



**STAFF REPORT**  
**Monterey County Coastal Administrative Permit**  
**Resource Management Agency - Planning Department**  
168 W. Alisal St. 2<sup>nd</sup> Floor, Salinas, CA 93901  
(831) 755-5025; FAX (831) 757-9516

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Date: September 20, 2012

To: John McGowan and Yoriko McGowan, Property Owners  
Mark Norris, Agent

From: Ashley Nakamura (831) 755-5892 *AN*  
NakamuraA@co.monterey.ca.us

cc: Front Counter Copy; North County Fire Protection Department; Public Works;  
Coastal Commission; Environmental Health Bureau; Water Resources Agency;  
Ashley Nakamura, Land Use Technician; Wanda Hickman, Planning Services  
Manager; John McGowan and Yoriko McGowan, Property Owners; Mark Norris,  
Representative; The Open Monterey Project; LandWatch; Project File PLN120485

Re: McGowan (PLN120485) Coastal Administrative Permit to allow the construction  
of a new 1,776 square foot barn.

Location: Assessor's Parcel Number: 117-131-024-000  
87 Fruitland Avenue, Royal Oaks  
North County Land Use Plan

Staff is recommending approval of the Coastal Administrative Permit subject to the findings, evidence and conditions in **Exhibit C**. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On October 17, 2012, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, October 16, 2012. The permit will be administratively approved the following day, if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator, if a public hearing is necessary. The decision on this project is appealable to the Monterey County Board of Supervisors.

Attachments: Exhibit A Project Data Sheet  
Exhibit B Resolution  
• Recommended Conditions of Approval  
• Site Plan, Floor Plans, and Elevations  
Exhibit C Vicinity Map

This report was reviewed by Wanda Hickman, Planning Services Manager. *Luis Osorio for*

## EXHIBIT A

### Project Information for PLN120485

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#### Project Information:

<b>Project Name:</b> MCGOWAN JOHN M & YORIKO TRS	
<b>Location:</b> 87 FRUITLAND AVE ROYAL OAKS	
<b>Permit Type:</b> Coastal Administrative Permit	
<b>Environmental Status:</b> Exempt	<b>Final Action Deadline (884):</b> 11/20/2012
<b>Existing Structures (sf):</b> 2268	<b>Coverage Allowed:</b> 16466
<b>Proposed Structures (sf):</b> 1776	<b>Coverage Proposed:</b> 4044
<b>Total Sq. Ft.:</b> 4044	<b>Height Allowed:</b> 30
<b>Tree Removal:</b> 0	<b>Height Proposed:</b> 19.5
<b>Water Source:</b> WELL	<b>FAR Allowed:</b> NA
<b>Water Purveyor:</b> PRIVATE	<b>FAR Proposed:</b> NA
<b>Sewage Disposal (method):</b> SEPTIC	<b>Lot Size:</b> 109771
<b>Sewer District:</b> NA	<b>Grading (cubic yds.):</b> 50

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#### Parcel Information:

<b>Primary APN:</b> 117-131-024-000	<b>Seismic Hazard Zone:</b> IV
<b>Applicable Plan:</b> NORTH COUNTY LAND USE PLAN	<b>Erosion Hazard Zone:</b> NO
<b>Advisory Committee:</b> NORTH COUNTY CZ LUAC	<b>Fire Hazard Zone:</b> NO
<b>Zoning:</b> LDR/2.5 D (CZ)	<b>Flood Hazard Zone:</b> NO
<b>Land Use Designation:</b> RESIDENTIAL	<b>Archaeological Sensitivity:</b> LOW
<b>Coastal Zone:</b> YES	<b>Viewshed:</b> NO
<b>Fire District:</b> NORTH COUNTY FPD	<b>Special Setbacks on Parcel:</b> NO

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#### Reports on Project Parcel:

<b>Soils Report #:</b> NA
<b>Biological Report #:</b> NA
<b>Geologic Report #:</b> NA
<b>Forest Management Rpt. #:</b> NA
<b>Archaeological Report #:</b> NA
<b>Traffic Report #:</b> NA

**EXHIBIT B  
DRAFT RESOLUTION**

**Before the Director of the RMA-Planning Department  
in and for the County of Monterey, State of California**

In the matter of the application of:

**McGowan (PLN120485)**

**RESOLUTION NO. [REDACTED]**

Resolution by the Monterey County Director of the  
RMA-Planning Department:

- 1) Finding the project exempt from CEQA per CEQA Guidelines Section 15303 (e);
- 2) Approving a Coastal Administrative Permit to allow the construction of a new 1,776 square foot barn.

(PLN120485), John McGowan and Yoriko McGowan, 87 Fruitland Avenue, Royal Oaks, North County Land Use Plan (APN: 117-131-024-000)

**The John McGowan and Yoriko McGowan application (PLN120485) came on for an administrative hearing before the Monterey County Director of the RMA-Planning Department on October 17, 2012. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Director of the RMA-Planning Department finds and decides as follows:**

**FINDINGS**

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.  
**EVIDENCE:**
  - a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
    - North County Land Use Plan;
    - Monterey County Coastal Implementation Plan Part 2;
    - Monterey County Zoning Ordinance (Title 20);No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
  - b) The property is located at 87 Fruitland Avenue, Royal Oaks (Assessor's Parcel Number 117-131-024-000), North County Land Use Plan. The parcel is zoned Low Density Residential, 2.5 acres per unit, within the Coastal Zone or "LDR/2.5 (CZ)", which allows accessory structures such as barns subject to a Coastal Administrative Permit. Therefore, the project is an allowed land use for this site.
  - c) The project planner conducted a site inspection on August 8, 2012 to verify that the project on the subject parcel conforms to the plans listed above.
  - d) The project was not referred to the North County Coastal Land Use Advisory Committee (LUAC) for review. Based on the LUAC

Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did not warrant referral to the LUAC because the project is exempt from CEQA review (See Finding No. 5) and does not involve any usual circumstances.

- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120485.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, North County Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
  - b) Staff did not identify any potential impacts to resources. Therefore, no technical reports were required. Based on staff review staff determined that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed.
  - c) Staff conducted a site inspection on August 8, 2012 to verify that the site is suitable for this use.
  - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120485.

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

- EVIDENCE:**
- a) The project was reviewed by the RMA - Planning Department, North County Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) Necessary public facilities are available. The proposed project was reviewed by The Bureau of Environmental Health and determined to have no impact on existing facilities.
  - c) ~~The proposed barn does not include restroom facilities or water fixtures that have the potential to create additional on-site waste.~~
  - d) Staff conducted a site inspection on August 8, 2012 to verify that the site is suitable for this use.
  - e) The application, project plans, and related support materials

submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120485.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on August 8, 2012 and researched County records to assess if any violation exists on the subject property.
  - c) There are no known violations on the subject parcel.
  - d) Zoning violation abatement costs, if any, have been paid. A condition is included to assure that all zoning abatement costs, if any, have been paid.
  - e) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN120485.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 (e), categorically exempts accessory structures such as barns.
  - b) The proposed project consists of a detached accessory structure to be used solely for the private use of the property owner and their belongings.
  - c) No adverse environmental effects were identified during staff review of the development application during a site visit on August 8, 2012.
  - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. None of the exceptions apply to this project because it is not located on a hazardous waste site, or scenic highway, is not a historical resource, has been determined to have no significant or cumulative impacts, and does not involve any unusual circumstances.
  - e) Staff conducted a site inspection on August 8, 2012 to verify that the site is suitable for this use.
  - f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120485.

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

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse

impact on access, either individually or cumulatively, as described in Section 20.144.150 of the Monterey County Coastal Implementation Plan (Part 2) can be demonstrated.

- b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 6 in the North County Land Use Plan).
- c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
- d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN120485.
- e) The project planner conducted a site inspection on August 8, 2012.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and not the California Coastal Commission.

- EVIDENCE:**
- a) Section 20.86 Monterey County Zoning Ordinance (Board of Supervisors).
  - b) Section 20.86 Monterey County Zoning Ordinance (Coastal Commission). The project is not subject to appeal by/to the California Coastal Commission because it is a principally allowed use.

### DECISION

**NOW, THEREFORE**, based on the above findings and evidence, the Director of the RMA-Planning Department does hereby:

- A. Find the project exempt from CEQA per CEQA Guidelines Section 15303(e); and
- B. Approve a Coastal Administrative Permit to allow the construction of a new 1,776 square foot barn, in general conformance with the attached sketch and subject to the conditions, both being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 17<sup>th</sup> day of October, 2012.

\_\_\_\_\_  
Mike Novo,  
Director of the RMA-Planning Department

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS / IS NOT APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION,

CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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

NOTES

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

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

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

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



# Monterey County Planning Department

## DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN120485

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** This Coastal Administrative Permit to allow the construction of a new 1,776 square foot barn was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. 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. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.  
(RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

### 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Coastal Administrative Permit (Resolution Number \*\*\*) was approved by the Director of Planning for Assessor's Parcel Number 117-131-024-000 on October 17, 2012. The permit was granted subject to 9 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department."  
Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use.  
(RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.

### 3. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits.  
(RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to occupancy and on an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

### 4. PD032 - PERMIT LENGTH

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** This permit shall be granted for a specific period of time, with an expiration date of October 17, 2015 as specified in the permit.  
(RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:**

### 5. PD035 - UTILITIES UNDERGROUND

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** All new utility and distribution lines shall be placed underground.  
(RMA - Planning Department; Public Works)

**Compliance or Monitoring Action to be Performed:** On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.

## 6. WR003 - DRAINAGE PLAN - RETENTION

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall provide a drainage plan to mitigate on-site and off-site impacts. The plan shall include stormwater retention/percolation facilities. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

## 7. WR010 - COMPLETION CERTIFICATION

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall provide certification from a registered civil engineer or licensed contractor that stormwater retention facilities have been constructed in accordance with the approved drainage plan. (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Prior to final inspection, the owner/applicant shall submit a letter to the Water Resources Agency prepared by a registered civil engineer or licensed contractor.

## 8. FIRE007 - DRIVEWAYS

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** 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 be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (North County Fire Protection District)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the driveway into design and print the text of this condition as "Fire Department Notes" on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of driveway improvements and obtain fire department approval the final fire inspection.

**9. FIRE021 - FIRE PROTECTION- SPRINKLER SYSTEM (STANDARD)**

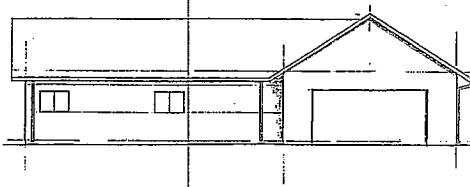
**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (North County Fire Protection District)

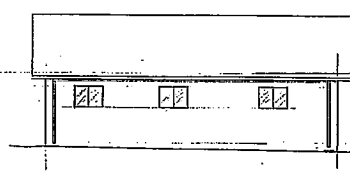
**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permit, Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a framing inspection, the Applicant shall obtain fire department approval of the rough sprinkler inspection.

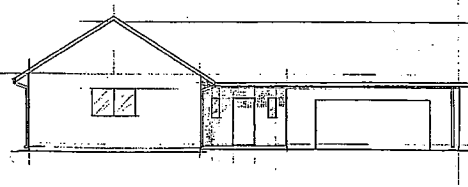
Prior to requesting a final building inspection, the Applicant shall complete the installation of the fire sprinkler system and obtain fire department approval of the final fire sprinkler inspection.



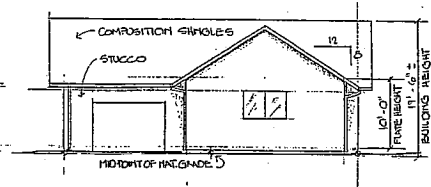
NORTH ELEVATION  
1/8"



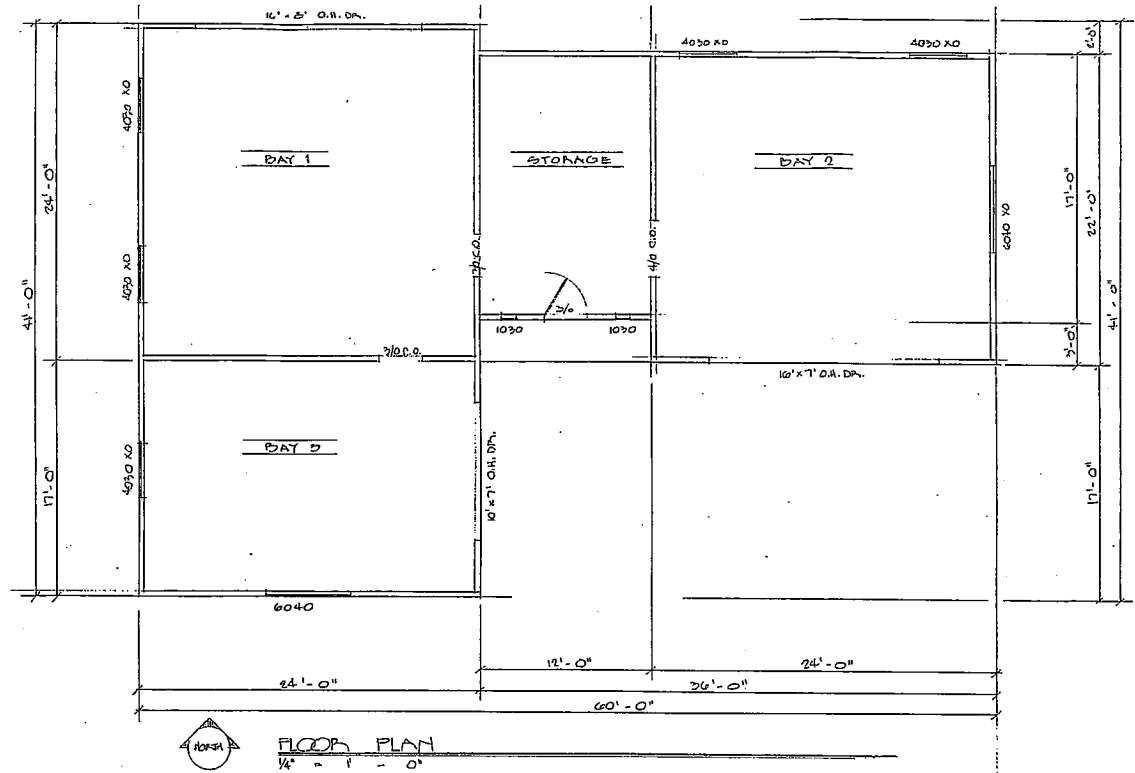
WEST ELEVATION  
1/8"



SOUTH ELEVATION  
1/8"



EAST ELEVATION  
1/8" = 1' - 0"

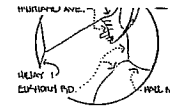


DESIGN, DRAFTING & PERMIT EXPEDITORS  
**MARK EDWIN MORRIS**  
 474 - 0114

DAVE  
**MCGOWAN**  
 715-3962

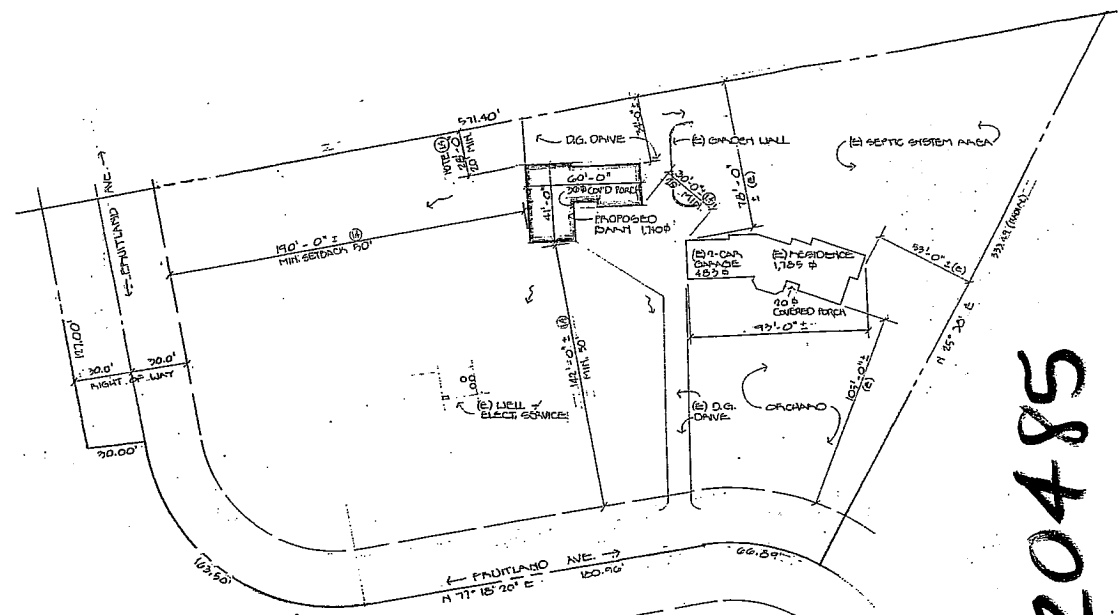
JOB # 1234  
 SHEET 2 OF 2

Assessor Parcel No.	151-02-04-00
Zone	UNIM-2
School District - Billing Area	PUNISH HILL UNIFIED
Fire District	Franklin County FD
IRAP - Hazard Zone	
Local Use - Planning Commission	Medium Density Residential
Environmental Sensitivity	County/Cascade Areas of Concern
Proposed Use	
General District Code	
Site Total Estimated Final Square Feet	



VICINITY MAP  
H.T.S.

PRINT  
NEIGHB  
1  
2



**SITE PLAN**

- NOTES
1. JOB DESCRIPTION : 1140 SQ. FT. DORM, APPROXIMATELY 20' TALL (MAX. 20').
  2. SITE IS ESSENTIALLY LEVEL, SLOPING APPROXIMATELY 2% NORTH FROM THE NEW STRUCTURE. GRADING ONLY FOR FOOTINGS & BUILDING PAD & NOT TO EXCEED 50 CUBIC YDS. → ARROW INDICATES DIRECTION OF SHEET FLOW.
  3. NO TREE REMOVAL IS PROPOSED.
  4. PROPOSED SETBACKS ARE APPROXIMATE TO MINIM 10%.  
 LOT SIZE = 2.52 ± ACRES = 109,771 ± (TITLE 20.14.060)  
 ALLOWED COVERAGE = 15% = 16,466 ±  
 EXISTING COVERAGE = 4% = 2,268 ±  
 PROPOSED ADDITION = 16% = 1,776 ±  
 PROPOSED TOTAL = 26% = 4,044 ±
  5. EROSION CONTROL MEASURES :
    - a. During winter operations (between October 15 and April 15), the following measures must be taken:
    - b. Erosion control measures shall be installed in the immediate riparian area and be protected by mulching and/or other means of soil protection.
    - c. All roads and driveways shall have drainage facilities sufficient to prevent erosion or adjacent to the roadway or on the downhill slopes.
    - d. A silt fence shall be installed or placed by hand, vegetation filter strips, and/or catch basins to prevent the escape of sediment from the site.
    - e. Drainage control measures shall be maintained and in place at the end of each day and removed only through the life of the project during winter operations.

PLN120485

DESIGN, DRAFTING & PERMIT EXPEDITIONS  
**MARK EDWIN MORRIS**  
 1001 W. 10th Ave.  
 Astoria, OR 97103  
 TEL: 325-3322 FAX: 325-3322

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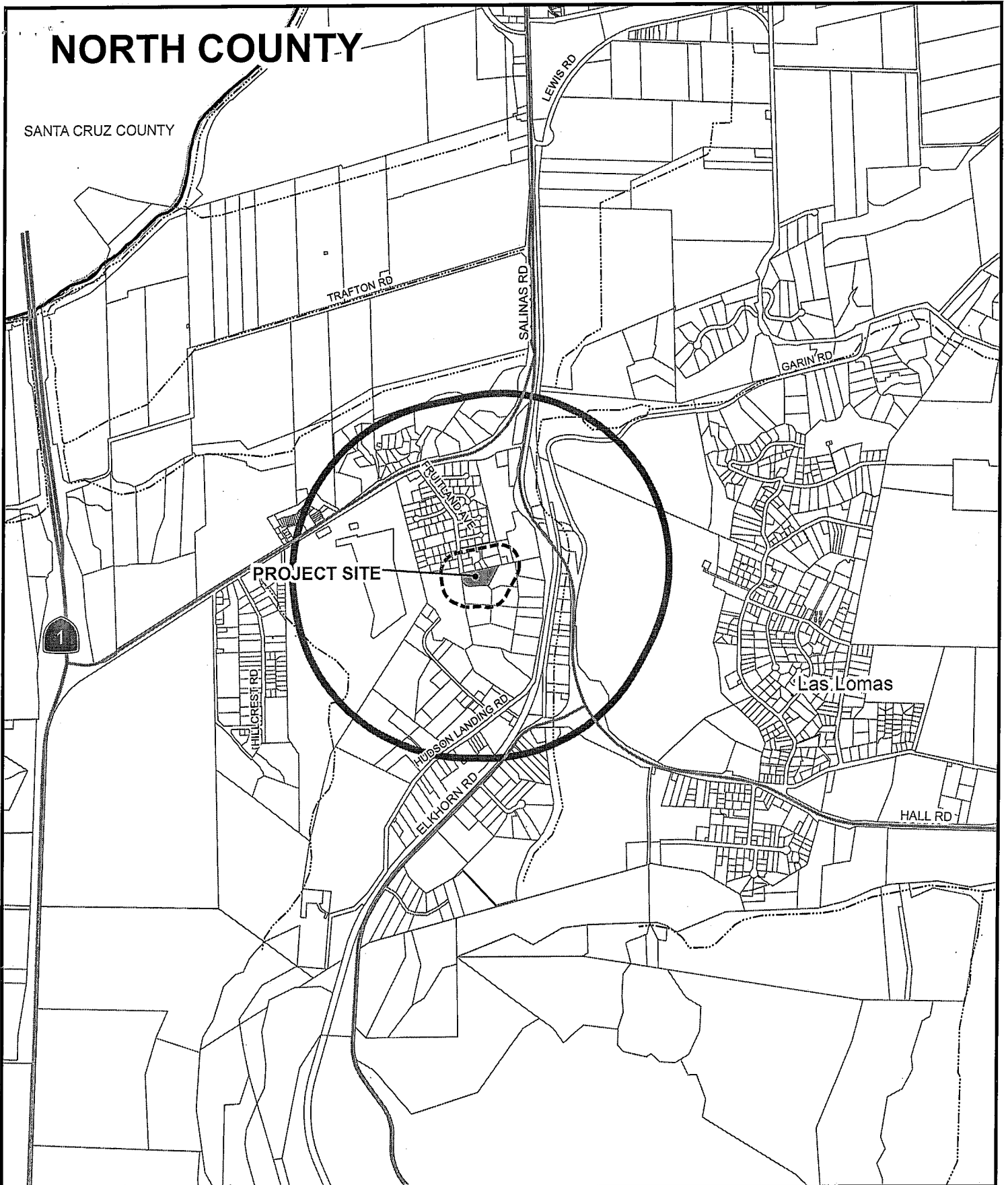
DESIGNED ACCESSORY BUILDING/DORM  
**MEGOWAN**  
 JOHN W. MORGAN, JR.  
 1001 W. 10th Ave.  
 Astoria, OR 97103  
 TEL: 325-3322 FAX: 325-3322

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Job 1 1226  
 SHEET 1 OF 2

# NORTH COUNTY

SANTA CRUZ COUNTY

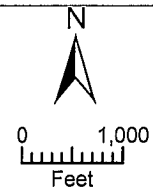


APPLICANT: McGOWAN

APN: 117-131-024-000

FILE # PLN120485

Water 2500' Limit 300' Limit City Limits



PLANNER: NAKAMURA