

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

In the matter of the application of:

BILL AND PAT TANNER (PLN080405)

RESOLUTION NO. 11-022

Resolution by the Monterey County Planning
Commission:

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

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

The Tanner application (PLN080405) came on for public hearing before the Monterey County Planning Commission on June 8, 2011. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the Monterey County 1982 General Plan;
 - North County Land Use Plan;
 - Monterey County Coastal Implementation Plan, Part 2; and
 - Monterey County Zoning Ordinance (Title 20)No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
- b) The property is located at 15225 Serape Ct., Castroville (Assessor's

Parcel Number 131-151-007-000), North County Land Use Plan. The parcel is zoned "RDR/5(CZ)" [Rural Density Residential, 5 acres per unit (Coastal Zone)], which allows single family residences and livestock farming on parcels of 10 acres or more as principal allowed uses subject to a Coastal Administrative Permit in each case. Therefore, the project is an allowed land use for this site.

- c) The project consists of the construction of a single-family residence with associated grading, installation of a septic system, a well, the construction of a barn and the keeping of livestock on a 12.54 acre parcel.
- d) The project planner conducted site inspections on August 26, 2009, April 1, 2010 and May 23, 2010 to verify that the project on the subject parcel conforms to the plans listed above.
- e) The project, as conditioned, is in compliance with the regulations and policies regarding ridgeline development including LUP Key Policy 2.2.1 (Visual Resources), which requires that "only low intensity development that can be sited, screened, or designed to minimize visual impacts, shall be allowed on scenic hills, slopes, and ridgelines." See Finding No. 7 for further discussion.
- f) The project was referred to the North County Coastal Land Use Advisory Committee (LUAC) for review on September 21, 2009. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because the project includes a Coastal Development Permit for ridgeline development. The LUAC unanimously recommended approval of the house, barn, livestock and well.
- g) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN080405.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, North County Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to Soils and Slope Stability. Technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:
 - *"Geotechnical Investigation for Tanner Residence Monterey County, California" (LIB090386) prepared by Pacific Crest Engineering, Inc., Watsonville, California, March 2009.*

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

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by RMA-Planning Department, RMA-Public Works Department, Environmental Health Bureau, Water Resources Agency and North County Fire Protection District. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities will be provided. Water for the project will be supplied by an on-site well and sewage will be disposed of in an on-site septic system.
 - c) Preceding findings and supporting evidence for PLN080405.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted site inspections on August 26, 2009, April 1, 2010 and May 23, 2010 and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN080405.

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

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

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

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

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

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

intensity development that can be sited, screened, or designed to minimize visual impacts, shall be allowed on scenic hills, slopes, and ridgelines.”

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

See Finding 2 (c).

- k) The project is consistent with LUP Policy 2.2.2.5 which directs that structures be located on the parcel to minimize grading. The proposed structures are located on the most level area in the parcel to minimize the amount of grading required
- l) The project planner conducted a site inspection on August 26, 2009, April 1, 2010 and May 23, 2010 to verify that the project on the subject parcel, as conditioned, conforms to the ridgeline development requirement to not create a substantially adverse visual impact.
- m) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN080405.

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

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

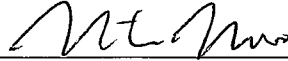
DECISION

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

- A. Exempt per CEQA Sections 15303(a) and 15303(e); and 15304(a) ;
- B. Approve Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow the construction of a 2,300 square foot one-story single family residence with an attached 757 square foot garage, 250 square foot deck, a 280 square foot covered porch, installation of a septic system, an 18-foot wide paved driveway and associated grading (approximately 400 cubic yards of cut and 350 cubic yards of fill); 2) Coastal Administrative Permit to allow the construction of a 6,720 square foot one-story barn; 3) Coastal Administrative Permit to allow the keeping of livestock; 4) Coastal Administrative Permit for the construction of a well; and 5) Coastal Development Permit for ridgeline development, in general conformance with the attached sketch and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 8th day of June, 2011 upon motion of Commissioner Brown, seconded by Commissioner Rochester, by the following vote:

AYES: Brown, Vandever, Roberts, Rochester, Getzelman, Mendez, Diehl, Padilla, Hert
NOES: None
ABSENT: Salazar
ABSTAIN: None



Mike Novo, Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON JUN 15 2011

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE JUN 25 2011

(Coastal Projects)

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

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

NOTES

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

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

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

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

RESOLUTION 11-022 - EXHIBIT 1
Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

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

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

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
RMA – Planning Department						
1.		<p>PD001 - SPECIFIC USES ONLY This Combined Development Permit (PLN080405) allows: 1) Coastal Administrative Permit to allow the construction of a 2,300 square foot one-story single family residence with an attached 757 square foot garage, 250 square foot deck, a 280 square foot covered porch, installation of a septic system, an 18-foot wide paved driveway and associated grading (approximately 400 cubic yards of cut and 350 cubic yards of fill); 2) Coastal Administrative Permit to allow the construction of a 6,720 square foot one-story barn; 3) Coastal Administrative Permit to allow the keeping of livestock; 4) Coastal Administrative Permit for the construction of a well; and 5) Coastal Development Permit for ridgeline development. The property is located at 15125 Serape Ct., Castroville (Assessor's Parcel Number 131-151-007-000), North County Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent</p>	<p>Adhere to conditions and uses specified in the permit.</p> <p>Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department.</p> <p>To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.</p>	<p>Owner/ Applicant</p> <p>RMA - Planning</p> <p>WRA</p> <p>RMA - Planning</p>	<p>Ongoing unless otherwise stated</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>
		legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (RMA-Planning Department)				
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 11-022) was approved by the Planning Commission for Assessor's Parcel Number 131-151-007-000 on June 8, 2011 . The permit was granted subject to 33 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)	Obtain appropriate form from the RMA-Planning Department. The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner/ Applicant RMA- Planning	Prior to the issuance of grading and building permits or commencement of use.	
3.		PD032(A) - PERMIT EXPIRATION The permit shall be granted for a time period of 3 years, to expire on June 8, 2014 unless use of the property or actual construction has begun within this period. (RMA - Planning Department)	The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.	Owner/ Applicant	As stated in the conditions of approval	
4.		PD004 - INDEMNIFICATION AGREEMENT The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government	Submit signed and notarized Indemnification Agreement to the Director of RMA - Planning Department for review and signature by the County. Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA - Planning Department.	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, whichever	

<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>
		Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (RMA - Planning Department)			occurs first and as applicable	
5.		PD007 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. (RMA - Planning Department and Building Services Department)	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner/ Applicant	Ongoing	
6.		PD010 - EROSION CONTROL PLAN AND SCHEDULE (NON-STANDARD) An Erosion Control Plan (ECP) meeting the specifications in Section 20.144.070.C prepared by a registered civil engineer or soils engineer shall be submitted to the Director of RMA-Planning and the Director of RMA-Building Services. The ECP shall include ongoing measures designed to prevent erosion in and around the areas where livestock will be kept, including recommendations regarding any areas on the property	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.	Owner/ Applicant	Prior to the issuance of grading and building permits	
			Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director	Owner/ Applicant	During construction	

<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>
		where livestock should not be kept. The approved development shall incorporate the recommendations of the ECP as reviewed and approved by the Director of RMA – Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. (RMA - Planning Department and RMA - Building Services Department)	of RMA - Planning and Director of RMA - Building Services.			
			Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department	Owner/ Applicant	Prior to final inspection	
			Comply with the recommendations of the ECP regarding erosion control in and around the areas where livestock will be kept.	Owner/ Applicant	Ongoing	
7.		PDSP02 – NUMBER OF LIVESTOCK (NON-STANDARD) This permit authorizes the keeping of up to 7 large animals such as horses on the project site. An amendment to the permit will be required if additional large animals will be kept on the site. (RMA - Planning Department)	Keep no more than 7 large animals on the site. Submit application for an amended Coastal Administrative Permit if additional large animals will be kept on the site.	Owner/ Applicant	Ongoing	
8.		PD012(F) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY) The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits	
			Landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County	Owner/ Applicant/ Licensed	Prior to Occupancy	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA – Planning Department)	for that cost estimate shall be submitted to the Monterey County RMA - Planning Department.	Landscape Contractor/ Licensed Landscape Architect		
			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.	Owner/ Applicant	Ongoing	
9.		PD012(H) - LANDSCAPING PLAN - NORTH COUNTY COASTAL NATIVE The site shall be landscaped. The use of native species consistent with and found in the project area shall be required in all landscaping plans as a condition of project approval. A list of appropriate native plant species identified in Attachment #2 and #3 in the North County Implementation Plan Development Regulations is available in brochure form (<i>Suggested Native Species Landscaping List - North County Coastal Zone</i>) from the RMA - Planning Department. (RMA – Planning Department)	Submit landscape plans and contractor's estimate to RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits	
10.		PDSP01 – LANDSCAPE SCREENING (NON-STANDARD) The landscaping plan shall include trees or other plant materials that will screen the view of the residence, barn and water tanks from Archer Road and Paradise Road. The landscape plan shall indicate the expected height that the proposed screening vegetation will be at maturity. The applicant shall flag the proposed	Flag locations of proposed screening vegetation and submit landscape plans to RMA-Planning Department for review and approval.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits	

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		locations of the screening vegetation prior to the submittal of the landscaping plan to allow for field verification by the RMA-Planning Department that the proposed locations are appropriate. (RMA – Planning Department)				
11.		PDSP03 – LIGHTING – EXTERIOR LIGHTING PLAN (VISUAL SENSITIVITY DISTRICT/ RIDGELINE DEVELOPMENT) (NON-STANDARD) All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 20.06.197, are prohibited. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)	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.	Owner/ Applicant	Prior to the issuance of building permits.	
			The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to Occupancy / Ongoing	
12.		PD021 - DEED RESTRICTION - FIRE HAZARD Prior to the issuance of a building permit the applicant shall record a deed restriction which states: "The parcel is located in a high fire hazard area and development may be	Submit signed and notarized document to the Director of RMA – Planning Department for review and signature by the County.	Owner/ Applicant	Prior to the issuance of grading or building permits	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		subject to certain restrictions required as per Section 20.144.100 of the Coastal Implementation Plan and per the standards for development of residential property." (RMA – Planning Department)	Proof of recordation of the document shall be submitted to the RMA – Planning Department.	Owner/ Applicant	Prior to occupancy or commencement of use	
13.		PD023 – EASEMENT - SCENIC (SLOPE) A scenic easement shall be conveyed to the County over those portions of the property where the slope exceeds 25 percent. The easement shall be developed in consultation with certified professional. A scenic easement deed shall be submitted to, and approved by, the Director of the RMA - Planning Department prior to issuance of grading or building permits. (RMA – Planning Department)	Submit the scenic easement deed and corresponding map, developed in consultation with a certified professional, to the RMA - Planning Department for review and approval.	Owner/ Applicant/ Certified Professional	Prior to the issuance of grading and building permits	
			Record the deed and map showing the approved scenic easement. Submit a copy of the recorded deed and map to the RMA – Planning Department.	Owner/ Applicant	Prior to final	
14.		PD035 - UTILITIES - UNDERGROUND All new utility and distribution lines shall be placed underground. (RMA - Planning Department)	Install and maintain utility and distribution lines underground.	Owner/ Applicant	Ongoing	
15.		PD041 – HEIGHT VERIFICATION The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA – Planning Department and Building Services Department)	1) The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection	Owner/ Applicant	Prior to the issuance of grading or building permits	
			2) The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.	Owner/ Applicant	Prior to the foundation pre-pour inspection	
			3) The applicant shall provide evidence from a licensed civil engineer or	Owner/ Applicant/	Prior to the final	

<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>
			surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.	Engineer	inspection	
16.		PDSP004 – HEIGHT OF WATER TANKS (NON-STANDARD) Any water tanks installed on the property shall be no taller than 9 feet. (RMA – Planning Department)	Submit specifications for water tanks which include the height. Stake and flag proposed locations of water tanks for review and approval by RMA- Planning Department.	Owner/ Applicant	Prior to issuance of building permits	
RMA – Public Works Department						
17.		PW0043 – REGIONAL DEVELOPMENT IMPACT FEE Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule. (Public Works)	Applicant shall pay Monterey County Building Services Department the traffic mitigation fee.	Owner/ Applicant	Prior to issuance of Building Permits	
Health Department - Environmental Health Bureau						
18.		EHSP01 – SEPTIC SYSTEM DESIGN (NON-STANDARD) 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)	Obtain a permit to install the septic system.	CA Licensed Engineer/ Owner/ Applicant	Prior to the issuance of grading or building permits	
19.		EHSP02 – MANURE MANAGEMENT PLAN (NON-STANDARD) Provide two copies of a Manure Management Plan (MMP) for review and approval by the Environmental Health Bureau (EHB). The MMP shall include the following aspects:	Submit two copies of a proposed Manure Management Plan to EHB for review and approval.	CA Licensed Engineer/ Owner/ Applicant	Prior to the issuance of grading and building permits	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<ul style="list-style-type: none"> • Purpose of Manure Management Plan • Facility/Location Description • Aesthetics <ul style="list-style-type: none"> - odors - visual impacts of manure storage • Organic Matter <ul style="list-style-type: none"> - volume of manure generated daily - methods and schedule of manure cleanup throughout facility (stalls, paddocks, pasture and drainage way) - methods and locations of storage and disposal - leachate management • Stormwater Runoff Vectors <ul style="list-style-type: none"> - insects, rodents • Implementation Timeline <p>Once approved, a copy of the Manure Management Plan shall be available at the facility at all times. The approved Manure Management Plan will be on file at EHB, File Number PLN080405. The plan will be available to the public upon request. (Environmental Health)</p>				
Monterey County Water Resources Agency						
20.		<p>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)</p>	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ engineer	Prior to issuance of grading or building permits	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
21.		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	
North County Fire Protection District						
22.		FIRE001 - ROAD ACCESS Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum of two nine-foot traffic lanes with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. (North County Fire Protection District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to final building inspection	
23.		FIRE002 - ROADWAY ENGINEERING The grade for all roads shall not exceed 15 percent. Where road grades exceed 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The length of vertical curves in roadways, exclusive of gutters, ditches and drainage structures designed to hold or divert water, shall not be less than 100 feet. No roadway turn shall have a horizontal inside radius of less than 50 feet. A roadway turn radius of 50 to 100 feet is required to have an additional 4 feet of roadway surface. A roadway turn radius of 100 to 200 feet is required to have an additional 2 feet of roadway surface. Roadway turnarounds shall be required on dead-end roads in excess of 150 feet of	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to final building inspection	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		surface length. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (North County Fire Protection District)				
24.		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 asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (North County Fire Protection District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	

<i>Permit Cond. Number</i>	<i>Mittig. 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.		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 Protection District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
26.		FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (North County Fire Protection District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

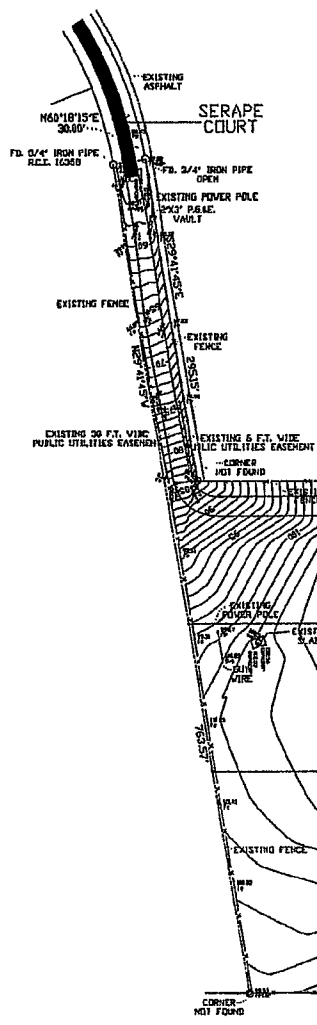
Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification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

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. (North County Fire Protection District)				
29.		FIRE016 - SETBACKS All parcels 1 acre and larger shall provide a minimum 30-foot setback for new buildings and accessory buildings from all property lines and/or the center of the road. For parcels less than 1 acre, alternate fuel modification standards or other requirements may be imposed by the local fire jurisdiction to provide the same practical effect. (North County Fire Protection District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
30.		FIRE017 - DISPOSAL OF VEGETATION AND FUELS Disposal, including chipping, burying, or removal to a landfill site approved by the local jurisdiction, of vegetation and debris caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to final clearance of the related permit. (North County Fire Protection District)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
31.		FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS) Manage combustible vegetation within a minimum of 100 feet of structures (or to the property line). Limb trees 6 feet up from ground. Remove limbs within 10	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	

<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>
		feet of chimneys. Additional fire protection or firebreaks approved by the Reviewing Authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (North County Fire Protection District)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
32.		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (North County Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant 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	
33.		FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE) All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (North County Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

END OF CONDITIONS

Rev. 08/25/2010



PROJECT SUMMARY
APN 131-151-007

NEW ONE STORY SINGLE FAMILY RESIDENCE
THREE BEDROOMS, 3-1/2 BATHROOMS
WITH ATTACHED 3 CAR GARAGE

LOT SIZE 548,242.4 SF
BUILDING HEIGHT 18'-5"
ZONING RDR/S(C2)
FRONT SETBACK 232'
REAR SETBACK 60'
SIDE SETBACK 110'
SIDE SETBACK 1074'

NEW FLOOR AREA - DWELLING
FIRST FLOOR 2,300 SF
GARAGE 757 SF
TOTAL BUILDING AREA 3,057 SF

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

PARKING
3 CAR GARAGE

NEW ONE STORY BARN
1 BATHROOM

BUILDING HEIGHT 23'-8"
ZONING RDR/S(C2)
FRONT SETBACK 120'
REAR SETBACK 184'
SIDE SETBACK 168'
SIDE SETBACK 952'

NEW FLOOR AREA - BARN
FIRST FLOOR 6,720 SF
TOTAL BUILDING AREA 6,720 SF

LAND USE DESIGNATION RURAL RESIDENTIAL

PROPOSED LOT COVERAGE

DWELLING	2,300 SF
DWELLING	757 SF
COVERED AREA	530 SF
BARN	6,720 SF
TOTAL BUILDING AREA	10,307 SF
LOT SIZE	548,242.4 SF
LOT COVERAGE	1.8%

NO TREE REMOVAL
GRADING 370 CUBIC YARDS CUT
318 CUBIC YARDS FILL

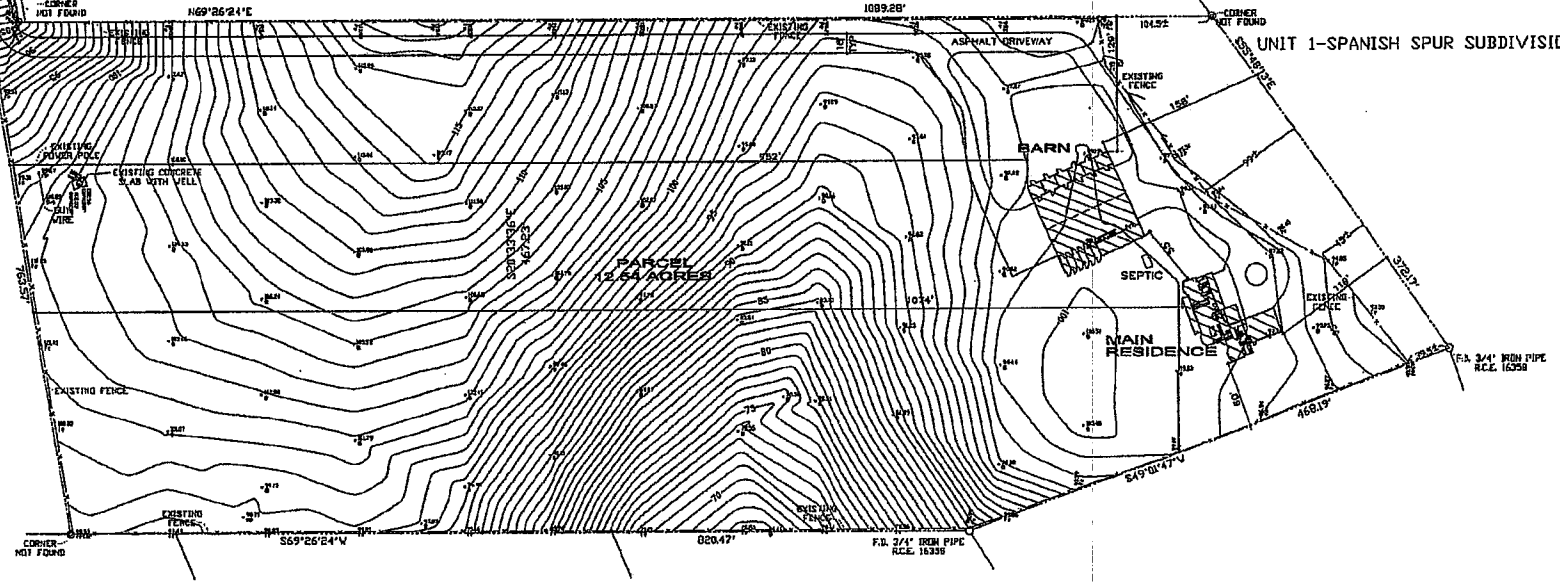
OWNER
BILL AND PAT TANNER
P.O. BOX 1366
CASTROVILLE, CA 95012
(831) 633-8603

REVISORS	BY

LOT 29
UNIT 2 SPANISH SPUR SUBDIVISION

VICINITY PLAN

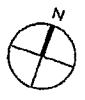
UNIT 1-SPANISH SPUR SUBDIVISION



UNIT 1-SPANISH SPUR SUBDIVISION

SITE PLAN

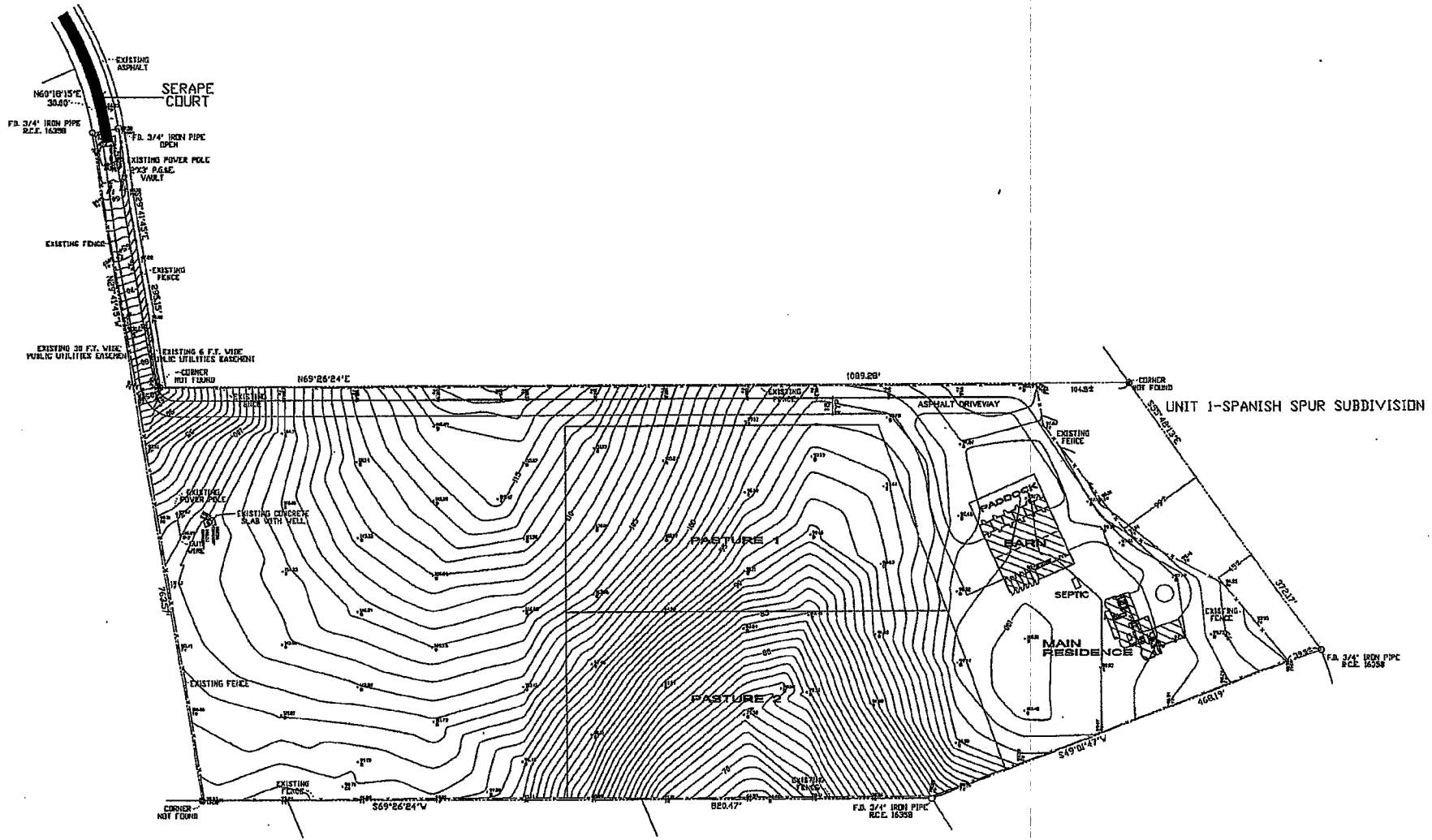
1" = 50'-0"



ETOW ARCHITECTS
3077 Charlee Avenue
Dana Point, CA 92629 (949) 277-0460

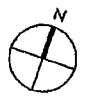
BILL AND PAT TANNER
SINGLE FAMILY RESIDENCE
CASTROVILLE, CA 95012

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of	Sheets



PASTURE / PADDOCK PLAN

1" = 50'-0"

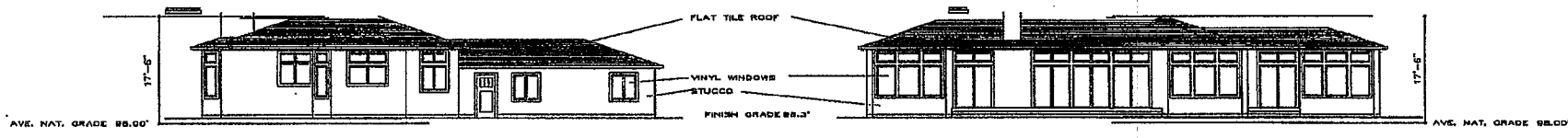


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ETOW ARCHITECTS
 607 CHANTRE AVENUE SUITE C
 SEASIDE, CA 92090 (657) 477-3435

BILL AND PAT TANNER
 SINGLE FAMILY RESIDENCE
 CASTROVILLE, CA 95007

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Of	Sheets

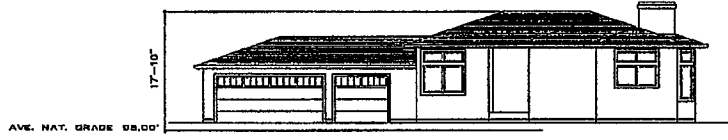


**RESIDENCE
SOUTH ELEVATION**

1/8" = 1'-0"

**RESIDENCE
WEST ELEVATION**

1/8" = 1'-0"



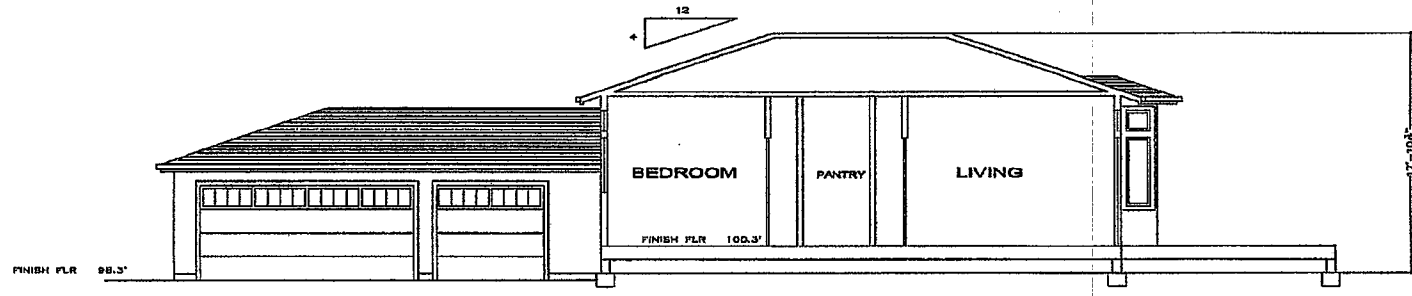
**RESIDENCE
NORTH ELEVATION**

1/8" = 1'-0"



**RESIDENCE
EAST ELEVATION**

1/8" = 1'-0"



**RESIDENCE
SECTION A-A**

1/4" = 1'-0"

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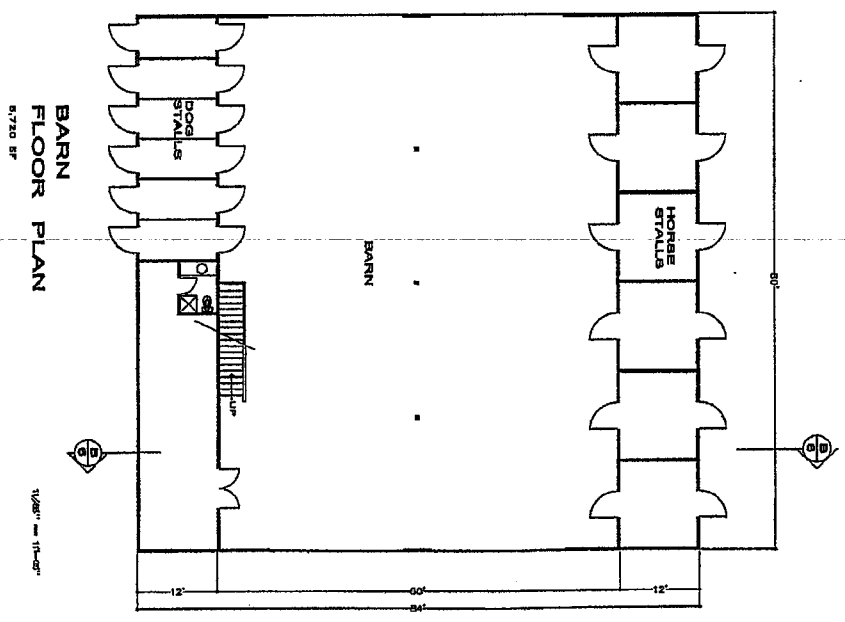
ETOW ARCHITECTS
 21116 S. 21st Ave.
 Suite C
 607 Cherokee Avenue
 Bensenville, IL 60015 (815) 277-3400

BILL AND PAT TANNER
 SINGLE FAMILY RESIDENCE
 PRUNEDALE, CA 93907

Date	
Scale	
Drawn	
Job	
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Of	Sheets

TANNER-CL-2
 plot scale 1" = 4'

THIS SET OF ARCHITECTURAL DRAWINGS IS THE PROPERTY OF ETOW ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS SET OF DRAWINGS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ETOW ARCHITECTS. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS SET OF DRAWINGS IS STRICTLY PROHIBITED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

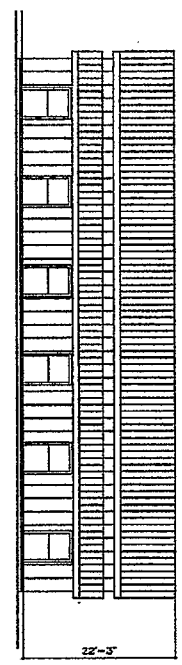


**BARN
FLOOR PLAN**
8/7/20 BF

QUANTRON
PRUNEDALE, CA

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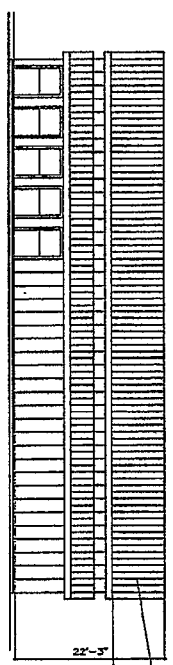
THIS IS THE PLAN AND ELEVATIONS FOR THE BARN, AND IS NOT TO BE CONSIDERED AS A CONTRACT DOCUMENT. THE BARN IS TO BE CONSIDERED AS A CONTRACT DOCUMENT. THE BARN IS TO BE CONSIDERED AS A CONTRACT DOCUMENT.



BARN
NORTH ELEVATION

1/8" = 1'-0"

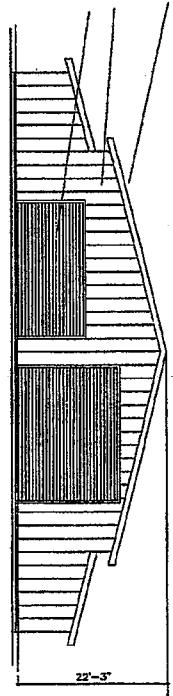
AVE FINISH GRADE 98.275'
FIN GRADE 98.500'



BARN
SOUTH ELEVATION

1/8" = 1'-0"

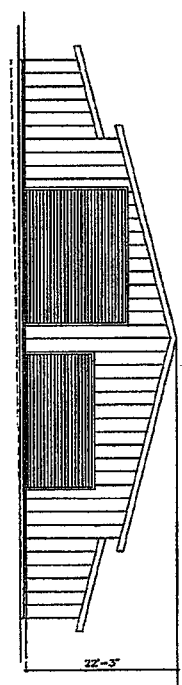
AVE FINISH GRADE 98.275'
FIN GRADE 98.500'



BARN
EAST ELEVATION

1/8" = 1'-0"

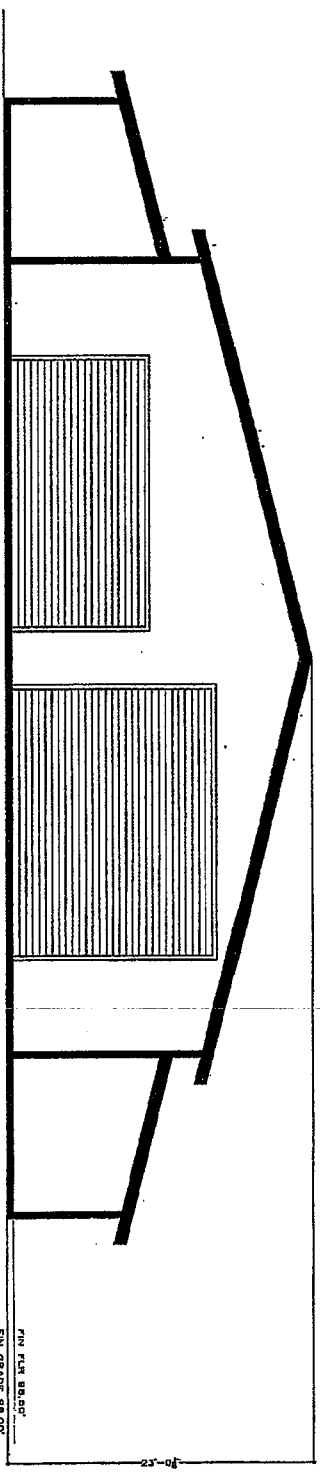
AVE FINISH GRADE 98.275'
FIN GRADE 98.500'



BARN
WEST ELEVATION

1/8" = 1'-0"

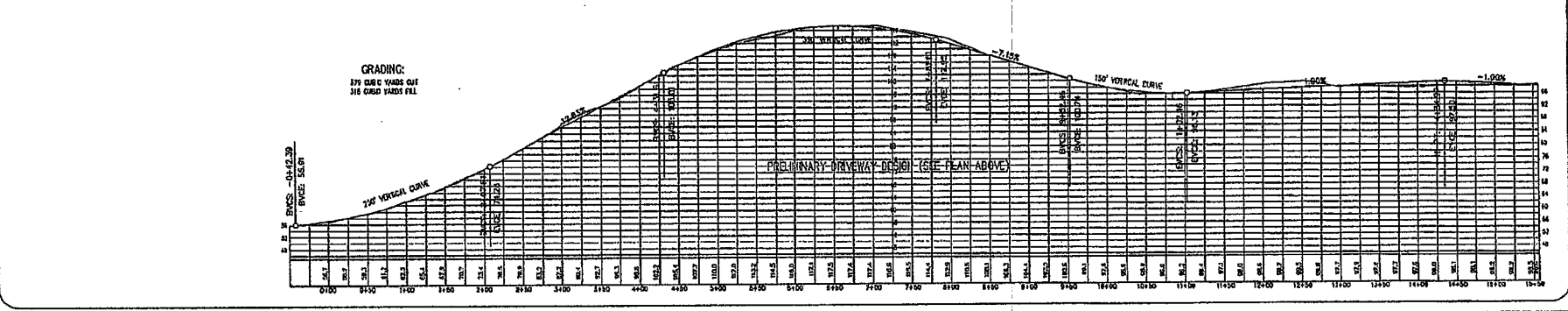
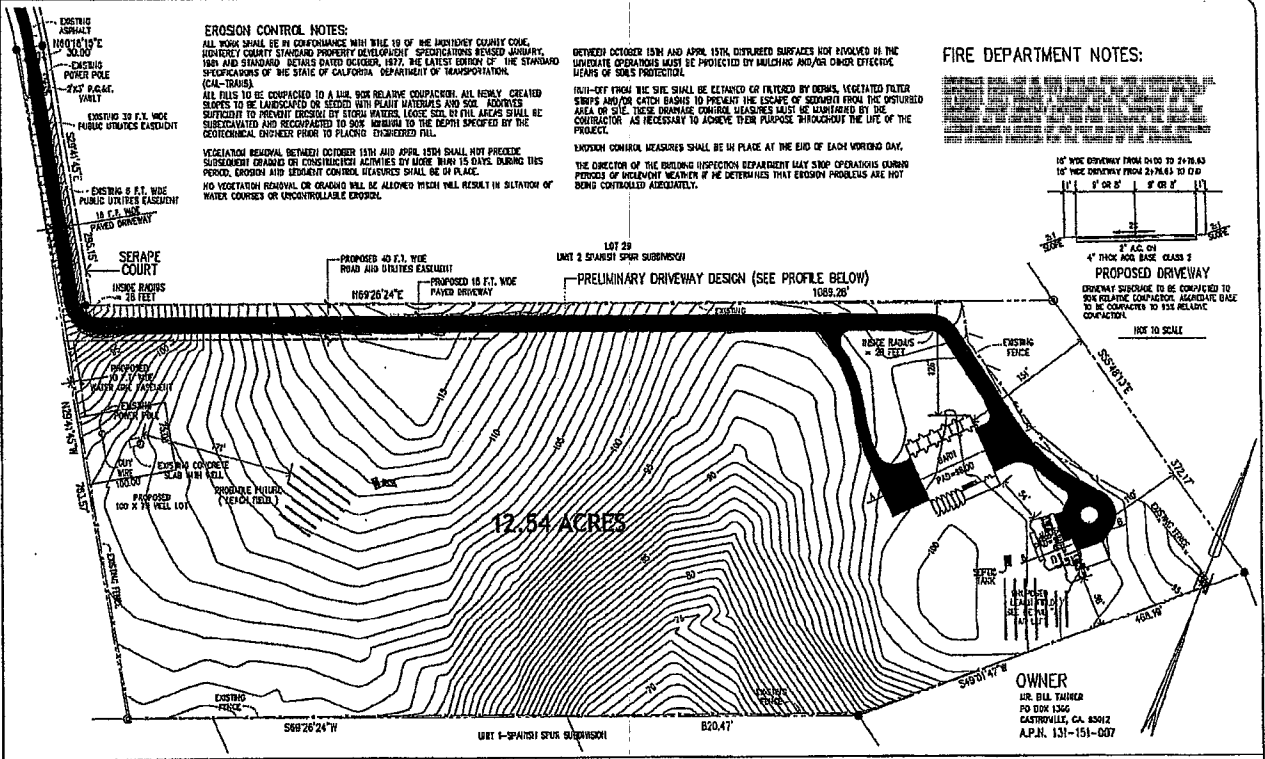
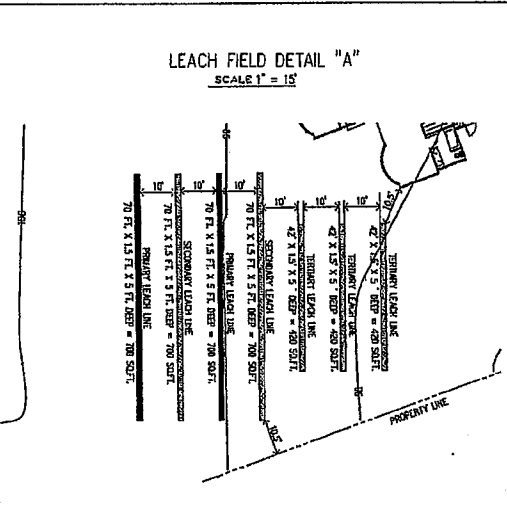
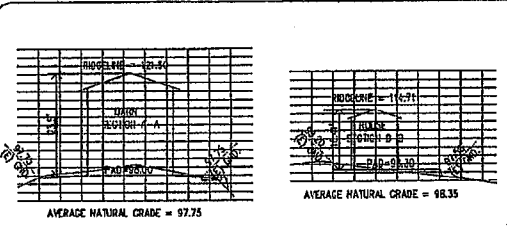
AVE FINISH GRADE 98.275'
FIN GRADE 98.500'



BARN
SECTION B-B

1/4" = 1'-0"

DATE	SCALE	BY	CHECKED	REVISIONS	DATE
<p>BILL AND PAT TANNER SINGLE FAMILY RESIDENCE PRUNEDALE, CA 93907</p>					
<p>ETOW ARCHITECTS 507 Charles Avenue Suite 0 Seaside, Ca, 92340 (631) 277-3433</p>					
DR	Sheet	5	Sheet		



H. D. PETERS & CO.
 ENGINEERING - SURVEYING - LAND PLANNING
 115 CAPITAL AVENUE - POST OFFICE BOX 16484 - SACRAMENTO, CALIFORNIA 95816 (916) 414-3861 FAX (916) 434-3310

PRELIMINARY GRADING AND EROSION CONTROL PLAN
 LANDS OF TANNER
 LOT 28
 PER VOLUME 12 "CITIES AND TOWNS" PAGE 75

SCALE 1"=50' DRAWN A.S. JOB NO. 3809
 DATE 1-2011 DESIGNED FILE NO. 3809grading
 SHEET 1 OF ONE