

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

RESOLUTION NO. 06028

A. P. # 129-083-060-000
and 129-083-061-000

In the matter of the application of
Alfred and Bertha Casanova (PLN050360)

FINDINGS AND DECISION

WHEREAS: The Planning Commission, pursuant to regulations established by local ordinance and state law, has considered, at public hearing, a Combined Development Permit consisting of: 1) Coastal Administrative Permit for the construction of a 2,932 square foot single-family dwelling with a 1,200 square foot attached two-car garage, a 1,200 square foot storage building, removal of 16 oak trees, installation of a well, and grading (410 cubic yards cut/410 cubic yards fill); and 2) Coastal Development Permit for development within 100 feet of environmentally sensitive habitat (Central Maritime Chaparral and Spineflower), located 7382 Timeview Way, Prunedale, North County Land Use Plan, came on regularly for hearing before the Planning Commission on April 26, 2006.

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

FINDINGS OF FACT

1. FINDING: CONSISTENCY - The **Casanova Combined Development Permit (PLN050360)**, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the North County Land Use Plan, Monterey County Coastal Implementation Plan (Part 2) and the Monterey County Zoning Ordinance (Title 20).

- EVIDENCE:**
- (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. No conflicts were found to exist. No communications were received during the course of review of the project to indicate that there is any inconsistency with the text, policies, and regulation in these documents.
 - (b) The property is located at 7382 Timeview Way, Prunedale (Assessor's Parcel Numbers 129-083-060-000 and 129-083-061-000, North County Land Use Plan. The parcel is zoned "RDR/20(CZ)" and "RDR/5(CZ)" or Rural Density Residential with a maximum density of 20 acres/unit (Coastal Zone) and Rural Density Residential with a maximum density of 5 acres/unit (Coastal Zone), respectively.
 - (c) Project planner conducted an on-site inspection on October 25, 2005 to verify that the project on the subject parcel conforms to the plans listed above.
 - (d) The project for a single-family dwelling is an allowed use subject to approval of a Coastal Administrative Permit in accordance with Section 20.16.040 of Title 20, Monterey County Zoning Ordinance.

- (e) The North County Coastal Land Use Advisory Committee recommended approval of the revised plans for the project by a vote of 4 for and 0 against provided the proposed 1,200 square foot shed is eliminated and a conservation easement is recorded over the portion of the property containing environmentally sensitive habitat. LUAC meeting minutes dated April 3, 2006.
- (f) Application, plans, and related support materials submitted by applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project file PLN050360.

2. FINDING: SITE SUITABILITY - The site is suitable for the use proposed.

- EVIDENCE:**
- (a) The project has been reviewed for suitability by Planning and Building Inspection, Public Works, Water Resources Agency, Environmental Health Division and the North County Fire Protection District. Conditions recommended have been incorporated.
 - (b) Technical reports by a forester and a biologist indicate that the site is suitable for the proposed project, as conditioned. Agency staff concurs. "Botanical Survey" prepared by Biotic Resources Group dated June 14, 2005. Letter from Kathleen Lyons, Biotic Resources Group dated March 13, 2006. "Forest Management Plan – Casanova Residence" prepared by Frank Ono dated March 10, 2006. Reports can be found in Project File PLN050360.
 - (c) Staff conducted an on-site visit on October 25, 2005 to verify that the site is suitable for this use.

3. FINDING: CEQA (Mitigated Negative Declaration) - On the basis of the whole record before the Monterey County Planning Commission there is no substantial evidence that the proposed project as designed, conditioned, and mitigated will have a significant effect on the environment. The negative declaration reflects the independent judgment and analysis of the County.

- EVIDENCE:**
- (a) On February 3, 2006, staff completed an Initial Study pursuant to the requirements of the California Environmental Quality Act (CEQA). The Initial Study identified potentially significant impacts to biological resources, utilities/service systems, hydrology/water quality, air quality and transportation/traffic. The Initial Study is on file in the Planning and Building Inspection Department, 168 West Alisal, 2nd Floor, Salinas, CA 94901.
 - (b) A Mitigated Negative Declaration was noticed for public review and circulated for public comment from February 6, 2006 to March 7, 2006. Comments regarding the Mitigated Negative Declaration were received from the California Coastal Commission. In response to those comments, the applicant submitted revised plans to reduce the impacts of the project on maritime chaparral. The number of proposed residential units was reduced from two units to one unit and the proposed improvements were relocated to reduce the impacts on maritime chaparral. The California Coastal Commission has reviewed the revised plans and has indicated that the project's impacts to maritime chaparral and water supply have been reduced. The elimination of a second residence and relocation of the remaining residence outside the maritime chaparral habitat on the site

ensures project consistency with Local Coastal Program (LCP) policies that require protection and avoidance of maritime chaparral and limiting groundwater use in North County. The evidence in the record includes studies, data, and reports supporting the Initial Study; information presented or discussed during public hearings; staff reports that reflect the County's independent judgment and analysis regarding the studies, data, and reports; application materials; and expert testimony regarding this application. Among the studies, data, and reports analyzed as part of the environmental determination are the following:

1. "Botanical Survey" prepared by Biotic Resources Group dated June 14, 2005.
 2. Letter from Kathleen Lyons, Biotic Resources Group dated March 13, 2006.
 3. "Forest Management Plan – Casanova Residence," prepared by Frank Ono dated March 10, 2006.
 4. Messages from the California Coastal Commission dated March 7, 2006 and April 10, 2006.
- (c) The Planning Commission considered public testimony and the Initial Study at a hearing on April 26, 2006.
- (d) Recirculation of the Mitigated Negative Declaration and Initial Study is not necessary because the project was revised in response to comments on the project's effects identified in the proposed negative declaration which are not new avoidable significant effects (CEQA Section 15073.(C)(2)).
- (e) The proposed tree removals comply with the requirements of SB 1334 (Oak Woodlands Conservation, Conversion & Environmental Review) because the required mitigation measures: 1) conserve oak woodlands through the use of a conservation easement; and 2) the number and size of replacement trees is consistent with the "Planting Guidelines and Recommendations" published by the University of California.

4. FINDING: NO VIOLATIONS - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision and any other applicable provisions of the County's zoning ordinance. No violations exist on the property. Zoning violation abatement cost, if any, have been paid.

EVIDENCE: Staff reviewed Monterey County Planning and Building Inspection Department records and is not aware of any violations existing on subject property.

5. FINDING: PUBLIC ACCESS - The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights. No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.144.150 of the Monterey County Coastal Implementation Plan, Part 2, can be demonstrated.

EVIDENCE (a) The subject property is not described as an area where the Local Coastal Program requires access.

(b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

(c) Staff site visit on October 25, 2005.

6. FINDING: TREE REMOVAL – The tree removal is the minimum required under the circumstances of the case and will not involve a risk of adverse environmental impacts.

EVIDENCE: (a) Staff finds that there is no feasible alternative for siting the structures that would minimize development impacts or tree removal. The potential impact to native trees close to the proposed development was assessed in the “Forest Management Plan – Casanova Residence” prepared by Frank Ono dated March 10, 2006. Measures for tree replacement and protection during construction have been incorporated into the conditions of approval.

(b) “Forest Management Plan – Casanova Residence” prepared by Frank Ono dated March 10, 2006 prepared by Frank Ono dated March 10, 2006. contained in Project File PLN050316.

(c) “Botanical Survey” prepared by Biotic Resources Group dated June 14, 2005.

(d) Letter from Kathleen Lyons, Biotic Resources Group dated March 13, 2006.

(e) See evidence for Finding 3.

7. FINDING: APPEALABILITY - The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

EVIDENCE Sections 20.86.030 and 20.86.080 of the Monterey County Zoning Ordinance (Title 20).

DECISION

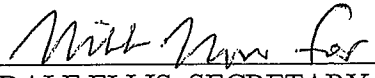
THEREFORE, it is the decision of the Planning Commission of the County of Monterey that the Mitigated Negative Declaration and Program for Monitoring and/or Reporting on Conditions of Approval be adopted and said application for a Combined Development Permit be granted as shown on the attached sketch and subject to the attached conditions.

PASSED AND ADOPTED this 26th day of April, 2006, by the following vote:

AYES: Errea, Brown, Isakson, Salazar, Vandever, Padilla, Diehl, Rochester, Wilmot

NOES: None

ABSENT: Sanchez


DALE ELLIS, SECRETARY

A COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON **MAY - 4 2006**

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 OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **MAY 24, 2006**

Alfred and Bertha Casanova (PLN050360)

THIS APPLICATION IS ALSO APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE DECISION BY THE BOARD OF SUPERVISORS, 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 and Building Inspection Department office in Salinas.

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

**Monterey County Planning and Building Inspection
Condition Compliance and/or Mitigation Monitoring
Reporting Plan**

Project Name: Casanova **File No:** PLN050360

APN: 129-083-060-000

Approval by: Planning Commission

Date: April 26, 2006

**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>
1		<p>PBD029 - SPECIFIC USES ONLY The subject Combined Development Permit consists of: 1) Coastal Administrative Permit for the construction of a 2,932 square foot single-family dwelling with a 1,200 square foot attached two-car garage, a 1,200 square foot storage building, removal of 16 oak trees, installation of a well, and grading (approximately 410 cubic yards cut/410 cubic yards fill); and 2) Coastal Development Permit for development within 100 feet of environmentally sensitive habitat (Central Maritime Chaparral and Spineflower). The property is located at 7382 Timeview Way, Salinas (Assessor's Parcel Numbers 129-083-060-000 and 129-083-061-000), North County Land Use Plan Area. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of Planning and Building Inspection. Any use or construction not in substantial conformance with the</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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		terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (Planning and Building Inspection)				
2		PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (<u>Resolution 06028</u>) was approved by the Planning Commission for Assessor's Parcel Numbers 129-083-060-000 and 129-083-061-000 on April 26, 2006. The permit was granted subject to 34 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (Planning and Building Inspection)	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to Issuance of grading and building permits.	
3		PBD014 - 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 Planning and Building Inspection. (Planning and Building Inspection)	Prepare appropriate grading plans for seasonal conditions as required by the County of Monterey.	Owner/ Applicant	Ongoing	

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4		<p>PBD021 – LIGHTING – EXTERIOR LIGHTING PLAN</p> <p>All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. 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 plan shall include down lit lighting fixtures with amber opaque glass. The exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. (Planning and Building Inspection)</p>	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	
5		<p>PBD018(A) – LANDSCAPING PLAN & MAINTENANCE (SINGLE FAMILY DWELLING ONLY)</p> <p>The site shall be landscaped with native species. At least 60 days prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be</p>	Submit landscape plans and contractor's estimate to PBI for review and approval.	Owner/ Applicant/ Contractor	At least 60 days prior to final inspection or occupancy	

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		submitted to the Monterey County Planning and Building Inspection 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. (Planning and Building Inspection)				
6		PBD026 – NOTICE OF REPORTS Prior to issuance of building or grading permits, a notice shall be recorded with the County Recorder which states: "Botanical Survey – 7382 Timeview Way, Prunedale, prepared by Biotic Resources Group dated June 14, 2005 as amended by the letter from Biotic Resources Group dated March 13, 2006 and Forest Management Plan – Casanova Residence, prepared by Frank Ono dated March 10, 2006. Both reports and the letter are on record in the Monterey County Planning and Building Inspection Department. All development shall be in accordance with these reports." (Planning and Building Inspection)	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to tree removal or issuance of grading or building permits	
7		PBD032(A) - TREE PROTECTION Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip line of the retained trees. Said protection shall be demonstrated prior to issuance of building permits subject to the approval of the Director of Planning and Building Inspection.	Submit evidence of tree protection to PBI for review and approval.	Owner/ Applicant	Prior to issuance of grading and building permits	

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		(Planning and Building Inspection)				
8		WR3 - DRAINAGE PLAN - RETENTION 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)	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ engineer	Prior to issuance of grading or building permits	
9		WR8 - COMPLETION CERTIFICATION 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)	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Owner/ Applicant/ Engineer/ Contractor	Prior to final inspection	
10		WR40 - WATER CONSERVATION MEASURES The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection / occupancy	

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		<p>hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.</p> <p>b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)</p>				
11		<p>WELL INFORMATION (NON-STANDARD WORDING) The applicant shall provide the Water Resources Agency information on the well to serve the project including a map showing the well location and any available well logs/e-logs. (Water Resources Agency)</p>	Submit all applicable well information to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to commencement of use	
12		<p>EH8 - WELL CONSTRUCTION PERMIT Obtain a water well drilling permit from the Division of Environmental Health and construct the well. (Environmental Health)</p>	Submit the Well Completion Report to the Division of Environmental Health.	CA Licensed Engineer /Owner/ Applicant	Prior to the issuance of a building permit	
13		<p>EH11 - SEPTIC SYSTEM DESIGN 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>	Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system.	CA Licensed Engineer /Owner/ Applicant	Prior to filing the final parcel map or issuance of building	

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14		<p>FIRE007 - DRIVEWAYS – TURN OUT NEEDED</p> <p>Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where</p>	<p>Applicant shall incorporate specifications into design and enumerate as “Fire Dept. Notes” on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of building permit</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)
		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. (North County Fire District)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
15		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 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 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.	

<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>
16		<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. 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 District)</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Applicant or owner	Prior to issuance of building permit	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

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17		FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (North County Fire 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	
18		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 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	
19		FIRE026 - ROOF CONSTRUCTION (STANDARD) All new structures, and all existing structures receiving new roofing over 50 percent or more of	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

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		the existing roof surface within a one-year period, shall require a minimum of ICBO Class B roof construction. (North County Fire District).				
20		PBI- NONSTANDARD CONDITION The recommendations contained in the "Forest Management Plan – Casanova Residence prepared by Frank Ono dated March 10, 2006 shall be followed. (Planning and Building Inspection)	Submit evidence of compliance to PBI for review and approval.	Owner/ Applicant	Ongoing	
21	1	PBI- NONSTANDARD CONDITION Prior to any site activities, the limits of grading in the southern corner of the property shall be demarcated with plastic construction mesh fencing prior to construction. The fencing adjacent to the spine flower colony shall also include silt fencing to preclude any graded materials from being side-casted into the spine flower habitat area. The fencing shall be in place prior to any site grading or other disturbances and field checked by a qualified botanist. Vegetation disturbances should be prohibited from the maritime chaparral habitats to be retained, including all construction staging, equipment storage and associated construction activities. The location of all construction staging areas and protective fencing shall be depicted on the construction documents. To prevent impacts after project completion, a permanent fence (i.e., post and	Prior to the issuance of a grading or building permit, the applicant shall show this mitigation measure as a note on the plans and as details on the plans. The fencing shall be in place prior to any site grading or other disturbances. The permanent fence shall be constructed along the edge of the driveway where it abuts the spine flower area.	Owner/ Applicant Owner/ Applicant	Prior to issuance of grading or building permit Prior to final inspection	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		wire or similar open-style fence) shall be placed along the edge of the driveway where it abuts the spine flower area. (Planning and Building Inspection)				
22	2	PBI- NONSTANDARD CONDITION During trenching of utilities (i.e., water, power and septic lines) all roots greater than 2 inches in diameter should be hand-cut (instead of being cut by a mechanical trencher). Hand cutting of roots will minimize impacts to shrubs and trees adjacent to these utilities. (Planning and Building Inspection)	Prior to the issuance of a grading or building permit, the applicant shall show this mitigation measure as a note on the plans.	Owner/ Applicant	Prior to issuance of grading or building permit	
23	3	PBI- NONSTANDARD CONDITION A conservation easement shall be conveyed to the County over those portions of the property where the remaining maritime chaparral (approximately 8.21 acres), spine flower and slopes over 25% exist. The intent of the conservation easement is to prevent any future development of the preserved chaparral habitat and portions of the site with slopes over 25% (the only exceptions for development on the conservation easement shall be for water lines, water tank and foot	An easement deed shall be submitted to, and its form approved by, the Director of Planning and Building Inspection. The conservation easement shall be accepted by the Board of Supervisors and recorded.	Owner/ Applicant Owner/ Applicant	Prior to issuance of grading or building permit Prior to occupancy	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		paths). Habitat alteration within the preserved chaparral area is prohibited, except for the removal of invasive non-native plant species. (Planning and Building Inspection)				
24	4	PBI- NONSTANDARD CONDITION As partial compensation for the removal of maritime chaparral for the residential development, areas adjacent to the retained chaparral area disturbed by construction shall be revegetated with native chaparral plant species, consistent with fire protection/clearance zone requirements. (Planning and Building Inspection)	The applicant shall submit a landscape plan, in conjunction with Condition #5, describing the location, species and sizes of the proposed landscaping. The revegetation shall be implemented. A Long-Term (7 year) Landscape Maintenance and Monitoring Plan shall be prepared and submitted to the Planning and Building Inspection Department Director for review and approval.	Owner/ Applicant Owner/ Applicant	At least 60 days prior to final inspection or occupancy Prior to occupancy	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
25	5	<p>PBI- NONSTANDARD CONDITION</p> <p>As partial compensation for the removal of maritime chaparral habitat, the applicant shall implement a program to remove/control the occurrences of invasive, non-native plant species that occur or may occur within the habitat. High priority plant species to be removed/controlled include: French broom, pampas grass, acacia, pine trees, young eucalyptus trees (trees that are expanding from the larger mature grove). For French broom, the plants should be hand pulled in the winter months (when the ground is moist). Eucalyptus, pine and acacia trees should be cut and the stumps treated (topical application) with an herbicide. Pampas grass plants should be dug up, resulting in the removal of the entire rootball. All removed plant materials (including flowering stalks) shall be taken off site and disposed of at the County landfill. This program shall be implemented as part of a long-term natural habitat management program. (Planning and Building Inspection)</p>	<p>Prior to the issuance of a grading or building permit, the owner/applicant shall show this mitigation measure as a note on the plans and record a notice stating these requirements.</p> <p>The owner/applicant shall remove and control any invasive, non-native plant species.</p>	<p>Owner/ Applicant</p> <p>Owner/ Applicant</p>	<p>Prior to issuance of grading or building permit</p> <p>Ongoing</p>	

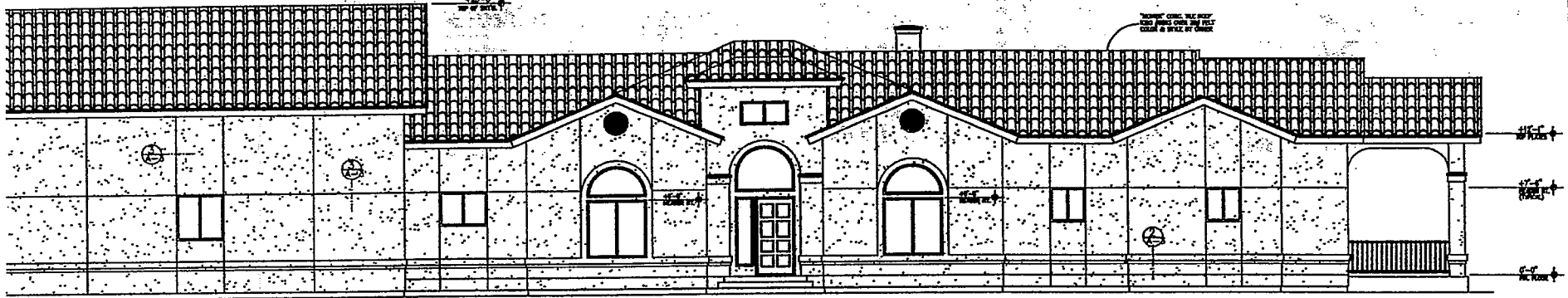
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
26	6	PBI- NONSTANDARD CONDITION For oak trees designated to be retained and occur within 30 feet of utility trenching or rough grading for the road or house construction, the trees shall be protected by the placement of 6-foot high plastic construction fencing. Fencing should be placed along the outside edge of the dripline of the tree or grove of trees, if feasible. The fencing shall be maintained throughout the site construction period and shall be inspected periodically for damage and proper functioning. The fencing shall be repaired, as necessary, to provide a visual and physical barrier con construction activities. (Planning and Building Inspection)	Said protection shall be demonstrated prior to issuance of building or grading permits subject to the approval of the Director of Planning and Building Inspection.	Owner/ Applicant	Prior to issuance of building or grading permits	
27	7	PBI- NONSTANDARD CONDITION If construction activities are proposed within the dripline of any oak trees designated to be retained, the following construction guidelines shall be implemented: minimize grading, filling, or other type of soil disturbance within 10 feet of the tree trunk. If 1/3 or more of the roots are disturbed, the injured tree should be watered so that the ground is soaked to a depth of 18 inches, extending outward to the dripline of the tree. (Planning and Building Inspection)	Prior to the issuance of a grading or building permit, the applicant shall show this mitigation measure as a note on the plans.	Owner/ Applicant	Prior to issuance of grading or 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>
28	8	<p>PBI- NONSTANDARD CONDITION</p> <p>No landscaping shall occur outside the designated building envelope(s). If habitat restoration is proposed outside the development envelope, all plantings shall consist of plant materials that are native to the local area and compatible with the existing chaparral and oak woodland. Tree plantings shall be limited to native species already present at the project site. There shall be minimal planting under the dripline of the native trees, and the natural leaf mulch or duff on the ground under the tree dripline shall not be removed. In general, no summer watering shall be done within six feet of mature oak tree trunks. (Planning and Building Inspection)</p>	<p>Prior to the issuance of a grading or building permit, the applicant shall show this mitigation measure as a note on the plans and incorporate these measures into the landscape plan and conservation easement deed.</p>	Owner/ Applicant	Prior to issuance of grading or building permit	
29	9	<p>PBI- NONSTANDARD CONDITION</p> <p>As compensation for indirect impacts to Monterey spine flower, the applicant shall implement a 5-year monitoring program to document the distribution and population of Monterey spine flower. The program should include monitoring land uses in the vicinity of the population and implementing measures to protect and/or enhance habitat for the Monterey spine flower. (Planning and Building Inspection)</p>	<p>The monitoring program and contract with a biologist to conduct the monitoring shall be submitted to the Director of the Planning and Building Inspection Department for review and approval.</p>	Owner/ Applicant	Prior to occupancy	

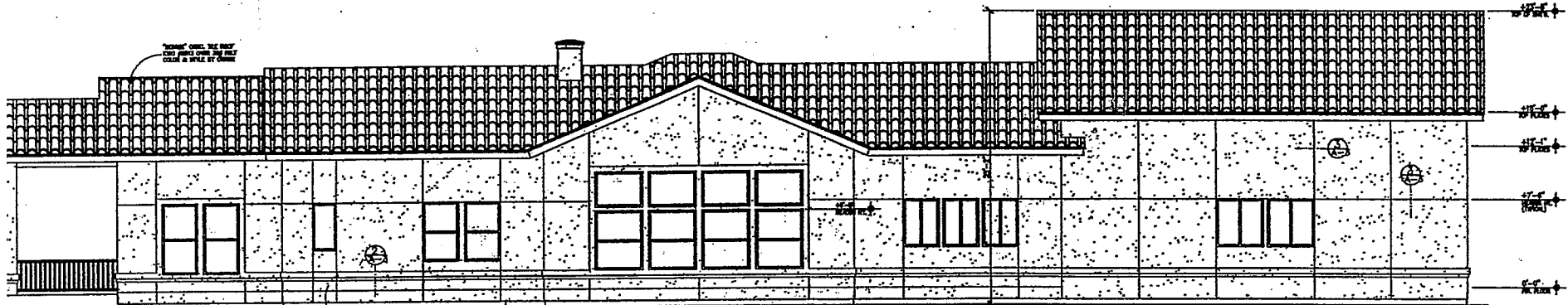
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
30	10	<p>PBI- NONSTANDARD CONDITION</p> <p>The applicant shall be prohibited from utilizing invasive, non-native plant species in their landscaping. Plant species prohibited from use on the site are those species identified by the California Invasive Plant Council (Cal-IPC), including all brooms (i.e., French broom, Spanish broom and Scotch broom), all non-native thistles, periwinkle (Vinca sp.), German (or Cape) ivy, English ivy, Algerian ivy, acacia (all kinds), eucalyptus (all kinds), Monterey pine, cotoneaster, and pyracantha. See www.cal-ipc.org for a complete listing of invasive plants that should not be used in landscaping. (Planning and Building Inspection)</p>	See Condition #5.	Owner/ Applicant	At least 60 days prior to occupancy	
31	11	<p>PBI- NONSTANDARD CONDITION</p> <p>The applicant shall plant 3-15 gallon or 1-24-inch box replacement tree for each of the 16 protected trees that are to be removed. (Planning and Building Inspection)</p>	The replacement trees shall be planted prior to occupancy and incorporated into the landscape plan required by Condition #5. A Long-Term (7 year) Landscape Maintenance and Monitoring Plan shall be prepared and submitted to the Planning and Building Inspection Department Director for review and approval prior to occupancy.	Owner/ Applicant	Prior to occupancy	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
32		<p>PBD022 - MITIGATION MONITORING PROGRAM</p> <p>The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. (Planning and Building Inspection)</p>	<ol style="list-style-type: none"> 1) Enter into agreement with the County to implement a Mitigation Monitoring Program. 2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement. 	Owner/ Applicant	Within 60 days after project approval or prior to issuance of grading and building permits, whichever occurs first.	
33		<p>PBD012 - FISH AND GAME FEE-NEG DEC/EIR</p> <p>Pursuant to the State Public Resources Code, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (Planning and Building Inspection)</p>	The applicant shall submit a check, payable to the <i>County of Monterey</i> , to the Director of Planning and Building Inspection.	Owner/ Applicant	Within 5 working days of project approval.	

<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>
34		<p>PBD019 - 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 Planning and Building Inspection Department. (Planning and Building Inspection)</p>	Submit landscape plans and contractor's estimate to PBI for review and approval.	Owner/ Applicant/ Contractor	At least three weeks prior to final inspection or occupancy	

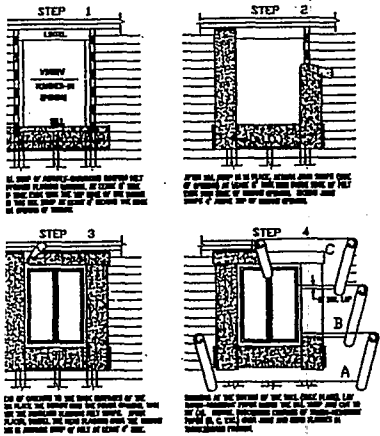


Front Elevation
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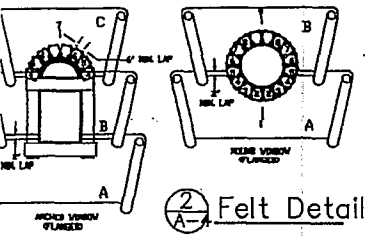
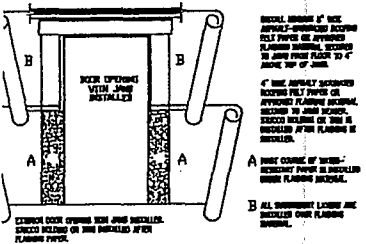


Rear Elevation
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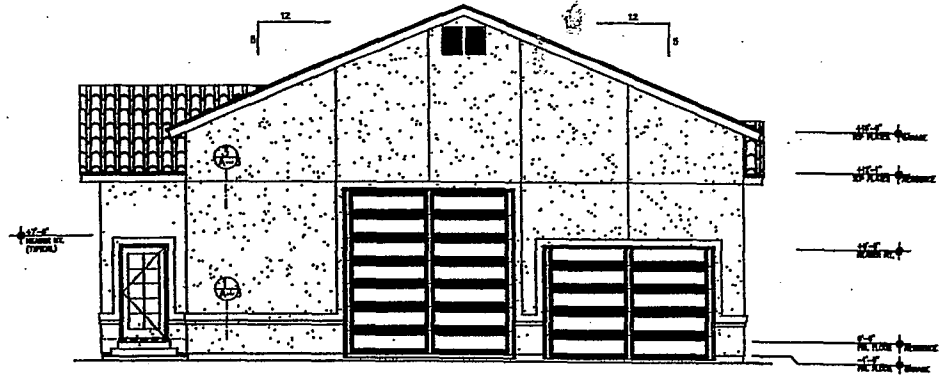
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DATE: _____ BY: _____ CHECKED BY: _____ SCALE: _____	SHEET NO. _____ TOTAL SHEETS _____	A-3 OF _____ SHEETS
JOB NO: CASANOVAS-1 PROJECT: APRIL 12-03-090-000 23822 TAMAYUN WAY CALIFORNIA, CA 93507 DRAWN BY: D. FERNANDEZ		



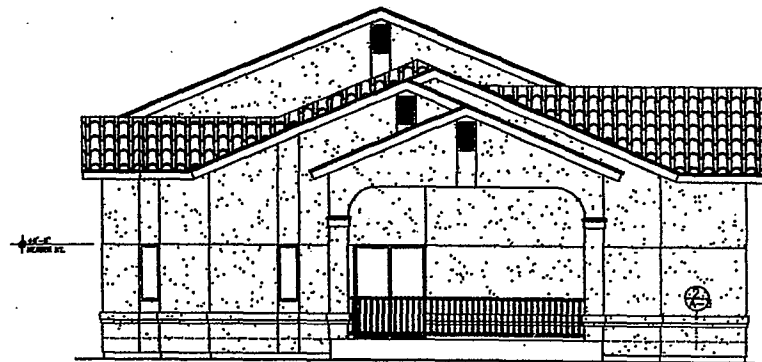
① Window Felt Detail



② Felt Detail

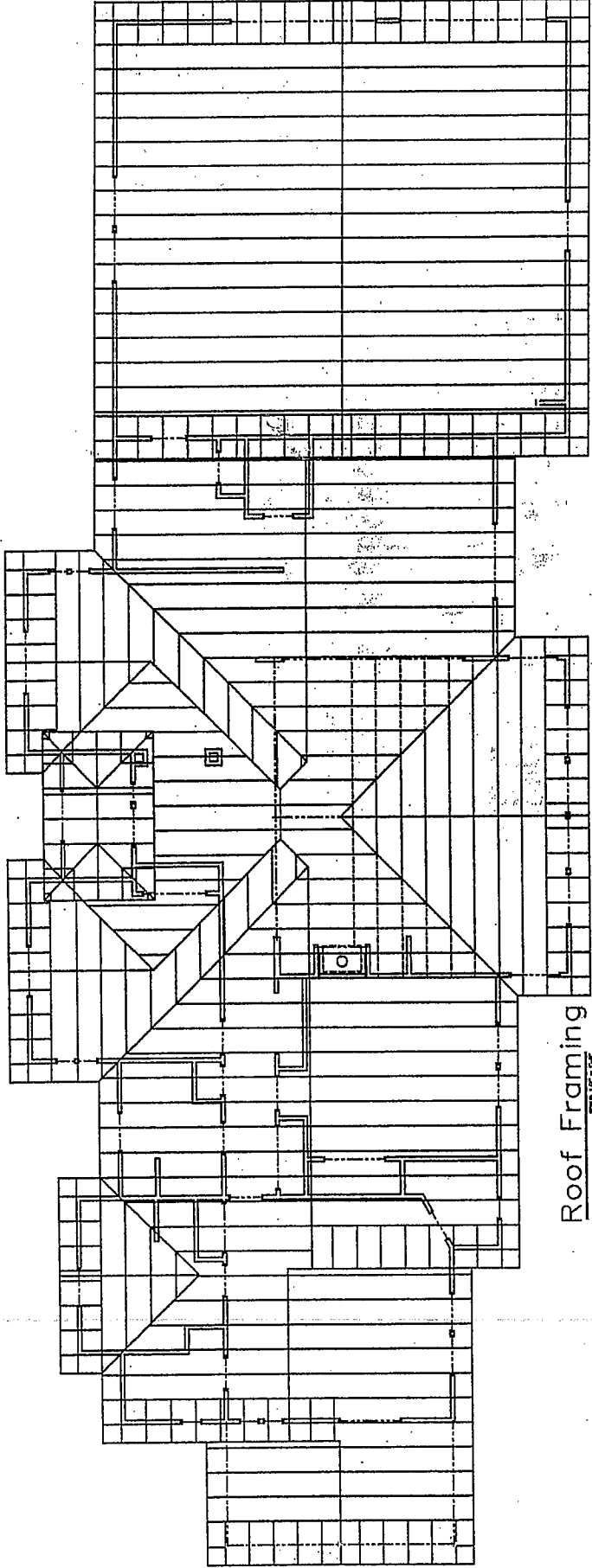


Right Side Elevation



Left Side Elevation

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PROJECT:	SHEET NUMBER:
JOB NO.: CASARNOVA-1	A-4
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Roof Framing
Sheet No. 1 of 2

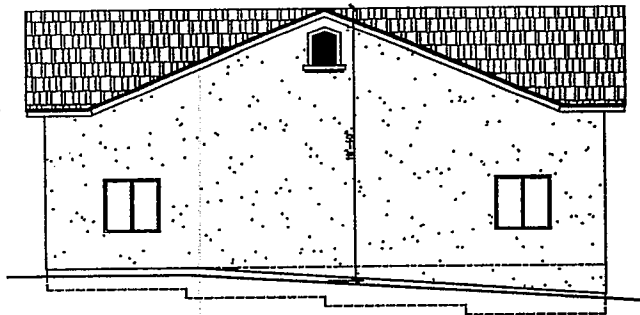
THE GARAGE WALLS ARE 4'-0" HIGHER THAN
 THE REFERENCE. I HAVE DRAWN A STRAIGHT
 GABLED ROOF - WHAT DO YOU THINK?

I HAD TO DRAW THE ROOF FRAMING
 TO GET A REFERENCE DRAWING FOR
 THE ELEVATIONS.

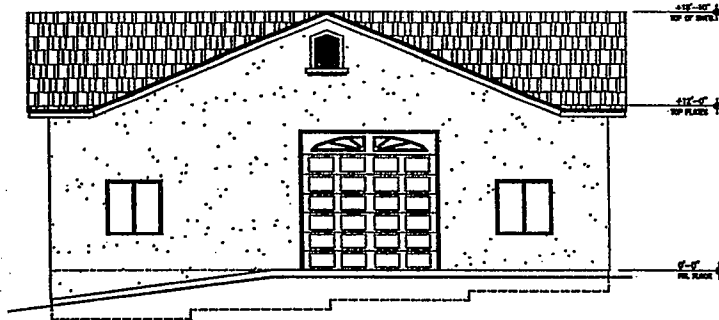
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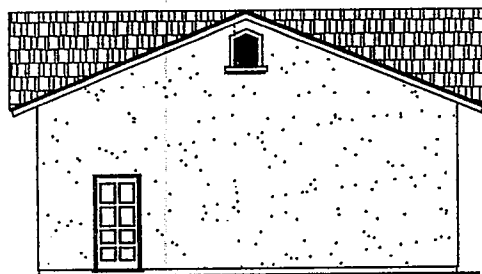
DATE	NO.	BY	CHKD.	APP.
SHEET NUMBER				
S-4				
BLOCK				
SCALE	PROJECT	DRAWN BY		
		C. F. FORD		



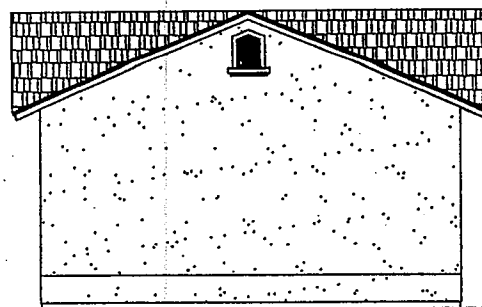
Rear Elevation
SCALE 1/4" = 1'-0"



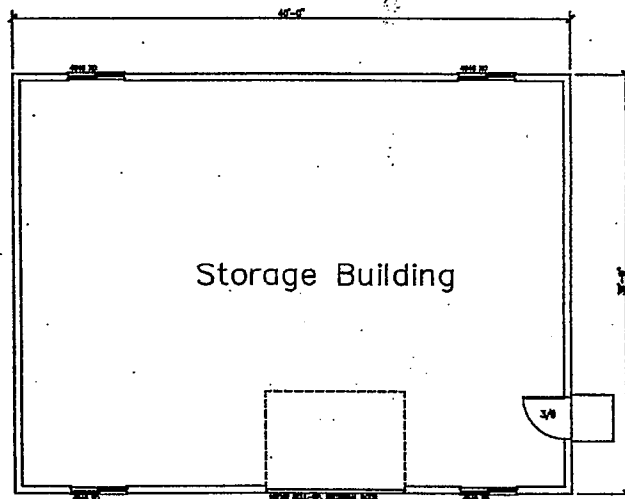
Front Elevation
SCALE 1/4" = 1'-0"



Right Side Elevation
SCALE 1/4" = 1'-0"



Left Side Elevation
SCALE 1/4" = 1'-0"



Floor Plan
SCALE 1/4" = 1'-0"

BUILDING DATA	
GROUND FLOOR	= 1500 SQ. FT.
SECOND FLOOR	= 0 SQ. FT.
TOTAL AREA	= 1500 SQ. FT.
OCCUPANCY	= S-U
TYPE OF CONCR.	= S-U (WOOD)
ALLOW. AREA	= 3000 SQ. FT.

Floor Plan Notes

ALL DIMS. ARE SHOWN TO BE ACCURATE TO A CONSTRUCTION PLACE ON THE PROVIDED CLEARLY MARKED FROM THE CORNER AND AVOIDANCE FOR DIMENSIONS SHOWN FROM TO DIMENSIONS UNLESS OTHERWISE NOTED.

PROTECT EXISTING ADJACENT STRUCTURES AT POINTS OF WALL WITH A 1/2" MINIMUM GAP. COORDINATE ALL CONNECTIONS TO EXISTING STRUCTURES AND UTILITIES TO BE SHOWN ON THE DRAWING. ALL DIMENSIONS SHALL BE SHOWN FROM THE EXTERIOR FACE UNLESS OTHERWISE NOTED.

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DRAWN BY: D. PERAZICHIO	CHECKED BY: