

**Before the Zoning Administrator
in and for the County of Monterey, State of California**

In the matter of the application of:

MEDINA (PLN230124)

RESOLUTION NO. 23-025

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project categorically exempt pursuant to Section 15303, New Construction, of the CEQA Guidelines and no exceptions pursuant to Section 15300.2 can be made; and
- 2) Approving a Design Approval to allow the construction of a 1,680 square foot single family dwelling, a 504 square foot attached garage, and a detached 746 square foot accessory dwelling unit.

[PLN230124 [MEDINA], [10921 & 10923 Seymour Street, Castroville], [CASTROVILLE COMMUNITY PLAN] (Assessor's Parcel Number 030-084-016-000)]

The [MEDINA] application (PLN230124) came on for a public hearing before the Monterey County Zoning Administrator on November 9, 2023. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

WHEREAS, the proposed project [PLN230124], located at 10921 & 10923 Seymour Street, Castroville, Castroville Community Plan (APN: 030-084-016-000), is consistent with the policies of the Monterey County 2010 General Plan, Castroville Community Plan, and the Monterey County Zoning Ordinance (Title 21);

WHEREAS, the subject parcel is zoned Medium Density Residential-C or “MDR-C” which allows for development of a first single-family residential dwelling unit, subject to the granting of a Design Approval;

WHEREAS, as proposed, the project consists of construction of a 1,680 square foot single-family dwelling, a 504 square foot attached garage and a detached 746 square foot accessory dwelling unit;

WHEREAS, as detailed in the attached plans, the proposed project meets all required development standards established in Monterey County Code (MCC) Section 21. 64.030.C.1.b and Monterey County 2010 General Plan, Castroville Community Plan, Monterey County Zoning Ordinance (Title 21), (see attached plans);

WHEREAS, the proposed colors and materials, and bulk and mass blend with the surrounding environment, are consistent with the surrounding residential neighborhood character, and other dwellings in the neighborhood;

WHEREAS, the proposed project is not located in an area of high visual sensitivity and as sited, designed, and conditioned, will not result in adverse visual impacts. Further, the project is

consistent with the applicable scenic resource policies of the 2010 General Plan and the Castroville Community Plan;

WHEREAS, the proposed project does not includes the removal of any trees;

WHEREAS, in accordance with 2010 General Plan Policy and MCC Section 21.66.050, a Phase 1 Archaeological Report (File No. LIB230190) was prepared by Susan Morley, M.A, RPA and Brenna Wheelis, B.A. in April 2023. The report concluded no evidence of cultural resources on the property;

WHEREAS, the subject property (0.169 acres) identified in it's current configuration and separate ownership is filed in the 1964 and 1972 Assessor's Books in Book 30 Page 8 and illustrated as left portion of Lot 2, in block XI, as shown on "Map of the Town of Castroville", filed September 2, 1887 in Map Book 1, Maps of "Cities and Towns", Page 55, in the Office of the County Recorder of the County of Monterey, State of California and is therefore recognized by the County as legal lot of record;

WHEREAS, Monterey County HCD-Planning and HCD-Building Services records were reviewed, and the County is not aware of any violations existing on subject property;

WHEREAS, the project was referred to the Castroville Land Use Advisory Committee pursuant to Board of Supervisors adopted LUAC Guidelines, at which the LUAC on August 7, 2023 voted 4-0 to recommend approval;

WHEREAS, California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts construction of one single family dwelling and accessory structures. Therefore, the proposed development is consistent with CEQA Guidelines Section 15303 and none of the exceptions under CEQA Guidelines Section 15300.2 apply to this project; and

WHEREAS, pursuant to MCC Section 21.80.040.B, the Planning Commission shall consider appeals from the discretionary decisions of the Zoning Administrator and the decision of the Planning Commission would be final and may not be appealed.

NOW, THEREFORE BE IT RESOLVED, based on the above recitals, the Monterey County Zoning Administrator does hereby:

- 1) Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
- 2) Approve a Design Approval to allow the construction of a 1,680 square foot single family dwelling with an attached 504 square foot garage, and a 746 square foot accessory dwelling unit.

PASSED AND ADOPTED this 9th day of November, 2023.



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON November 9, 2023.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE November 20, 2023.

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.
2. 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.
3. Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

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County of Monterey HCD Planning

Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN230124

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Design Approval permit (PLN230124) allows the construction of a 1,680 square foot single family dwelling with an attached 504 square foot garage and a 746 square foot accessory dwelling unit. The property is located at 10921 & 10923 Seymour Street, Castroville (Assessor's Parcel Number 030-084-016-000), Castroville Community Plan. This permit 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 HCD - Planning. 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. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Design Approval permit (Resolution Number 23-025) was approved by the Zoning Administrator for Assessor's Parcel Number 030-084-016-000 on November 9, 2023. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register 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 recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD012(G) - LANDSCAPE PLAN & MAINTENANCE (OTHER)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to HCD - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be installed and inspected.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

5. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: Planning

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 lighting source shall be shielded and recessed into the fixture. 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 HCD - Planning, prior to the issuance of building permits.

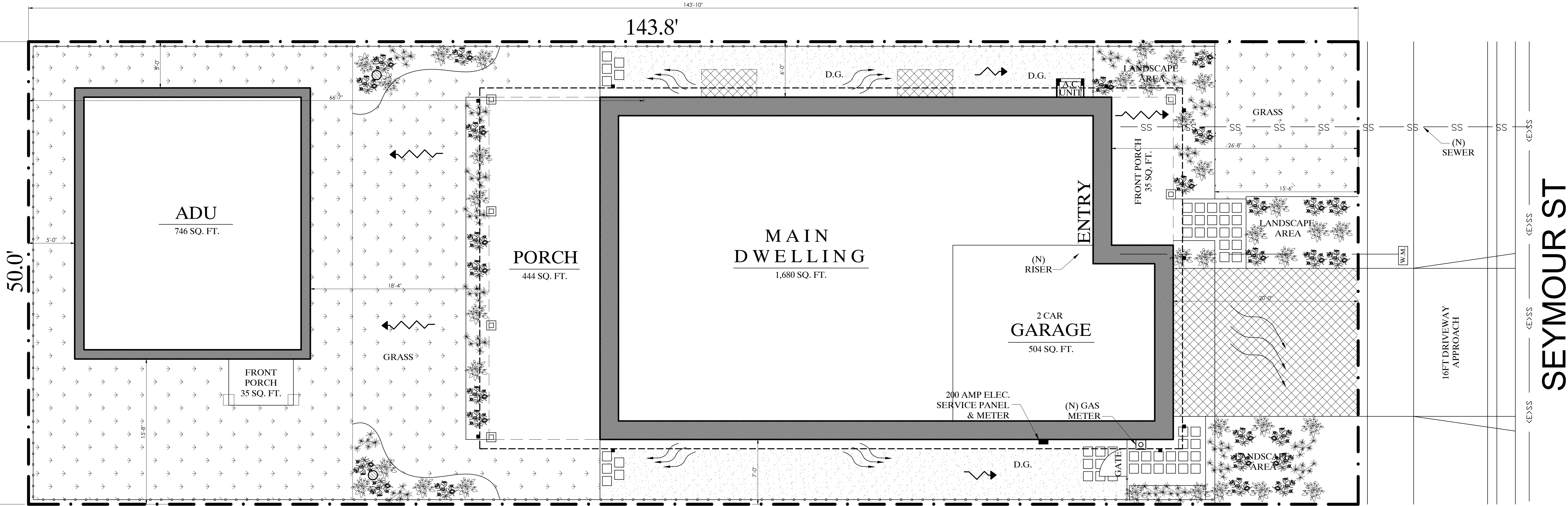
(HCD - Planning)

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 HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

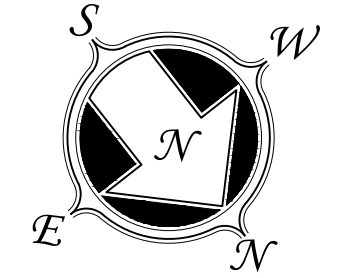
On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE DESIGNER, AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



1 SITE PLAN

SCALE: 1/4" = 1'-0"



LEGEND

LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10" CRC SECTION R401.3

SURFACE SHALL SLOPE A MINIMUM OF 2% CRC SECTION R401.3 (Ex.) AT LEAST 5'-0" MIN. FROM FOUNDATION WALLS CRC SECTION R801.3 SURFACE DRAINAGE DIRECTION TO LANDSCAPE

NEW DOWNSPOUT WITH SPLASH BLOCK SEE SHEET D1 DETAIL 5

LEGEND

PROPERTY LINE

6' WOODEN FENCE

GRASS AREA

CONCRETE AREA

GRAVEL

PAVERS

LANDSCAPE AREA

TREES

E & L

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DATE:
BY:

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JUAN MEDINA

8 SEYMOUR ST.
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A P N : 030-084-016-000

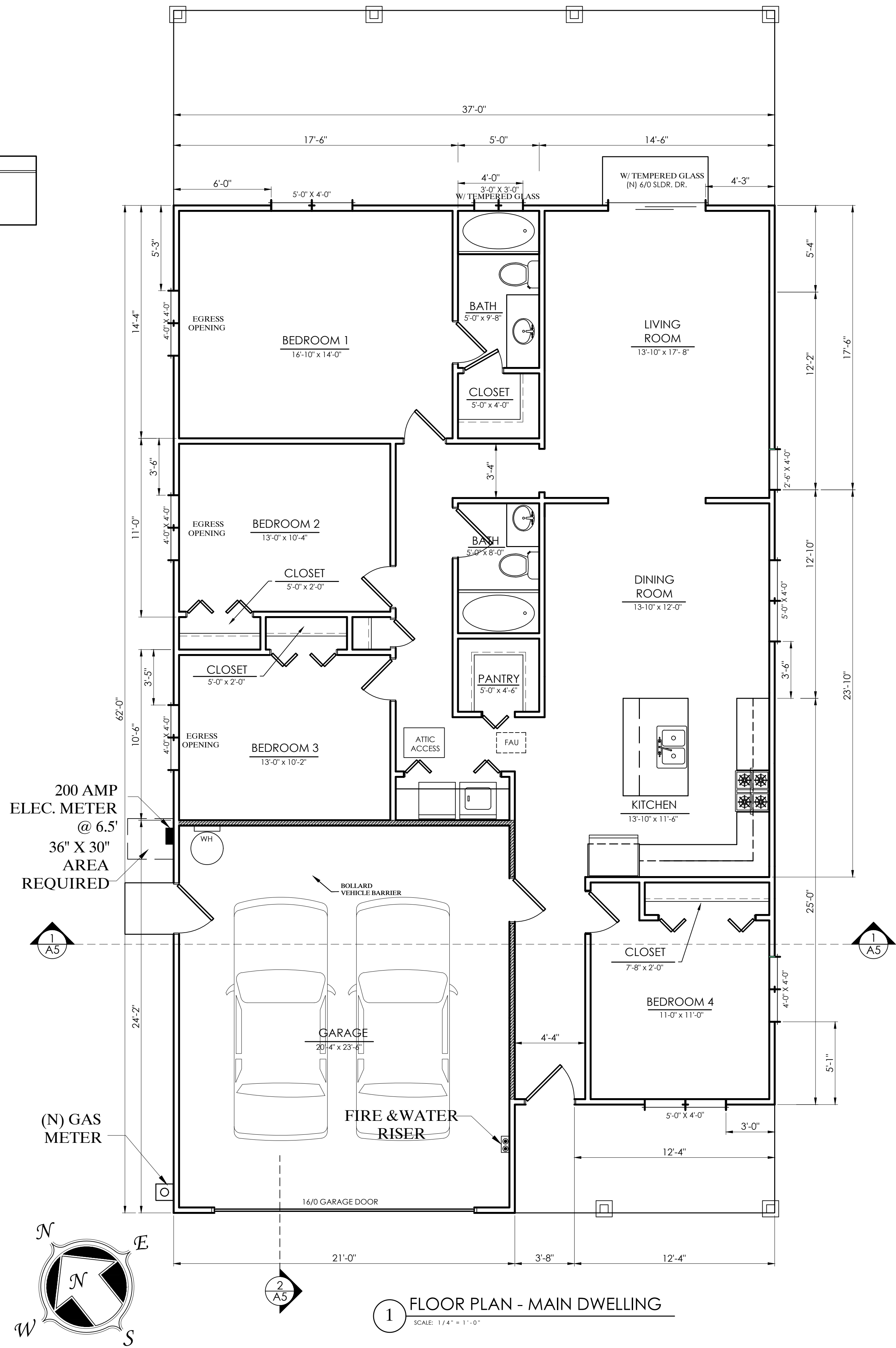
SITE PLAN

12/18/21

JOB NUMBER:
21-49

PAGE:
A1

LEGEND	
	NEW 2X4 WALLS D.F. #2 16" O.C. STUDS
	NEW TYPE "X" 5/8" GYP. BRD. WALL



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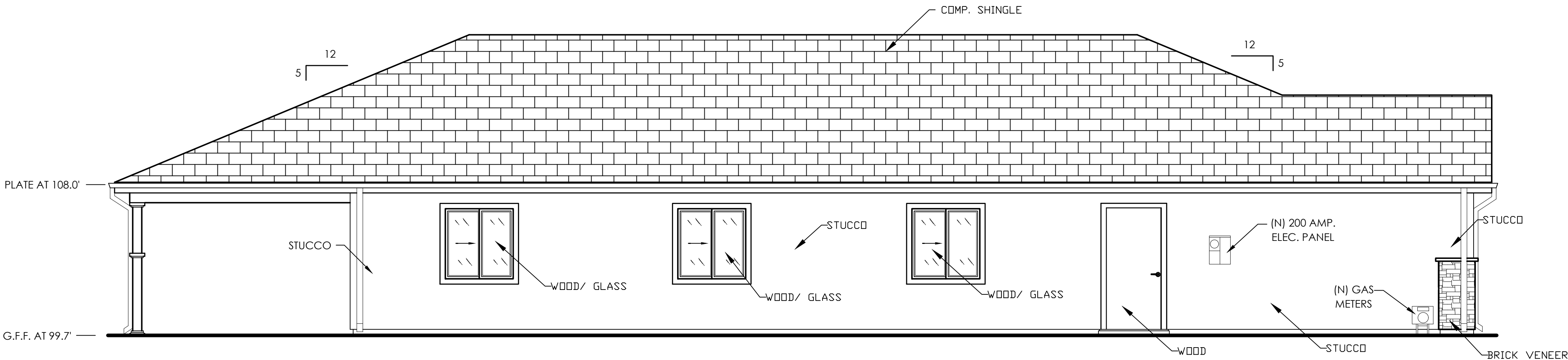
FLOOR PLAN

12/18/21
JOB NUMBER: 21-49
PAGE: A2

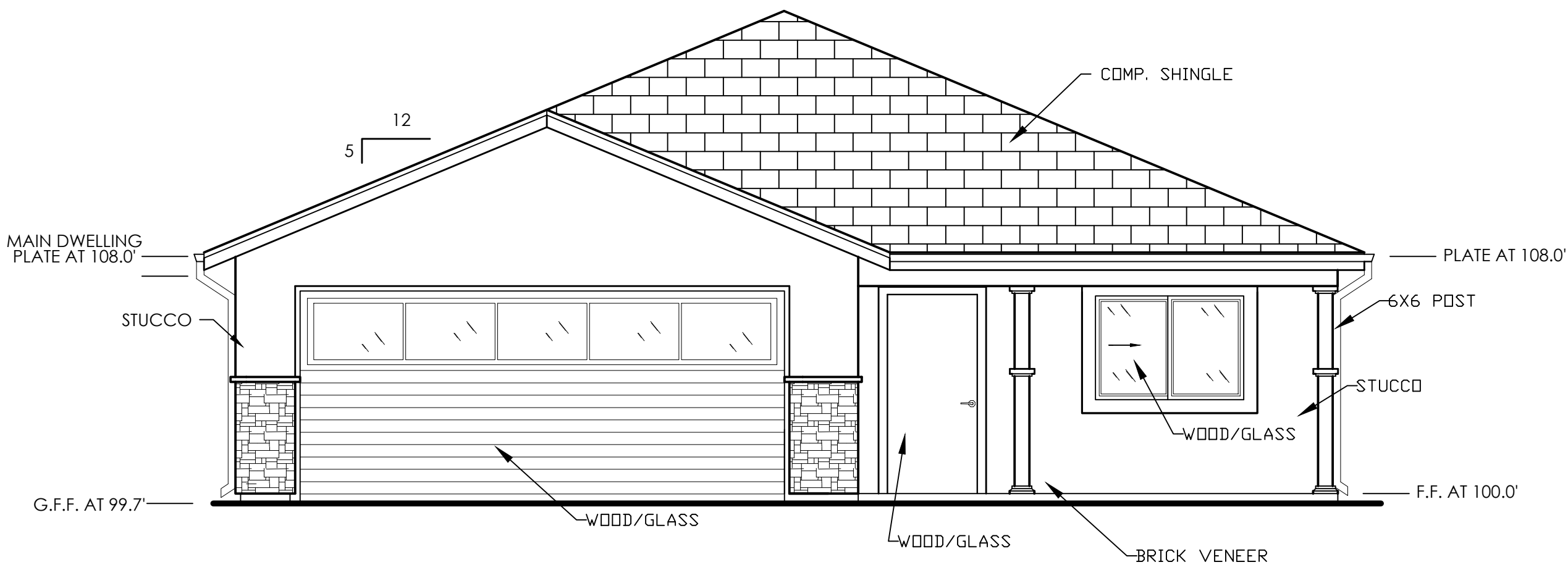
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PROPOSED EXTERIOR FINISHES

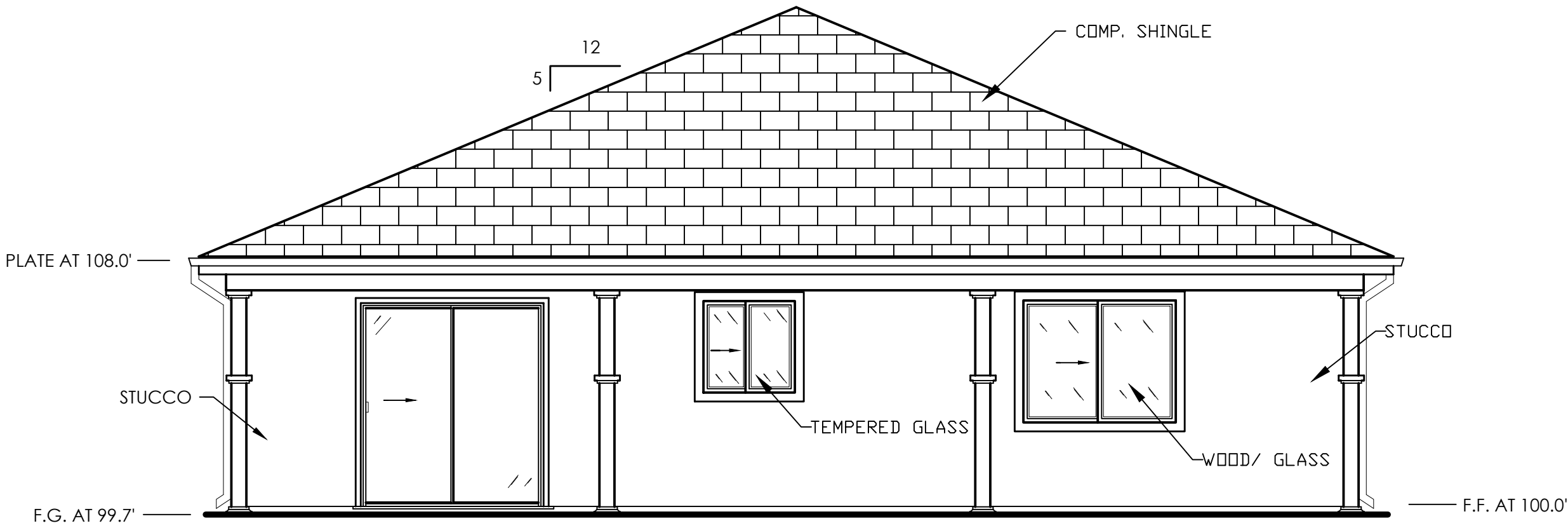
ROOF:	NEW ASPHALT COMPO. SHINGLES ROOFING, O/2 LAYER #15 ROOFING FELT PAPER, O/ (N) ½" THK. PLYWOOD SHEATING.
ROOF PITCH:	5:12 GABLE ROOF
FASCIA/RAKE:	2X6 PRIMED SPRUCE
OVERHANG:	1'-6" OVERHANG
GUTTER/: DOWNSPOUTS	(N) 4" GUTTER PLASTIC DOWNSPOUTS & BRACKETS @ 3'-0" O.C. MAX W/ SPLASH BLOCKS
WALL:	(N) 3 LAYERS OF CEMENT PLASTER OVER PAPER BACKED WIRE, OVER 2 LAYERS OF TYPE D PAPER OVER 1/2" PLY. SHEATING, PROVIDE WEEP SCREED @ BOTTOM OF WALL.
WINDOWS:	(N) WHITE VINYL DOUBLE PANE
EXTERIOR COLORS:	
STUCCO:	LIGHT GREY
ROOF TILE:	DARK GREY
TRIM / FASCIA:	BLACK
POST:	BLUE GREY



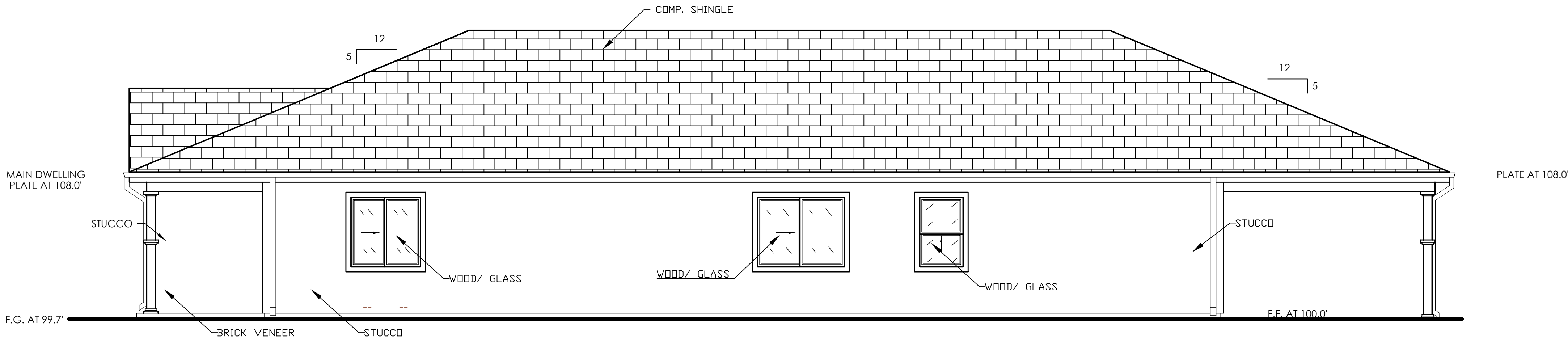
4 WEST ELEVATION (LEFT ELEVATION)
SCALE: 1/4"=1'-0"



1 SOUTH ELEVATION (FRONT ELEVATION)
SCALE: 1/4"=1'-0"



3 NORTH ELEVATION (REAR ELEVATION)
SCALE: 1/4"=1'-0"



2 EAST ELEVATION (RIGHT ELEVATION)
SCALE: 1/4"=1'-0"

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BY:

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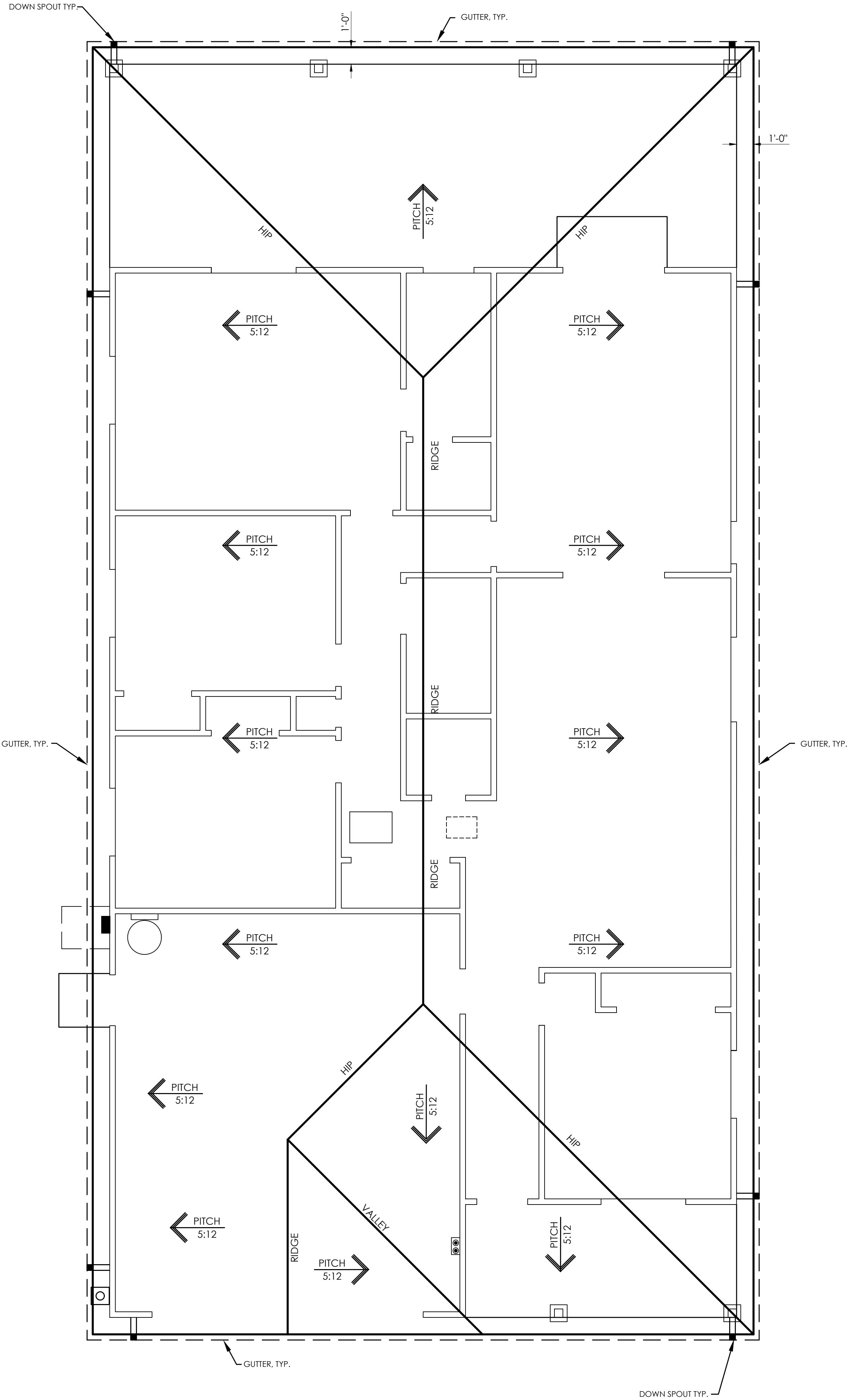
ELEVATIONS

12/18/21

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21-49

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A3

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1 NEW ROOF PLAN
SCALE: 1/4" = 1'-0"

LEGEND

GUTTERS

DOWNSPOUTS WITH SPALSH BLOCKS

SLOPE DIRECTION ARROW

ROOF LINE

E & L

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ROOF PLAN

12/18/21

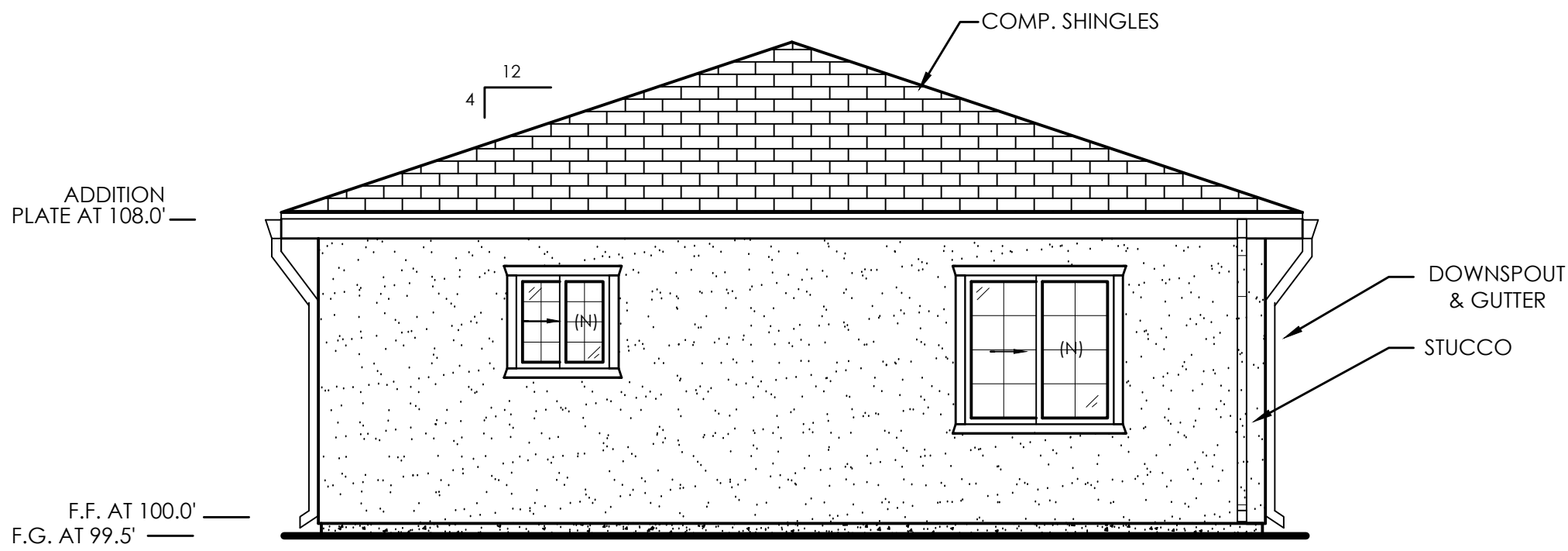
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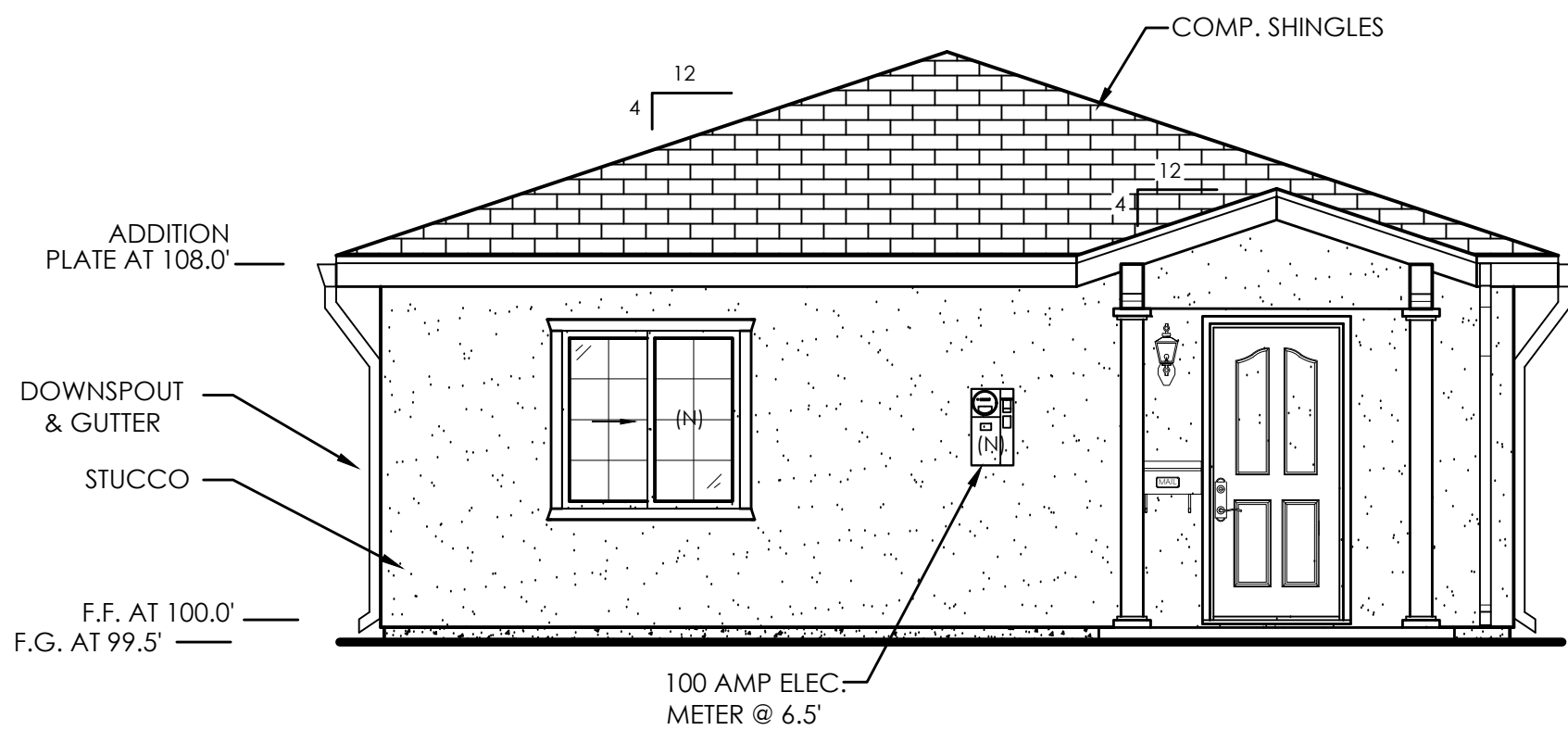
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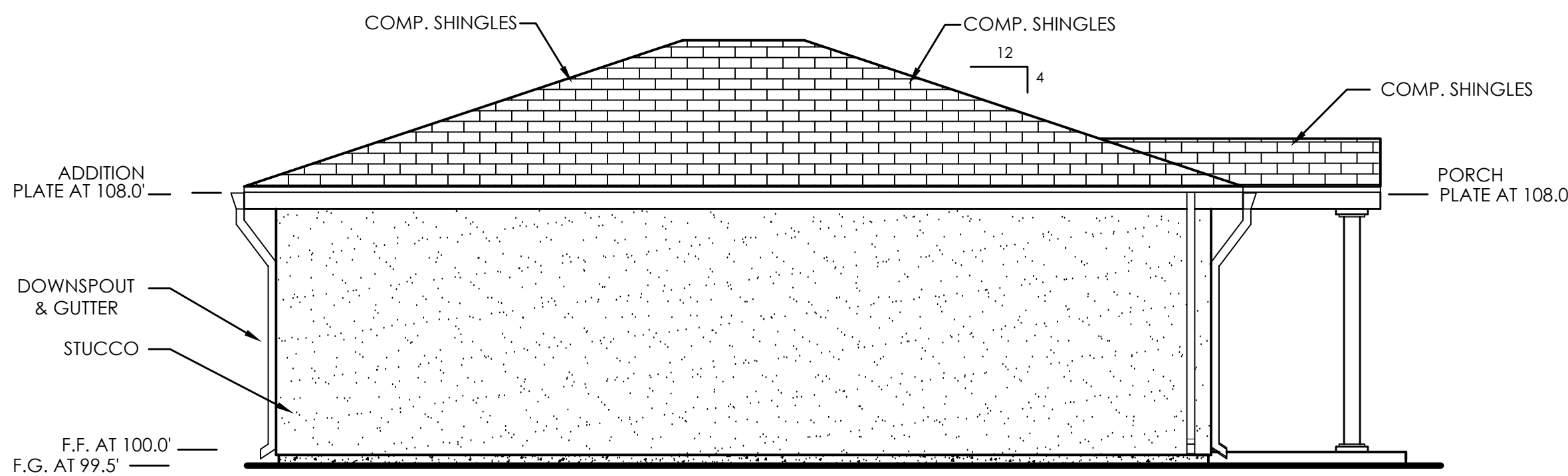
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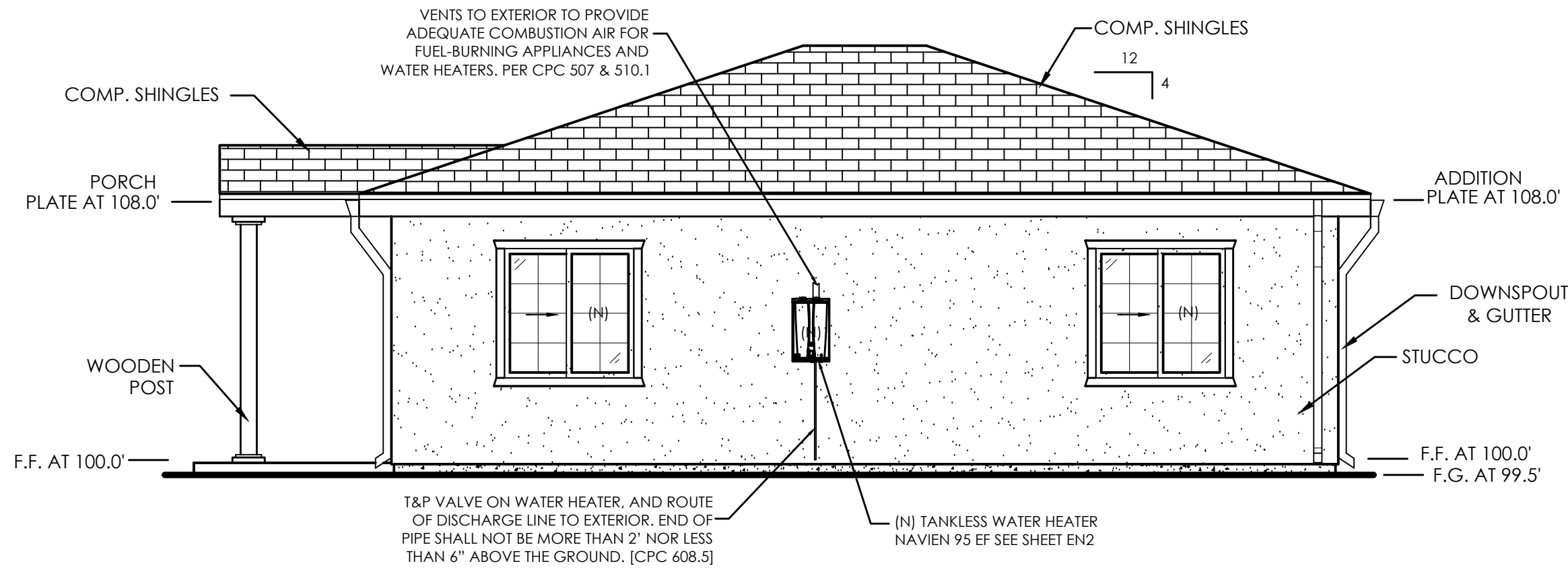
3 EAST ELEVATION (SIDE ELEVATION)
SCALE: 1/4"=1'-0"



4 WEST ELEVATION (SIDE ELEVATION)
SCALE: 1/4"=1'-0"



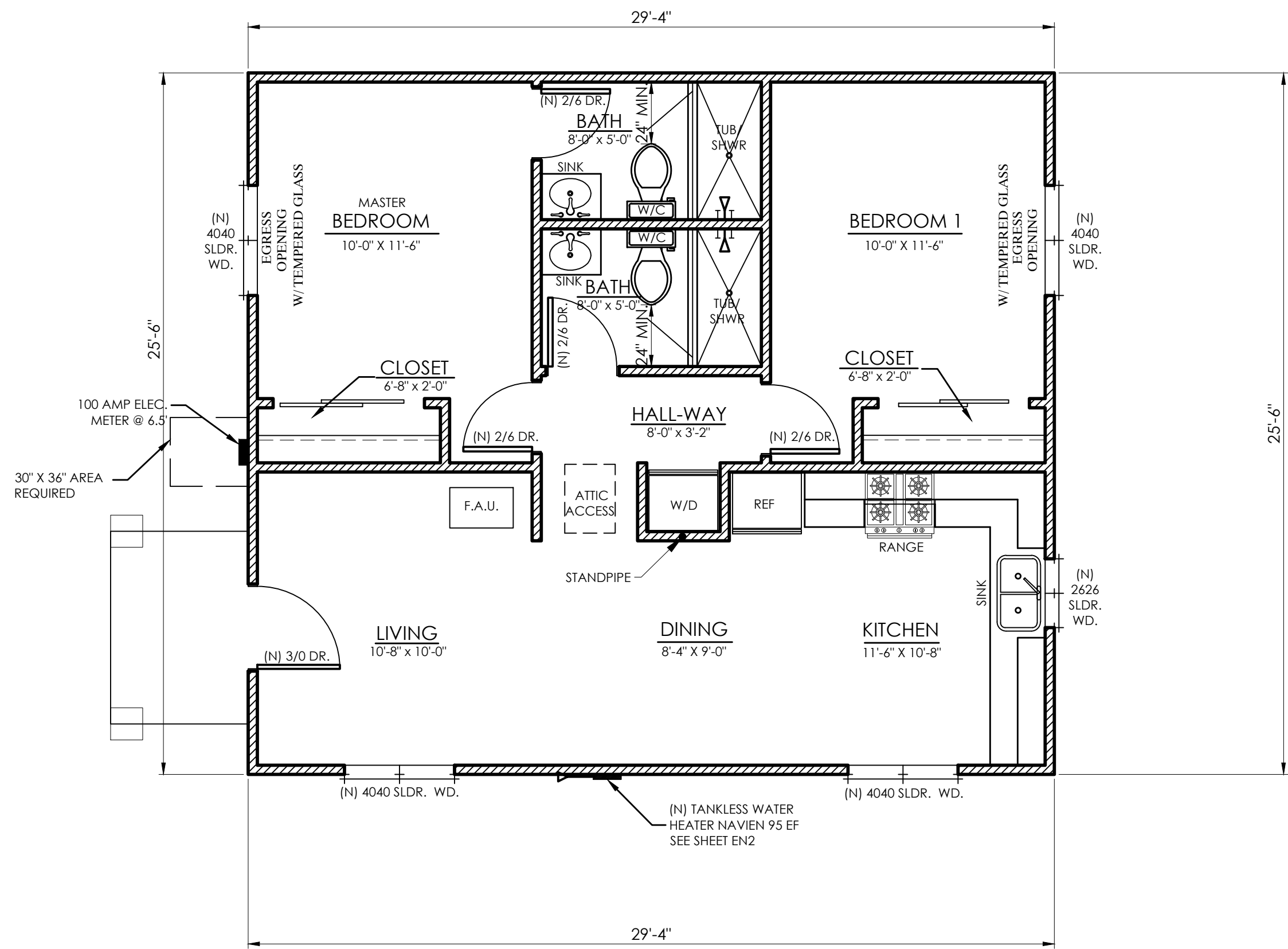
2 NORTH ELEVATION (REAR ELEVATION)
SCALE: 1/4"=1'-0"



1 SOUTH ELEVATION (FRONT ELEVATION)
SCALE: 1/4"=1'-0"

PROPOSED EXTERIOR FINISHES	
ROOF:	COMPOSITE SHINGLES
ROOF PITCH:	GABLE 5:12
FASCIA/RAKE:	2X6 PRIMED SPRUCE
OVERHANG:	10" GABLE, 10" EAVE
GUTTER/:	4" GUTTER PLASTIC DOWNSPOUTS & BRACKETS @ 3'-0" O.C. MAX W/ SPLASH BLOCKS
DOWNSPOUTS:	
WALL:	3 COATS OF STUCCO
WINDOWS:	WHITE VINYL DOUBLE PANE
EXTERIOR COLORS:	
STUCCO:	LIGHT GRAY (TO MATCH MAIN RESIDENCE)
ROOF:	DARK GRAY (TO MATCH M.R.)
TRIM / FASCIA:	BLACK (TO MATCH M.R.)
POST / BEAMS:	BLUE GRAY (TO MATCH M.R.)

LEGEND	
	NEW 2X4 WALLS D.F. #2 @ 16" O.C. STUDS (U.O.N.)



1 PROPOSED FLOOR PLAN - ADU
SCALE: 1/4"=1'-0"

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ADU PROPOSED
FLOOR PLAN & ELEVATIONS

12/18/21
JOB NUMBER:
21-49
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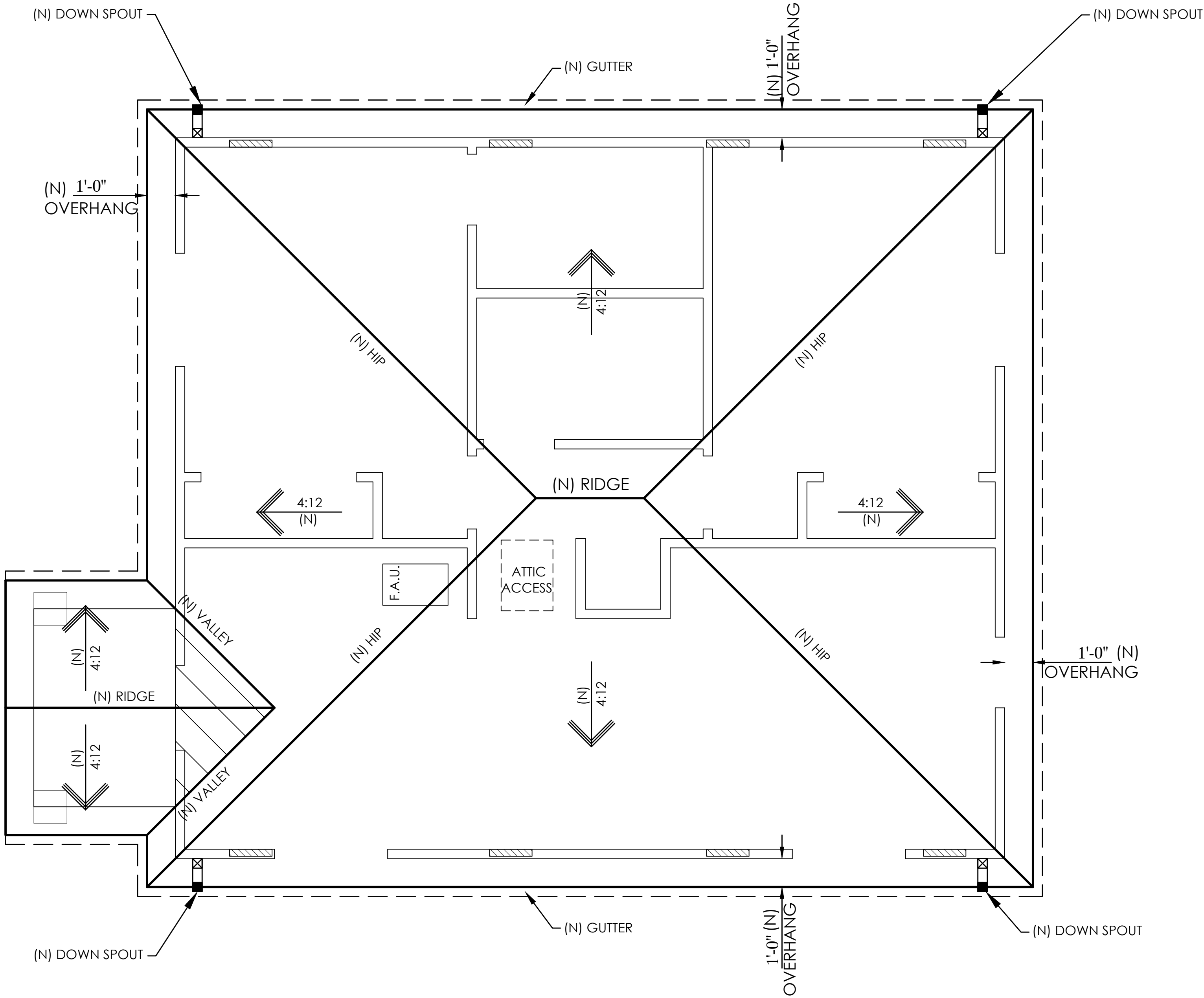
LEGEND

GUTTERS

DOWNSPOUTS WITH SPALSH BLOCKS

SLOPE DIRECTION ARROW

ROOF LINE



1

ROOF PLAN

SCALE: 3/8"=1'-0"

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BY:

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APN: 030-084-016-000

ADU

ROOF PLAN

12/18/21

JOB NUMBER:

21-49

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MEDINA DEVELOPMENT

O SEYMOUR ST.

CASTROVILLE, CA. 95012

A.P.N.: 030-085-016-000



EXTERIOR STUCCO

(LIGHT GRAY) STUCCO FINISH



WINDOWS & DOORS

(JELD-WEN) WHITE VYNIL DOUBLE PANE

E&L BUILDING DESIGNS

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MEDINA DEVELOPMENT

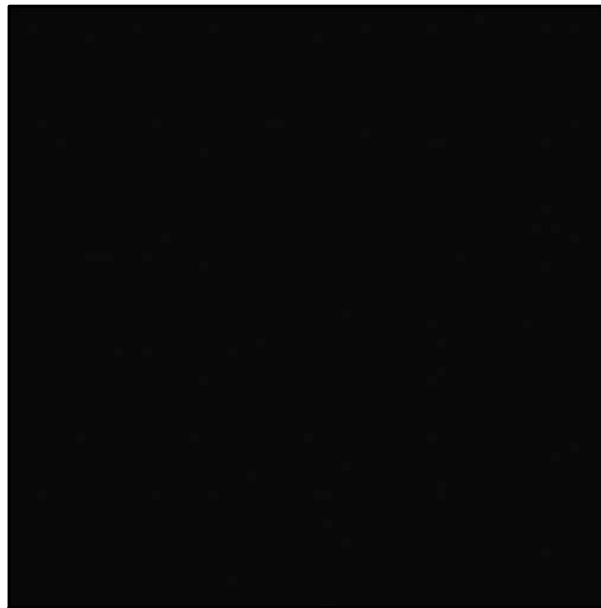
O SEYMOUR ST.

CASTROVILLE, CA. 95012

A.P.N.: 030-085-016-000



ROOFING MATERIAL
(DARK GREY) COMPOSITE SHINGLES



FASCIA TRIM
(BLACK) PAINTED WOOD

MEDINA DEVELOPMENT

O SEYMOUR ST.

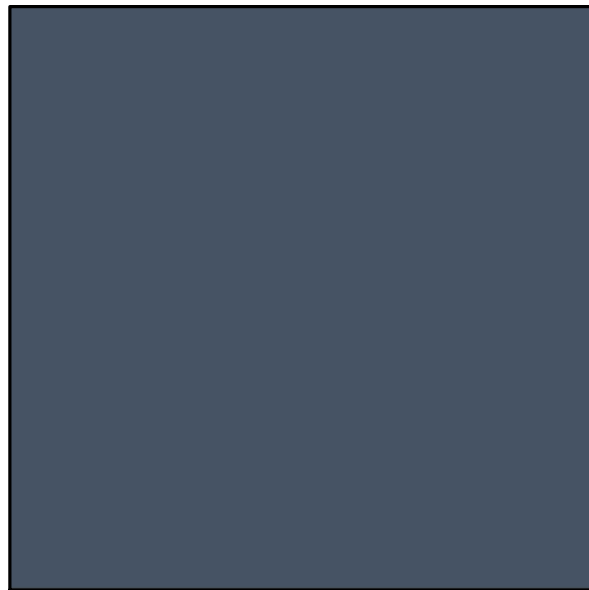
CASTROVILLE, CA. 95012

A.P.N.: 030-085-016-000



STONE VENEER

EL DORADO



POST/BEAM

(BLUE GREY) PAINTED WOOD

E&L BUILDING DESIGNS

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