

**MINOR SUBDIVISION COMMITTEE
COUNTY OF MONTEREY, STATE OF CALIFORNIA**

RESOLUTION # 05003

A.P. # 416-291-001-000

In the matter of the application of
Marc Bordonaro (PLN030613)

FINDINGS & DECISION

for a Minor Subdivision in accordance with Chapter 19.04 of the Monterey County Code, consisting of a Minor Subdivision Tentative Parcel Map for the division of an existing, approximately 19.6-acre parcel located in the "LDR/5-VS" zoning district, into three parcels of 7.9, 5.5 and 6.1 acres respectively. The property is located fronting on and northerly of San Benancio, Salinas, north of Ridgeback Lane, Toro area, came on regularly for meeting before the Minor Subdivision Committee on February 10, 2005.

Said Minor Subdivision Committee, having considered the application and the evidence presented relating thereto,

1. FINDING: The Minor Subdivision (File # PLN030613), as described in Condition #1 and as conditioned, conforms with the plans, policies, requirements and standards of the Monterey County Subdivision Ordinance (Title 19), the General Plan, Toro Area Plan, and the Monterey County Zoning Ordinance (Title 21). The property is located off San Benancio Road, (Assessors Parcel No. 416-291-001-000). The parcel is zoned LDR/5-VS (Low Density Residential, 5 acres per unit, Visual Sensitivity Overlay).

EVIDENCE: The Planning and Building Inspection staff reviewed the project, as contained in the application and accompanying materials, for conformity with:

- a) Monterey County General Plan;
- b) Toro Area Plan;
- c) Chapter 21.14 of the Monterey County Zoning Ordinance; and
- d) Monterey County Subdivision Ordinance (Title 19) December 2000.

EVIDENCE: The proposed subdivision has been reviewed by the Monterey County Planning and Building Inspection Department, Water Resources Agency, Public Works Department, Environmental Health Division, Parks and Recreation Department, and the Salinas Rural Fire Protection District. There has been no indication from these agencies that the site is not suitable for the proposed development. The Initial Study demonstrates that no physical or environmental constraints exist that would indicate the site is not suitable for the proposed development. Each agency has recommended conditions for subdivision improvements.

EVIDENCE: Written and verbal public testimony submitted at public hearings before the Minor Subdivision Committee.

EVIDENCE: The on-site inspection of the subject parcel by the project planner in October, 2004.

EVIDENCE: The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in the project file.

EVIDENCE: All structures and infrastructure necessary to serve the project will be included as conditions to be completed prior to recordation of the subdivision map.

2. FINDING: The project conforms with the requirements of County Code 21.46 VS district.

EVIDENCE: Structures have been sited and placed so as to minimize tree removal, grading, and visibility from common viewing areas.

EVIDENCE: New utility lines will be placed underground.

EVIDENCE: Access to residential areas have utilized existing roads where feasible.

3. FINDING: County staff prepared an Initial Study for the project in compliance with the California Environmental Quality Act (CEQA), its Guidelines, and the Monterey County CEQA Guidelines. The Initial Study provided substantial evidence that the project, with the addition of mitigation measures, would not have significant environmental impacts. A Mitigated Negative Declaration was filed with the County Clerk on November 17, 2004 and noticed for public review. The public review period ended December 19, 2004. All comments received on the Initial Study were considered as well as all evidence in the record, which includes studies, data, and reports supporting the Initial Study; additional documentation requested by staff in support of the Initial Study findings; information presented or discussed during public hearings; staff reports that reflect the County's independent judgment and analysis regarding the above referenced studies, data, and reports; application materials; and expert testimony. Among the studies, data, and reports analyzed as part of the environmental determination are the following:

- a. Project Application File / Tentative Parcel Map
- b. Project Specific Hydrogeologic Report Marc Bordonaro Minor Subdivision, PES Environmental, Inc., September 2004
- c. Bordonaro Minor Subdivision Traffic Analysis Report, Higgins Associates, October 2003
- d. Percolation And Groundwater Study with Septic Recommendations for the Proposed Minor Subdivision, Grice Engineering, October 2003
- e. Geotechnical and Soils-Foundation & Geoseismic Report for the Proposed Minor Subdivision, Grice Engineering, October 2003
- f. Soil Survey of Monterey County, United States Department of Agriculture, April 1978
- g. Monterey County General Plan/ Toro Area Land Use Plan
- h. Personal Knowledge from Site Visit by the Preparer, October 11, 2004
- i. Site Visit and Survey by Staff Archaeologist, October 11, 2004
- j. Title 19 Subdivision Ordinance
- k. 2000 Air Quality Management Plan for the Monterey Bay Region.
- l. MBUAPCD CEQA Guidelines

EVIDENCE: The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in the project file.

EVIDENCE: The program for the MMRP is made a condition of approval.

EVIDENCE: No facts, reasonable assumptions predicated on facts, testimony supported by adequate factual foundation, or expert opinion 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.

EVIDENCE: Studies, data and reports prepared by staff from various County departments including Planning and Building Inspection, Public Works, Environmental Health and Monterey County Water Resources Agency support the adoption of the Mitigation Negative Declaration for the project.

4. **FINDING:** For Purposes of the Fish and Game Code, the project will not have a potential for adverse impact on fish and wildlife resources upon which the wildlife depends.

EVIDENCE: Initial Study and Negative Declaration contained in the project file.

5. **FINDING:** That in approving the parcel map, the decision-making body has balanced the housing needs of the County against the public service needs of its residents and available fiscal and environmental resources.

EVIDENCE: Subdivisions resulting in the potential creation of two or fewer new units are not subject to the in-lieu affordable housing fee. The subject subdivision will result in the potential for the creation of two new units, and is therefore not subject to the fee.

6. **FINDING:** None of the findings found in Section 19.04.025.I of the Monterey County Code Title 19 (Subdivision Ordinance) can be made.

EVIDENCE: Section 19.03.025.I requires that the subdivision be denied if any one of the findings are made. Planning staff has analyzed the project against the findings for denial outlined in this section. The map and its design and improvements are consistent with the County General Plan and Toro Area Plan. No specific plan has been prepared for this area. The site has been determined to be physically suitable for the type and density of development (see Evidence in Findings 1 and 2). The design and improvements are not likely to cause substantial environmental damage, substantially and avoidably injure fish or wildlife or their habitat, or cause serious public health problems as demonstrated in the Mitigated Negative Declaration adopted for this project. The design and improvements will not conflict with easements for access through or use of property within the proposed subdivision. Planning staff reviewed the Title Report and applicable recorded documents to identify all easements and ensure that the project does not conflict with existing easements.

EVIDENCE: The property provides for adequate building sites as evidenced by the application materials submitted for the project.

EVIDENCE: The application, plans, and support materials, including the technical reports submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development. The reports are:

1. Geotechnical and Soils-Foundation & Geoseismic Report for the Proposed Minor Subdivision, Grice Engineering, October 2003
2. Project Specific Hydrogeologic Report Marc Bordonaro Minor Subdivision, PES Environmental, Inc., September
3. Percolation and Groundwater Study with Septic Recommendations for the Proposed Minor Subdivision, Grice Engineering, October 2003
4. Bordonaro Minor Subdivision Traffic Analysis Report, Higgins Associates, October 2003

7. **FINDING:** The subject property is in compliance with all the rules and regulations pertaining to zoning; uses, subdivision, and any other applicable provisions of Title 21.14 and any zoning violation abatement costs have been paid.
EVIDENCE: Site visit and inspection by Planner, review of county records, and the tentative parcel map and application materials found in the project file
8. **FINDING:** That the proposed subdivision will not adversely impact traffic conditions in the area.
EVIDENCE: The proposed subdivision has been reviewed by the Monterey County Department of Public Works and there is no indication from that Department that the subdivision will negatively impact traffic in the area.
EVIDENCE: A traffic impact mitigation fee of \$35, 635 has been required for the project to help off-set cumulative impacts to traffic along Highway 68 and will be used for Highway 68 road improvements.
EVIDENCE: Project initial study
9. **FINDING:** The project is appealable to the Board of Supervisors.
EVIDENCE: Section 19.16.020.B. of the Monterey County Subdivision Ordinance (Title 19).
10. **FINDING:** The source capacity and water quality for all lots proposed to be created will meet the requirements of all applicable health and safety regulations with the mitigation measure included in the Initial Study.
EVIDENCE: The project as described in the application and accompanying materials was reviewed by the Environmental Health Division and the Water Resources Agency. The respective departments determined can be conditioned to meet the requirements of all applicable health and safety regulations.
EVIDENCE: Project-Specific Hydrogeologic Report, Anderson Subdivision, MACTEC, May 22, 2003.
EVIDENCE: The application, plans, and support materials, submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed subdivision.
EVIDENCE Project initial study.

DECISION

THEREFORE, it is the decision of the Minor Subdivision Committee that the Negative Declaration be adopted and that said application for a Minor Subdivision be granted as shown on the attached sketch, subject to the attached conditions.

PASSED AND ADOPTED this 10th day of February, 2005 by the following vote:

AYES: Al Mulholland, John Hodges, Jim McPharlin, Bryce Hori, Lynne Mounday
NOES: Laurence Hawkins
ABSENT: None
ABSTAIN: None

LYNNE MOUNDAY, Secretary

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON

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

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.

RECOMMENDED CONDITIONS OF APPROVAL

Department: <u>Planning & Building Inspection</u> Condition Compliance & Mitigation Monitoring and/or Reporting Plan	Project Name: <u>Bordonaro</u> File No: <u>PLN030613</u> APNs: <u>416-291-001-000</u> Approval by: <u>Minor Subdivision Committee</u> Date: <u>February 10, 2005</u>
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**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1		<p>PBD029 - SPECIFIC USES ONLY This Minor Subdivision request allows the subdivision of one existing 19.6-acre lot of record into three parcels of 7.9, 5.5 and 6.1 acres respectively, conforms with the plans, policies, requirements and standards of the Monterey County Subdivision Ordinance (Title 19), the General Plan, Toro Area Plan, and the Monterey County Zoning Ordinance (Title 21). The property is located fronting on, and northerly of San Benancio Road, Salinas (Assessor's parcel number 416-291-001-000), north of Ridgeback Lane, in the Toro Area. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of Planning and Building Inspection. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (Planning and Building Inspection)</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Prior to issuance of grading and building permits	
2		<p>PBD010 – EASEMENT - SCENIC SLOPE A scenic easement shall be conveyed to the County over those portions of the property where the slope exceeds 30% percent. A scenic easement deed shall be submitted to, and approved by, the Director of Planning and Building Inspection prior to issuance of grading or building permits. (Planning and Building Inspection)</p>	Submit scenic easement to PBI for approval.	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	

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3		PBD011 - EROSION CONTROL PLAN AND SCHEDULE The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Soils Conservation Service and the Director of Planning and Building Inspection. 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 Planning and Building Inspection. 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 Planning and Building Inspection. (Planning and Building Inspection)	Evidence of compliance with the Erosion Control Plan shall be submitted to PBI prior to issuance of building and grading permits.	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	
			Evidence of compliance with the Implementation Schedule shall be submitted to PBI during the course of construction until project completion as approved by the Director of PBI.	Owner/ Applicant	Prior to Final Inspection	
4		PBD014 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning and Building Inspection. (Planning and Building Inspection)	None.	Owner/ Applicant	Ongoing	
5		PBD024 - NOTE ON MAP-STUDIES A note shall be placed on the final map or a separate sheet to be recorded with the final map stating that: "A Traffic Analysis report dated October 27, 2003 by Higgins Associates, a Geotechnical & Soils-Foundation report dated October 2003 by Grice Engineering, and a Percolation and Groundwater Study dated October 2003 by Grice Engineering have been prepared on this property, and are on file in the Monterey County Planning and Building Inspection Department. The recommendations contained in said report shall be followed in all further development of this property." The note shall be located in a conspicuous location, subject to the approval of the County Surveyor. (Planning and Building Inspection)	Final recorded map with notes shall be submitted to PBI and Public Works for review and approval.	Owner/ Applicant	Prior to Recordation of Final Map	

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6		<p>PBD025 - NOTICE-PERMIT APPROVAL</p> <p>The applicant shall record a notice, which states: "A permit (Resolution 05003) was approved by the Minor Subdivision for Assessor's Parcel Number 416-291-001-000 on February 10, 2005. The permit was granted subject to 36 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (Planning and Building Inspection)</p>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
7		<p>PBD030 - STOP WORK - RESOURCES FOUND</p> <p>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 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 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. (Planning and Building Inspection)</p>	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection 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	

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8		<p>PBD016 - INDEMNIFICATION AGREEMENT</p> <p>The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees, which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action, or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action, or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify, or hold the county harmless. (Planning and Building Inspection)</p>	Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to PBI.	Owner/ Applicant	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	

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9		PBD – NON-STANDARD The property owner will provide to the County of Monterey proof of an unappealable judgment from a court of law or a legally binding agreement between the applicant and the other easement holder, verifying the right of the applicant to place the existing well within the easement. (Planning and Building Inspection)	Proof of the court judgment or agreement, as outlined, shall be submitted to PBI.	Owner/ Applicant	Prior to issuance of grading permits, use of the property, filing of the final map, which-ever occurs first and as applicable	
10		PBD042 – GRADING PERMITS REQUIRED A grading permit is required for new private single-family access driveways greater than fifty (50) feet in total length that require 100 cubic yards or more of earthwork. An over the counter (OTC) grading permit may be issued for new private single family access driveways greater than fifty (50) feet in total length that require less than 100 cubic yards of earthwork. (Planning and Building Inspection)	If applicable, apply and receive the appropriate grading permit from Monterey County Planning and Building Inspection.	Owner/ Applicant	Prior to Issuance of Grading & Building Permits	
11		PKS002 – RECREATION REQUIREMENTS/FEES The Applicant shall comply with Section 19.12.010 - Recreation Requirements, of the Subdivision Ordinance, Title 19, Monterey County Code, by paying a fee in lieu of land dedication. The Parks Department shall determine the fee in accordance with provisions contained in Section 19.12.010(D) (Parks Department)	The Applicant shall comply with the Recreation Requirements contained in Section 19.12.010 of the Subdivision Ordinance Title 19, Monterey County Code.	Owner/ Applicant	Prior to the Record-ation of the Final Map	
12		PW0008 - DEDICATION Dedicate to the County of Monterey, 30' from the centerline of San Benancio Road for street and right-of-way purposes. (Public Works)	Applicant's surveyor shall prepare description of area to be dedicated. DPW can prepare deed.	Owner/ Applicant/ Surveyor	Prior to Building/ Grading Permits Issuance	

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13		PW0022 – FIRE REQUIREMENTS FOR ROADS Improve roads in accordance with requirements of the local fire jurisdiction. (Public Works)	Subdivider shall submit improvement plans prepared by his Engineer to local fire jurisdiction and to DPW for approval. Roads to be constructed in accordance with approved plans.	Subdivider	Prior to Recordation of Final Map	
14		PW0031 – PARCEL MAP File a parcel map delineating all existing and required easements or rights-of-way and monument new lines. (Public Works)	Applicant’s surveyor shall prepare parcel map, submit to DPW for review and approval.	Owner/ Applicant/ Engineer	Prior to Recordation of Parcel Map	
15		PW0033 – SURVEYOR CHECK-LIST Thirty days prior to expiration date of the tentative map, Step A (8-Items) of the County Surveyor’s Check Off List for Parcel Map Processing shall be completed. (Public Works)	Subdivider shall submit items included in County Surveyors Check Off List to DPW for review and approval.	Subdivider	Prior to Recordation of Parcel Map	
16		PW0036 – EXISTING EASEMENTS AND ROW Provide for all existing and required easements or rights of way. (Public Works)	Subdivider’s Surveyor shall include all existing and required easements or rights of way on Parcel Map.	Subdivider/ Surveyor	Prior to Recordation of Parcel Map	
17		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	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.	

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		an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. (Salinas Rural Fire District)	Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to final building inspection	
18		<u>FIRE002 - ROADWAY ENGINEERING (NON STANDARD)</u> The material for the roadways shall be defined as follows. 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. Where the road grades exceed 17 percent the roadway surface shall be concrete with deep grooved surface to facilitate maximum traction. 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 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. (Salinas Rural Fire 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	

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19		<p>FIRE005 - DEAD-END ROADS (3) For parcels greater than 5 acres and not exceeding 20 acres, the maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed 2640 feet. All dead-end road lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its furthest point. Where a dead-end road serves parcels of differing sizes, the shortest allowable length shall apply. Each dead-end road shall have turnarounds at its terminus and at no greater than 1320-foot intervals. 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. (Salinas Rural Fire District)</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Applicant or owner	Prior to issuance of grading and/or building permit.	
			<p>Applicant shall schedule fire dept. clearance inspection for each phase of development.</p>	Applicant or owner	Prior to final building inspection	
20		<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 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</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Applicant or owner	Prior to issuance of grading and/or building permit.	

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		<p>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. (Salinas Rural Fire District)</p>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	

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21		<p>FIRE012 - EMERGENCY WATER STANDARDS - WATER SYSTEMS</p> <p>The provisions of this condition shall apply when new parcels are approved by a local jurisdiction. The emergency water system shall be available on-site prior to the completion of road construction, where a community water system is approved, or prior to the completion of building construction, where an individual system is approved. Approved water systems shall be installed and made serviceable prior to the time of construction. Water systems constructed, extended or modified to serve a new development, a change of use, or an intensification of use, shall be designed to meet, in addition to average daily demand, the standards shown in Table 2 of the Monterey County General Plan, NFPA Standard 1142, or other adopted standards. The quantity of water required pursuant to this chapter shall be in addition to the domestic demand and shall be permanently and immediately available. (Salinas Rural Fire District)</p>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of permit.	
			Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to final building inspection	
22		<p>FIRE015 - FIRE HYDRANTS/FIRE VALVES</p> <p>A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post, or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater</p>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	

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		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. (Salinas Rural Fire District)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
23		FIRE030 – NON-STANDARD FIRE CONDITIONS - EMERGENCY WATER STANDARDS - WATER SYSTEMS The minimum fire protection water supply shall be 10,000 gallons. (Salinas Rural Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to issuance of building permit.	
24		WR7 - DRAINAGE NOTE A note shall be recorded on the final map stating: "Any future development on these parcels will require a drainage plan to be prepared by a registered civil engineer or architect addressing on-site and off-site impacts. The plan shall be submitted to the Water Resources Agency for approval." The applicant shall provide the Water Resources Agency a copy of the map to be recorded. (Water Resources Agency)	Submit a copy of the final map to be recorded, with appropriate note, to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to recordation of the final map	

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25		WR38 - ROAD AND DRAINAGE MAINTENANCE AGREEMENT Developer shall have the sole responsibility for the care, maintenance, and repair of road and drainage improvements installed as a condition of approval of the subdivision. Upon each conveyance of each lot in the subdivision, developer shall be jointly obligated with the succeeding owners to perform such obligation pro rated on the basis of the remaining number of lots still owned by the developer. Developer's obligation shall cease upon the conveyance of the last lot in the subdivision. Prior to filing the final map, a copy of a signed and notarized Road and Drainage Maintenance Agreement shall be provided to the Water Resources Agency for approval. The agreement shall be recorded concurrently with the final map. (Water Resources Agency)	Submit the signed and notarized original Agreement to the Water Resources Agency for review and approval prior to recordation. (A copy of the County's standard agreement can be obtained at the Water Resources Agency.)	Owner/ Applicant	Prior to filing the final map.	
26		WR41 - NOTICE OF WATER CONSERVATION REQUIREMENTS A notice shall be recorded on the deed for each lot stating: "All new construction shall incorporate the use of low water use plumbing fixtures and drought tolerant landscaping, in accordance with County Water Resources Agency Ordinance No. 3932." Prior to recordation of the final map, a copy the completed notice shall be provided to the Water Resources Agency for approval. (Water Resources Agency)	Submit a recorded 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	Recordation of the notice shall occur concurrently with the final map	
27		WR42 - LANDSCAPING REQUIREMENTS A notice shall be recorded on the deed for each lot stating: "The front yards of all homes shall be landscaped at the time of construction. Low water use or drought tolerant plants shall be used together with water efficient irrigation systems." Prior to recordation of the final map, a copy the completed notice shall be provided to the Water Resources Agency for approval. (Water Resources Agency)	Submit the recorded 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	Recordation of the notice shall occur concurrently with the final map	
28		EH1 - WATER SYSTEM PERMIT Obtain a new or amended water system permit from the Division of Environmental Health. (Environmental Health)	Submit necessary applications, reports, and testing to the Division of Environmental Health for review and approval.	CA Licensed Engineer /Owner/ Applicant	Prior to final map	

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29		EH4 - FIRE FLOW STANDARDS Design the water system improvements to meet fire flow standards as required and approved by the local fire protection agency. (Environmental Health)	Submit evidence to the Division of Environmental Health that the proposed water system improvements have been approved by the local fire protection agency.	CA Licensed Engineer /Owner/ Applicant	Prior to installing or bonding water system improvements	
30		EH5 - INSTALL/BOND WATER SYSTEM IMPROVEMENTS The developer shall install the water system improvements to and within the subdivision and any appurtenances needed or shall enter into a Subdivision Improvement Agreement with the County to install the water system improvements and provide security guaranteeing the performance of the Agreement. (Environmental Health)	The developer shall install the water system improvements to and within the subdivision and any appurtenances needed or shall enter into a Subdivision Improvement Agreement with the County to install the water system improvements and provide security guaranteeing the performance of the Agreement.	CA Licensed Engineer /Owner/ Applicant	Prior to filing final map	
31		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	
32		EH21 - SEPTIC ENVELOPES Submit an updated map indicating proposed septic envelopes for parcels A, B, and C to the Division of Environmental Health for review and approval. Once approved the septic envelopes shall appear as part of the final/parcel map. (Environmental Health)	Once approved the septic envelopes shall appear as part of the final/parcel map.	Owner/ Applicant	Prior to filing the final parcel, map.	

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33		<p>EH22 - DEED NOTIFICATION – PERC REPORT</p> <p>A deed notification shall be recorded concurrently with the final/parcel map with the Monterey County Recorder, which states: "A soils and percolation report has been prepared for this parcel by Grice Engineering, Inc., dated October 2003, and is on record at the Division of Environmental Health, Monterey County, and File Number PLN030613. All proposed development shall be in compliance with this report and the recommendations therein, including the recommendations regarding the disposal area on pages 4, 6 and 7." (Environmental Health)</p>	<p>Submit proposed wording and forms to be recorded to EH and P&BI for review and approval. Record deed notification.</p>	Owner/ Applicant	Concur- rently with filing of final map.	
34		<p>EHSP001 – DEED NOTIFICATION FOR ARSENIC</p> <p>The applicant shall record a deed notification with the Monterey County Recorder for parcels A, B, and C indicating that: "The water supply serving this parcel (EH Well Permit #02-01121) does not meet primary drinking water standards for Arsenic and requires treatment prior to domestic (potable) use." (Environmental Health)</p>	<p>Submit proposed wording and forms to be recorded to EH and P & I for review and approval. Record deed notification.</p>	Owner/ Applicant	Concur- rently with filing of final map.	
35		<p>EHSP001 – COUNTY PERMITTED WATER SYSTEM IMPROVEMENTS</p> <p>Design the water system improvements to meet the standards as found in Chapter 15.04 of the Monterey County Code, Titles 17 and 22 of the California Code of Regulations and as found in the Residential Subdivision Water Supply standards. Submit engineered plans for the water improvements, including plans for primary and secondary treatment at the wellhead, and any associated fees to the Director of Environmental Health for review approval prior to installing (or bonding) the improvements. Water treatment units shall be regenerated off site unless otherwise approved by the Director of Environmental Health. (Environmental Health)</p>	<p>Submit engineered plans for the water system improvements, including plans for primary and secondary treatment at the wellhead, and any associated fees to EH for review and approval prior to installing (or bonding) the improvements.</p>	CA licensed engineer/ Owner/ Applicant	Prior to filing the final parcel, map.	

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36		<p>HR- 01 INCLUSIONARY HOUSING Prior to the recordation of the Final Map, the applicant shall comply with the County's Inclusionary Housing Ordinance #04183 by either 1) paying or securing, to the satisfaction of the Housing Office Program Manager, an in-lieu fee of \$69,062.00 <u>or</u>; 2) executing an Inclusionary Housing Owner-Exemption Agreement (Agreement), the provisions of which shall be secured by a Promissory Note and Deed of Trust in the amount of \$69,062.00, consistent with the adopted Inclusionary Housing Administrative Manual. The Agreement shall be recorded with the Final Map on one of the lots being created by the subdivision. (Housing & Redevelopment)</p>	Proof of payment of In-Lieu fee or execution of an Inclusionary Housing Owner-Exemption Agreement shall be provided to the Housing & Redevelopment Office.	Owner/ Applicant	The Agreement shall be recorded with the Final Map.	