STANDARD SUBDIVISION COMMITTEE
COUNTY OF MONTEREY, STATE OF CALIFORNIA

RESOLUTION NO. 04021

SUBDIVISION NO. 000696

AP # 416-611-001-000-M

FINDINGS AND DECISION

In the matter of the application of

Harper Canyon Realty LLC (PLN000696)

for a Standard Subdivision in accordance with Chapter 19.04, Title 19 (Subdivision) of the County of Monterey Code, to allow a Standard Subdivision (Vesting Tentative Map) to divide 344 acres into 17 parcels with a 180-acre remainder parcel and grading of approximately 2,000 cubic yards; Use Permit for the removal of 79 coast live oak trees; and a Use Permit for development on slopes greater than 30%. The project is located north of San Benancio Road, east of Highway 68, Salinas, in the Toro area, came on regularly for hearing before the Standard Subdivision Committee on October 28, 2004

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

1. **FINDING**: The proposed standard subdivision consists of a Combined Development Permit for a standard subdivision (Vesting Tentative Map) to divide 344 acres into 17 parcels with a 180-acre remainder parcel and grading of approximately 2,000 cubic yards; use permit for the removal of 79 coast live oak trees; and a use permit for development on slopes greater than 30 percent. The project is located north of San Benancio Road, (Assessor's Parcel Numbers 416-611-001-000 & 416- 611-002-000), east of Highway 68, Salinas, in the Toro Area. The project will be served by sewer and two wells operated as a satellite system by California American Water Company. The project, as conditioned, conforms to the plans, policies, requirements, and standards of the Monterey County Subdivision Ordinance (Title 19), the General Plan, the Toro Area Plan, and the Monterey County Zoning Ordinance (Title 21) which designates this area as appropriate for one single family dwelling per 5.1 acres. The Subdivision Committee recommends approval of the Vesting Tentative Map component of the project and defers consideration of the use permit components to the Planning Commission.

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

a. Monterey County General Plan
b. Toro Area Plan
c. Monterey County Subdivision Ordinance (Title 19)
d. Monterey County Zoning Ordinance (Title 21)

EVIDENCE: the Monterey County Planning and Building Inspection Department, Water Resources Agency, Public Works Department, Environmental Health Division, Parks and Recreation Department, Housing & Redevelopment Agency, and the Salinas Rural Fire Protection District have reviewed the proposed development. 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: 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 PLN000696.

2. FINDING: The project will not have a significant adverse impact on the environment. An Initial Study was prepared for the project and it was determined that the project would have no significant impacts. A Mitigated Negative Declaration was filed with the County Clerk on July 23, 2003, noticed for public review, and circulated to the State Clearinghouse. The public review period ends March 5, 2003. The mitigated negative declaration reflects the independent judgment and analysis of the County.

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 July 23, 2003 and noticed for public review. The public review period ended August 23, 2003. 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/plans and technical reports within project file PLN000696; including Traffic, Archaeological, Geological, Hydrogeologic, And Biological studies and Percolation Tests

b. General Plan, Toro Area Plan, Zoning Code (Title 21)

c. Subdivision Map Act and Monterey County Subdivision Ordinance (Title 19)

d. Inter Departmental Review Comments and Conditions

EVIDENCE: The Monterey County Planning and Building Inspection Department prepared an Initial Study pursuant to CEQA. The Initial Study identified several potentially significant effects, but mitigation measures reduce the identified impacts to a less than significant level. The Initial Study is on file in the office of Planning and Building Inspection and is hereby incorporated by reference in project file (PLN000696). All project changes required to avoid significant effects on the environment have been

incorporated into the project and/or are made conditions of approval.

EVIDENCE: A Condition Compliance and Mitigation Monitoring and Reporting Plan have been prepared in accordance with Monterey County regulations to ensure compliance during project implementation. Applicant must enter into an "Agreement to Implement a Mitigation Monitoring and/or Reporting Plan" as a condition of project approval.

3. FINDING: That in approving the final map, the decision-making body has complied with the County's Inclusionary Housing Ordinance (#04185).

EVIDENCE: The applicant will be required to comply with the Inclusionary Housing Ordinance as a condition of approval. See condition No. 57.

4. FINDING: The recommended conditions regarding recreation requirements and underground utilities have been applied to ensure that the health, safety, and welfare is preserved and protected.

EVIDENCE: Section 18.40 of the Monterey County Code (Inclusionary Housing Ordinance).

EVIDENCE: Section 19.12.010 of the Monterey County Code (Recreation Ordinance) (See Condition No. 26).

EVIDENCE: Section 19.10.095 of the Monterey County Code (underground utilities) (See Condition No. 11)

5. FINDING: For Purposes of the Fish and Game Code, the project will have a potential for adverse impact on fish and wildlife resources upon which the wildlife depends.

EVIDENCE: Staff analysis contained in the Initial Study and the record as a whole indicate the project may or will result in changes to the resources listed in Section 753.5(d) of the Department of Fish and Game regulations. Implementation of the project described herein will affect changes to native and non-native plant life and soils. Specifically, the pallid bat and barn owl may be impacted.

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

6. FINDING: That none of the findings found in Section 19.03.025.F of the Monterey County Code Title 19 Subdivision Ordinance can be made.

EVIDENCE: Section 19.03.025.F requires that the subdivision be denied if any one of the findings contained therein can be 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 Toro Area Plan. The site has been determined to be physically suitable for the type and density of development (See Evidence in Finding #1). 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 in project file PLN000696. The project was found to be in compliance with the California Subdivision Map Act.

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. Biological Resources Assessment and Addendum prepared by Zander Associates, July 13, 2001, and October 3. 2001. ESHA Report

b. Forest Management Plan prepared by Stephen R. Staub, Registered Professional Forester, June 2001.

c. Archaeological Report prepared by Archeological Consulting, March 22, 1993.

d. Hydrogeological Report prepared by Todd Engineers, September 2002.

e. Geological and Geotechnical Feasibility Study prepared by D&M Consulting Engineers, Inc., August 6, 2001.

f. Traffic Study prepared by Higgins Associates, February 11, 2002.

EVIDENCE: Evidence for Findings 1, and 2.

7. 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 Toro Land Use Advisory Committee, the Department of Planning and Building Inspection, Environmental Health Division, Public Works Department, Salinas Rural Fire Protection District, Housing and Redevelopment Agency and Water Resources Agency. 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 Mitigated Negative Declaration includes mitigation measures that address potential impacts to traffic, biotic resources, geology and soils, aesthetics, noise, cultural resources and traffic. No other significant issues have been identified for the project.

EVIDENCE: Application materials in project file PLN000696, Initial Study with mitigation measures, and Mitigated Negative Declaration contained in the project file.

DECISION

THEREFORE, it is the recommendation of said Standard Subdivision Committee to approve the Vesting Tentative Map component of the project and refers consideration of the Use Permit components to the Planning Commission recommending approval, subject to the attached conditions.

PASSED AND ADOPTED this 28th day of October 2004 the following vote:

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

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LYNNE MOUNDAY, SECRETARY

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON:

Monterey County Planning and Building Inspection Conditions of Approval	Project Name: **Harper Canyon/Encina Hills** **File No:** PLN000696 **APNs:** 416-611-001-000 & 416-611-002-000 **Approval by**: Standard Subdivision Committee **Date:** October 28, 2004

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

Permit Cond. Number	*Mitig. Number*	*Impact Addressed, 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)*
1		PBD029 - SPECIFIC USES ONLY This Combined Development Permit is for a Standard Subdivision (Vesting Tentative Map) to divide 344 acres into 17 parcels with a 180-acre remainder parcel and grading of approximately 2,000 cubic yards; and a Use Permit for the removal of 79 coast live oak trees; and a Use Permit for development on slopes greater than 30 percent. The property is located north of San Benancio road, (Assessor's Parcel Numbers 416-611-001-000 & 416-611-002-000), east of highway 68, Salinas, in the Toro area. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. The uses allowed by this permit shall not 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 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 other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. **(Planning and Building Inspection)**	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other-wise stated	
2		PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice that states: "A permit (Vesting Tentative Map) (**Resolution X**) was approved by the Planning Commission for Assessor's Parcel Numbers 416-611-001-000 and 416-611-002-000 on **(Date)**. The permit was granted subject to **(X)** conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to record-ation of parcel map.	

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		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)**				
3		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)**	Authorization shall be in writing from the Director of Planning and Building inspection or his designee.	Owner/ Applicant	Ongoing	
4		PBD033 – UTILITIES – SUBDIVISION A note shall be placed on the final map or a separate sheet to be recorded with the final map indicating that "Underground utilities are required in this subdivision in accordance with Chapter 19.10.095, Title 19 of the Monterey County Code." Such facilities shall be installed or bonded prior to filing the (parcel or final) map. The note shall be located in a conspicuous manner subject to the approval of the Director of Public Works. (**Planning and Building Inspection)**	Place note on map or a separate sheet and submit to PBI for review and approval.	Applicant/ Owner	Note on the final map.	
5		The applicant shall enter into a sewer main extension agreement **(Between X and Y?)** in order for sewer collection facilities to be brought to this subdivision. **(Planning and Building Inspection)**	Submit to PBI	Applicant/ owner	Prior to recordatio n of the final map.	
6		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 Geological and Geotechnical feasibility Study report dated August 6, 2001 has been prepared on this property by D & M Consulting Engineers, Inc. and is on file in the Monterey County Planning and Building Inspection Department. The recommendations contained in said reports 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**	Final recorded map with notes shall be submitted to PBI and Public Works for review and approval.	Owner/ Applicant	Note on the final map.	

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		Building Inspection)				
7		**PBD022 - MITIGATION MONITORING PROGRAM** The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. **(Planning and Building Inspection)**	1) Enter into agreement with the County to implement a Mitigation Monitoring Program. 2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.	Owner/ Applicant	Prior to issuance of grading and building permits.	
8		The Subdivider shall pay for all maintenance and operation of private roads, fire hydrants, and storm drainage from time of installation until acceptance of the improvements for the subdivision by the Board of Supervisors as completed in accordance with the agreement and until homeowners association or other agency with legal authorization to collect fees sufficient to support the services is formed to assume responsibility for the services. **(Public Works)**	Public Works shall provide PBI written confirmation of compliance	Owner/ Applicant	Prior to recordation of final map	

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9		All natural drainage channels shall be designated on the Final Map by easements labeled "Natural Drainage Easements." **(Public Works)**	On the final map	Owner/ Applicant	As noted on final map	
10		Meyer Road, Alta Lane, and Sierra Lane shall be constructed in accordance with the typical sections shown on the Vesting Tentative Map. (**Public Works)**	As depicted on the final map	Owner/ Applicant	As noted on final map	

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11		The turn-around bulb on Sierra Lane and Alta Lane shall be paved to a width subject to the approval of the Salinas Rural Fire District. (**Public Works)**	Salinas Rural Fire District must approve specifications.	Owner/ Applicant/	Fire notes on final map	
12		Obtain an encroachment permit from Monterey County Department of Public Works and construct left-turn channelization on San Benancio Canyon Road, including a private road intersection with tapers. This will require improving the sight distance by cutting back the embankment and possibly lowering the crest vertical curve on San Benancio Canyon Road. **(Public Works)**	Applicant shall obtain an encroachment permit from DPW prior to issuance of a grading or building permit.	Owner/ Applicant	Note on final map	

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13		The Subdivider shall submit three prints of the approved Tentative Map to each of the following utility companies: Pacific Gas & Electric Company and SBC Pacific Bell. Utility companies shall submit their recommendation, if any, to the Director of Public Works for all required easements. **(Public Works)**	Easements shall be depicted on the final map	Owner/ Applicant/ Engineer	Prior to recordation of final map	
14		Obtain an encroachment permit from the Department of Public Works and update the existing school flashers to current standards including the replacement of the existing 8-inch lenses with 12-inch lenses. The improvements will be subject to the approval of the school district and the Department of Public Works. **(Public Works)**		Owner/Applica nt		

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15		**WP0002 - ROAD WIDTH-FIRE** All roads shall be constructed to provide a minimum of two nine-foot traffic lanes providing two-way traffic flow, unless other standards or additional requirements are mandated by local jurisdictions or local subdivision requirements. **(Fire District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	
16		**WP0003 - ROADWAY SURFACE-FIRE** The roadway surface shall provide unobstructed access to conventional drive vehicles, including sedans and fire engines. Surfaces should be established in conformance with local ordinances, and be capable of supporting the imposed load of fire apparatus. **(Fire District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	
17		**WP0004 - ROADWAY GRADES-FIRE** The grade for all roads, streets, private lanes, and driveways shall not exceed 15 percent. **(Fire District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	

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18		**WP0006 - ROADWAY RADIUS-ROADWAYS-FIRE** 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. **(Fire District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	
19		**WP0010 - BRIDGE WIDTH-FIRE** All new and reconstructed bridges shall be at least the width of the existing roadbed and berms but in no case less than 12 feet wide. Bridge width on all roads exceeding tertiary standards shall not be less than the width of the two lanes with berms. All bridges shall be designed for HS 15-44 loading (standard specification for highway bridges) and have guardrails. **(Fire District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	
20		**WP0011 - BRIDGE SIGNS-FIRE** Appropriate signing, including but not limited to, weight or vertical clearance limitations, and one-way road or single lane road conditions, shall be provided at both entrances to any bridges. **(Fire District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	
21		**WP0014 - DEAD-END ROAD LENGTH-FIRE** The maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served: 1. Parcels designated in the Area or Implementation Plan for 0 to .99 acres: 800 feet. 2. Parcels designated in the Area or Implementation Plan for 1 to 4.99 acres: 1320 feet. 3. Parcels designated in the Area or Implementation Plan	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	

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		for 5 to 19.99 acres: 2640. 4. Parcels designated in the Area or Implementation Plan zoned for 20 acres or larger: 5280 feet. (Fire District)				
22		**WP0015 - DEAD-END ROADS MEASURED-FIRE** 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 farthest point. Where a dead-end road crosses areas of differing zoned parcel sizes, requiring different length limits, the shortest allowable length shall apply. **(Fire District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	
23		**WP0016 - DEAD-END ROADS-T/A INTERVAL-FIRE** Where parcels are zoned 5 acres or larger, turnarounds shall be provided at a maximum of 1320 foot intervals. **(Fire District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	
24		**WP0017 - DEAD-END ROADS-T/A TERMINUS-FIRE** Each dead-end road shall have a turnaround constructed at its terminus. **(Fire District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	

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25		**WP0019 - GATE ENTRANCES-WIDTH-FIRE** Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. **(Fire District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	
26		**WP0020 - GATE ENTRANCES-LOCATION-FIRE** 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 that road. **(Fire District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	
27		**WP0022 - GATE ENTRANCES-LOCKED-FIRE** Where gates are to be locked, the Reviewing Authority having jurisdiction may require installation of a key box or other acceptable means to immediate access for emergency equipment. **(Fire District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	
28		**WP0023 - VERTICAL CLEARANCE-FIRE** Unobstructed vertical clearance shall not be less than 15 feet for all access roads. **(Fire District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	

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29		**WP0024 - SIGNS-SIZE OF NUMBERS-4"-FIRE** Size of letters, numbers, and symbols for street and road signs shall be a minimum 4-inch letter height, 1/2 inch stroke, and shall be a color that clearly contrasts with the background color of the sign. All numerals shall be Arabic. **(Fire District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	
30		**WP0025 - SIGNS-VISIBILITY-FIRE** Street and road signs shall be visible and legible from both directions of vehicle travel for a distance of at least 100 feet. **(Fire District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	
31		**WP0026 - SIGNS-HEIGHT-FIRE** Height of street and road signs shall be uniform county wide, and meet the visibility and legibility standards of this chapter. **(Fire District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	

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32		**WP0027 - SIGNS-STREET NAMES-FIRE** Newly constructed or approved public and private roads and streets shall be identified in accordance with provisions of Monterey County Ordinance No. 1241. All signs shall be mounted and oriented in a uniform manner. This section 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. **(Fire District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	
33		**WP0028 - SIGNS-INTERSECTING ROADS-FIRE** 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. **(Fire District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	
34		**WP0029 - SIGNS-TRAFFIC ACCESS-FIRE** A sign identifying traffic access or flow limitations, including but not limited to weight or vertical clearance limitations, dead-end road, one-way road or single lane conditions, shall be placed: 1. At the intersection preceding the traffic access limitation, and 2. No more than 100 feet before such traffic access limitation. **(Fire District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	

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35		**WP0030 - SIGNS-INSTALLATION-FIRE** Road, street and private signs required by this article shall be installed prior to final acceptance of road improvements by the County of Monterey. **(Fire District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	
36		**WP0031 - ADDRESSES FOR BLDGS-FIRE** All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. **(Fire District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	
37		Pursuant to the Monterey County General Plan and Uniform Fire Code Appendix III – A, the basic minimum fire flow requirement is 1,000 gallons per minute with a residual pressure of 20 psi under normal operating conditions for duration of 1 hour. With the installation of an approved automatic fire sprinkler system, the fire flow shall be a minimum of 500 gallons per minute with a residual pressure of 20 psi under normal operating conditions for duration of 1 hour. **(Fire District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	

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38		**WP0044 - HYDRANT LOCATION-FIRE** The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet or further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. **(Fire District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	
39		**WP0045 - HYDRANT SPACING-FIRE** The hydrant serving any building shall be not less than 50 feet or more than 1000 feet by road from the building it is to serve. **(Fire District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	
40		Hydrant/Fire Valve location; Fire hydrants shall be located as required by the Salinas Rural Fire District. **(Fire District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	
41		Hydrant/Fire Valve (Specification) Minimum hydrant standards shall include a brass head with the following specifications: a One 4-1/2 inch National Standard Thread outlet; b Minimum of one 2 1/2 inch National Standard Thread outlet; c Minimum 6 inch riser; and d Hydrant outlet coefficient of .9 **(Fire District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	

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42		**WP0048 -HYDRANT-ALT SIGNS-FIRE** Hydrant or fire valve identification may be allowed as specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. **(Fire District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	
43		**WP0050 - DISPOSAL OF VEGETATION-FIRE** Disposal, including chipping, burying, burning or removal to a landfill site approved by the local jurisdiction, of flammable vegetation and fuels caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to completion of road construction or final inspection of the building permit. **(Fire District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	
44		**WP0051 - GREENBELTS-FIRE** Subdivisions and other developments, which propose greenbelts as a part of the development plan, shall locate said greenbelts strategically as a separation between wildland fuels and structures. The locations shall be approved by the Reviewing Authority. **(Fire District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	
45		**WP0060 - SIGNS PRIOR TO FINAL-FIRE** Road, street and private signs required by this article shall be installed prior to final acceptance of road improvements by the Reviewing Fire Authority. **(Fire District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	

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46		Driveways shall be required for every building when any potion of the exterior wall of the first story is located more than 150 feet from fire department access. **(Fire District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	
47		Roadway Surface; The driveway surfaces shall provide unobstructed access to conventional drive vehicles, including sedans and fire engines. Surfaces should be established in conformances with local ordinances, and be capable of supporting the imposed load of fire apparatus. **(Fire District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	
48		Driveway Grades; The grade for all driveways shall not exceed 15 percent unless approved by the Salinas Rural Fire District. **(Fire District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	
49		**WP0005 - ROADWAY RADIUS-DRIVEWAYS-FIRE** For residential 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 of curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. ***Prior to Commencement of Use:***	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	

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50		Roadway turnarounds shall be required on driveways in excess of 150 feet of surface length. Required turnarounds on access roads shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the centerline of the road. If a hammerhead/T is used, the top of the T shall be a minimum of 60 feet in length. **(Fire District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	
51		**WP0009 - ROADWAY TURNOUTS-FIRE** Roadway turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum 25-foot taper on each end. **(Fire District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	
52		**WP0018 - DRIVEWAYS-FIRE** Driveways shall not be less than 12 feet wide unobstructed. 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. **(Fire District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	
53		**WP0049 - SETBACK-30 FT.-FIRE** All parcels 1 acre and larger shall provide a minimum 30-foot setback for buildings and accessory buildings from all property lines and/or the center of the road. For parcels less than 1 acre, or when a 30-foot minimum setback cannot be reached, alternate fuel modification standards may be imposed by the local fire jurisdiction to provide the same practical effect. **(Fire District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	

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54		**WP0052 -VEGETATION/TREE LIMB-FIRE** Remove flammable vegetation from within 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. **(Fire District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	
55		**WP0056 - FIRE SPRINKLER SYSTEM-FIRE** The building(s) shall be fully protected with automatic fire sprinkler system(s). The following notation is required on the plans when a building permit is applied for: *"The building shall be fully protected with an automatic fire sprinkler system. Installation, approval, and maintenance shall be in compliance with applicable National Fire Protection Association and/or Uniform Building Code Standards, the editions of which shall be determined by the enforcing jurisdiction. Four (4) sets of plans for fire sprinkler systems must be submitted and approved prior to installation. Rough-in inspections must be completed prior to requesting a framing inspection."* **(Fire District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	

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56		Fire Sprinklers system Fire sprinklers shall be installed in attached garages. **(Fire District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	
57		**WP0062 - ROOF CONSTRUCTION-FIRE** In high and very high fire hazard areas, as defined by the California Department of Forestry and Fire Protection (CDF), roof construction shall be a Class A or Class B, with fire resistive materials, or as approved by the Reviewing Authority. This requirement shall apply to all new construction and existing roofs that are repaired or modified so as to affect 50 percent or more of the roof. Vegetation removal will not be allowed as a means of removing high or very high fire hazard area designation from an entire parcel. **(Fire District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	

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58		Size of letters, numbers and symbols for addresses When construction begins, temporary or permanent address numbers shall be posted. Permanent address numbers shall be posted prior to requesting final clearance. All address numbers (permanent and temporary) shall be posted on the property so as to be clearly visible from the road. Where visibility cannot be provided, a post or sign bearing the address numbers shall be set adjacent to the driveway or access road to the property. Address numbers posted shall be Arabic, not Roman or written out in words. Address numbers posted shall be a minimum number height of 3 inches with a 3/8 inch stroke, and contrasting with the background colors of the sign. **(Fire District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes on plans.	Applicant/ Owner	Note on final map	
59		Prior to the recordation of the Final Map, the developers shall comply with the County's Inclusionary Housing Ordinance by payment of, or the securing of payment of an in-lieu fee of $409,555.50 as allowed for by Ordinance, #3419. 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. **(Environmental Resource Policy)**	Applicant shall pay or secure payment of fee to the Housing and Redevelopment Office.	Owner/ Applicant	Prior to recordation of final map.	

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60		**EH1 - WATER SYSTEM PERMIT** Obtain a new or amended water system permit from the Division of Environmental Health. **(Environmental Health)**	Submit necessary application, reports and testing results to EH for review and approval	CA Licensed Engineer /Owner/ Applicant	Prior to issuance of grading/ building permits or prior to filing final map	
61		**EH2 - WATER SYSTEM IMPROVEMENTS (CO. PERMITTED SYSTEM)** 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 system improvements, including plans for secondary treatment, and any associated fees to the Director of Environmental Health for review and approval prior to installing (or bonding) the improvements. **(Environmental Health)**	Submit engineered plans for the water system improvements, including plans for secondary treatment, and any associated fees to EH for review and approval prior to installing (or bonding) the improvements.	CA Licensed Engineer /Owner/ Applicant	Prior to issuance of grading/building permits or prior to filing final map	
62		**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	

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63		**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 recordation of final map.	
64		**EH25 - INSTALL/BOND SEWER SYSTEM IMPROVEMENTS** The developer shall install the sewer 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 sewer system improvements and provide security guaranteeing the performance of the Agreement. **(Environmental Health)**	Submit evidence to the Division of Environmental Health that the sewer system improvement installation has been accepted by the regulating agency or that the developer has entered into a Subdivision Improvement Agreement and has provided security acceptable to the County.	Owner/ Applicant	Prior to filing the final parcel map.	
65		**DRAINAGE PLAN (WR)** A drainage plan shall be prepared by a registered civil engineer addressing on-site and off-site impacts. The plan shall include road improvements and subdivision detention facilities to mitigate the impact of impervious surface stormwater runoff. The detention pond shall be fenced for public safety. **(Water Resources Agency)**	Submit 3 plans for review and approval by the Water Resources agency.	Owner/ Applicant	*Prior to issuance of Demolition, Grading and/or Building Permits:*	

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66		**WR0024 ROAD AND DRAINAGE MAINTENANCE AGREEMENT (WR)** (If a homeowners association is formed, delete this condition). Prior to the conveyance of any lots in the subdivision, 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. An agreement to this effect, running with the land, shall be recorded between developer and the County of Monterey prior to recordation of the tentative or parcel map. **(Water Resources Agency)**	Agreement shall be negotiated with the Water Resources agency and recorded with the County Recorders office.	Owner/ Applicant	*Prior to Filing of the Parcel or Final Map:*	
67		**WR0032 NOTICE OF WATER CONSERVATION REQUIREMENTS (WR)** A notice shall be recorded on the deed for each lot that 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 #3932, or as subsequently amended. **(Water Resources Agency)**	Notice shall be recorded with the Monterey County Recorders Office	Owner/ Applicant	Notes on Final Map	

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68		**WR0033 LANDSCAPING REQUIREMENTS (WR)** 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. This shall be the responsibility of the developer if the developer is also the builder. If not, a notice shall be recorded on the deed for each lot to inform future builders of this requirement. **(Water Resources Agency)**	Provide evidence of compliance to the Water Resources Agency	Applicant/ Owner	Note on Final Map	
69		WR0022 HOMEOWNERS ASSOCIATION (If a home owners association will be formed) A homeowners association shall be formed for the maintenance of roads, drainage facilities, and open spaces. Documents for formation of association shall be approved by the Director of Public Works, the Director of Planning and Building Inspection, and the County Water Resources Agency, prior to filing of final map. C.C. & R'.s shall include provisions for a yearly report by a registered civil engineer, and the monitoring of impacts of drainage and maintenance of drainage facilities. Report shall be approved by the County Water Resources Agency. **(Water Resources Agency)**	Provide evidence of compliance to the Water Resources Agency			
70		WR0023 MCWRA AGREEMENT (WR) (If a home owners association will be formed) If the homeowners association after notice and hearing fails to properly maintain, repair or operate the drainage and flood control facilities in the project, Monterey County Water Resources Agency shall be granted the right by the property owners to enter any and all portions of the property to perform repairs, maintenance or improvements necessary to properly operate the drainage and flood control facilities in the project. The County Water Resources Agency shall have the right to collect the cost for said repairs, maintenance, or improvements	Written agreement between Owner/Applicant and Water Resources Agency	Owner/ Applicant		

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		from the property owners upon their property tax bills. A hearing shall be provided by the Board of Supervisors as to the appropriateness of the cost. An agreement to this effect shall be entered into concurrent with the filing of the final map of the first phase of the subdivision. **(Water Resources Agency)**				
71		**WR0037 C.C.&R. WATER CONSERVATION PROVISIONS** (If a home owners association will be formed) In accordance with Monterey County Water Resources Agency Water Conservation Ordinance No. 3932, or as subsequently amended, the C.C.&R.'s shall contain provisions that: all new construction incorporate the use of low water use plumbing fixtures including, where applicable, hot water recirculation systems; 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; leak repair is the property owner's responsibility; vehicle and building washing shall use hoses equipped with shut off nozzles; no potable water to be used for sidewalk washing; no water spillage into streets, curbs, and gutters; no emptying or refilling of swimming pools except for structural repairs or if required for public health regulations; no fountains unless water is recycled within the fountain. **(Water Resources Agency)**	Provide evidence of compliance to the Water Resources Agency	Owner/ Applicant	Note on Final Map	

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72		WR0006 COMPLETION CERTIFICATION Certification that stormwater retention facility has been constructed in accordance with approved plans shall be provided to the County Water Resources Agency by a registered civil engineer or licensed contractor who constructed the facility. **(Water Resources Agency)**	Provide evidence of compliance to the Water Resources Agency.		***Prior to Commencement of Use***	
73		Prior to recording the Final Map, the applicant shall comply with the Recreation Requirements contained in Section 19.12.010 of the Subdivision Ordinance (Title 19, Monterey County Code). **(Parks Department)**	Applicant shall work with the Monterey County Parks and Recreation Department to comply with Title 19.	Owner/ Applicant	Prior to recording the final map	
74		The 30-foot wide emergency access easement between Alta Lane and the Toro Park boundary shall not be used as a private trail. Prior to filing of the Final Map, the identification of this easement as a trail shall be removed from the map. **(Parks Department)**	The Applicant.	Owner/Applicant	Prior to filing of the Final Map, the identification of this trail shall be removed.	

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75		While the final location of home sites may vary from the approximate home site locations depicted on the Tentative Map, the final locations shall comply with the 30% slope and ridgeline regulations, as specified in Title 21. Additionally, in order to protect views from Toro Park, no buildings shall be constructed on the highest knoll of Lot 1 along the boundary line with Toro Park.	Applicant's preparation of Final Map.	Owner/Applica nt	Notes on Final Map	
	MM1	Native trees, which are located close to the construction site, shall be protected from inadvertent damage from construction equipment by wrapping trunks with protective fencing, avoiding fill of any type against the base of the trunks, and avoiding an increase in soil depth at the feeding zone or drop line of the retained trees. Said protections shall be included as notes on building plans and must be approved by the Director of Planning and Building Inspection.	Note on building plan review by PBI	Owner/ Applicant	Notes on building plans	
	MM2	Each protected coastal live oak tree removed from the project site shall be replaced by planting three coastal live oaks. Replacement trees shall be planted outside the areas subject to development and be protected after planting. Excess volunteer seedlings already existing on the site may be transplanted to provide suitable local replacement stock. If on-site stock is not available, replanting stock shall be grown from native seed stock in containers not greater than five gallons in size, with one gallon or smaller preferred.	Certified forester shall submit certification to PBI of compliance with MM2	Owner/ Applicant/ Certified forester	Note on final map	
	MM3	A certified forester shall be consulted during the development of the final road alignment for the final improvement plans to minimize the number of trees impacted by the road construction without compromising safety and emergency access requirements.	Property owner shall submit written confirmation of compliance to PBI.	Owner/ Applicant/ Certified forester	Note on final map	

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	MM4	Pre-Construction Surveys – Within two weeks of initial ground disturbance (for construction of home sites, roads, or other infrastructure), a qualified biologist shall survey proposed areas of disturbance for day-roosting bats, Monterey dusky-footed woodrat nests, and other sensitive species, including raptors and nesting migratory birds as protected under the Migratory Bird Treaty. If any species are found, the biologist will develop appropriate measures to avoid direct impacts to these animals. Such measures typically include avoidance, setbacks, or altering construction schedules to avoid nesting and breeding seasons.	Owner shall submit written confirmation of compliance to PBI.	Owner/ Applicant/ Biologist	Note on final map	
	MM5	The developer shall consult with a qualified biologist to develop: 1) a list of permitted and prohibited species for landscaping and 2) a brochure for homeowners that describes the native flora and fauna and provides guidelines for residents to follow to reduce impacts.	Owner shall submit written confirmation of compliance to PBI.	Owner/ Applicant/ Biologist	Note on final map	
	MM6	Construction of home sites, roads, or other infrastructure shall avoid filling or disturbing natural drainage courses. Home sites, landscaped areas, and outbuildings shall be located a minimum of 75 feet from the active channel of these drainages. In the event that disturbances cannot be avoided (culverts, storm drain outfalls, etc.), the necessary permits from the appropriate regulatory agencies (California Department of Fish and Game and/or the US Army Corps of Engineers) shall be obtained prior to any activity that might encroach on the site's drainage.	In the event that disturbances cannot be avoided, the necessary permits from the appropriate regulatory agencies (California Department of Fish and Game and/or the US Army Corps of Engineers) shall be obtained prior to any activity that might encroach on the site's drainage.	Owner/ Applicant/ Contractors	Note on final map	
	MM7	If, during the course of construction, cultural, historical, or paleontological resources are uncovered at the site (surface or subsurface) work shall be halted immediately within 50 meters (150 feet) of the find until it can be evaluated by a professional archaeologist. The Monterey County Planning and Building Inspection Department and a qualified archeologist (i.e., an archeologist registered with the Society of Professional Archeologists) shall be immediately contacted by the responsible individual present on-site. When contacted,	Final recorded map with notes shall be submitted to PBI and Public Works for review and approval	Owner/ Applicant/ Contractors	Note on final map	

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		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.				
	MM8	GEOLOGICAL MITIGATIONS – All development on the project site shall be in full compliance with recommendations in the Geological and Geotechnical Feasibility Study prepared by D&M Consulting Engineers, Inc., dated August 6 2001. These recommendations address impacts from ground shaking, seismic related ground failure, and landslides. Recommendations include, but are not limited to, construction in accordance with the latest edition of the uniform building code, installation of subdrains, reconstruction of slopes and areas with loose soils with internal drainage, construction of debris walls, and location of homes as far down slope as possible. Prior to final inspection, the applicant and /or developer shall provide certification that all development has been in accordance with said report.	Prior to final inspection, the applicant and /or developer shall provide certification in the form of written verification by the Geological Consultant that all development has been in accordance with said report.	Owner/ Applicant/ Contractors	Note on final map	
	MM9	Erosion Control - The improvement and grading plans for the development 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 planning becomes established. This program shall be approved by the Director of Planning and Building Inspection.	Subject to approval by the PBI Director	Owner/ Applicant/ Contractors	Note on final map	
	MM10	**Water Supply Design and Installation -** Prior to installation, the applicant shall submit engineered plans for the water system improvements, including plans for secondary treatment, and any associated fees to the Director of Environmental Health and California Utilities Service for review and approval. The water system shall meet all County regulations and the applicant shall submit evidence that the Salinas Rural Fire District and California Utilities Service	The applicant shall submit evidence to PBI that the Salinas Rural Fire District and California Utilities Service have approved the proposed improvements	Owner/ Applicant/ Engineer	Prior to filing the final parcel map,	

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		have approved the proposed improvements. Prior to filing the final parcel map, the applicant shall install or bond the water system improvements to and within the subdivision and any necessary appurtenances.				
	MM11	**Reduction in Temporary Construction Noise -** To reduce the effects of construction noise, construction contractors shall be required to limit high noise producing activities to the least noise sensitive times of day and week (e.g., 7:00 am to 6:00 pm, Monday through Friday). A County Planning and Building Inspection official will monitor construction activities.	A County Planning and Building Inspection official will monitor construction activities.	Owner/ Applicant	Ongoing	
	MM12	**Traffic Improvements to Meyer Road -** The applicant shall fund the addition of a southbound left turn lane at the intersection of San Benancio and Meyer Road. The applicant shall also improve sight visibility by trimming vegetation and embankment at the intersection of San Benancio and Meyer Road to ensure adequate site distance in accordance with prevailing speeds.	Applicant shall construct the attendant improvements subject to the approval of the Public Works Department.	Owner/ Applicant	Prior to filing the final parcel map.	

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	MM13	1) In order to mitigate project specific traffic impacts on the Highway 68 corridor, subdivider shall either: (a) Contribute to County 55% of the cost of lengthening the eastbound right turn lane on Highway 68 at Laureles Grade (included in recommendations of the State Highway 68 Traffic Improvement Advisory Committee) including engineering costs, environmental review c6osts, permit costs, and construction costs. or (b) Enter into a reimbursement agreement with County and complete the following: Prepare improvement plans, obtain environmental clearances, obtain required permits and construct the eastbound right turn lane extension on Highway 68 at Laureles Grade (included in recommendations of the State Highway 68 Traffic Improvement Advisory Committee) in accordance with the recommendation contained in the "Harper Canyon Realty Subdivision Traffic Analysis Report Update", prepared by Keith Higgins, dated February 11, 2002.	Applicant shall pay the required fee to the Department of Public Works.	Owner/ Applicant	Prior to filing the final parcel map.	

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		2) In order to mitigate cumulative traffic impacts on the Highway 68 corridor, subdivider shall pay to the County a traffic mitigation fee of $9750 per lot (1995 dollars). This fee shall be updated annually based on the Engineering News Record Construction Cost Index.				
		End of Conditions.				