

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

RESOLUTION NO. 05012

APN# 423-041-067-000  
**FINDINGS & DECISION**

In the matter of the application of  
**FITZHARRIS MILDRED M TR ET AL (PLN030415)**

Minor Subdivision of a 40 acre lot into four 5 acre residential lots and one 20 acre remainder parcel. The property fronts on the west side of Interlake Road south of Jolon Road, Lockwood. The project came on regularly for hearing before the Minor Subdivision Committee on May 26, 2005.

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

**FINDINGS OF FACT**

1. **FINDING:** The project proposed in this application consists of a minor subdivision (PLN030415), as described in condition #1 of the attached Exhibit "C," and as conditioned, conforms with the plans, policies, requirements and standards of the Monterey County Subdivision Ordinance (Title 19), the General Plan, South County Area Plan, and the Monterey County Zoning Ordinance (Title 21). The property is located on the west side of Interlake Road south of Jolon Road, Lockwood. The property is zoned "LDR/1."  
**EVIDENCE:** The Planning and Building Inspection staff reviewed the project, as contained in the application and accompanying materials, for conformity with:
  - a) The South County Area Plan
  - b) Chapter 21.14 of the Monterey County Zoning Ordinance regulations for development.**EVIDENCE:** The proposed development 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 South County 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 decision-making body.  
**EVIDENCE:** The on-site inspection of the subject parcel by the project planner.  
**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.
2. **FINDING:** The proposed project, including all permits and approvals, will not have any significant adverse impacts on the environment and a Mitigated Negative Declaration has been adopted. Potential environmental effects have been studied and there is no substantial evidence in the record, as a whole, that supports a fair argument that the project, as designed and mitigated, may cause a significant effect on the environment. The Negative Declaration reflects the

independent judgment and analysis of the County based upon the findings and conclusions drawn in the Initial Study and in consideration of testimony and information received, and scientific and factual data presented in evidence during the public review process. Mitigation measures identified in the Initial Study have been incorporated into the project, and agreed to by the applicant, to reduce any impact to an insignificant level. All applicable mitigation measures are included in the conditions of approval, which are hereby adopted as a mitigation monitoring and reporting program.

Studies, data, and reports prepared by staff from various County departments, including Planning and Building Inspection, Public Works, Environmental Health, Water Resources Agency, Parks Department and the South County Fire Protection District support the adoption of a Negative Declaration for the project. The custodian of the documents and materials that constitute the record of proceedings upon which the adoption of the Negative Declaration is based is the Monterey County Planning and Building Inspection Department, 2620 First Avenue, Marina, Ca 93933. 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:**

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 May 2, 2005, and noticed for public review. All comments received on the Initial Study have been 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:

1. Project Application / Plans for the Fitzharris Minor Subdivision
2. Technical Reports
  - a. Cultural Resources Inventory Survey of 360 Acres On Three Parcels IN Lockwood, Monterey, California prepared by Cultural Resource Management Services dated April 14, 2005
  - b. Preliminary Geotechnical Engineering Report prepared by Mid-Coast Geotechnical, Inc. dated February 17, 2004.
  - c. Percolation Data Report prepared by Mid-Coast, Inc. dated February 18, 2005.
3. Monterey County General Plan
4. South County Land Use Plan
5. Monterey County Zoning Code Title 21 and Zoning Map.
6. Referral Agency Comments

**EVIDENCE:** File and application materials; Initial Study with mitigation measures; additional supporting information from California Regional Water Quality Control Board, and the Monterey Bay

Unified Air Pollution Control District which agencies, consultants' names and study types; and Negative Declaration contained in the project file.

3. **FINDING:** Considering the record as a whole, there is evidence that the project will have potential for adverse effect either individually or cumulatively on wildlife resources as defined under Section 759.2 and 711.2 of the Fish and Game Code.

**EVIDENCE:** The administrative record as a whole, which must and does contain the following information, supports the above finding.

- a. An Initial Study has been prepared so as to evaluate the potential for adverse environmental impact.
- b. When considering the record as a whole, there is evidence that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which the wildlife depends.
- c. Initial Study Section VIII.

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

4. **FINDING:** That none of the findings found in Section 19.04.025.I of the Subdivision Ordinance can be made.

**EVIDENCE:** Section 19.04.025.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 the South County 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 below). 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 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 site.

**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:

- a. Cultural Resources Inventory Survey of 360 Acres On Three Parcels IN Lockwood, Monterey, California prepared by Cultural Resource Management Services dated April 14, 2005
- b. Preliminary Geotechnical Engineering Report prepared by Mid-Coast Geotechnical, Inc. dated February 17, 2004.
- c. Percolation Data Report prepared by Mid-Coast, Inc. dated February 18, 2005.

The reports concluded the proposed development is suitable for the site, subject to recommendations for construction.

- EVIDENCE:** 1) The on-site inspection of the parcel by the project planner.  
2) Maps and application contained in the project file.

**EVIDENCE:** Preceding Findings and Evidence.

5. **FINDING:** The establishment, maintenance, or operation of the use or structure applied for will not, under the circumstances of the particular case, be detrimental to 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 improvement in the neighborhood, or to the general welfare of the County.
- EVIDENCE:** The project as described in the application and accompanying materials was reviewed by the Department of Planning and Building Inspection, Environmental Health Division, Public Works Department, Water Resources Agency, Parks Department and South County Fire Protection District. The respective departments 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; or the County in general.
- EVIDENCE:** Adoption of the Negative Declaration includes mitigation measures that address potential impacts to Aesthetics, Biological Resources, Cultural Resources, Geology/Soils, Hazards/Hazardous Materials, Hydrology/Water Quality and Utilities/Service Systems.
- EVIDENCE:** File and application materials, Initial Study with mitigation measures, and Negative Declaration contained in the project file.
6. **FINDING:** The subject property is in compliance with all the rules and regulations pertaining to zoning: uses, subdivision, and any other applicable provisions of this Title and any zoning violation abatement costs have been paid.
- EVIDENCE:** The subject property is currently vacant and undeveloped and there are no zoning violations recorded or pending to be resolved.
7. **FINDING:** The project is appealable to the Board of Supervisors .
- EVIDENCE:** The Monterey County Subdivision Ordinance (Title 19), Section 19.16.020.B..

**DECISION**

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

**PASSED AND ADOPTED** this 26th day of May, 2005 by the following vote:

AYES: McPharlin, Mulholland, Hori, Hodges, Mounday  
 NOES: None  
 ABSENT: Hawkins  
 ABSTAIN: None

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LYNNE MOUNDAY, SECRETARY

Copy of this decision mailed to the applicant on

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 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 90<sup>th</sup> 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. The construction or use authorized by this permit must start within two years of the date of approval of this permit unless extended by the Director of Planning and Building Inspection pursuant to Section 20.140.100 of the Coastal Implementation Plan.

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

Project Name: *Fitzharris Subdivision*

*File No:* PLN030415*APNs:* 423-041-067-000

*Approval by:* Minor Subdivision Committee *Date:* May 26,2005

*\*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. 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><b>PBD029 - SPECIFIC USES ONLY</b><br/>           This permit (PLN030415) allows for the subdivision of a 40-acre lot into four 5 acre residential lots and one 20-acre remainder parcel in an LDR/1 District. The property fronts on the west side of Interlake Road south of Jolon Road, Lockwood, South County area Assessor's Parcel Number 423-041-067-000). The remainder parcel would be located on the east side of the property with frontage on Interlake Road. The four residential lots would each contain five acres and would be located on the west (rear) portion of the site. Access to the residential lots would be provided by an existing driveway onto Interlake Road at the north end of the property. 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.<br/> <b>(Planning and Building Inspection)</b></p> | Adhere to conditions and uses specified in the permit.   | Owner/<br>Applicant                     | Ongoing unless otherwise stated |   |

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|----------------------------|----------------------|---|--|---|--|---|
| 2                          |                      | <p><b>PBD025 - NOTICE-PERMIT APPROVAL</b></p> <p>The applicant shall record a notice which states: "A permit (Resolution 05012) was approved by the Minor Subdivision Committee for Assessor's Parcel Number 423-041-067-000 on May 26,2005. The permit was granted subject to 30 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. <b>(Planning and Building Inspection)</b></p>   | Proof of recordation of this notice shall be furnished to PBI.   | Owner/<br>Applicant                     | Prior to Issuance of grading and building permits or start of use. |   |
| 3                          |                      | <p><b>PBD030 - STOP WORK - RESOURCES FOUND</b></p> <p>If 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 it can be evaluated by a qualified professional archaeologist. 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. If the find is determined to be a unique archaeological resource, contingency funding and a time allotment sufficient to allow for implementation of avoidance measures or appropriate mitigation shall be available. Work can continue on other parts of the site while resource mitigation takes place. The mitigation measures shall include the following steps if human remains are discovered:</p> | 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 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/<br>Applicant/<br>Archaeologist   | Ongoing  |   |

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|---------------------|---------------|--|---|----------------------------------|--------|--|
|                     |               | <p>a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:</p> <ol style="list-style-type: none"> <li>1) The coroner of the county must be contacted to determine that no investigation of the cause of death is required, and</li> <li>2) If the coroner determines the remains to be Native American:               <ol style="list-style-type: none"> <li>i) The coroner shall contact the Native American Heritage Commission within 24 hours.</li> <li>ii) The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased native American.</li> <li>iii) The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, <u>OR</u></li> </ol> </li> </ol> <p>b) Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:</p> <ol style="list-style-type: none"> <li>1) The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission.</li> <li>2) The descendent identified fails to make a recommendation, or</li> </ol> |   |                                  |        |  |

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|----------------------------|----------------------|--|--|--|--|---|
|                            |                      | The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner. <b>(Planning and Building Inspection)</b>   |  |  |  |   |
| 4                          |                      | <b>FIRE001 - ROAD ACCESS</b><br><br>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. <b>(South County Fire Protection District).</b> | Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.<br><br>Applicant shall schedule fire dept. clearance inspection for each phase of development. | Applicant or owner<br><br>Applicant or owner | Prior to final building inspection<br><br>Prior to final building inspection |   |
| 5                          |                      | <b>FIRE005 - DEAD-END ROADS (3)</b><br><br>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  | Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.<br><br>Applicant shall schedule fire dept. clearance inspection for each phase of              | Applicant or owner                           | Prior to issuance of grading and/or building permit.<br><br>Prior to final   |   |

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|---------------------|---------------|---|--|---|---|--|
|                     |               | 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. ( <b>South County Fire Protection District</b> ).   | development.   | Applicant or owner                                  | building inspection   |  |
| 6                   |               | <p><b>FIRE007 - DRIVEWAYS</b></p> <p>Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where 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</p> | <p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection</p> | <p>Applicant or owner</p> <p>Applicant or owner</p> | <p>Prior to issuance of grading and/or building permit.</p> <p>Prior to final building inspection</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> |
|----------------------------|----------------------|---|--|--|--|---|
|                            |                      | 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. <b>(South County Fire Protection District).</b>   |  |  |  |   |
| 7                          |                      | <b>FIRE008 - GATES</b><br><br>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. <b>(South County Fire Protection District).</b>  | Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.<br><br>Applicant shall schedule fire dept. clearance inspection  | Applicant or owner<br><br>Applicant or owner | Prior to issuance of grading and/or building permit.<br><br>Prior to final building inspection           |   |
| 8                          |                      | <b>FIRE010 - ROAD SIGNS</b><br><br>All newly constructed or approved roads and streets shall be designated by names or numbers, posted on signs clearly visible and legible from the roadway. Size of letters, numbers and symbols for street and road signs shall be a minimum 4-inch letter height, ½-inch stroke, and shall be a color that is reflective and clearly contrasts with the background color of the sign. All numerals shall be Arabic. Street and road signs shall be non-combustible and shall be visible and legible from both directions of vehicle travel for a distance of at least 100 feet. Height, visibility, legibility, and orientation of street and road signs shall be meet the provisions of Monterey County Ordinance No. 1241. This section | Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on improvement plans.<br><br>Applicant shall schedule fire dept. clearance inspection for each phase of development. | Applicant or owner<br><br>Applicant or owner | Prior to filing of final map.<br><br>Prior to issuance of building permit(s) for development on individu |   |

| 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) |
|---------------------|---------------|--|--|---|--|--|
|                     |               | <p>does not require any entity to rename or renumber existing roads or streets, nor shall a roadway providing access only to a single commercial or industrial occupancy require naming or numbering. Signs required under this section identifying intersecting roads, streets and private lanes shall be placed at the intersection of those roads, streets and/or private lanes. Signs identifying traffic access or flow limitations (i.e., weight or vertical clearance limitations, dead-end road, one-way road or single lane conditions, etc.) shall be placed: (a) at the intersection preceding the traffic access limitation; and (b) not more than 100 feet before such traffic access limitation. Road, street and private lane signs required by this article shall be installed prior to final acceptance of road improvements by the Reviewing Fire Authority. <b>(South County Fire Protection District).</b></p>             |  |   | <p>al lots within the phase of the subdivision.</p>                                    |  |
| 9                   |               | <p><b>FIRE011 - ADDRESSES FOR BUILDINGS</b></p> <p>All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address</p> | <p>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection</p> | <p>Applicant or owner</p> <p>Applicant or owner</p> | <p>Prior to issuance of building permit.</p> <p>Prior to final building inspection</p> |  |

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|---------------------|---------------|---|--|---|---|--|
|                     |               | 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. ( <b>South County Fire Protection District</b> )  |  |   |   |  |
| 10                  |               | <p><b>FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL)</b></p> <p>For development of structures totaling less than 3,000 square feet on a single parcel, the minimum fire protection water supply shall be 4,900 gallons. For development of structures totaling 3,000 square feet or more on a single parcel, the minimum fire protection water supply shall be 9,800 gallons. For development of structures totaling more than 10,000 square feet on a single parcel, the reviewing authority may require additional fire protection water supply. Other water supply alternatives, including ISO Rural Class 8 mobile water systems, may be permitted by the fire authority to provide for the same practical effect. The quantity of water required by this condition shall be in addition to the domestic demand and shall be permanently and immediately available. (<b>South County Fire Protection District</b>).</p> | <p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection</p> | <p>Applicant or owner</p> <p>Applicant or owner</p> | <p>Prior to issuance of grading and/or building permit.</p> <p>Prior to final building inspection</p> |  |
| 11                  |               | <p><b>FIRE015 - FIRE HYDRANTS/FIRE VALVES</b></p> <p>A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from</p>  | <p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>   | <p>Applicant or owner</p>                           | <p>Prior to issuance of grading and/or</p>  |  |

| Permit Cond. Number | Mitig. Number | Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department  | Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted. | Responsible Party for Compliance | Timing   | Verification of Compliance (name/date) |
|---------------------|---------------|--|---|----------------------------------|--|--|
|                     |               | <p>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 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. <b>(South County Fire Protection District).</b></p> | <p>Applicant shall schedule fire dept. clearance inspection</p>   | <p>Applicant or owner</p>        | <p>building permit<br/><br/>Prior to final building inspection</p> |  |
| 12                  |               | <p><b>FIRE017 - DISPOSAL OF VEGETATION AND FUELS</b></p> <p>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. <b>(South County Fire Protection District).</b></p>  | <p>Applicant shall schedule fire dept. clearance inspection</p>   | <p>Applicant or owner</p>        | <p>Prior to final building inspection</p>                          |  |

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| 13                         |                      | <p><b>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)</b></p> <p>Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (<b>South County Fire Protection District</b>)</p>   | <p>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection</p>                                   | <p><i>Applicant or owner</i></p> <p>Applicant or owner</p>                    | <p>Prior to issuance of grading and/or building permit.</p> <p>Prior to final building inspection</p> |   |
| 14                         |                      | <p><b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</b></p> <p>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. (<b>South County Fire Protection District</b>).</p> | <p>Applicant shall enumerate as “Fire Dept. Notes” on plans.</p> <p>Applicant shall schedule fire dept. rough sprinkler inspection</p> <p>Applicant shall schedule fire dept. final sprinkler inspection</p> | <p>Applicant or owner</p> <p>Applicant or owner</p> <p>Applicant or owner</p> | <p>Prior to issuance of building permit.</p>  |   |
| 15                         |                      | <p><b>FIRE026 - ROOF CONSTRUCTION (STANDARD)</b></p> <p>All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof</p>   | <p>Applicant shall enumerate as “Fire Dept. Notes” on plans.</p>   | <p>Applicant or owner</p>   | <p>Prior to issuance of building permit.</p>  |   |

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|                            |                      | surface within a one-year period, shall require a minimum of ICBO Class B roof construction. <b>(South County Fire Protection District).</b>   |  |   |                                      |   |
| 16                         |                      | The access road from Interlake Road to Parcel 5 shall be 20 feet wide and made of asphaltic concrete as per Monterey County Standards. <b>(South County Fire Protection District).</b>   | Applicant shall show access to Parcel 5 on the building permit plan.   | Applicant or owner                      | Prior to issuance of building permit |   |
| 17                         |                      | The new roads shall be named and posted as per Monterey County Road Standards. . <b>(South County Fire Protection District).</b>   | Applicant shall post approved street names.  | Applicant or owner                      | Prior to final building inspection   |   |
| 18                         |                      | <b>PW0031 – PARCEL MAP</b><br>File a parcel map delineating all existing and required easements or rights-of-way and monument new lines. <b>(Public Works)</b>   | Applicant’s surveyor shall prepare parcel map, submit to DPW for review and approval.  | Owner/<br>Applicant/<br>Engineer        | Prior to Recordation of Parcel Map   |   |
| 19                         |                      | <b>PW0033 – SURVEYOR CHECK-LIST</b><br>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. <b>(Public Works)</b> | Subdivider shall submit items included in County Surveyors Check Off List to DPW for review and approval.                                  | Subdivider                              | Prior to Recordation of Parcel Map   |   |
| 20                         |                      | <b>PW0036 – EXISTING EASEMENTS AND ROW</b><br>Provide for all existing and required easements or rights of way. <b>(Public Works)</b>  | Subdivider’s Surveyor shall include all existing and required easements or rights of way on Parcel Map.                                    | Subdivider/<br>Surveyor                 | Prior to Recordation of Parcel Map   |   |

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| 21                         |                      | <b>PW0022 – FIRE REQUIREMENTS FOR ROADS</b><br>Improve roads in accordance with requirements of the local fire jurisdiction. <b>(Public Works)</b>   | 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         |   |
| 22                         |                      | <b>PKS002 – RECREATION REQUIREMENTS/FEES</b><br>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) <b>(Parks Department)</b>  | The Applicant shall comply with the Recreation Requirements contained in Section 19.12.010 of the Subdivision Ordinance Title 19, Monterey County Code.                           | Owner/<br>Applicant                     | Prior to the Recordation of the Final Map |   |
| 23                         |                      | <b>EHSP01 – NON-STANDARD CONDITION</b><br>For each parcel No. 2, 3, 4 and the Remainder parcel; obtain a water well drilling permit from the Division of Environmental Health and construct the well or wells. <b>(Environmental Health)</b>   | Submit the Well Completion Report to the Division of Environmental Health.  | Engineer/<br>Owner/<br>Applicant        | Prior to filing the parcel map            |   |
| 24                         |                      | <b>EHSP02 – NON-STANDARD CONDITION</b><br>For each parcel No. 1, 2, 3,4 and the Remainder parcel; The parcel map shall include a note that states: “All leachfields for the disposal of domestic wastewater shall be ‘shallow leachfields’ with 5 feet or less in effective trench depth unless otherwise approved by the Director of Environmental Health.” <b>(Environmental Health)</b>   | Division of Environmental Health must review and approve the note to be included on the parcel map.   | Owner/<br>Applicant                     | Prior to filing the parcel map.           |   |
| 25                         |                      | <b>EHSP03 – NON-STANDARD CONDITION</b><br>The applicant shall record a deed notification with the Monterey County Recorder for parcels 1, 2, 3,4 and the Remainder parcel indicating that: “All leachfields for the disposal of domestic wastewater shall be ‘shallow leachfields’ with 5 feet or less in effective trench depth unless otherwise approved by the Director of Environmental Health.” <b>(Environmental Health)</b> | Submit proposed wording and forms to be recorded to EH for review and approval. Record deed notification.   | Owner/<br>Applicant                     | Concurrently with filing of parcel map.   |   |

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| 26                         |                      | <p><b>WR38 - ROAD AND DRAINAGE MAINTENANCE AGREEMENT</b></p> <p>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 <i>Road and Drainage Maintenance Agreement</i> shall be provided to the Water Resources Agency for approval. The agreement shall be recorded concurrently with the final map. <b>(Water Resources Agency)</b></p> | <p>Submit the signed and notarized original Agreement to the Water Resources Agency for review and approval prior to recordation.</p> <p>(A copy of the County's standard agreement can be obtained at the Water Resources Agency.)</p> | Owner/<br>Applicant                     | Prior to filing the map.  |   |
| 27                         |                      | <p><b>WR41 - NOTICE OF WATER CONSERVATION REQUIREMENTS</b></p> <p>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. <b>(Water Resources Agency)</b></p>  | <p>Submit a recorded notice to the Water Resources Agency for review and approval.</p> <p>(A copy of the County's standard notice can be obtained at the Water Resources Agency.)</p>   | Owner/<br>Applicant                     | Recordation of the notice shall occur concurrently with the map |   |
| 28                         |                      | <p><b>WR42 - LANDSCAPING REQUIREMENTS</b></p> <p>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. <b>(Water Resources Agency)</b></p>   | <p>Submit the notice to the Water Resources Agency for review and approval.</p> <p>(A copy of the County's standard notice can be obtained at the Water Resources Agency.)</p>  | Owner/<br>Applicant                     | Recordation of the notice shall occur concurrently with the map |   |

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| 29                         |                      | <b>WRSP01 – NONSTANDARD CONDITION</b><br>The applicant shall provide the Water Resources Agency information on the well or wells to serve the project including a map showing the well location and any available well logs/e-logs. ( <b>Water Resources Agency</b> )   | Submit all applicable well information to the Water Resources Agency for review and approval.  | Owner/Applicant                         | Prior to commencement of use       |   |
| 30                         |                      | <b>HRSP01 – NONSTANDARD CONDITION</b><br>Prior to the recordation of the Final Map, the developers shall comply with the County’s Inclusionary Housing Ordinance #04185 by the payment of an in-lieu fee of \$13,082. This condition shall not be considered complied with until written confirmation is received by the Planning and Building Inspection Department from the Housing and Redevelopment office, that full payment has been made or secured in accordance with provisions contained in Ordinance #04185. (Housing and Redevelopment) | Applicant/owner shall pay the fee.   | Owner/Applicant                         | Prior to recordation of the map    |   |
| 31                         |                      | <b>PBI – NONSTANDARD CONDITION</b><br>The following conditions shall be included as notes on an additional sheet of the parcel map: 3-15, 23, 24, 25, 27 and 28 ( <b>Planning and Building Inspection</b> )   | Place all notes on additional sheet of parcel map.   | Owner/Engineer                          | Prior to recordation of parcel map |   |