at the height approved by this permit.
- i) As originally submitted, the project included a request for a two lot minor subdivision. Section 20.144.030.B.7 prohibits the creation of lots so as to create a building site that will result in ridgeline development. Because the applicant was unable to demonstrate that there is a developable area on the parcel that would not create ridgeline development, the Minor Subdivision portion of the application was separated out to another file (PLN090326) and is not part of this application. The Minor Subdivision application is incomplete due to the ridgeline issue.
- j) There is no alternative location on the subject site that would allow a reasonable development without potential for ridgeline development. The project site is located at the top of the ridge above and to the north of Castroville Boulevard. The only part of the site that, if developed, would not be ridgeline from Archer Road, is in a drainage swale that has been deemed unsuitable for development by the project Geotechnical Engineer. See Finding 2 (c).
- k) The project is consistent with LUP Policy 2.2.2.5 which directs that structures be located on the parcel to minimize grading. The proposed structures are located on the most level area in the parcel to minimize the

amount of grading required

- l) The project planner conducted a site inspection on August 26, 2009, April 1, 2010 and May 23, 2010 to verify that the project on the subject parcel, as conditioned, conforms to the ridgeline development requirement to not create a substantially adverse visual impact.
- m) 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 PLN080405.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

- EVIDENCE:**
- a) Section 20.86.030.A Monterey County Zoning Ordinance specifies that an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of any Appropriate Authority other than the Board of Supervisors.
 - b) Section 20.86.080.A.3 Monterey County Zoning Ordinance (Coastal Commission). The project is subject to appeal by/to the California Coastal Commission because the project includes a Coastal Development Permit for ridgeline development, which is permitted in the underlying zone as a conditional use.

DECISION

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

- A. Exempt per CEQA Sections 15303(a) and 15303(e); and 15304(a) ;
- B. Approve Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow the construction of a 2,300 square foot one-story single family residence with an attached 757 square foot garage, 250 square foot deck, a 280 square foot covered porch, installation of a septic system, an 18-foot wide paved driveway and associated grading (approximately 400 cubic yards of cut and 350 cubic yards of fill); 2) Coastal Administrative Permit to allow the construction of a 6,720 square foot one-story barn; 3) Coastal Administrative Permit to allow the keeping of livestock; 4) Coastal Administrative Permit for the construction of a well; and 5) Coastal Development Permit for ridgeline development, 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 8th day of June, 2011 upon motion of ~~xxxx~~, seconded by ~~xxxx~~, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mike Novo, Secretary

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

(Coastal Projects)

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: Tanner
File No: PLN080405 **APNs:** 131-151-007-000
Approved by: Planning Commission **Date:** June 8, 2011

**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)
RMA – Planning Department						
1.		PD001 - SPECIFIC USES ONLY This Combined Development Permit (PLN080405) allows: 1) Coastal Administrative Permit to allow the construction of a 2,300 square foot one-story single family residence with an attached 757 square foot garage, 250 square foot deck, a 280 square foot covered porch, installation of a septic system, an 18-foot wide paved driveway and associated grading (approximately 400 cubic yards of cut and 350 cubic yards of fill); 2)	Adhere to conditions and uses specified in the permit. 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.	Owner/ Applicant RMA - Planning	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)
		<p>Coastal Administrative Permit to allow the construction of a 6,720 square foot one-story barn; 3) Coastal Administrative Permit to allow the keeping of livestock; 4) Coastal Administrative Permit for the construction of a well; and 5) Coastal Development Permit for ridgeline development. The property is located at 15125 Serape Ct., Castroville (Assessor's Parcel Number 131-151-007-000), North County Land Use 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. (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>WRA RMA - Planning</p>		
2.		<p>PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution [redacted]) was approved by the Planning Commission for Assessor's Parcel Number 131-151-007-000 on June 8, 2011. The permit was granted subject to 32 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)</p>	<p>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.</p>	<p>Owner/ Applicant RMA- Planning</p>	<p>Prior to the issuance of grading and building permits or commencement of use.</p>	
3.		<p>PD032(A) - PERMIT EXPIRATION The permit shall be granted for a time period of 3 years, to expire on June 8, 2014 unless use of the property or actual construction has begun within this period. (RMA - Planning Department)</p>	<p>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.</p>	<p>Owner/ Applicant</p>	<p>As stated in the conditions of approval</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)
4.		<p>PD004 - INDEMNIFICATION AGREEMENT</p> <p>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. (RMA - Planning Department)</p>	<p>Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.</p>	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, 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)
5.		<p>PD007 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. (RMA - Planning Department and Building Services Department)</p>	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner/ Applicant	Ongoing	
6.		<p>PD010 - EROSION CONTROL PLAN AND SCHEDULE (NON-STANDARD) An Erosion Control Plan (ECP) meeting the specifications in Section 20.144.070.C prepared by a registered civil engineer or soils engineer shall be submitted to the Director of RMA-Planning and the Director of RMA-Building Services. The ECP shall include ongoing measures designed to prevent erosion in and around the areas where livestock will be kept, including recommendations regarding any areas on the property where livestock should not be kept. The approved development shall incorporate the recommendations of the ECP as reviewed and approved by the Director of RMA - Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. (RMA - Planning Department and RMA - Building Services Department)</p>	<p>An Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.</p> <p>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.</p> <p>Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department</p> <p>Comply with the recommendations of the ECP regarding erosion control in and around the areas where livestock will be kept.</p>	Owner/ Applicant	<p>Prior to the issuance of grading and building permits</p> <p>During construction</p> <p>Prior to final inspection</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)
7.		<p>PDSP02 – NUMBER OF LIVESTOCK (NON-STANDARD) This permit authorizes the keeping of up to 7 large animals such as horses on the project site. An amendment to the permit will be required if additional large animals will be kept on the site. (RMA - Planning Department)</p>	<p>Keep no more than 10 large animals on the site. Submit application for an amended Coastal Administrative Permit if additional large animals will be kept on the site.</p>	Owner/ Applicant	Ongoing	
8.		<p>PD012(F) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY) The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning Department)</p>	<p>Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. 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>	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits	
		<p>Landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department.</p>	<p>Landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department.</p>	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to Occupancy	
		<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>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>	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)
9.		<p>PD012(H) - LANDSCAPING PLAN - NORTH COUNTY COASTAL NATIVE</p> <p>The site shall be landscaped. The use of native species consistent with and found in the project area shall be required in all landscaping plans as a condition of project approval. A list of appropriate native plant species identified in Attachment #2 and #3 in the North County Implementation Plan Development Regulations is available in brochure form (<i>Suggested Native Species Landscaping List - North County Coastal Zone</i>) from the RMA - Planning Department. (RMA – Planning Department)</p>	<p>Submit landscape plans and contractor's estimate to 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>Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect</p>	<p>Prior to issuance of Building Permits</p>	
10.		<p>PDSP01 – LANDSCAPE SCREENING (NON-STANDARD)</p> <p>The landscaping plan shall include trees or other plant materials that will screen the view of the residence and barn from Archer Road and Paradise Road. The landscape plan shall indicate the expected height that the proposed screening vegetation will be at maturity. The applicant shall flag the proposed locations of the screening vegetation prior to the submittal of the landscaping plan to allow for field verification by the RMA-Planning Department that the proposed locations are appropriate. (RMA – Planning Department)</p>	<p>Flag locations of proposed screening vegetation and submit landscape plans to RMA-Planning Department for review and approval.</p>	<p>Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect</p>	<p>Prior to issuance of Building Permits</p>	
11.		<p>PDSP03 – LIGHTING – EXTERIOR LIGHTING PLAN (VISUAL SENSITIVITY DISTRICT/RIDGELINE DEVELOPMENT) (NON-STANDARD)</p> <p>All exterior lighting shall be unobtrusive, down-lit,</p>	<p>Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.</p>	<p>Owner/ Applicant</p>	<p>Prior to the issuance of building permits.</p>	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>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 20.06.197, 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>The lighting shall be installed and maintained in accordance with the approved plan.</p>	Owner/ Applicant	Prior to Occupancy / Ongoing	
12.		<p>PD021 - DEED RESTRICTION - FIRE HAZARD Prior to the issuance of a building permit the applicant shall record a deed restriction which states: "The parcel is located in a high fire hazard area and development may be subject to certain restrictions required as per Section 20.144.100 of the Coastal Implementation Plan and per the standards for development of residential property." (RMA – Planning Department)</p>	<p>Submit signed and notarized document to the Director of RMA – Planning Department for review and signature by the County.</p>	Owner/ Applicant	Prior to the issuance of building permits	
			<p>Proof of recordation of the document shall be submitted to the RMA – Planning Department.</p>	Owner/ Applicant	Prior to occupancy or commencement of use	
13.		<p>PD023 – EASEMENT - SCENIC (SLOPE) A scenic easement shall be conveyed to the County over those portions of the property where the slope exceeds 25 percent. The easement shall be developed in consultation with certified professional. A scenic easement deed shall be submitted to, and approved by, the Director of the</p>	<p>Submit the scenic easement deed and corresponding map, developed in consultation with a certified professional, to the RMA - Planning Department for review and approval.</p>	Owner/ Applicant/ Certified Professional	Prior to the issuance of grading and 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 - Planning Department prior to issuance of grading or building permits. (RMA – Planning Department)	Record the deed and map showing the approved scenic easement. Submit a copy of the recorded deed and map to the RMA – Planning Department.	Owner/ Applicant	Prior to final	
14.		PD035 - UTILITIES - UNDERGROUND All new utility and distribution lines shall be placed underground. (RMA - Planning Department)	Install and maintain utility and distribution lines underground.	Owner/ Applicant	Ongoing	
15.		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 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. 3) 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.	Owner/ Applicant	Prior to the issuance of grading or building permits Prior to the foundation pour inspection Prior to the final inspection	
RMA – Public Works Department						

Permit Cond. Number	Ming. 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)
16.		<p>PW0043 – REGIONAL DEVELOPMENT IMPACT FEE</p> <p>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)</p>	Applicant shall pay Monterey County Building Services Department the traffic mitigation fee.	Owner/ Applicant	Prior to issuance of Building Permits	
Health Department Environmental Health Bureau						
17.		<p>EHSP01 – SEPTIC SYSTEM DESIGN (NON-STANDARD)</p> <p>Submit plans for review and approval showing the location and design of the proposed septic system meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and “Prohibitions”, Central Coast Basin Plan, RWQCB. (Environmental Health)</p>	Obtain a permit to install the septic system.	CA Licensed Engineer/ Owner/ Applicant	Prior to the issuance of grading or building permits	
18.		<p>EHSP02 – MANURE MANAGEMENT PLAN (NON-STANDARD)</p> <p>Provide two copies of a Manure Management Plan (MMP) for review and approval by the Environmental Health Bureau (EHB). The MMP shall include the following aspects:</p> <ul style="list-style-type: none"> • Purpose of Manure Management Plan • Facility/Location Description • Aesthetics <ul style="list-style-type: none"> - odors - visual impacts of manure storage • Organic Matter <ul style="list-style-type: none"> - volume of manure generated daily - methods and schedule of manure cleanup throughout facility (stalls, paddocks, pasture and 	Submit two copies of a proposed Manure Management Plan to EHB for review and approval.	CA Licensed Engineer/ Owner/ Applicant	Prior to the issuance of grading and 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)
		<p>drainage way)</p> <ul style="list-style-type: none"> - methods and locations of storage and disposal - leachate management • Stormwater Runoff Vectors - insects, rodents • Implementation Timeline <p>Once approved, a copy of the Manure Management Plan shall be available at the facility at all times. The approved Manure Management Plan will be on file at EHB, File Number PLN080405. The plan will be available to the public upon request. (Environmental Health)</p>				
Monterey County Water Resources Agency						
19.		<p>WR3 - DRAINAGE PLAN - RETENTION</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. The plan shall include retention/percolation facilities to mitigate the impact of impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)</p>	<p>Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.</p>	<p>Owner/Applicant/engineer</p>	<p>Prior to issuance of grading or building permits</p>	
20.		<p>WR8 - COMPLETION CERTIFICATION</p> <p>The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater detention/retention facilities have been constructed in accordance with approved plans. (Water Resources Agency)</p>	<p>Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.</p>	<p>Owner/Applicant/Engineer/Contractor</p>	<p>Prior to final inspection</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)
North County Fire Protection District						
21.		<p>FIRE001 - ROAD ACCESS</p> <p>Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum of two nine-foot traffic lanes with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. (North County Fire Protection District)</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 for each phase of development.</p>	Applicant or owner	Prior to issuance of grading and/or building permit.	
22.		<p>FIRE002 - ROADWAY ENGINEERING</p> <p>The grade for all roads shall not exceed 15 percent. Where road grades exceed 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The length of vertical curves in roadways,</p>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>exclusive of gutters, ditches and drainage structures designed to hold or divert water, shall not be less than 100 feet. No roadway turn shall have a horizontal inside radius of less than 50 feet. A roadway turn radius of 50 to 100 feet is required to have an additional 4 feet of roadway surface. A roadway turn radius of 100 to 200 feet is required to have an additional 2 feet of roadway surface. Roadway turnarounds shall be required on dead-end roads in excess of 150 feet of surface length. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (North County Fire Protection District)</p>	<p>Applicant shall schedule fire dept. clearance inspection for each phase of development.</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection</p>	
23.		<p>FIRE007 - DRIVEWAYS 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 1.5 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p>	

Permit Cont. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.</p> <p>(North County Fire Protection District)</p>	<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection.</p>	
24.		<p>FIRE008 - GATES All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p>	

Permit Cond. Number	Ming. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (North County Fire Protection District)</p>	<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection.</p>	
25.		<p>FIRE011 - ADDRESSES FOR BUILDINGS 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. (North County Fire Protection District)</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of building permit.</p>	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection</p>	

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)
26.		<p>FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL)</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. (North County Fire Protection District)</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	Prior to issuance of grading and/or building permit.	
27.		<p>FIRE015 - FIRE HYDRANTS/FIRE VALVES</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</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Applicant or owner	Prior to issuance of grading and/or building permit.	

Permit Cond. Number	Mittig. 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)
		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 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. (North County Fire Protection District)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
28.		FIRE016 - SETBACKS 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. (North County Fire Protection District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
29.		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	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)
		modification shall be completed prior to final clearance of the related permit. (North County Fire Protection District)				
30.		FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS) 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 fire protection or firebreaks approved by the Reviewing 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. (North County Fire Protection District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept. clearance inspection	Applicant or owner Applicant or owner	Prior to issuance of grading and/or building permit. Prior to final building inspection	
31.		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. (North County Fire Protection 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 Applicant or owner Applicant or owner	Prior to issuance of building permit. Prior to framing inspection 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)
32.		FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE) All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (North County Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

END OF CONDITIONS

Rev. 08/25/2010

REVISIONS	BY

ETOW ARCHITECTS
 907 Charles Avenue
 Suite 0
 Gardena, Ca. 93940 (831) 277-4433

EXHIBIT 2
 SINGLE FAMILY RESIDENCE
 BILL AND PAT TANNER
 CASTROVILLE, CA 95017

Date	
Scale	
Drawn	
Job	
Sheet	1
BF	Sheets

OWNER
 BILL AND PAT TANNER
 P.O. BOX 1366
 CASTROVILLE, CA 95012
 (831) 633-8603

LAND USE DESIGNATION RURAL RESIDENTIAL

PROPOSED LOT COVERAGE	2,300 SF
DWELLING	757 SF
BARN	6,720 SF
TOTAL BUILDING AREA	10,307 SF /
LOT SIZE	546,242.4 SF
LOT COVERAGE	1.8%

NO TREE REMOVAL
 GRADING 379 CUBIC YARDS CUT
 318 CUBIC YARDS FILL

NEW ONE STORY BARN
 1 BATHROOM

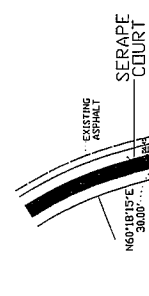
BUILDING HEIGHT	23'-6"
ZONING	RDR/5(CZ)
FRONT SETBACK	129'
REAR SETBACK	184'
SIDE SETBACK	158'
SIDE SETBACK	952'
NEW FLOOR AREA - BARN	6,720 SF
FIRST FLOOR	6,720 SF
TOTAL BUILDING AREA	6,720 SF

PROJECT SUMMARY
 APN 131-151-007
 NEW ONE STORY SINGLE FAMILY RESIDENCE
 THREE BEDROOMS, 3-1/2 BATHROOMS
 WITH ATTACHED 3 CAR GARAGE

LOT SIZE	546,242.4 SF
BUILDING HEIGHT	16'-5"
ZONING	RDR/5(CZ)
FRONT SETBACK	232'
REAR SETBACK	60'
SIDE SETBACK	119'
SIDE SETBACK	1074'
NEW FLOOR AREA - DWELLING	2,300 SF
GARAGE	757 SF
TOTAL BUILDING AREA	3,057 SF

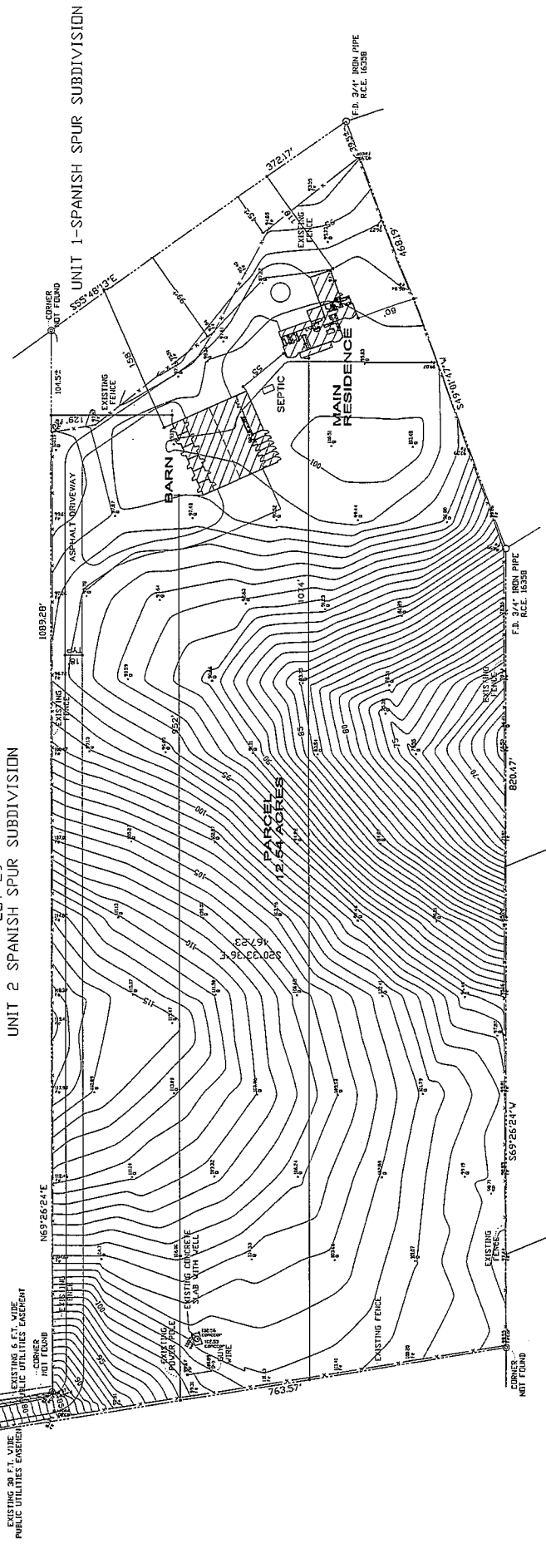
COVERED OPEN AREA	250 SF
REAR DECK	280 SF
FRONT PORCH	280 SF
TOTAL COVERED AREA	530 SF

PARKING
 3 CAR GARAGE



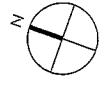
VICINITY PLAN

LOT 29
 UNIT 2 SPANISH SPUR SUBDIVISION



UNIT 1-SPANISH SPUR SUBDIVISION

SITE PLAN



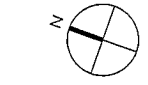
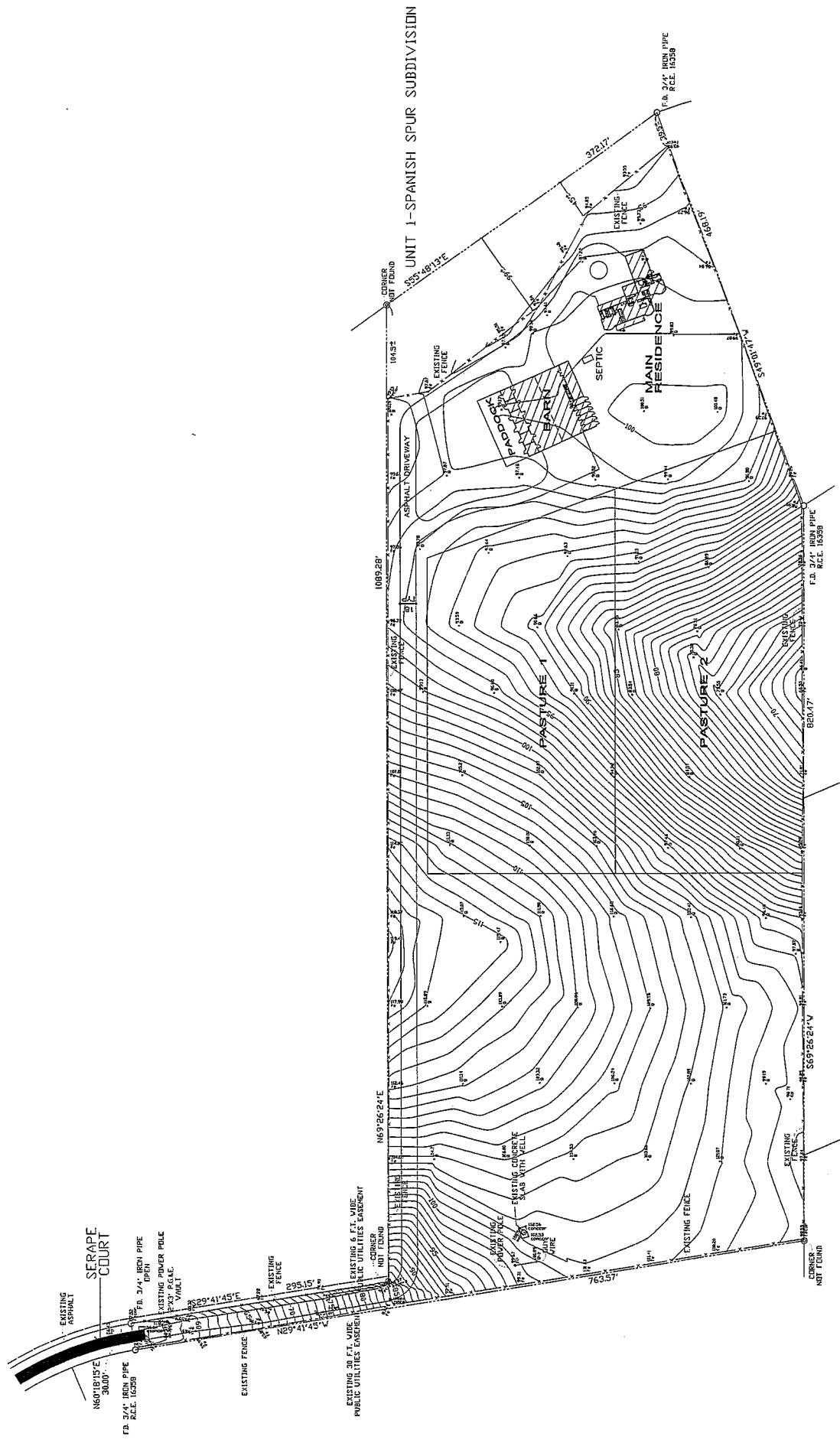
1" = 50'-0"

REVISIONS	BY

ETOW ARCHITECTS
 607 Charles Avenue
 Suite C
 Sealife, Ca. 93940 (831) 277-9439
 CASTROVILLE, CA 93907

BILL AND PAT TANNER
 SINGLE FAMILY RESIDENCE

Date	
Scale	
Drawn	
Job	
Sheet	1.1
Of	Sheets



1" = 50'-0"

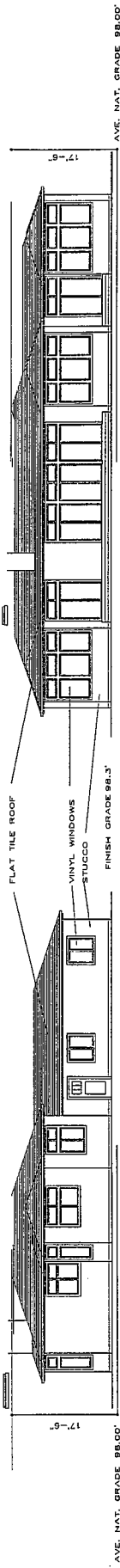
UNIT 1-SPANISH SPUR SUBDIVISION
 PASTURE / PADDOCK PLAN

REVISIONS	BY

ETOW ARCHITECTS
 607 Charles Avenue
 Berkeley, CA 94640 (931) 277-4430
 Suite 0
 PRUNEDALE, CA 93907

BILL AND PAT TANNER
 SINGLE FAMILY RESIDENCE

Date	
Scale	
Drawn	
Job	
Sheet	3
DF	Sheets



RESIDENCE SOUTH ELEVATION

1/8" = 1'-0"

RESIDENCE WEST ELEVATION

1/8" = 1'-0"

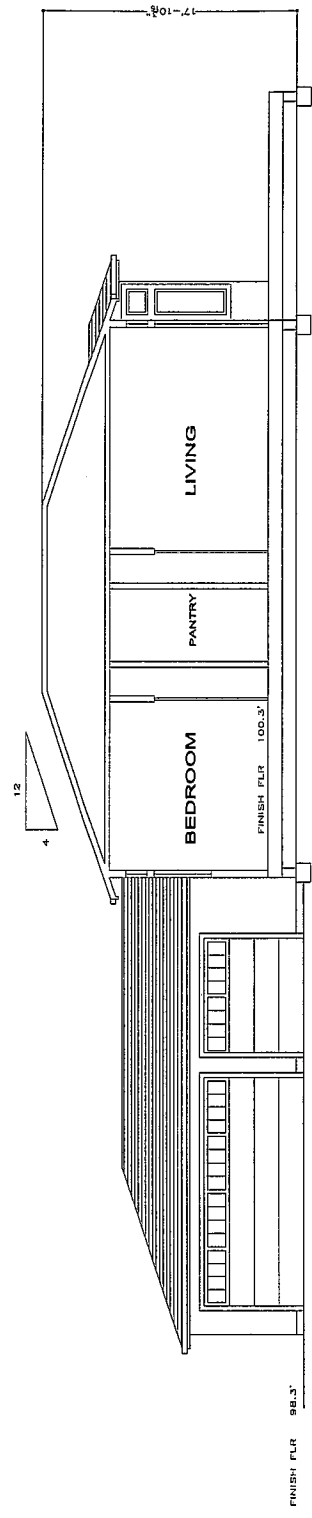


RESIDENCE NORTH ELEVATION

1/8" = 1'-0"

RESIDENCE EAST ELEVATION

1/8" = 1'-0"



RESIDENCE SECTION A-A

1/4" = 1'-0"

PAPER: 11" x 17" (4)

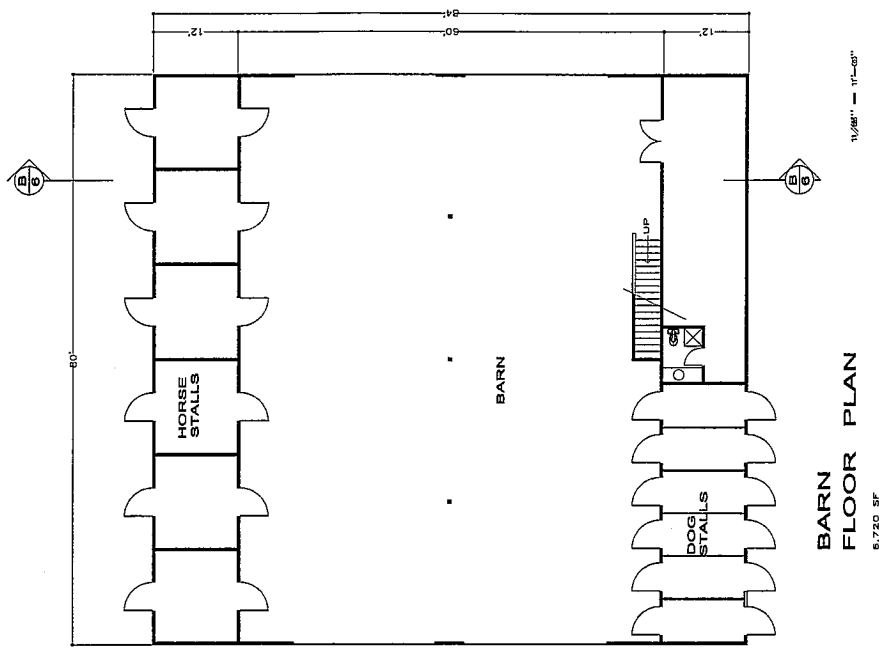
TRANSFORMED
PROJECT # 17-41

Sheet	4
Job	
Drawn	
Scale	
Date	

BILL AND PAT TANNER
SINGLE FAMILY RESIDENCE
 PRUNEDALE, CA 93907

ETOW ARCHITECTS
 807 Charles Avenue
 Sausalito, Ca. 94960 (931) 277-3433
 Suite C

NO.	DATE	REVISIONS



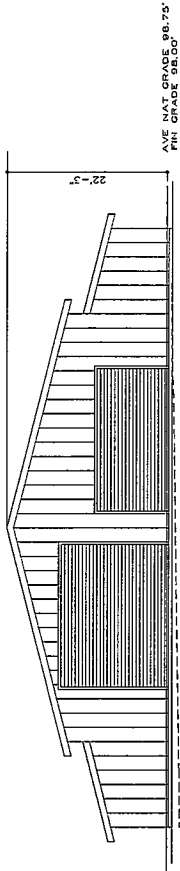
THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL INTENT AND NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND NOT TO THE PERFORMANCE OF THE CONTRACTOR OR THE CONTRACTOR'S SUBCONTRACTORS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND NOT TO THE PERFORMANCE OF THE CONTRACTOR OR THE CONTRACTOR'S SUBCONTRACTORS.

NO.	DATE	BY	REVISIONS

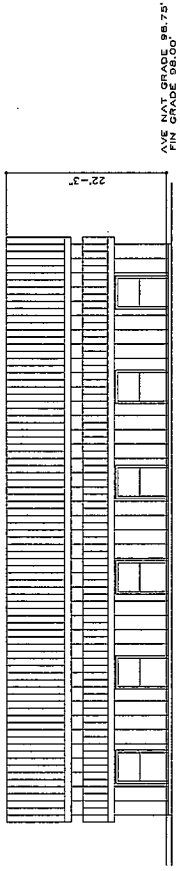
ETOW ARCHITECTS
 607 Charles Avenue
 Seaside, CA 93940 (831) 277-0433
 Site C

BILL AND PAT TANNER
 SINGLE FAMILY RESIDENCE
 PRUNEDALE, CA 93907

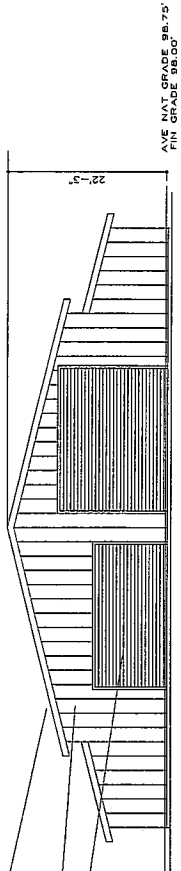
	Date
	Scale
	Drawn
	Job
	Sheet
	DF
	Sheets



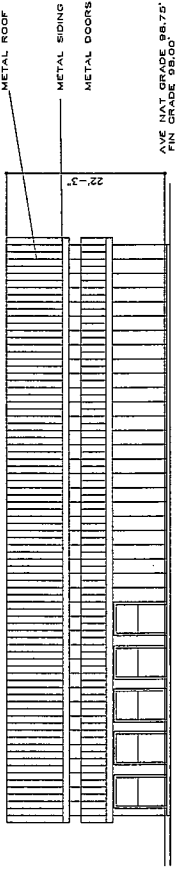
BARN WEST ELEVATION
 1/8" = 1'-0"



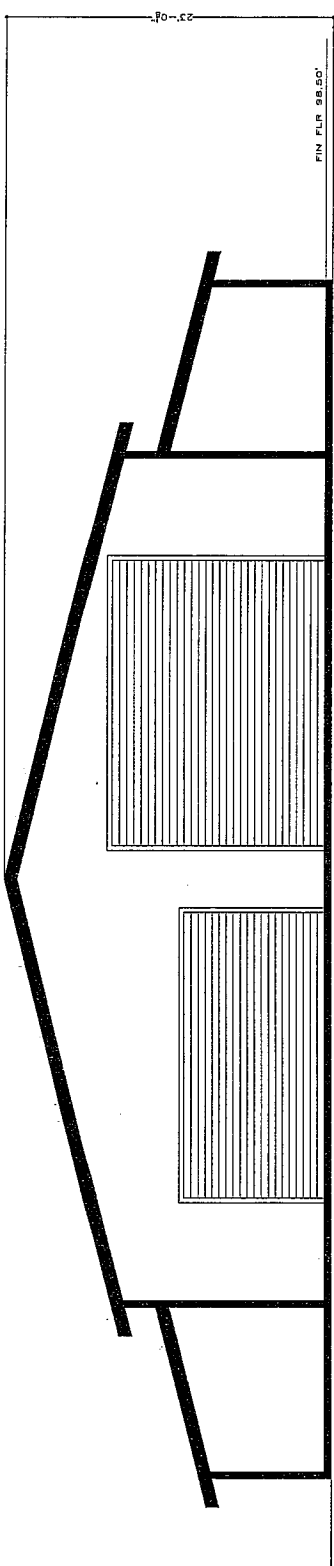
BARN NORTH ELEVATION
 1/8" = 1'-0"



BARN EAST ELEVATION
 1/8" = 1'-0"



BARN SOUTH ELEVATION
 1/8" = 1'-0"



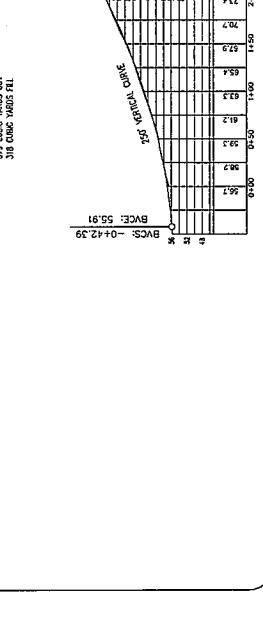
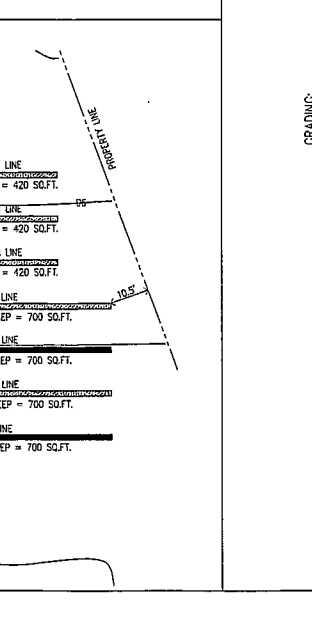
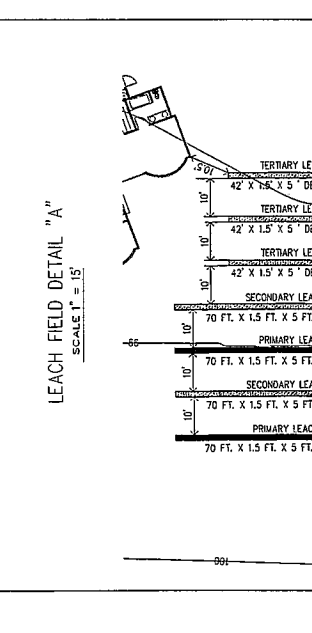
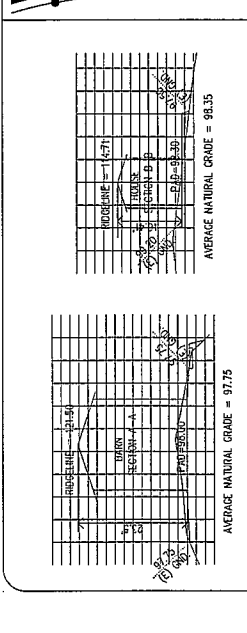
BARN SECTION B-B
 1/4" = 1'-0"

EROSION CONTROL NOTES:
 ALL EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED UNLESS IT RESULTS IN STABILIZATION OF THE SOIL. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED UNLESS IT RESULTS IN STABILIZATION OF THE SOIL. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED UNLESS IT RESULTS IN STABILIZATION OF THE SOIL.

FIREFIGHTING NOTES:
 FIRE DEPARTMENT NOTES:
 DRIVEWAYS SHALL NOT BE LESS THAN 10 FEET WIDE UNLESS OTHERWISE NOTED. DRIVEWAYS EXCEEDING 50 FEET IN LENGTH BUT LESS THAN 100 FEET IN WIDTH SHALL PROVIDE A TURNOUT NEAR THE END OF THE DRIVEWAY. DRIVEWAYS EXCEEDING 100 FEET IN LENGTH SHALL BE PROVIDED AT 100 FEET INTERVALS. ALL DRIVEWAYS SHALL BE FURNISHED WITH TURNOUTS FOR THE TURNING OF THE APPARATUS.

EROSION CONTROL NOTES:
 ALL EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED UNLESS IT RESULTS IN STABILIZATION OF THE SOIL. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED UNLESS IT RESULTS IN STABILIZATION OF THE SOIL.

FIREFIGHTING NOTES:
 FIRE DEPARTMENT NOTES:
 DRIVEWAYS SHALL NOT BE LESS THAN 10 FEET WIDE UNLESS OTHERWISE NOTED. DRIVEWAYS EXCEEDING 50 FEET IN LENGTH BUT LESS THAN 100 FEET IN WIDTH SHALL PROVIDE A TURNOUT NEAR THE END OF THE DRIVEWAY. DRIVEWAYS EXCEEDING 100 FEET IN LENGTH SHALL BE PROVIDED AT 100 FEET INTERVALS. ALL DRIVEWAYS SHALL BE FURNISHED WITH TURNOUTS FOR THE TURNING OF THE APPARATUS.



OWNER:
 MR. BILL HUNTER
 PO BOX 1266
 CASTROVILLE, CA 95012
 A.P.N. 131-151-007

OWNER:
 MR. BILL HUNTER
 PO BOX 1266
 CASTROVILLE, CA 95012
 A.P.N. 131-151-007

OWNER:
 MR. BILL HUNTER
 PO BOX 1266
 CASTROVILLE, CA 95012
 A.P.N. 131-151-007

PRELIMINARY GRADING AND EROSION CONTROL PLAN

LANDS OF TANNER
 LOT 28

PER VOLUME 12 "CITIES AND TOWNS" PAGE 75

ENGINEERING - SURVEYING - LAND PLANNING
 118 CENTRAL AVENUE - FOSTER CITY, CA 94024 (650) 441-3447 FAX (650) 441-3544

H. D. PETERS & C.

SCALE 1" = 80'
 DRAWN A.S. JOB NO. 3609
 DATE 1-2011 DESIGNED FILE NO. 3809/010/10
 OF ONE SHEET

NORTH COUNTY

EXHIBIT D

Elkhorn Slough Nat'l Estuarine Sanctuary



APPLICANT: TANNER

APN: 131-151-007-000

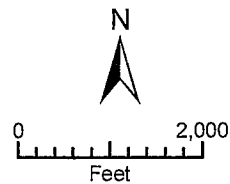
FILE # PLN080405

Water

2500' Limit

300' Limit

City Limits



PLANNER: ROBINSON

EXHIBIT E

MINUTES

North County Coastal Land Use Advisory Committee

Monday, September 21, 2009

1. Meeting called to order by PETER NOWAK at 9 (am/pm)

2. Roll Call

Members Present: PETER NOWAK, DAVID EVANS, KEN WALKER (3)

Members Absent: GREG BURCH, ED CENTEND (2)

3. Approval of Minutes:

A. August 17, 2009 minutes

Motion: DAVID EVANS (LUAC Member's Name)

Second: KEN WALKER (LUAC Member's Name)

Ayes: EVANS, WALKER, NOWAK (3)

Noes: 0

Absent: BURCH, CENTEND (2)

Abstain: 0

RECEIVED

SEP 30 2009

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

MARGIE KAY REPORTED THAT SATURDAY'S COASTAL CLEAN-UP WENT WELL. THOUGH MORE VOLUNTEERS WOULD HAVE HELPED.

TWO IMPORTANT WATER USE MEETINGS WILL BE HELD SOON. LUAC MEMBERS ARE ENCOURAGED TO ATTEND TO REPORT BACK

~~TO THE COMMITTEE ON THESE CRITICAL ISSUES AS THEY ARE SO~~

~~IMPORTANT TO LAND USE DECISIONS~~

NO ACTION HAS BEEN TAKEN ON THE POSSIBILITY OF COMBINING THE COASTAL AND INLAND NORTH COUNTY LUAC'S.

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects
(use blank sheets provided if necessary)

NONE

B) Announcements

NONE

7. Meeting Adjourned: 10.19 (am/pm)

Minutes taken by: DAVID EVANS

RECEIVED

SEP 30 2009

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: North County Coastal

Please submit your recommendations for this application by Monday, September 21, 2009.

Project Title: TANNER BILL & PAT
File Number: PLN080405
File Type: MS
Planner: ROBINSON
Location: SERAPE CT CASTROVILLE (NO OFFICIAL STREET ADDRESS ASSIGNED AS OF THIS DATE)

Project Description:

COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL DEVELOPMENT PERMIT AND MINOR SUBDIVISION TO DIVIDE A 12.54 ACRE LOT INTO TWO LOTS (PARCEL A: 5 ACRES, PARCEL B: 7.54 ACRES); 2) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 2,635 SQUARE FOOT TWO STORY SINGLE FAMILY DWELLING (ON PARCEL B) WITH A 757 SQUARE FOOT ATTACHED GARAGE, 250 SQUARE FEET OF DECKS, A 280 SQUARE FOOT COVERED PORCH, THE INSTALLATION OF A SEPTIC SYSTEM, AN 18 FOOT WIDE PAVED DRIVEWAY AND ASSOCIATED GRADING; 3) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 9,120 SQ. FT. BARN ON PARCEL B; 4) A COASTAL ADMINISTRATIVE PERMIT FOR THE KEEPING OF LIVESTOCK; AND 5) AN AFTER-THE-FACT COASTAL ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A WELL ON PARCEL A. THE PROPERTY IS LOCATED AT 15125 SERAPE COURT, CASTROVILLE (ASSESSORS PARCEL NUMBER 131-151-007-000), NORTH COUNTY COASTAL ZONE.

Was the Owner/Applicant/Representative Present at Meeting? Yes No

*DEREK IDOW ARCHITECT FOR THE PROJECT
LIZ GONZALES FOR MONTEREY COUNTY*

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
<i>MARGIE KAY</i>			<i>REMINDED THE COMMITTEE THAT WATER SHORTAGE IN THE COUNTY CONTINUES TO BE AN IMPORTANT ISSUE AS IT RELATES TO DEVELOPMENT GENERALLY. THE PROPOSED RUBBER DAM ON THE SALINAS RIVER IS CITED AS A BENEFIT TO THE AREA OF THIS PROPOSED PROJECT BUT NOT ONLY IS IT NOT IN PLACE BUT THE POSSIBLE RECHARGE OF THE AQUIFER IS UNPROVEN</i>
<i>SHE ALSO POINTED OUT THAT LAND USE CONSIDERATION SHOULD ALWAYS BE VIEWED WITH AN EYE ON THE FUTURE.</i>			
			RECEIVED SEP 30 2009

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
WALKER ASKED IF FIRE PROTECTION REQUIREMENTS HAVE BEEN DETERMINED	LIZ GONZALES SAID THIS WILL BE ADDRESSED BY THE LOCAL FIRE OFFICIALS	
NDWAK ASKED ABOUT LIVESTOCK LIMITS IN THE COUNTY ALSO WONDERED WHEN THE WELL WAS PERMITTED	GONZALES SAID 2 LARGE ANIMALS PER ACRE	MS GONZALES THOUGHT IT WAS 2005 AND THROUGH AN OVERSIGHT FAILED TO GET A COASTAL DEVELOPMENT PERMIT

ADDITIONAL LUAC COMMENTS

KEN WALKER POINTED OUT THAT A LARGE BARN WITH INDUSTRIAL EQUIPMENT COULD POSE A SERIOUS FIRE HAZARD AND SHOULD REQUIRE A SUFFICIENT AMOUNT BE STORED TO ADDRESS THIS.

NONE OF THE COMMITTEE THOUGHT THAT IN LIGHT OF WATER AND OTHER ISSUES THAT SUBDIVISION OF THE LOT TO CREATE A SECOND DEVELOPABLE LOT WAS A GOOD IDEA.

RECOMMENDATION: TO DENY THE LOT SPLIT AND TO APPROVE THE HOUSE, THE BARN, THE LIVESTOCK AND THE WELL

Motion by: KEN WALKER (LUAC Member's Name)

Second by: ~~DAVID~~ PETER NDWAK (LUAC Member's Name)

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: EVANS, NDWAK, WALKER, (3)

NOES: 0

ABSENT: BURCH, CENTENO (2)

ABSTAIN: 0


RECEIVED

SEP 30 2009

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

1 0 0 0 0 0 1 0 0

EXHIBIT F

Pacific Crest Engineering Inc. 

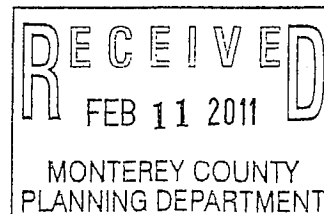
www.4pacific-crest.com

Chemical Process Group
444 Airport Blvd, Suite 106
Watsonville, CA 95076
Phone: 831-763-6191
Fax: 831-763-6195

February 8, 2011

Project No. 0908-M204-B51

Bill and Pat Tanner
496 Salinas Road
Watsonville, CA 95076



Subject: **Review of Alternate Building Site**
New Residence and Barn
Serape Court (APN 131-151-007)
Monterey County, California

Dear Mr. and Mrs. Tanner.

As you know, we prepared a Geotechnical Investigation for the above referenced site which is dated March 19, 2009.

This prior report included two test borings drilled in the vicinity of the residence and barn structures, ranging in depth from 25.5 to 35 feet. At the time of our study, the proposed location for the residence was at the easterly end of the property. The residence was proposed to be setback about 119 feet from the east property boundary, and the barn was proposed to be setback about 158 feet from the east property boundary. The location was a relatively "high" point on the property, at an elevation of about 98 to 100 feet.

It is our understanding an "alternate" building site has been proposed by the County of Monterey or others, and that the proposed alternate location would be the drainage swale area located further to the west. The elevation contours within the central portion of the drainage swale generally range between 67 to 95 feet. We would not recommend placement of the residence or barn structures at this location for the following reasons:

1. The relocation will likely result in drainage problems around and beneath the residence. This will likely result in subsurface water developing within crawl space areas, resulting in mold and mildew problems within the residence.
2. The relocation will require increased attention to drainage control and erosion, due to the development of the property within an obvious drainage swale. There will be an increased potential for water impacted by silt and suspended solids to impact drainage areas downstream from the site.
3. Significant grading (cuts and fills) will be required to prepare "flat" building areas and driveway access. As noted in Item 2, there will be an increased potential for water impacted by silt and suspended solids to impact drainage areas downstream from the site.
4. Placement of septic tanks and leach field areas within a drainage swale is never a good idea, due to the fact the shallow soils are likely to remain more saturated for longer

Mr. and Mrs. Tanner
February 8, 2011

Page 2
Project No. 0908-M204-B51

periods of times from concentration of surface runoff to the drainage swale area, and could result in failing leach fields.

To summarize, it would be our opinion that placement of the residence and barn structures within the depressed drainage swale is not good practice from a geotechnical perspective, and should be avoided.

Should you have any questions, we can be reached at (831) 722-9446.

Sincerely,

PACIFIC CREST ENGINEERING INC.



Michael D. Kleames, GE
Vice-President/Principal Geotechnical Engineer
GE 2204
Expires 3/31/12

Copies: 1 to Client
3 to Mr. Derek Etow, Project Architect

818-6742