

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

RESOLUTION NO. 05005

APN# 129-021-017-000

In the matter of the application of
HARTSOCK DAWN (PLN030641)

FINDINGS & DECISION

to allow a Coastal Development Permit in accordance with Chapter 20.70 of the Monterey County Code, consisting of Coastal Development Permit to allow a minor subdivision of a 20.27 acre parcel with three existing residences into three parcels: Parcel A (5.00 acres), Parcel B (10.27 acres), and Parcel C (5.00 acres). The three parcels will each have one of the existing single family dwellings, accessory structures, and septic system. The three parcels will share the existing well with no intensification of water use. The property is located at 8650 Dyer Road, Salinas, North County, Coastal Zone. The project came on regularly for meeting before the Minor Subdivision Committee, March 31, 2005.

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

1. **FINDING - CONSISTENCY:** The Project, as conditioned is consistent with applicable plans and policies, the North County Land Use Plan, Coastal Implementation Plan (Part 2), Part 6 of the Coastal Implementation Plan, the Monterey County Subdivision Ordinance (Title 19 Coastal Zone), and the Monterey County Zoning Ordinance (Title 20).

EVIDENCE:

(a) Plan Conformance. PBI staff has reviewed the project as contained in the application and accompanying materials for consistency with the North County Land Use Plan, Coastal Implementation Plan (Part 2), the Monterey County Subdivision Ordinance (Title 19 Coastal Zone), and the Monterey County Zoning Ordinance (Title 20). Staff has determined that the project design and improvements are consistent with these policies and standards as they apply to minor subdivisions.

(b) Site Visit. Project planner conducted an on-site inspection on September 3, 2004 to verify that the project on the subject parcel conforms to the plans listed above.

(c) Land Use. The project which consists of a minor subdivision is allowed, in accordance with Section 20.14.050.AA.

(d) Zoning Consistency. The parcel is zoned Low Density Residential, 5 acres per unit, Coastal Zone ("LDR/5 (CZ)"). The project is in compliance with Site Development Standards for a Low Density Residential District in accordance with Section 20.14.060. See item (e) below.

(e) Minimum Lot Size. The minimum lot size that may be created is 1 acre pursuant to Section 20.14.060. The subdivision which results in three (3) parcels (5.0 acres, 10.27 acres, and 5.0 acres in size).

(f) Setbacks. Although two structures on Parcel A (the barn and the shed) do not meet the required front setback, these are existing non-conforming conditions and the lot lines that create these conditions will not be changed as a result of this project. All existing structures meet the required setback from the new lot lines.

(g) Parking. Adequate parking is available on the proposed lots to meet the required standard of two (2) parking spaces per unit in accordance with Section 20.58.040. However, parking standards also require one (1) covered parking space per residential unit. Existing covered parking is located on

proposed Parcel B and Parcel C. However, proposed Parcel A will not comply with County standards for a covered space for each residence. A condition has been incorporated requiring the applicant to provide covered parking for Parcel A consistent with Section 20.58.050.F.

(h) Biological Resources. The property contains environmentally sensitive maritime chaparral and riparian habitat. See Finding #6.

(i) Water Impact/North County. The project does not result in intensification of water use or adverse impacts to water resources. There are three (3) existing residences with existing water use. No new or additional water use is proposed. The proposal, as conditioned, is consistent with water resource policies and standards of the North County Land Use Plan. See Finding #7.

(j) Subdivision Ordinance. The subdivision of the subject 20.27-acre parcel results in three (3) parcels: Parcel A (5.00 acres), Parcel B (10.27 acres), and Parcel C (5.00 acres). The property contains three existing residences and accessory structures. The residences are served by an existing well located on Parcel B and two (2) septic systems. A third septic system will be installed to separately serve the third residence on Parcel A. Covered parking will be provided for all the residences. Access is already available and no improvements other than the septic system and covered parking are proposed or required. None of the findings pursuant to Section 19.04.025.E (Title 19) that would be grounds for denial are applicable to this project. The project, as designed and conditioned, is in compliance with all the rules and regulations of the Monterey County Subdivision Ordinance, Coastal Zone (Title 19).

(k) Inclusionary Housing. The project was reviewed by Office of Housing and Redevelopment, which determined that the project did not result in the creation of any new lots or residential units and was therefore exempt from the Inclusionary Housing Ordinance.

(l) 25% Slopes. The property contains slopes in excess of 25 percent, but no development is proposed on the slopes. A condition has been incorporated for a conservation and scenic easement to include areas over 25 percent slopes, pursuant to CIP Section 20.144.040.C.1(c).

(m) North County Buildout. The North County Coastal Implementation Plan (Section 20.144.140.B.3(a)) limits the number of new lots that may be created in the North County Land Use Plan Area to 2,043 lots. As of December 2003, County records accounted for a total of 583 units/lots remaining that could potentially be developed in the North County area. All of the pending projects known at this time account for an additional 328 units (including "pipeline" projects such as Sunridge Views, Rancho Roberto, Rancho Los Robles, Pajaro Valley Golf Course), leaving a maximum of 255 units before reaching the buildout limit. The proposed subdivision creates two (2) new lots and does not exceed the North County buildout. In addition, because there are already three (3) existing units (1 residence per proposed lot) and no additional dwellings or vacant lots are proposed, the project does not impact or exceed the buildout number.

(n) Public Testimony. No testimony, either written or oral, was received during the course of the public hearing process to indicate that there is any inconsistency with these plans or policies.

(o) Land Use Advisory Committee (LUAC). The North County Coastal Land Use Advisory Committee reviewed the project and recommended approval by a vote of 6 to 0. LUAC meeting minutes dated May 17, 2004. Concerns or recommendations cited by the LUAC include:

- Water. The LUAC was concerned about the overdraft condition of the aquifer in the North County area and the potential for increased water use by the project. Although the subdivision creates two new lots, it does not propose or result in any additional residences or water use because the residences on the three proposed parcels are existing dwellings. Further, adequate water is available and any future development is subject to additional review and permits and would need to demonstrate water availability.

- Traffic. The LUAC discussed traffic issues on local arterials and roads serving parcels. However, the subdivision does not add any additional traffic to local roads because three existing residences are already located on property and inhabited. Further development is subject to additional review and permits and would need to demonstrate that any traffic impacts were adequately addressed.

- Fourth Unit. The LUAC noted a concern over a fourth mobile home that is located on the property which could be inhabited and intensify usage of the property. The structure is labeled as “storage” on the site plan and associated with Parcel A. The owner stated to the LUAC that the structure is not connected to any septic tank or water; it is not on a foundation; and it is only used for storage. The structure is not considered a legal residence and a condition has been incorporated for it to be decommissioned as a livable unit or removed from the property.

- B-8 Designation. The LUAC recommended that a B-8 overlay zoning be applied to the parcels which would restrict further development or intensification because of water and traffic constraints. The residential units already exist for the proposed parcels. Because no additional units are proposed and no vacant lot will be created that would allow a first single family residence, there is no impact to water or traffic. Although further development such as a second unit on either of the two 5-acre parcels (Parcels A and C) would already be restricted because of density requirements, the 10.27-acre parcel (Parcel B) could potentially be subdivided or accommodate a second residence. However, the parcels will be subject to the same limitations as other properties. Any future subdivision or other development such as a residence or a guesthouse would require additional review and permits and be subject to any existing water, traffic or biological constraints. In addition, the B-8 overlay is intended to be applied over a large area because of the resource limitations involved and would impose additional restrictions not present on other similar parcels. Therefore, staff has determined that the designation is not appropriate.

(p) 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 Project File PLN030641.

2. **FINDING - SITE SUITABILITY:** The site is suitable for the type and density of development proposed.

EVIDENCE:

(a) The project has been reviewed for suitability by Planning and Building Inspection Department, Public Works Department, Water Resources Agency, Environmental Health Division, Parks Department and North County Fire Protection District. Conditions recommended have been incorporated.

(b) Type. The property is located in a residential area and contains three (3) existing residences. Each residence will be associated with a separate parcel under the subdivision. No improvements are proposed or required except for a separate septic system for the residence Parcel A, which currently uses facilities located on the proposed Parcel B. A condition has been incorporated requiring installation of a septic system that will be located in the disturbed area adjacent to the residence on Parcel A.

(c) Density. The property is zoned Low Density Residential, 5 acres per unit minimum, Coastal Zone (“LDR/5 (CZ)”). The subdivision would divide a 20.27 acre lot and create three parcels: Parcel A (5.00 acres), Parcel B (10.27 acres), and Parcel C (5.00 acres), consistent with density requirements.

(d) Technical reports by outside biology and geology consultants indicate that there are no physical or environmental constraints such as environmentally sensitive habitats or similar areas that would indicate the site is not suitable for the use proposed. Agency staff concurs. Biological Report prepared by Ed Mercurio, Salinas, CA, dated March 10, 2004. Geologic Hazards Report prepared by Landset Engineers, Inc., Salinas, CA, dated January 2005. Reports are in Project File PLN030641.

(e) Configuration of the three lots provides for separate access and allows for separate septic systems. However, water for the three residences is provided from one (1) well and two (2) water tanks. A condition has been incorporated to show all existing and required easements or right-of-ways on the parcel map.

(f) The property is located in a low archaeological sensitive area according to Monterey County PBI Resource Maps.

(g) Staff conducted on-site visit on September 3, 2004 to verify that the site is suitable for this use.

(h) Application, plans and materials in Project File PLN030641.

3. **FINDING - CEQA (Exempt):** The project is exempt from environmental review.

EVIDENCE:

(a) CEQA Guidelines lists classes of projects which have been determined to not have a significant effect on the environment and are therefore exempt from the provisions of CEQA. Section 15315 (Class 15) categorically exempts minor land divisions in urbanized areas for residential use for four or fewer parcels when the division conforms to applicable plans and zoning, requires no variances, has available services and access, has not been involved in a division within the previous 2 years, and does not have an average cross slope greater than 20 percent. The property is located in the Greater Salinas Urbanized Area, according to the U.S. Census Bureau.

(b) The project consists of a minor subdivision into three parcels of a legal lot containing three existing legal residences. The subdivision conforms to the North County Land Use Plan, Local Coastal Program and the Coastal Zoning (Title 20) and Subdivision Ordinance (Title 19). There are existing services and access and the property has not been recently divided. Although certain areas of the site contain slopes up to about 30%, the average slope across the property is less than 20 percent.

(c) Site visits by staff and technical reports submitted by the applicant have determined that there are no unusual circumstances associated with the project or the property that would require environmental review. No sensitive species will be impacted. No tree removal is proposed. Technical reports include:

- Biological Report prepared by Ed Mercurio, Salinas, CA, dated March 10, 2004.
- Geologic Hazards Report prepared by Landset Engineers, Inc., Salinas, CA, dated January 2005.

(d) No adverse environmental effects were identified during staff review of the development application during a site visit on September 3, 2004

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, and all zoning violation abatement cost, if any, have been paid.

EVIDENCE:

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

(b) Staff site visit on September 3, 2004.

5. **FINDING - PUBLIC ACCESS:** The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights (see 20.70.050.B.4). No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan, can be demonstrated. The project does not conflict with any easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

EVIDENCE:

(a) The Local Coastal Program does not require shoreline access or public trails on the subject properties. Figures 6, the Shoreline Access/Trails Map, of the North County Land Use Plan, which designates areas for trails or shoreline access.

(b) Staff site visit on September 3, 2004.

(c) Application plans and materials found in the Project File PLN030641.

6. **FINDING – BIOLOGICAL RESOURCES:** The project, as proposed and conditioned, is consistent with biological resource policies of the North County Land Use Plan and the Coastal Implementation Plan, Part 2.

EVIDENCE:

(a) The property contains environmentally sensitive maritime chaparral and riparian habitat. The Biological Report prepared by Ed Mercurio, dated March 10, 2004, identified central maritime chaparral and riparian habitat. Maritime chaparral on the property is found in the higher undeveloped portions of the property. Riparian habitat is located in the lower areas where the property drains and where the ephemeral creek crosses the property. The survey found two sensitive maritime chaparral plant species: Pajaro manzanita (*Arctostaphylos pajaroensis*) and Hooker's manzanita (*Arctostaphylos hookeri*). The North County Land Use Plan identifies maritime chaparral and riparian habitat as sensitive biological resources that require special protections.

(b) This subdivision does not propose any additional development and the biological report determined that the proposed subdivision would not have an adverse impact on any sensitive habitat. Conditions have been incorporated for a deed restriction regarding the biological report, appropriate activities on the property to protect the habitat, and for a conservation and scenic easement over portions of the property containing sensitive habitat or slopes in excess of 25 percent and includes a 50 foot buffer around the riparian vegetation, pursuant to CIP Sections 20.144.040.B.2, 20.144.040.B.5, 20.144.040.C.1(c), and 20.144.040.C.2(b). Any future development is subject to additional permits and review. The project is consistent with the North County Land Use Plan policies protecting biological resources.

(c) The required covered parking can be accommodated in the already disturbed areas adjacent to the residences.

(d) Staff site visit on September 3, 2004.

(e) Application plans and materials found in the Project File PLN030641.

7. **FINDING - WATER IMPACT/NORTH COUNTY:** There presently exists in the North Monterey County area a serious overdraft in the aquifers, together with seawater intrusion problems in the North County Coastal Zone and nitrate pollution problems throughout the area. The North County Land Use Plan, Coastal Implementation Plan, and Area Plan recognize the existence of these problems and direct that studies be made to determine the safe-yield of the North Monterey County aquifers and that procedures thereafter be adopted to manage development in the area so as to minimize adverse effects on the aquifers and preserve them as viable sources of water for human consumption.

EVIDENCE:

(a) Since each lot will have an existing residence with existing water connections, there is no creation or expansion of water demanding uses at this time. Consideration of new uses that demand water will be required to provide proof of a long-term water supply for review and evaluation by the County.

(b) The project site is currently served by an on-site well located within the Highlands South sub-basin that is part of the larger Prunedale basin. The Prunedale Basin is under overdraft conditions, but has relatively little seawater intrusion. Water quality is generally considered good and storage capacity of the basin is large. This project would continue to use the current well with no new impacts.

(c) The North Monterey County Comprehensive Water Resources Management Plan (January 2002) identifies that there is 1,614,714 acre feet of water in storage in the Highlands South sub-basin. With a current demand of 6,095 acre feet of water per year, there would be an available supply for 264.9 years. State laws (SB610 and SB221) that apply to larger residential development projects require proof of an available supply of water for at least 20 years. Using this basis as a standard to define long-term supply, the County finds that there is a long-term supply of water available for this project. Additionally, the property is located within the Zone 2C, a zone of benefit from the Salinas Valley Water Project.

(d) Chapter 2.5 of the North County LUP establishes policies to address water availability, water

quality, erosion and sediment in order to protect water quality and to preserve a sustainable water supply (Key Policy 2.5.1 LUP). Specific policies emphasize protection of groundwater supplies for coastal dependent agricultural uses (Policies 2.5.3.A.1 and 4.3.5.4 LUP). Since the property is currently designated for residential use under the certified LUP and the proposed subdivision would not increase water use, there would be no impact to agricultural land/uses. Each lot will have one residential unit. As proposed, Parcel B has potential for future subdivision into two lots. Consideration of new uses that demand water will be required to provide proof of a long-term water supply for review and consideration of the County.

(e) The North County LUP acknowledges an overdraft condition of the groundwater basin. As a result, Policy 2.5.3.A.2 LUP establishes a safe-yield limit of 50% of the potential buildout remaining at the time the LUP was adopted/certified (2,043 unit/lots). As of December 2003, County records accounted for a total of 583 units/lots remaining that could potentially be developed in the North County area. All of the pending projects known at this time account for an additional 328 units (including “pipeline” projects such as Sunridge Views, Rancho Roberto, Rancho Los Robles, Pajaro Valley Golf Course), leaving a maximum of 255 units before reaching the buildout limit. Although Policy 2.5.3.A.2 allows for reducing this limit based on new information (defined in the LUP as “definitive water studies”), a LUP amendment would be required in order to adjust this limit.

(f) This project would require installation of one septic system on Parcel A and covered parking for Parcel A. Review of the project site has determined that the facilities can be sited to minimize soil disturbance, erosion, and adverse effects (Policies 2.5.2.5, 2.5.3.B.3, 2.5.3.C.6.e LUP). Table 1 in the North County LUP indicates that Sub-watershed 30 where the project is located is not a critical erosion area (Policy 2.5.3.C LUP).

(g) Application, plans, and materials in project file PLN030641.

8. **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 Planning and Building Inspection Department, Public Works Department, Water Resources Agency, Environmental Health Division, Parks Department, and North County Fire Protection District. The respective departments and 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. The applicant has agreed to these conditions as evidenced by the application and accompanying materials and conditions. Conditions include installation of a separate septic system for the residence on Parcel A.

(b) Staff site visit on September 3, 2004.

(c) Application plans and materials in Project File PLN030641.

9. **FINDING - APPEALABILITY:** The project is appealable to the Board of Supervisors and California Coastal Commission.

EVIDENCE:

(a) Section 20.86.030.A of the Monterey County Coastal Implementation Plan (Part 1).

(b) The project proposes a subdivision, which is a conditional use. Conditional Uses are appealable to the California Coastal Commission. Section 20.86.080.A of the Monterey County Coastal Implementation Plan (Part 1).

DECISION

It is the decision of the Minor Subdivision Committee of the County of Monterey to adopt the Negative Declaration and approve said application for a Combined Development Permit as shown on the attached sketch and subject to the attached conditions.

PASSED AND ADOPTED this 31st day of March, 2005 by the following vote:

AYES: McPharlin, Hawkins, Mulholland, Hori, Hodges, Mounday

NOES: None

ABSTAIN: None

ABSENT: None

LYNNE MOUNDAY, SECRETARY

COPY OF THIS DECISION MAILED TO APPLICANT ON

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

THIS APPLICATION IS ALSO APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE DECISION BY THE BOARD OF SUPERVISORS, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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

NOTES

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

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

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

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

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

Project Name: HARTSOCK

File No: **PLN030641**

APNs: 129-021-017-000

Approval by: Minor Subdivision Committee

Date: March 31, 2005

**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.</i>	<i>Impact Addressed, 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</i>
1		<p>SPECIFIC USES ONLY</p> <p>This Coastal Development Permit (PLN030641/Hartsock) allows a Minor Subdivision of a 20.27 acre parcel with three existing residences into three parcels (5.00 acres, 10.27 acres, and 5.00 acres). The three parcels will each have one existing single family dwelling, accessory structures, and septic system. The three parcels will share an existing well with no intensification of water use. The property is located at 8650 Dyer Road, Salinas (Assessor's Parcel Number 129-021-017-000), North County, Coastal Zone. 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</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

<i>Permit Cond. Number</i>	<i>Mitig.</i>	<i>Impact Addressed, 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</i>
		result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (Planning and Building Inspection)				
2		NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the Minor Subdivision Committee for Assessor's Parcel Number 129-021-017-000 on March 31, 2005. The permit was granted subject to 16 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (Planning and Building Inspection)	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to filing of the parcel map.	
3		DEED RESTRICTION - GEOLOGICAL REPORT The applicant shall record a deed restriction as a condition of project approval stating that: "A Geologic Hazards Report has been prepared for this parcel by Landset Engineers, Inc., dated January 2005 and is on record in the Monterey County Planning and Building Inspection Department Library No. LIB050021. All development shall be in accordance with this report." (Planning and Building Inspection)	Submittal of approved and Recorded Deed Restriction to PBI.	Owner/ Applicant	Prior to filing of the parcel map.	

<i>Permit Cond. Number</i>	<i>Mitig.</i>	<i>Impact Addressed, 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</i>
4		DEED RESTRICTION - BIOLOGICAL REPORT The applicant shall record a deed restriction as a condition of project approval stating that: "The subject property contains environmentally sensitive habitat. A Biological Report has been prepared for this parcel by Ed Mercurio, dated March 10, 2004 and is on record in the Monterey County Planning and Building Inspection Department Library No. LIB040240. All development shall be in accordance with the recommendations of this report." The deed restriction shall include the Recommendations on Environmental Management listed on pages 4 and 5 of the biological report. (Planning and Building Inspection)	Submittal of approved and Recorded Deed Restriction to PBI.	Owner/ Applicant	Prior to filing of the parcel map.	
5		DEED RESTRICTION – ACTIVITIES The applicant shall record a deed restriction as a condition of project approval stating that: "No grading, structures, roads, animal grazing, vegetation removal or other activities may take place within the scenic and conservation easement without County approval. Fencing shall be erected and maintained in order to confine any livestock, such as horses, goats, sheep, cows, etc., to non-environmentally sensitive habitat areas." (Planning and Building Inspection)	Submittal of approved and Recorded Deed Restriction to PBI.	Owner/ Applicant	Prior to filing of the parcel map.	
6		CONSERVATION SCENIC EASEMENT A conservation and scenic easement shall be conveyed to the County over those portions of the property where sensitive maritime chaparral and riparian habitats exists or where the slope exceeds 25% and include a minimum	Submit approved and recorded scenic easement to PBI.	Owner/ Applicant/ Biologist	Prior to filing of the parcel map.	

<i>Permit Cond. Number</i>	<i>Mitig.</i>	<i>Impact Addressed, 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</i>
		50-foot buffer from the edge of the riparian vegetation. The easement map shall be prepared by a qualified biologist. An easement deed shall be submitted to, and approved by, the Director of Planning and Building Inspection prior to recordation of the final map. (Planning and Building Inspection)				
7		STORAGE UNIT (Non-Standard) The applicant shall either remove from the property the mobile home labeled as “storage” on Parcel A or decommission it as a livable unit, including removing any kitchen facilities, disconnecting any service connections and returning any state tags or plaques, and obtain the necessary building permits to perform the work. (Planning and Building Inspection)	Submit evidence to PBI for review and approval that the structure has been removed or obtain building permits and complete the decommissioning work.	Owner/ Applicant	Prior to filing of the parcel map.	
8		PARKING REQUIREMENT (Non-Standard) The applicant shall provide a minimum of one covered parking spaces per unit for Parcel A. (Planning and Building Inspection)	Obtain necessary building and/or grading permits to build the structures and provide evidence of completion.	Owner/ Applicant	Prior to filing of the parcel map	
9		UTILITIES - UNDERGROUND All new utility and distribution lines shall be placed underground, except as otherwise approved by PBI. (Planning and Building Inspection)	None	Applicant/ Owner	Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig.</i>	<i>Impact Addressed, 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</i>
10		PARCEL MAP EXPIRATION Approval of this tentative parcel map expires twenty-four (24) months from the date of approval, pursuant to Section 19.04.035 of the Subdivision Ordinance (Title 19). (Planning and Building Inspection)	None	Applicant/ Owner	Ongoing	
11		SEWAGE SYSTEM ABANDONMENT/ INSTALLATION (Non-Standard) The existing house on Parcel A is connected to the sewage disposal system on Parcel B. The applicant shall be required to properly abandon any part of the existing septic piping that conveys wastewater from Parcel A to the septic tank on Parcel B, and install a septic disposal system on Parcel A meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. A permit for the system replacement shall be obtained from the Monterey County Health Department. (Environmental Health)	Division of Environmental Health must approve plans	CA Licensed Engineer /Owner/ Applicant	Prior to filing of the parcel map.	
12		SEPTIC ENVELOPES Submit an updated map indicating proposed septic envelopes for the parcels 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 of the parcel map.	

<i>Permit Cond. Number</i>	<i>Mitig.</i>	<i>Impact Addressed, 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</i>
13		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 Parcel Map	
14		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		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		ACCESS EASEMENT (Non-Standard) The access easement through the two easterly parcels shall be a minimum of 30 feet wide. (Public Works)	Access shall be shown on the parcel map.	Owner/ Applicant/ Surveyor	Prior to Recordation of Parcel Map	