

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

RESOLUTION NO. 08027

A.P.# 117-472-001-000

In the matter of the application of
Patricia and Michael Reed (PLN070131)

FINDINGS & DECISION

for a **Use Permit** in accordance with Title 21 (Zoning) Chapter 21.74 (Use Permits) of the Monterey County Code, for removal of 11 protected coast live oak trees to allow for construction of a new 2,614 square-foot single family dwelling. The project is located at 113 Vega Road, Watsonville, North County Area Plan, and came on regularly for hearing before the Planning Commission on July 9, 2008.

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

FINDINGS OF FACT

1. **FINDING: CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, North County Area Plan, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for development.

- EVIDENCE:** (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. No conflicts were found to exist.
- (b) The property is located at 113 Vega Road, Watsonville area (Assessor's Parcel Number 117-472-001-000), North County Area Plan. The parcel is zoned "LDR/2.5" [Low Density Residential, 2.5 acres per unit] Therefore, the property is suitable for the proposed development.
- (c) The project planner conducted a site inspection on May 30, 2007 and June 11, 2007 to verify that the project on the subject parcel conforms to the plans listed above.
- (d) The proposed tree removal, as conditioned, is consistent with the provisions of Section 21.64.260 of the Zoning Ordinance (Preservation of Oak and Other Protected Trees). (See Findings No. 3 and 4 for below)
- (e) Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, the proposed tree removal was not exempt from CEQA and is subject to review by the LUAC was warranted. The project was referred to the North County Land Use Advisory Committee (LUAC) for review. On May 7, 2008 the LUAC recommended approval (7-0 vote).
- (f) 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 PLN070131.

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

- EVIDENCE:** (a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, North County Fire Protection District, Parks Department, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

- (b) Technical reports by outside forester, biological, and geological 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 concurs. The following reports have been prepared:
 - i. "Forest Management Plan" (LIB080205) and prepared by Matt Horowitz, Monterey, CA, dated May 18, 2007
 - ii. "Amended Forest Management Plan" (LIB080206) and prepared by Matt Horowitz, Monterey, CA, dated November 27, 2008.
 - iii. "Amended Forest Management Plan" (LIB080208) and prepared by Matt Horowitz dated August 28, 2007.
 - iiii. "Biological Report" (LIB080202) and prepared by Kathleen Lyons, Soquel, CA, dated September 25, 2007.
 - iv. "Geotechnical Soils and Foundation Report" (LIB080206) and prepared by Grice Engineering, Salinas, CA, dated May 2007.
- (c) Staff conducted a site inspection on May 30, 2007 and June 11, 2007 to verify that the site is suitable for this use.
- (d) Materials in Project File PLN070131.

3. FINDING: **CEQA:** - The proposed project, including all permits and approvals, will not have any significant adverse impacts on the environment and a Mitigated Negative Declaration has been prepared and is on file in the RMA-Planning Department (File No. PLN070131). Potential environmental effects have been studied and there is no substantial evidence in the record, as a whole, that supports a fair argument that the project, as designed, mitigated and conditioned, may cause a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment and analysis of the County based upon the findings and conclusions drawn in the Initial Study and in consideration of testimony and information received, and scientific and factual data presented in evidence during the public review process. No facts, reasonable assumptions predicated on facts, testimony supported by adequate factual foundation, or expert opinions supported by facts have been submitted that refute the conclusions reached by these studies, data, and reports. Nothing in the record alters the environmental determination, as presented by staff, based on investigation and the independent assessment of those studies, data, and reports. Conditions of project approval and/or mitigation measures have been identified in the Initial Study and included into the Mitigation Monitoring / Condition Compliance Reporting Plan to reduce any impact to an insignificant level. These conditions have been agreed to by the applicant. The custodian of the documents and materials that constitute the record of proceedings upon which the adoption of the Mitigated Negative Declaration is based is the Monterey County RMA-Planning Department located at 168 W. Alisal St., 2nd floor, Salinas, CA 93901.

EVIDENCE: (a) California Environmental Quality Act (CEQA) Guidelines Section 21083.4 requires the county to determine whether or not the subject tree removal will result in the conversion of oak woodlands; if so the county must require one or more of the following mitigations: (1) Conserve oak woodlands, through the use of conservation easements. (2) (A) Plant an appropriate number of trees, including maintaining plantings and replacing dead or diseased trees. (B) The requirement to maintain trees pursuant to this paragraph terminates seven years after the trees are planted. (C) Mitigation pursuant to this paragraph shall not fulfill more than one-half of the mitigation requirements for the

project.

- (b) Comments were received from the Department of Fish and Game (DFG) on June 24, 2008 requesting clarification on the tree replacement ratio. As recommended by the forester tree replacement is 3:1; this ratio is required in Mitigation Measure No.1. The DFG also clarified that the nesting season of all bird types shall be protected from February through mid-September as opposed to the April 15 through August 1 as stated in Mitigation Monitoring 4-2 of the Initial Study. Staff has made this change in Mitigation Monitoring No.3. The above two comments received and brought forth from the Department of Fish and Game in Mitigation Monitoring No.1 and Mitigation Monitoring No. 3 further ensure the impacts to the oak woodlands will be less than significant.
- (c) The Biological Report and Forest Management Plan prepared for the project have concluded that the proposed tree removal will not result in the conversion of oak woodlands. To ensure that woodlands are not converted mitigation measures require to permanently conserve the remaining oak woodlands through a Conservation and Scenic Easement. Trees removed will be replaced on a 3:1 ratio and invasive eucalyptus trees will be removed to further protect existing Oak Woodlands and increase the success rate of replacement trees. Lastly, a pre construction survey shall be conducted if tree removal is between late August to early February by a qualified biologist to ensure that nesting birds and raptors are not impacted by construction noise and activity.
- (d) The project, as conditioned and mitigated is consistent with the California Environmental Quality Act (CEQA) Guidelines Section 21083.4.
- (e) See preceding and following findings and supporting evidence.
- (f) During the public review process for the proposed mitigated negative declaration, staff received communication from the Department of Fish and Game regarding the proposed mitigation measures. Staff added language to the mitigation measure for tree replacement and the timing of the biological survey for nesting birds to further reduce any potentially significant effect to the environment. In accordance with Public Resources Code section 15074.1, the County finds that the new measure is equivalent or more effective in mitigation of avoiding potential significant effects and that it in itself will not cause any potential significant effect on the environment.

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

EVIDENCE: (a) A Forest Management Plan was prepared by Matt Horowitz dated May 18, 2007 for the project. The parcel is covered in both Oak Woodlands and grass meadows. To meet the minimum tree removal objective, the applicants have explored other locations but they were infeasible and impacting the Oak Woodlands was inevitable. The north side of the parcel contains the existing manufactured home and would not allow for the slightly larger size home proposed. The north half of the parcel is constrained by setbacks and a 30 foot right of way to the northeast in addition to a drainage swale to the north west. The south half of the property comprises a Natural Drainage Easement and is within the 100 year flood plain. The west half of the parcel is a grass meadow with a seasonal drainage swale. The proposed project design is on the east portion of the property where there lies a large grove of oak trees. In addition to the oak trees in the eastern portion there is a 30 foot right of way dissecting the east and west and a Conservation and Scenic Easement

just below the proposed site to the south east. As there was no better alternative site, the proposal involves placement within an area of coast live oaks. The Forester has concurred, the proposed site is the minimum required and larger landmark trees are avoided altogether.

- (b) Conditions of approval have been incorporated requiring the implementation of erosion control measures, appropriate landscaping and best management practices. The Planning Commission finds that the proposed tree removal will not involve a risk of adverse environmental impacts such as soil erosion, water quality, ecological impacts, noise pollution, air movement, or wildlife habitat as further evaluated and discussed in the Mitigated Negative Declaration. Native species will further protect the soil conditions, ecology and wildlife habitat. (See Condition 7)
- (c) Staff conducted an on-site inspection on May 30, 2007 and June 11, 2007. to verify that the proposed tree removal plan is consistent with the site conditions and was the minimum required.
- (d) The application, plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development are contained in Project File PLN070131.

5. FINDING: OAK WOODLANDS - The project, as conditioned and mitigated, will not have significant environmental impacts to oak woodlands.

EVIDENCE: (a) Pursuant to Public Resources Code section 21083.4, the County as part of its environmental review must evaluate whether the project may result in a conversion of oak woodlands that will have a significant effect on the environment. If the County determines that the project may have a significant effect on oak woodlands, the County shall require feasible mitigation measures to mitigate the significant effect of the conversion of oak woodlands. 1) conservation easements; 2) planting and maintenance of replacement trees; 3) contribute funds to the Oak Woodlands Conservation fund; and 4) Other mitigation measures developed by the county. Although the proposed oak tree removal is insignificant, staff is recommending ongoing maintenance of Oak Woodland protection through the removal of invasive eucalyptus trees to the west of the proposed home.

- (b) The proposed single family dwelling is located in an oak woodland as defined by Fish and Game code 1361. The parcel is covered in 40% oak crown coverage and is considered an oak woodland. The parcel contains a total of 94 protected oak trees and the removal of 12 oak trees is considered less than significant but will result in a loss of 12.7% of the oak woodland. Oak Woodland loss will be offset by permanently protected remaining oak trees via a conservation and scenic easement, replacing oak trees on a 3:1 ratio, requiring a pre construction survey and requiring removal of non native eucalyptus trees. With the mitigations adopted in the Initial Study/Mitigated Negative Declaration the loss of habitat will be considered less than significant.

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

EVIDENCE: (a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.

7. 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) Preceding findings and supporting evidence.

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


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

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 Use Permit be granted as shown on the attached sketch and subject to the attached conditions.

PASSED AND ADOPTED this 9th day of July, 2008, by the following vote:

AYES: Brown, Diehl, Rochester, Isakson, Ottone, Padilla, Vandever
NOES: None
ABSENT: Pessagno, Salazar, Sanchez


MIKE NOVO, SECRETARY

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON JUL 17 2008

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 JUL 27 2008

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 Resource Management Agency
 Planning Department
 Condition Compliance and/or Mitigation Monitoring
 Reporting Plan**

Project Name: Patricia and Michael Reed
File No: PLN070131 **APNs: 117-472-001-000**
Approved by: Planning Commission **Date: July 9, 2008**

**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>PD001 - SPECIFIC USES ONLY This Use Permit (PLN070131) allows the removal of 11 coast live oak trees to allow for the construction of a new 2,614 square foot manufactured home with a 440 square-foot garage and the conversion of an existing 1,200 square-foot manufactured home to hobby room, and grading of 337 cubic yards of cut and 316 cubic yards of fill. The property is located at 113 Vega Road, Watsonville. (Assessor's Parcel Number 117-472-001-000), North County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

		requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)			
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 08027) was approved by the Planning Commission for Assessor's Parcel Number 117-472-001-000 on July 9, 2008. The permit was granted subject to <u>26</u> conditions and <u>3</u> mitigations for approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits or commencement of use.
3.		PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (RMA - Planning Department)	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeologist	Ongoing

4.		<p>PD009 - GEOTECHNICAL CERTIFICATION Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA – Planning Department and Building Services Department)</p>	<p>Submit certification by the geotechnical consultant to the RMA – Building Services Department showing project’s compliance with the geotechnical report.</p>	<p>Owner/ Applicant/ Geotechnical Consultant</p>	<p>Prior to final inspection</p>	
5.		<p>PD010 - EROSION CONTROL PLAN AND SCHEDULE The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA – Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion 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>Owner/ Applicant</p>	<p>Prior to the issuance of grading and building permits</p> <p>Prior to final inspection</p>	
6.		<p>PD011 – TREE AND ROOT PROTECTION Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy drip lines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees.</p>	<p>Submit evidence of tree protection to the RMA - Planning Department for review and approval.</p> <p>Submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit</p>	<p>Owner/ Applicant</p>	<p>Prior to the issuance of grading and/or building permits</p>	

		Said protection, approved by a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the RMA – Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by a certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning Department)	an interim report prepared by a certified arborist. Submit evidence of tree protection to the RMA after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.		During construction photos to be provided Prior to final inspection	
7.		PD012(F) – NON STANDARD 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 <u>of only native plants as stated in the "Forest Management Plan" prepared by Matt Horowitz dated May 18, 2007</u> and shall include an irrigation plan if appropriate. Landscaping shall also include the removal of non-native eucalyptus trees which pose a threat to the oak woodlands on the property. 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	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. 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.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits Prior to occupancy	

		continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA – Planning Department)				
8.		<p>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</p> <p>All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)</p>	<p>Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.</p> <p>The lighting shall be installed and maintained in accordance with the approved plan.</p>	Owner/ Applicant	<p>Prior to the issuance of building permits.</p> <p>Prior to occupancy and ongoing thereafter</p>	
9.		<p>PD047 – DEMOLITION/DECONSTRUCTION OF STRUCTURES (MBUAPCD RULE 439)</p> <p>In accordance with Monterey Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards:</p> <ol style="list-style-type: none"> 1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process; 2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building; 3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind 	<p>Applicant shall incorporate a "Demolition/ Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.</p> <p>Contractor shall obtain any required Air District permits and conduct all deconstruction or demolition activities as required by the Air District.</p>	Contractor/ Owner/ Applicant	<p>Prior to the issuance of a demolition permit</p> <p>During demolition</p>	

		<p>speed exceeds 15 miles per hour. All Air District standards shall be enforced by the Air District. (RMA – Planning Department)</p>				
10.		<p>PD002 – NON STANDARD – ABANDONMENT OF MOBILE HOME Applicant shall provide evidence that the existing 1,200 square-foot mobile home has been converted to a hobby room structure. (RMA – Planning Department)</p>	<p>Proof of recordation with appropriate State agency shall be furnished to the RMA - Planning Department and an inspection with a building inspector to verify no kitchen and one restroom.</p>	<p>Owner/ Applicant</p>	<p>Prior to the issuance of grading and building permits and ongoing.</p>	
11.		<p>PD016 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Forest Management Plan report has been prepared for this parcel by Matt Horowitz, dated may 18, 2007 and is on record in the Monterey County RMA - Planning Department , Library No. LIB080205, LIB080206 and LIB080208. All development shall be in accordance with this report." (RMA – Planning Department)</p>	<p>Proof of recordation of this notice shall be furnished to the RMA - Planning Department.</p>	<p>Owner/ Applicant</p>	<p>Prior to final of grading and building permits.</p>	
12.		<p>PD016 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Biological Report has been prepared for this parcel by Kathleen Lyons, dated September 25, 2007 and is on record in the Monterey County RMA - Planning Department , Library No. LIB080202. All development shall be in accordance with this report." (RMA – Planning Department)</p>	<p>Proof of recordation of this notice shall be furnished to the RMA - Planning Department.</p>	<p>Owner/ Applicant</p>	<p>Prior to final of grading and building permits.</p>	

13.		<p>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)</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule a fire department clearance inspection.</p>	Owner/ Applicant	<p>Prior to issuance of building permit.</p> <p>Prior to final building inspection</p>	
14.		<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 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphalted 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.</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection</p>	Applicant or owner	<p>Prior to issuance of grading and/or building permit.</p> <p>Prior to final building inspection.</p>	

		<p>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>Responsible Land Use Department: North County Fire District.</p>				
15.		<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. Responsible Land Use Department: North County Fire 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	<p>Prior to issuance of grading and/or building permit.</p> <p>Prior to final building inspection</p>	
16.		<p>FIRE016 - SETBACKS</p> <p>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</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Applicant or owner	<p>Prior to issuance of grading and/or</p>	

		modification standards or other requirements may be imposed by the local fire jurisdiction to provide the same practical effect. Responsible Land Use Department: North County Fire District.	Applicant shall schedule fire dept. clearance inspection		building permit. Prior to final building inspection.	
17.		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. Responsible Land Use Department: North County Fire District.	Applicant shall enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to issuance of building permit. Prior to framing inspection. Prior to final inspection.	
18.		FIRE026 - ROOF CONSTRUCTION (STANDARD) All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class B roof construction. Responsible Land Use Department: North County Fire District.	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
19.		FIRE030 – NON STANDARD FIRE: Storage building never to be used as a residence. Responsible Land Use Department: North County Fire District.	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building	

					permit.	
20.		<p>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)</p>	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Owner/ Applicant/ Engineer/ Contractor	Prior to final inspection	
21.		<p>WR22 - FLOODPLAIN RECORDATION The owner shall provide the Water Resources Agency a recorded Floodplain Notice stating: "The property is located within or partially within a floodplain and may be subject to building and/or land use restrictions." (Water Resources Agency)</p>	Submit the recorded floodplain notice to the Water Resources Agency for review and approval. (A copy of the County's standard notice can be obtained at the Water Resources Agency.)	Owner/ Applicant	Prior to issuance of any grading or building permits	
22.		<p>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:</p> <p>a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.</p> <p>b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation</p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/ Occupancy	

		sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)				
23.		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	
24.		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)	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	
25.		EHSP01 - DEED RECORDATION – ABANDON WATERLINE EASEMENT The applicant shall provide a recorded document stating that the existing 10' waterline easement (originating from the domestic well on parcel number 117-472-001-000, heading north-east and owned by Vega Partnership) has been revoked or moved. (Environmental Health and RMA – Planning Department)	Submit the appropriate recorded document to EH and P&BI for review and approval.	Owner/ Applicant	Prior to issuance of grading or building permits.	

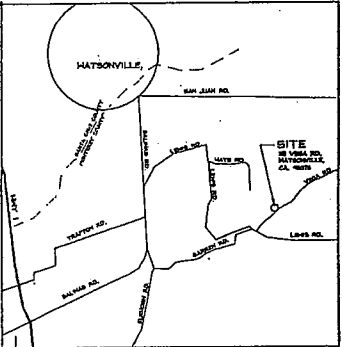
26.		<p>PD006 - MITIGATION MONITORING PROGRAM The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code 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. (RMA - Planning Department)</p>	<p>1) Enter into agreement with the County to implement a Mitigation Monitoring Program.</p> <p>2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.</p>	Owner/ Applicant	Within 60 days after project approval or prior to the issuance of grading and building permits, whichever occurs first.	
MM1.		<p>PD003 – TREE REPLACEMENT (NON-STANDARD) Pursuant to the recommendations prescribed in the “Forest Management Plan” prepared by Matt Horowitz dated May 18, 2007, oak tree replacement shall be at a 3:1 ratio and shall be incorporated into the landscaping as described in the “Forest Management Plan” prepared by Matt Horowitz dated May 18, 2007. (LIB080206) The planted trees shall not be within the dripline of retained trees and will be placed as noted on Page 3 of 44 of said report. (RMA- Planning Department)</p>	Submit evidence of tree replacement to the RMA after construction to document that tree replacement has been successful and followed as per the Forest Management Plan or if follow-up remediation or additional permits are required.	Owner/ Applicant/ Arborist	Prior to final inspection	

MM2.		<p>PD022(A) – EASEMENT – CONSERVATION AND SCENIC</p> <p>A conservation and scenic easement shall be conveyed to the County over those portions of the property where Oak Woodlands exist on the northwest portion of the property. The easement shall be developed in consultation with certified professional. An easement deed shall be submitted to, reviewed and approved by, the Director of the RMA - Planning Department prior to issuance of grading and building permits. (RMA – Planning Department)</p>	<p>Submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to the RMA - Planning Department for review and approval.</p> <p>Record the deed and map showing the approved conservation and scenic easement. Submit a copy of the deed and map to the RMA-Planning Department.</p>	<p>Owner/ Applicant/ Certified Professional</p>	<p>Prior to issuance of grading and building permits submit for review.</p> <p>Prior to occupancy must submit deed and map.</p>
------	--	---	---	---	---

MM3.		<p>PDSP004 – PRECONSTRUCTION SURVEY; The following specific measures shall be implemented to avoid or mitigate for the potential impacts of development to individual bat and bird species requiring one of, or a combination of, riparian, grassland, and woodland/forest habitats: The following measures specified below are for special-status species providing for pre-construction surveys and construction phase monitoring (general special-status wildlife species measures).</p> <ol style="list-style-type: none"> 1. <u>Bats</u>. If construction is to begin before August 1, before young have fledged, surveys for special-status bat species shall be performed. If maternity roosts are located during pre-construction surveys, a qualified biologist shall establish a 300-foot buffer around each roost for the duration of the breeding season (until such time as the young are fully fledged) to prevent roost harassment and brood mortality. If colonial roosts are found, removal of the tree may only occur during the day after an exclusionary device is installed in the opening to the roost. A qualified bat expert must supervise the placement and examine the success of the exclusionary device before the removal of any confirmed roosts. 2. <u>Nesting Birds</u>. If construction is to begin before August 1, before young have fledged, pre-construction surveys for nesting birds are required. If raptor nests are located during pre-construction surveys, a qualified biologist shall establish a 300-foot buffer around each nest for the duration of the breeding season (until such time as the young are fully fledged) to prevent nest harassment and brood mortality. <p>(RMA – Planning Department)</p>	A report summarizing their findings and proposed mitigation measures shall be submitted to the Director of Planning. If no bats and/or nesting birds are found, then no further action is required.	Applicant	30 days prior to site disturbance and /or the use of heavy equipment to clear the site	
------	--	---	---	-----------	--	--

			In the event that bats and/or raptors are found using these trees, the biological survey shall provide a list of proposed mitigations necessary to protect bat species	Applicant	Prior to site disturbance and/or the use of heavy equipment to clear the site	
--	--	--	--	-----------	---	--

END OF CONDITIONS



VICINITY MAP

PROJECT DATA	MICHAEL & PATRICIA REED RAY SCHMITT
OWNERS:	FOUR WINDS CONSTRUCTION CONTRACTOR # 0914791
DESIGNER:	APN: 017-472-001
CONTRACTOR:	ADDRESS: 10 VEGA RD. WATSONVILLE, CA 95076
APN:	PROJECT: CONSTRUCTION OF NEW SINGLE FAMILY MANUFACTURED HOME (2644 S.F.) & 2 CAR GARAGE (140 S.F.)
ADDRESS:	ZONED: LPR/2.5
PROJECT:	LOT SIZE: 211,800 SQ. FT. 5 APPROX. ACRES
ZONED:	OCCUPANCY: R-5 TYPE IV SPARKLEBED
LOT SIZE:	GARAGE: U-1
OCCUPANCY:	LOT COVERAGE: 2.20084 %
GARAGE:	BUILDING HEIGHT: 11'-4"
LOT COVERAGE:	EXIST BUILDINGS TO REMAIN:
BUILDING HEIGHT:	(E) MOBILE HOME (TO BE CONVERTED TO STORAGE) 1200 S.F.
EXIST BUILDINGS TO REMAIN:	(E) SIDE SHED 240 S.F.
	(E) SHED 144 S.F.
	(E) SHED 155 S.F.
	(E) TOTAL: 1,739 S.F.
PROPOSED NEW MANUFACTURED HOME	MAIN LEVEL: 2814
SO. FOOTAGES:	GARAGE: 440 SQ.FT.
	(ND) TOTAL: 3,094 SQ.FT.
	TOTAL: 4,799 SQ.FT.

PROJECT DATA

NOTE: 11 COASTAL LIVE OAK TREES TO BE REMOVED AND REPLACED 1:1

FBI/DO - STOP WORK - RESOURCES FOUND
 It, during the course of excavation, cultural, archaeological, historical or paleontological resources are discovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual person on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

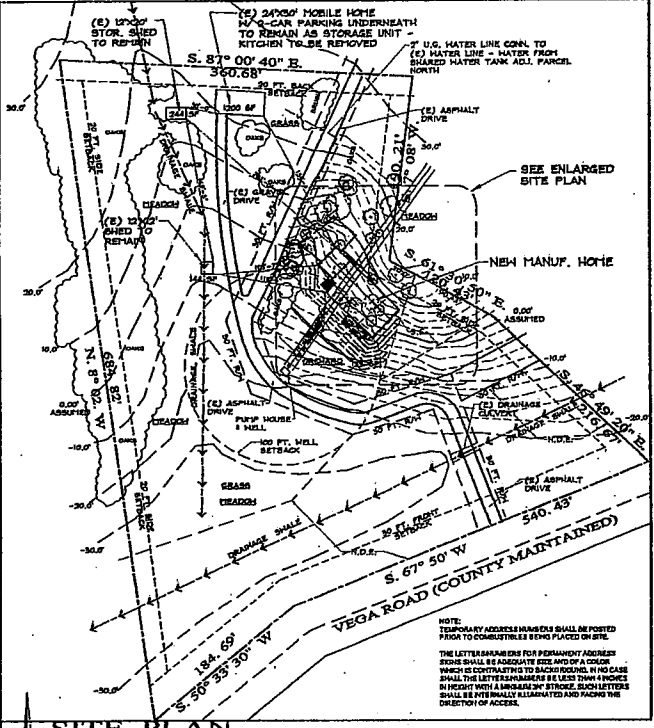
ARCHAEOLOGICAL NOTE

LANDSCAPE PLAN:
 ALL DISTURBED AREAS TO BE SEEDING W/ NATIVE GRASS, ROYAL-TILIA & PLANT ANNUAL QUALITY FOR 1 YEAR WITH TILL & PLANT MIX OF TYPICAL URBAN GRASS (SCHRUBBER) AND, BLUE YULI BY THE FOLLOWING METHOD:

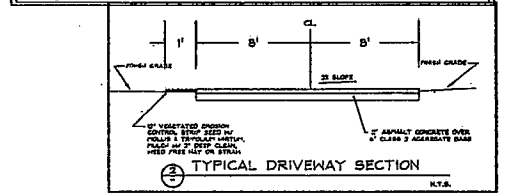
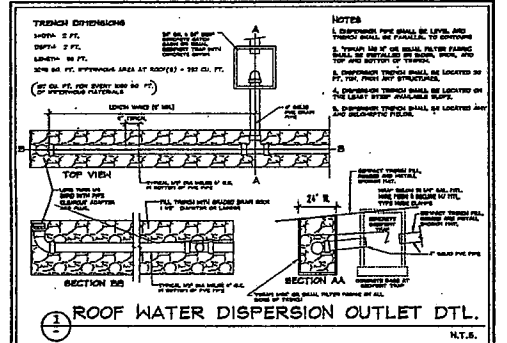
* CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION SYSTEMS.

Signature: *[Handwritten Signature]*

License Number: 220809



SITE PLAN



NOTE:
 TYPE OF CONSTRUCTION V-N THIS PROJECT SHALL COMPLY W/ 2008 CBC, CHC, CFC, 2004 CBC, AND THE 2008 CA ENERGY CODE - TITLE 24 ENERGY REGULATIONS

UNDERGROUND VENTILATION:
 PROVIDE 604 SCHEDULED AIRFLOW FOUNDATION VENTS MAX. 4" O.C. AND MAX. 12" FROM EACH CORNER.

EXITING:
 1. LANDINGS SHALL HAVE A LENGTH IN THE DIRECTION OF TRAVEL OF AT LEAST 36 INCHES PER UBC 1008.3.1.7
 2. IN A SINGLE FAMILY DWELLING, DOORS MAY HAVE LANDINGS THAT ARE NOT MORE THAN 8" LOWER THAN THE FLOOR LEVEL PER UBC 1008.3.1.6 EXCEPTION 1.2.

NOTE:
 STATE OF CA RETAINS FULL AUTHORITY FOR THE ISSUANCE OF PERMITS AND SUBSEQUENT INSPECTION OF ANY PROPOSED ALTERATION, REPAIRS OR RESTORATION TO THIS MANUFACTURED HOME, INCLUDING ANY ACCESSORY STRUCTURES, WHICH WORK MUST BE APPROVED BY CA STATE HCD PRIOR TO INSTALLATION.

NOTE:
 HOME SHALL HAVE HUD APPROVAL CERTIFICATION APPLIED TO EACH SHIPPED SECTION.

ANY ALTERATIONS TO THE MANUFACTURED HOME MUST BE APPROVED BY THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.

GRADING & EROSION CONTROL NOTES

1. SLOPE FIN. GRADE 2% AWAY FROM FOUNDATION MIN. 6 FT. ALL SIDE TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL FOUNDATIONS.

2. ALL DRAINAGE PATTERNS CREATED BY GRADING ARE INTENDED TO BE SHEET FLOW TO AVOID CONCENTRATED RUNOFF. NO DRIVEWAY INSTALLED TO EXISTING CONTOURS. DRIVE TO BE COMPACTED BASE ROCK AND GRAVEL. NOT ASPHALT. ROOF RUNOFF TO BE DISPERSED VIA DS TO 4" PVC TO ROCK DISPERSION PIT - SEE DTL. 1/1.1

3. CONTROL RUNOFF W/ STRAW WADDOLES, BALES WOR SLT FENCING TO PREVENT EROSION RUN OFF TO ADJOINING PROPERTIES.

4. (CONTRACTORS) TO PREVENT SEDIMENT EROSION OF ANY DISTURBED AREAS DURING AND AFTER CONST. BY INSTALLATION OF EROSION CONTROL SEEDING AND 2" THICK STRAW MULCH ON DISTURBED AREAS.

5. EROSION CONTROL MEASURE TO BE IN PLACE DAILY BETWEEN OCT. 15 & APRIL 15 OR WHEN RAIN IS IMMINENT OTHER TIMES.

6. NATURAL SLOPE OF SITE LESS THAN 25%. CUT AND FILL SLOPES NOT TO EXCEED 2 FT. HOR. FOR EVERY 1 FT. VERT.

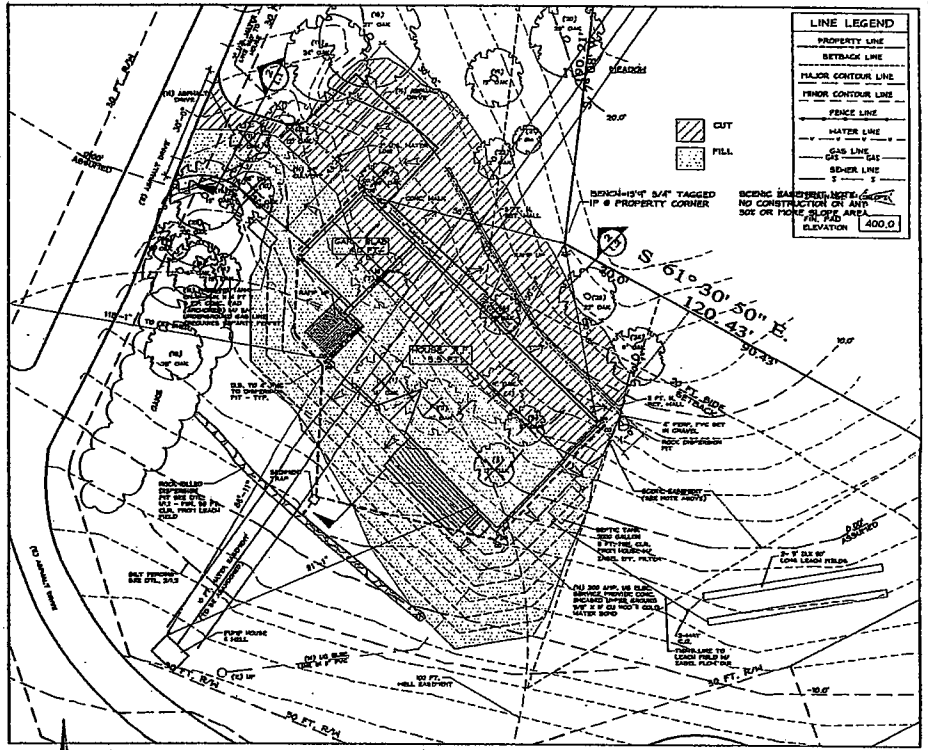
SEE SHT. 1.2 FOR ADDITIONAL NOTES

TOTAL CUT = 89 CU. YDS. CUT
 TOTAL FILL = 318 CU. YDS. FILL

SHEET INDEX:

- 1.1 SITE PLAN
- 1.2 FIRE DEPT. & ADDITIONAL EROSION CONTROL NOTES
- 2.1 FLOOR PLANS - DECK DETAILS
- 3.1 ELEVATIONS
- 3.2 ELEVATIONS
- 4 GARAGE PLANS & DETAILS
- 6.1 SUPPORT REQ'S
- 7.0 FOUNDATION
- 8.1-8.4 SET UP MANUAL

SOILS REPORT BY GRICE ENGINEERING
 AIRBORNE REPORT BY FOREST CITY CONSULTING
 BIOTIC REPORT BY BIOTIC RESOURCES GROUP



ENLARGED SITE PLAN

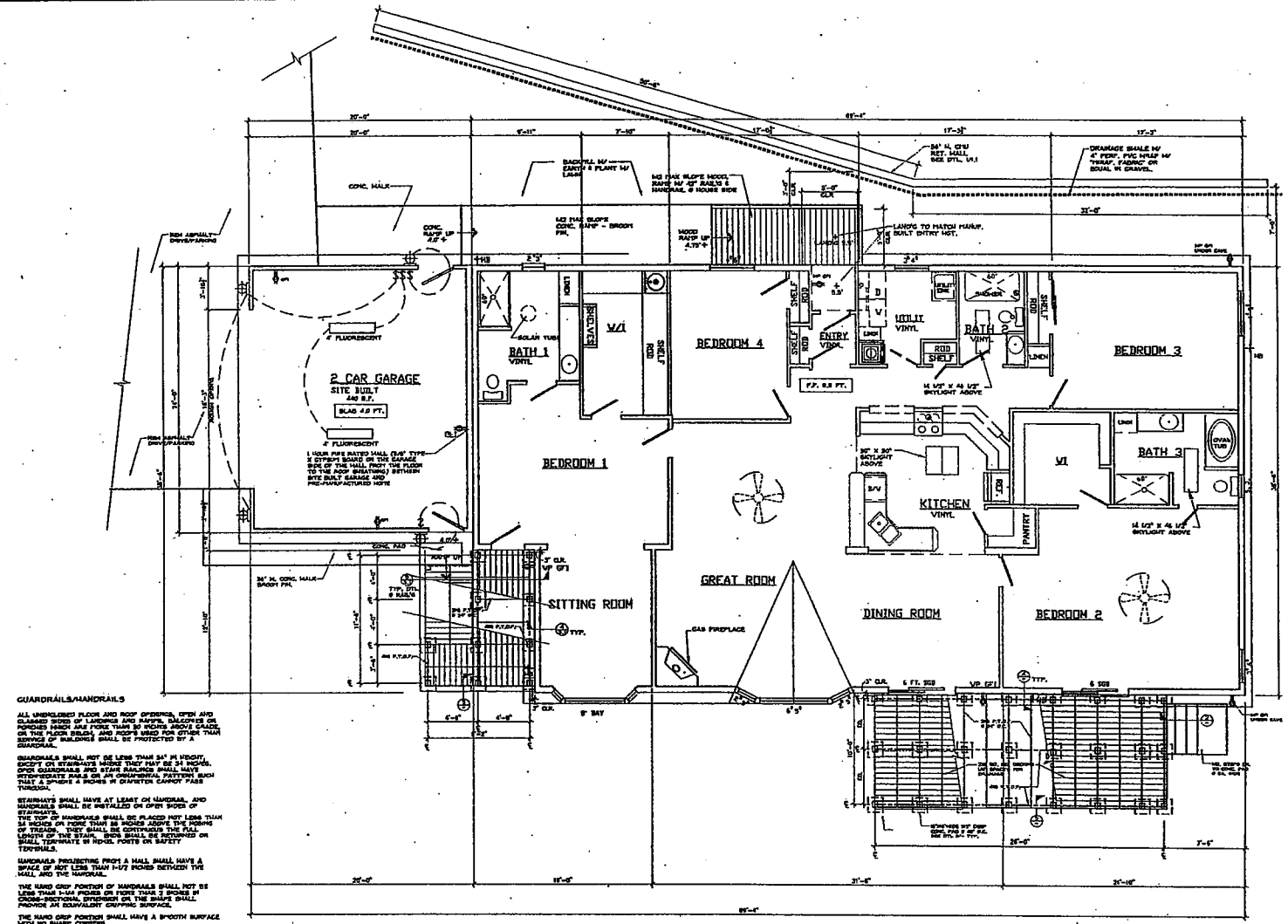
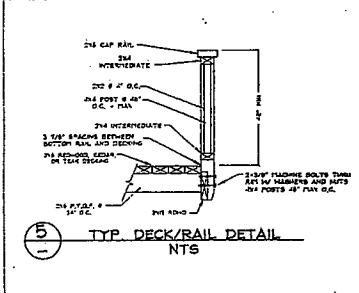
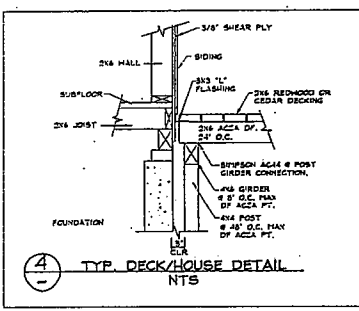
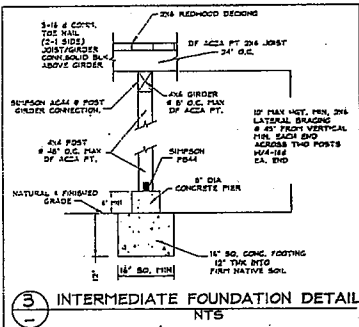
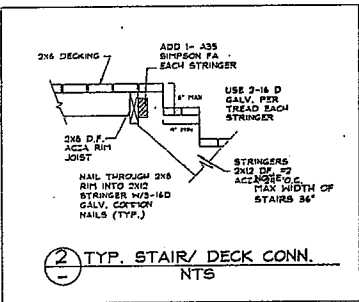
REVISIONS	BY

APN: 017-472-001
 MICHAEL & PATRICIA REED
 10 VEGA ROAD
 WATSONVILLE, CA
 95076
 (MODEL 1941D)

APPLICANT: RAY SCHMITT
 CONTRACTOR # 0914791
 COASTAL HOME SOLUTIONS
 7850 MESSICK ROAD
 PRUNEDALE, CA 95007
 (831) 663-1114 FAX (831) 663-1118

Date: 03-07-07
 Drawn: RKS
 Checked:
 Scale: As Shown
 Job:
 Sheet

1.1



GUARDRAILS/HANDRAILS

ALL UNDECKED FLOOR AND ROOF OPENINGS, OPEN AND CLOSED SIDES OF LADDERS AND RAFTERS, COLLECTION OR PURCHASED RAILS AND FENCES SHALL BE PROTECTED BY GUARDS OR THE PLACE BRACKETS, AND PROTECT FOR OTHER THAN SOURCE OF BALCONIES SHALL BE PROTECTED BY A GUARDRAIL.

GUARDRAILS SHALL NOT BE LESS THAN 34" IN HEIGHT, EXCEPT ON STAIRWAYS WHERE THEY MAY BE 36" IN HEIGHT. OPEN GUARDRAILS AND STAIR BALCONIES SHALL HAVE INTERMEDIATE RAILS OR AN EQUIVALENT SYSTEM SUCH THAT A 36" DIAMETER BALL OR CHAIR CANOPY PASS THROUGH.

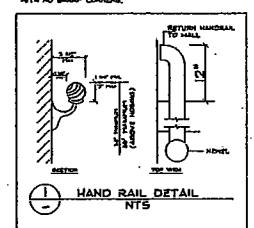
STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL, AND HANDRAILS SHALL BE INSTALLED ON OPEN SIDES OF STAIRWAYS.

THE TOP OF HANDRAILS SHALL BE PLACED NOT LESS THAN 34" INCHES ON FLOOR THAT IS INCHES ABOVE THE FINISH OF TREADS. THEY SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIR. ENDS SHALL BE RETURNED OR SMALL TYPICAL 45 DEGREE POINTS ON BALCONIES.

HANDRAILS PROTECTIVE FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" INCHES BETWEEN THE WALL AND THE HANDRAIL.

THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/4" INCHES ON FLOOR THAT IS INCHES IN CROSS-SECTIONAL DIMENSION OF THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE.

THE HAND GRIP PORTION SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS.



FUQUA HOMES INC. 2816 SQ. FT. 1394D



GFI PROTECTION:

OUTLET SHALL HAVE A GFI PROTECTED ELECTRICAL SWITCHES SHALL BE INSTALLED AT THE FRONT AND REAR OF THE FRONT PORCH.

PROVIDE CONCRETE ENCASED W/ 2" DIA. GFI WITH 2" DIA. BRASS ROD FOR FLOOR BRASS RODS CONNECT TO MANUFACTURED HOME ELECTRICAL PANELS PER INST. INSTALLATION INSTRUCTIONS.

FLOOR PLAN

1/4" = 1'-0"

REVISIONS	BY

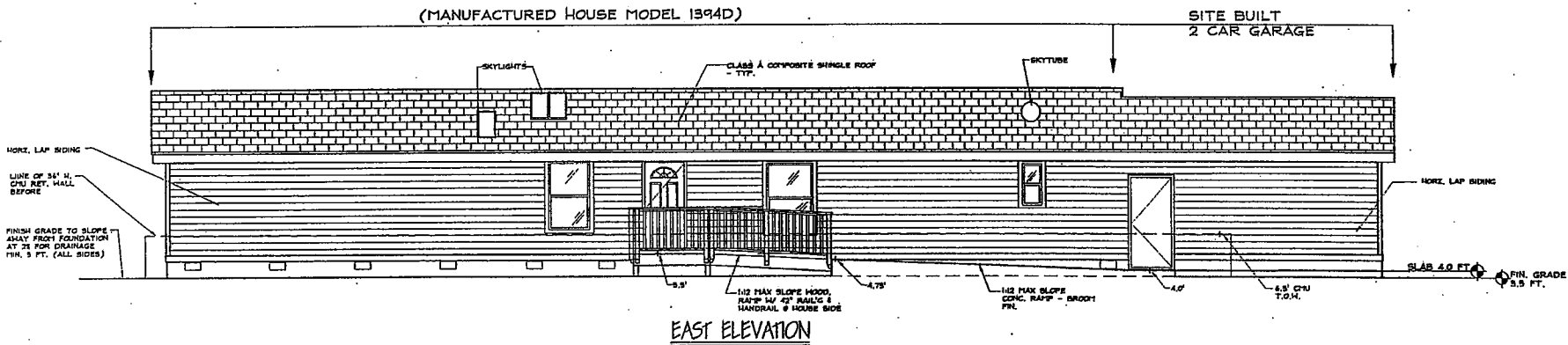
APN: 117-472-001
 MICHAEL & PATRICIA REED
 ADDRESS: 113 YEGA ROAD
 MATSONVILLE, CA.
 (MODEL 1394D) 95076

APPLICANT: RAY SCHMITT
 CONTRACTOR: BBI/791
 CONSTAR HOME SOLUTIONS
 7850 MESSICK ROAD
 PRUNEDALE, CA. 95907
 (831) 663-1114 FAX (831) 663-1118

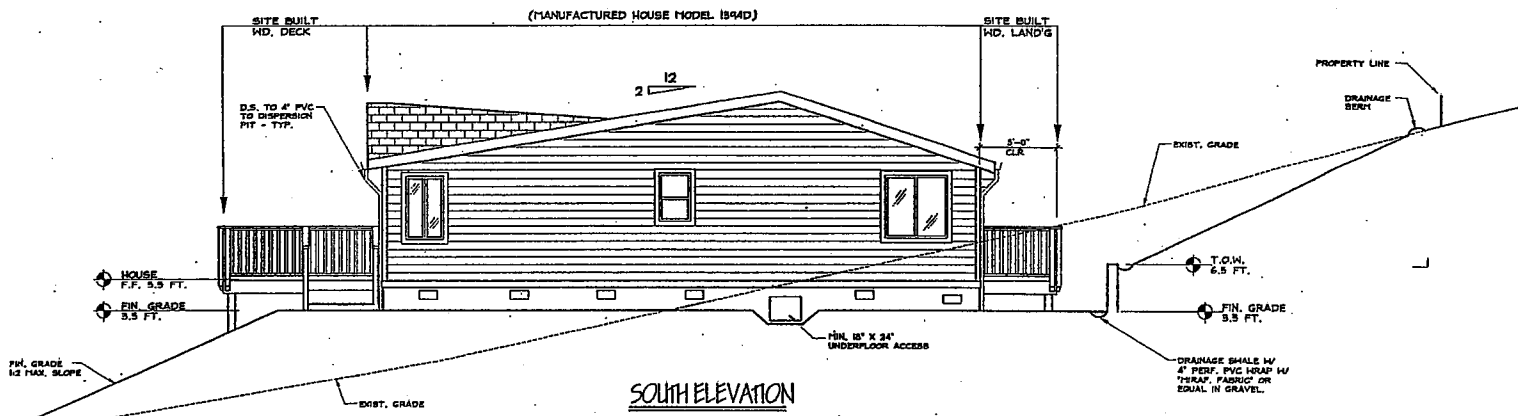
FLOOR PLAN & NOTES

Date: 03-07-07
 Drawn: RKS
 Checked:
 Scale: As Shown
 Job:
 Sheet

2.1



EAST ELEVATION



SOUTH ELEVATION

ELEVATIONS

1/4" = 1'-0"

REVISIONS

APN: 117-472-001
 APPLICANT: MICHAEL & PATRICIA REED
 ADDRESS: 113 VEGA ROAD
 WATSONVILLE, CA.
 PHONE: (831) 95076

APPLICANT: RAY SCHMITT
 CONTRACTOR # 8514791
 COASTAL HOME SOLUTIONS
 7850 MESSICK ROAD
 PRINEDALE, CA. 93907

**EXTERIOR
 FINISHES**

Date: 03-07-07
 Drawn RKS
 Checked
 Scale: As Shown
 Job

Sheet
3.2

NORTH COUNTY



APPLICANT: REED		
APN: 117-472-001-000	FILE # PLN070131	
300' Limit	2500' Limit	City Limits

