

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> November 9, 2006    Time: 10:05 a.m.		<b>Agenda Item No.:</b> 9
<b>Project Description:</b> Combined Development Permit consisting of: 1) a Use Permit for a boat and recreational vehicle storage facility; and 2) a Use Permit for the establishment of a 1,921 square foot manufactured residential dwelling unit with an attached 637 square foot garage. The establishment of 7 standard parking spaces and 1 handicap accessible space, new driveway access and improvements to existing driveway, grading of 310 cubic yards of cut and 2,032 cubic yards of fill and no tree removal.		
<b>Project Location:</b> 55345 Stern St, Bradley		<b>APN:</b> 423-251-024-000
<b>Planning File Number:</b> PLN060160		<b>Name:</b> Jacobo Ruelas, Property Owner
<b>Plan Area:</b> South County Area Plan		<b>Flagged and staked:</b> Yes
<b>Zoning Designation: :</b> “HC/B-6” [Heavy Commercial Zoning District with a B-6 Building Site Zoning District.]		
<b>CEQA Action:</b> Categorically Exempt per Section 15303 (a) and 15304.		
<b>Department:</b> RMA - Planning Department		

**RECOMMENDATION:**

Staff recommends that the Zoning Administrator approve the Combined Development Permit based on the Findings and Evidence (Exhibit C) and subject to the recommended Conditions (Exhibit D).

**PROJECT OVERVIEW:**

See attached discussion in Exhibit B.

**OTHER AGENCY INVOLVEMENT:**

- ✓ CDF-South County Fire Protection District
- ✓ Public Works Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency
- ✓ Sheriff’s Office

The above checked agencies and departments have reviewed this project. Conditions recommended by RMA- Planning Department, CDF-South County Fire Protection District, RMA- Public Works, Environmental Health, Water Resources and the Sheriff’s Office have been incorporated into the condition compliance reporting plan (Exhibit D).

The project was not referred to the Bradley-Parkfield Land Use Advisory Committee (LUAC) for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this application did not warrant referral to the LUAC because the project does not involve slope restrictions, ridgeline or viewshed development or variances. Furthermore, the project is exempt from CEQA pursuant to Section 15303 (a) and 15304.

Note: The decision on this project is appealable to the Planning Commission.

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Nadia Amador, Assistant Planner  
(831) 755-5114, amadorn@co.monterey.ca.us  
October 25, 2006

cc: Zoning Administrator; CDF-South County Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; Sheriff's Office; Laura Lawrence, Planning & Building Services Manager; Nadia Amador, Planner; Carol Allen, Jacobo Ruelas, Applicant; Coastal Home Solutions c/o Ray Schmitt, Agent; Planning File PLN060160.

Attachments: Exhibit A Project Data Sheet  
Exhibit B Project Overview  
Exhibit C Recommended Findings and Evidence  
Exhibit D Recommended Conditions of Approval  
Exhibit E Site Plan, Elevations, Floor Plans  
Exhibit F Applicant's "Statement of Scope of Work"

This report was reviewed by Laura Lawrence, Planning and Building Service Manager.

## **EXHIBIT B DISCUSSION**

The project site is a vacant 2.74-acre lot located at 55345 Stern Street in Bradley, in the Lake San Antonio area, off New Pleyto Road and south of Jolon Road. The property is zoned Heavy Commercial with a B-6 zoning designation, which would prevent any further subdivision of the parcel. The surrounding properties immediately to the north, east, west and south are also zoned Heavy Commercial. Approximately 300 to 400 feet to the west of the subject property lies a Low Density Residential 30-acre parcel mobile home park. The neighboring property to the east, APN 423-251-025-000 located at 55395 Stern Road, has a current commercial storage yard operation and a residence. The neighboring property to the west, APN 423-251-021-000 located at 55295 Stern Road, has an approved Combined Development Permit consisting of an Administrative Permit for a 952 square foot electrical trade shop and an attached 884 square foot residence (Planning File No. PLN050163). Both of these properties are also zoned "HC/B-6".

The applicant is proposing a commercial operation and the construction of a residence. The combination of both uses requires a Combined Development Permit. The Combined Development Permit consists of: 1) a Use Permit for an outdoor 20,000 square feet of boat and recreational vehicle storage facility area per Monterey County Zoning Ordinance Title 21, Section 21.20.060.B.; and 2) a Use Permit for the establishment of a 1,921 square foot manufactured residential dwelling unit with an attached 637 square foot garage per Monterey County Zoning Ordinance Title 21, Section 21.20.060.R. The project involves a new driveway access and improvements to the existing driveway on the property, the establishment of 7 standard parking spaces and 1 handicap accessible space, grading of 310 cubic yards of cut and 2,032 cubic yards of fill and no tree removal. The proposed use is compatible with the surrounding uses of heavy commercial and residential. As noted in the paragraph above, the neighboring properties to the west and east of the subject lot have a combined commercial/residential use.

According to the "Statement of Scope of Work" letter submitted by the applicants, the storage facility will consist of a security fenced outdoor area of 20,000 square feet for the rental of storage space for 50 to 75 recreational vehicles (RVs) and/or boats. The hours of operation will be 8 a.m. to 5 p.m. daily. The commercial venture is to serve the public who visit San Antonio Lake that need storage services for their RVs and/or boats. San Antonio Lake Road, the entrance to San Antonio Lake, is approximately 200 feet from the project site. The on-site residence will provide housing to the business owners and, at the same time, provide around-the-clock security for the business. The 8 proposed customer parking spaces meet the parking space standards of Monterey County Zoning Ordinance Title 21, Section 21.58.040, *Contractor's Yard*. The number of required spaces per this section requires 1 space per every 3,000 square feet of lot area. In this case the calculation would be as follows: 20,000 square feet of lot area / 3,000 square feet = 6.6 spaces and one additional required handicap space, per Section 21.58.050.G., for a total required of 7.6 spaces. The residence will have 2 covered spaces within the proposed attached garage, which also meets the residential parking requirement.

Although the parcel is larger than one acre (2.74 acres), a General Development Plan was waived, consistent with Section 21.20.030.E. of the Monterey County Zoning Ordinance Title 21. The applicant only proposes a single commercial use and has no plans for future development on the site.

Although, the project site has areas of over 30 percent slopes, the development will not impact these areas. There are no trees on the site, so no impacts to trees will occur.

County resource maps identify the subject parcel within an area of High Archaeological Sensitivity Zone. A comprehensive archaeological survey was conducted in 1985, for the subject property and multiple other properties in the area, as part of the North Shore Estates subdivision proposal (PC-5229), which created the subject parcel. The report's findings concluded that no archaeological resources were present on the subject lot.

Based on the above discussion and staff review of the site conditions, staff believes that the necessary findings can be made for the granting Combined Development Permit and therefore recommends that the project be granted subject to the proposed findings and evidence and recommended conditions of approval.

## **EXHIBIT C**

### **RECOMMENDED FINDINGS AND EVIDENCE**

**1. FINDING: CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, the South County Area Plan, South County Area Plan Inventory and Analysis, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for commercial and residential development.

- EVIDENCE:**
- (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. 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 55345 Stern Street, Bradley (Assessor's Parcel Number 423-251-024-000), South County Area Plan. The parcel is zoned Heavy Commercial with a Building Site Zoning Overlay District of B-6 or "HC/B-6". The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21, and is therefore suitable for the proposed development.
  - (c) The "HC" Zoning District allows the commercial operation of recreational vehicles and boat storage pursuant to Section 21.20.060.B of the Monterey County Zoning Ordinance, Title 21, subject to obtaining a Use Permit.
  - (d) The "HC" Zoning District allows the establishment of residential uses provided that the gross square footage of the residential use does not exceed the gross square footage of the commercial use, pursuant to Section 21.20.060.R. of the Monterey County Zoning Ordinance, Title 21, subject to obtaining a Use Permit. The proposed square footage of the residential structure is 2,558 square feet (residence and garage) and the proposed commercial outdoor area is 20,000 square feet. Therefore, the proposed residential use will not exceed the square footage of the commercial use.
  - (e) The project planner conducted a site inspection on October 24, 2006 to verify that the project on the subject parcel conforms to the plans listed above.
  - (f) The lot is a legal lot of record per Volume 15 of Cities and Towns, Page 80. The subdivision was filed as the North Shore Estates Subdivision, Planning File No. PC-5229.
  - (g) The project was not referred to the Bradley-Parkfield Land Use Advisory Committee (LUAC) for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this application did not warrant referral to the LUAC because the project does not involve slope restrictions, ridgeline or viewshed development or variances. Furthermore, the project is exempt for CEQA pursuant to Section 15303 (a) and 15304.
  - (h) 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 PLN060160.

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, CDF-South County Fire Protection District, RMA- Public Works, Environmental Health Division, Water Resources Agency and the Sheriff's Office. 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) Technical reports by outside geological and archaeological consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use propose. County staff concurs. The reports were prepared as part of the original North Shore Estates Subdivision and are found with Planning File No. PC-5229 as follows:

1) "*Geologic Hazard Report for the Proposed North Shore Estates*" (filed with PC-5229), prepared by Edward A. Gribi, Jr., Geologist, King City, CA, July 6, 1984.

2) "*Preliminary Report for Secondary Archaeological Testing at CA-MNT-1255, West of Bradley, Monterey County, California*" (filed with PC-5229), prepared by Archaeological Consulting, Salinas, CA, April 24, 1985 with attached supplemental survey prepared on July 23, 1985.

(c) Monterey County GIS indicates that no environmentally sensitive habitat or species exist on the subject property.

(d) Areas in excess of 30% slopes will not be developed.

(e) Staff conducted a site inspection on October 24, 2006 to verify that the site is suitable for this use.

(f) The proposed use is compatible with the surrounding uses of heavy commercial and residential. The neighboring property to the east, APN 423-251-025-000 located at 55395 Stern Road, has a current commercial storage yard operation and a residence. The neighboring property to the west, APN 423-251-021-000 located at 55295 Stern Road, has an approved Combined Development Permit consisting of an Administrative Permit for a 952 square foot electrical trade shop and an attached 884 square foot residence (Planning File No. PLN050163). Both of these properties are also zoned "HC/B-6".

(g) Materials in Project File PLN060160.

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

**EVIDENCE:** (a) California Environmental Quality Act (CEQA) Guidelines Section 15303(a), categorically exempts one single family residence in a residential zone. Although the subject property is located in a Heavy Commercial Zoning District, this designation allows residential development, as long as the residential development does not exceed the gross square footage of the commercial use. In this particular case, the residential development is 2,558 square feet compared to the 20,000 square feet of commercial development. When comparing the proposed use of the subject property with the surrounding uses of the immediate properties, which are zoned "HC", staff found that these uses are consistent with the standards for Low Density Residential, since the subject lot and surrounding lots have sizes of 2.5 to 3 acres with a

residence on site. The neighboring property to the east, APN 423-251-025-000 located at 55395 Stern Road, has a current commercial storage yard operation and a residence. The neighboring property to the west, APN 423-251-021-000 located at 55295 Stern Road, has an approved Combined Development Permit consisting of an Administrative Permit for a 952 square foot electrical trade shop and an attached 884 square foot residence (Planning File No. PLN050163).

- (b) California Environmental Quality Act (CEQA) Guidelines Section 15304, categorically exempts minor public or private alterations in the condition of the land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees. In this case the commercial operation of the RV and boat storage will not involve the construction of structures. The proposed 20,000 square feet of storage area will be outdoors surrounded by a 6 foot in height chain link security fence. In order to accommodate the proposed commercial operation, grading is proposed over areas of less than 10% slope for driveway access and driveway improvements. The commercial operation will not involve the removal of trees.
- (c) The proposed grading will not affect areas in excess of 30 percent.
- (d) No adverse environmental effects were identified during staff review of the development application during a site visit on October 24, 2006.
- (e) See preceding and following findings and supporting evidence.

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. Zoning violation abatement costs, if any, have been paid.

**EVIDENCE:** Staff reviewed Monterey County RMA - Planning Department and Building Services Department Monterey County records and is not aware of any violations existing on subject property.

5. **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:** Preceding findings and supporting evidence.

6. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Planning Commission.

**EVIDENCE:** Section 21.80.040.B of the Monterey County Zoning Ordinance (Title 21).

<b>EXHIBIT D</b> <b>Monterey County Resource Management Agency</b> <b>Planning Department</b> <b>Condition Compliance and/or Mitigation Monitoring</b> <b>Reporting Plan</b>	<b>Project Name: Jacobo Ruelas</b> <b>File No: PLN060160      APN: 423-251-024-000</b> <b>Approved by: Zoning Administrator      Date: November 9, 2006</b>
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*\*Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1.		<b>PBD029 - SPECIFIC USES ONLY</b> This Combined Development Permit (PLN060160) consisting of: 1) Use Permit to allow a boat and recreational vehicle storage facility; and 2) a Use Permit for the establishment of a 1,921 square foot manufactured residential dwelling unit with an attached 637 square foot garage. The establishment of 7 standard parking spaces and 1 handicap accessible space, new driveway access proposal and improvements to existing driveway, grading of 310 cubic yards of cut and 2,032 cubic yards of fill and no tree removal. The property is located at 55345 Stern Road, Bradley (Assessor's Parcel Number 423-251-024-000), South County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of 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	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	



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		permits are approved by the appropriate authorities. <b>[Resource Management Agency (RMA) - Planning Department]</b>				
2.		<b>PBD025 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A permit ( <b>Resolution No.</b> _____) was approved by the Zoning Administrator for Assessor's Parcel Number 423-251-021-000 on November 9, 2006. The permit was granted subject to 25 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 RMA - Planning Department prior to issuance of building permits or commencement of the use. <b>(RMA - Planning Department)</b>	Proof of recordation of this notice shall be furnished to RMA - PD	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
3.		<b>PBD030 - STOP WORK - RESOURCES FOUND</b> 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. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. <b>(RMA - Planning Department)</b>	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department 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.	Owner/ Applicant/ Archaeologist	Ongoing	

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4.		<p><b>PBD016 - INDEMNIFICATION AGREEMENT</b></p> <p>The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. <b>(RMA - Planning Department)</b></p>	Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA-Planning Department.	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable.	

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5.		<b>PBD014 - GRADING-WINTER RESTRICTION</b> No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the RMA-Director of Planning. <b>(RMA - Planning Department)</b>	None	Owner/ Applicant	Ongoing	
6.		<b>PBD015 - HOURS OF OPERATION</b> Hours of operation shall be 8 a.m. to 5 p.m. daily. <b>(RMA- Planning Department)</b>	None	Owner/ Applicant	Ongoing	
7.		<b>PBD003 - BANNERS, FLAGS, PENNANTS</b> There shall be no flags, banners, pennants, or other attention getting devices, other than approved signs, on the property. <b>(RMA-Planning Department)</b>	There shall be no flags, banners, pennants, or other attention getting devices, other than approved signs, on the property.	Owner/ Applicant	Ongoing	
8.		<b>PBD (NON-STANDARD) LIGHTING – EXTERIOR LIGHTING PLAN</b> All exterior lighting shall be unobtrusive, <i>down-lit</i> , harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. <i>Exterior lights shall have recessed lighting elements.</i> The applicant shall submit 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 exterior lighting plan shall be subject to approval by the RMA-Director of Planning, prior to the issuance of building permits. <b>(RMA-Planning Department)</b>	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	
			Construct and maintain lighting in accordance with approved plans.	Owner/ Applicant	Ongoing	

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9.		<p><b>PBD042 – GRADING PERMITS REQUIRED</b></p> <p>A grading permit is required for new private single family access driveways greater than fifty (50) feet in total length that require 100 cubic yards or more of earthwork. An over the counter (OTC) grading permit may be issued for new private single family access driveways greater than fifty (50) feet in total length that require less than 100 cubic yards of earthwork..</p> <p><b>(RMA-Planning Department)</b></p>	If applicable, apply and receive the appropriate grading permit from Monterey County Planning and Building Inspection.	Engineer/ Owner/ Applicant	Prior to Issuance of Grading or Building Permits	
10.		<p><b>PBD018(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY)</b></p> <p>The site shall be landscaped. At least 60 days prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. 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 materials and shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the RMA-Monterey County Planning Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. <b>(RMA- Planning Department)</b></p>	Submit landscape plans and contractor's estimate to PBI for review and approval.	Owner/ Applicant/ Contractor	At least 60 days prior to final inspection or occupancy	
			All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	Ongoing	

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11.		<p><b>PBD018(B) - LANDSCAPE PLAN AND MAINTENANCE (OTHER THAN SINGLE FAMILY DWELLING)</b></p> <p>The site shall be landscaped. At least 60 days prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the RMA-Director of Planning for approval. 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. 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. <b>(RMA- Planning Department)</b></p>	<p>Submit landscape plans and contractor's estimate to PBI for review and approval.</p>	Owner/ Applicant/ Contractor	At least 60 days prior to final inspection or occupancy	
			<p>All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.</p>	Owner/ Applicant	Ongoing	
12.		<p><b>WR45 - WELL INFORMATION</b></p> <p>The applicant shall provide the Water Resources Agency information on the well to serve the project including a map showing the well location and any available well logs/e-logs. <b>(Water Resources Agency)</b></p>	<p>Submit all applicable well information to the Water Resources Agency for review and approval.</p>	Owner/ Applicant	Prior to issuance of any grading or building permits.	
13.		<p><b>WR40 - WATER CONSERVATION MEASURES</b></p> <p>The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</p> <p>a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a</p>	<p>Compliance to be verified by building inspector at final inspection.</p>	Owner/ Applicant	Prior to final building inspection/ Occupancy.	

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		hot water recirculating system. b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. <b>(Water Resources Agency)</b>				
14.		<b>EH11 - SEPTIC SYSTEM DESIGN</b> Submit plans for review and approval showing the location and design of the proposed septic system meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. <b>(Environmental Health)</b>	Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system.	CA Licensed Engineer /Owner/ Applicant	Prior to filing the final parcel map or issuance of building.	
15.		<b>EH6 - WATER SERVICE CAN/WILL SERVE</b> Provide to the Division of Environmental Health written certification, and any necessary certification from State agencies that North Shore Estates Water System <u>can</u> and <u>will</u> supply sufficient water flow and pressure to comply with both Health and fire flow standards. <b>(Environmental Health)</b>	Submit written certification to the Division of Environmental Health for review and approval.	CA Licensed Engineer /Owner/ Applicant	Prior to filing a final map and/or issuance of a building permit.	
16.		<b>FIRE002 - ROADWAY ENGINEERING</b> The grade for all roads shall not exceed 15 percent. Where road grades exceed 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 length of vertical curves in roadways, exclusive of	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	

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		gutters, ditches and drainage structures designed to hold or divert water, shall not be less than 100 feet. 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. Roadway turnarounds shall be required on dead-end roads in excess of 150 feet of surface length. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. <b>(CDF-South County Fire Protection District)</b>	Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to final building inspection.	
17.		<b>FIRE005 - DEAD-END ROADS (3)</b> For parcels greater than 5 acres and not exceeding 20 acres, the maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed 2640 feet. All dead-end road lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its furthest point. Where a dead-end road serves parcels of differing sizes, the shortest allowable length shall apply. Each dead-end road shall have turnarounds at its terminus and at no greater than 1320-foot intervals. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. <b>(CDF-South County Fire Protection District)</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to final building inspection.	
18.		<b>FIRE008 - GATES</b> <i>All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet</i>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building	

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		wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. <b>(CDF-South County Fire Protection District)</b>			permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
19.		<b>FIRE011 - ADDRESSES FOR BUILDINGS</b> All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	



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		prior to requesting final clearance. <b>(CDF-South County Fire Protection District)</b>				
20.		<p><b>FIRE015 - FIRE HYDRANTS/FIRE VALVES</b></p> <p>A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. <b>(CDF-South County Fire Protection District)</b></p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	

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21.		<b>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)</b> Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. <b>(CDF-South County Fire Protection District)</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
22.		<b>FIRE025 - SMOKE ALARMS – (SINGLE FAMILY DWELLING)</b> Where a household fire warning system or combination fire/burglar alarm system is installed in lieu of single-station smoke alarms required by the Uniform Building Code the alarm panel shall be required to be placarded as permanent building equipment. <b>(CDF-South County Fire Protection District)</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection.	

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23.		<p><b>FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE)</b>  All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (CDF-South County Fire Protection District)</p>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

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24.		<p><b>FIRE030 – NON-STANDARD CONDITIONS</b></p> <p>In lieu of a 30 foot set back from the property line, the property owner agrees to build a six foot wall constructed of non-flammable material such as concrete or cinder block along the property line in areas where the structure(s) are 20 feet from the property line. At no time may the structures be less than 20 feet from the property line.</p> <p>The structure(s) may be 20 feet from the property line in the area where the public street is adjacent to the property without the requirement of the six foot wall.</p> <p>Emergency Water: Must provide 20,000 gallons of water storage or must have permanent legal access to 20,000 gallons of emergency water storage in a tank or tanks that meet Monterey County Standards for water storage tanks.</p> <p>A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 100 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible</p>	<p>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection.</p>	<p>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p> <p>Prior to final building inspection.</p>	

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		<p>post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.</p> <p>An existing hydrant may be used if the hydrant meets the above description and the property owner has permanent legal access to the hydrant.</p> <p><b>(CDF-South County Fire Protection District)</b></p>				

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25.		<p><b>SOSP001- PUBLIC SAFETY AND SECURITY (NON-STANDARD CONDITION)</b></p> <p>Prior to occupancy, the applicant shall comply with the Monterey County Public Safety and Security Guidelines to the satisfaction of the Monterey County Sheriff's Department. The project site shall meet the required conditions regarding security measures, addressing, doors, windows, locks, lighting, rooftops, and landscaping. <b>(Sheriff-Marshal-Coroner-Public Administrator Department)</b></p>	<p>Applicant shall incorporate specifications into the design of the project. Applicant shall prepare a security plan for the review and approval of the Monterey County Sheriff.</p>	<p>Owner/ Applicant</p>	<p>Prior to occupancy/ Commencement of operations.</p>	

