

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: May 31, 2007	P.M.	Agenda Item No.:
Project Description: Use Permit for auto sales including installation of a 160 square foot portable office trailer, and a 4,500 square foot outdoor auto sales display area, on a 6,000 square foot lot.		
Project Location: 66 Porter Drive, Pajaro		APN: 117-332-013-000
Planning File Number: PLN050473		Name: Scott Morimoto, Owner Taisir Zahra, Applicant
Plan Area: North County Area Plan		Flagged and staked: No
Zoning Designation: : Heavy Commercial "HC"		
CEQA Action: Exempt 15303(c)		
Department: RMA – Planning Department		

RECOMMENDATION:

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

PROJECT OVERVIEW:

The project was continued from the May 10, 2007 Zoning Administrator Hearing to reconsider the timeframe for the temporary Use Permit from proposed three years to a longer time period or a permanent Use Permit as requested by the applicant. And secondly the Zoning Administrator directed staff to revise the staff report to include additional findings for the proposed time frame. The project was continued from the April 26, 2007 Zoning Administrator hearing to allow time to clear a code enforcement action pending (CE050537).

The project is a Use Permit for used auto sales including the installation of 160 square foot portable office trailer and an approximately a 4,500 square foot outdoor sales display area. The 6,000 square foot vacant half of the 9,600 square foot lot is paved and fronts onto Porter Drive at the intersection of Porter Drive and Salinas Road. Previously there was an industrial use structure which was demolished after a fire. As part of the approval of this temporary use, three years from the date of the Use Permit approval, the applicant is required to meet with the Redevelopment Agency to determine if there is a use which is more consistent with the Redevelopment Agency goals. Otherwise the temporary use will be allowed to continue for the additional three years. Prior to six-year expiration date, the applicant may request an extension in accordance with Title 21, Section 21.74.110 (See condition No. 4).

See Exhibit "B" Discussion

OTHER AGENCY INVOLVEMENT:

- ✓ North County Fire Protection District
- ✓ Public Works Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency
- ✓ Housing and Redevelopment

The above checked agencies and departments have reviewed this project. Conditions recommended by the Public Works Department, Water Resources Agency and North County Fire Protection District have been incorporated into the condition compliance reporting plan (**Exhibit D**).

Citizen's Advisory Committee

The North County Non-Coastal Land Use Advisory Committee met on July 5, 2006 and recommended approval of the project with no conditions although there was no quorum (4 ayes, 4 absent). Member's concerns included water run-off, pollution, location of restroom facilities and if auto repairs would be allowed uses on site.

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

Paula Bradley, MCP, AICP, Associate Planner
(831) 755-5158 bradley@co.monterey.ca.us
April 2, 2007

cc: Zoning Administrator; North County Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; Monterey County Sheriff's Department; Bob Schubert, Acting Planning and Building Services Manager; Paula Bradley, Planner; Applicant/Agent and Owner; Planning File PLN050473.

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Discussion
	Exhibit C	Recommended Findings and Evidence
	Exhibit D	Recommended Conditions of Approval and Mitigation Monitoring and Reporting Plan
	Exhibit E	Assessor's Parcel Map, Vicinity Map
	Exhibit F	North County Land Use Advisory Committee Minutes 7/5/06
	Exhibit G	Site Plans

This report was reviewed by Bob Schubert, Acting Planning and Building Services Manager

EXHIBIT B DISCUSSION

Project Description

Background

The 6,000 square foot project site is part of a total 9,600 square foot lot, currently developed with a 4,418 square foot transmission shop fronting onto Brooklyn Street, operated by the property owner. The vacant paved half of the lot fronting on Porter Drive, previously had a muffler shop which was destroyed by fire. The lot has remained vacant for several years.

Proposed Project

No new construction or grading is proposed. The applicant proposes the installation of a 160 square foot portable office trailer and will make related site improvements. The lot is currently paved with asphalt but has no sidewalk, curb, or gutter. The use is considered compatible with the zoning and land use designation. The zoning is "Heavy Commercial" and the Land Use designation is "Commercial". Boat and auto sales are allowed with a Use Permit with the approval of the Zoning Administrator (Section 21.20.060(E)). Surrounding uses are commercial and industrial. The parcel is located within the Castroville-Pajaro Redevelopment Project Area.

The purpose of this restriction is to allow the owner an interim economically viable use of his property until a use can be determined that will meet the goals of the Castroville-Pajaro Redevelopment Plan and the future Pajaro Redevelopment Plan. As part of the approval of this use, a condition of approval will require that three years from the date of the Use Permit approval, the applicant shall meet with the Redevelopment Agency to determine if there is a use which is more consistent with the Redevelopment Agency goals, or to allow the use to continue for the additional three years. Prior to six-year expiration date, the applicant may request an extension in accordance with Title 21, Section 21.74.110.

Traffic and Circulation

The existing paved area will be striped for customer parking and vehicle display area. The circulation plan restricts ingress from Porter Street and egress is to the alley between the subject property and the property to the south (an existing mini-market). The circulation plan is designed to prohibit vehicles backing out onto Porter Street. The lot frontage is onto the intersection of Porter Drive, Salinas Road and Stender Street. An easement was required to be recorded to allow a common use access between the two parcels. The alley has been in existence for many years between three adjoining properties, between Porter Drive and Brooklyn Street, but there was previously no easement recorded. The parking area will include 15 spaces for displayed vehicles, four customer parking spaces including one accessible parking space as required by the Americans with Disabilities Act (ADA).

Operation

The hours of operation will be 10:00 a.m. to 5:00 p.m. daily and there will be one employee, the applicant. No mechanical repairs, auto detailing nor other uses such as tire installation or tire repairs will be allowed on-site as part of the auto sales. Only superficial exterior washing of displayed vehicles will be allowed. The auto brokers used auto sales use license does not allow any mechanical maintenance or safety checks by the operator on-site. No truck deliveries of vehicles will be allowed and vehicles will be driven to the site individually by the operator. Solid waste and toilet facilities will be shared with the transmission shop on the rear portion of the

parcel operated by the property. No trash or any materials shall be stored anywhere out side of the trash dumpster next to the transmission shop.

To enhance the visual appearance, the office trailer will be required to be painted, and exterior awnings, skirting and landscape planters will be installed. The site plan includes locations for large potted landscape trees and plants with an irrigation system. Ten-percent of the site is required to be landscaped but since the use is temporary, alternative landscaping is proposed. Standard conditions of approval include maintaining the plants in a weed-free healthy condition and replacement plants. A landscaping and exterior lighting plan are required to be approved as standard conditions.

CEQA:

The project is exempt from CEQA pursuant to Section 15303 Class 3(c) (see Finding No. 3 and the supporting evidence). In an urbanized area, a commercial building up to 10,000 square feet of floor area is exempt on sites zoned for such use, not involving significant use of hazardous substances, where all necessary public services are available, and the surrounding area is not environmentally sensitive. The proposed project meets these criteria.

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, North County Area Plan, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for commercial development.

EVIDENCE: (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of the application. 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 project is located at 66 Porter Drive, Pajaro (Assessor's Parcel Number 117-332-013-000), North County Non-Coastal Area. 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 project planner conducted a site inspection on 11/03/06 to verify that the project on the subject parcel conforms to the plans listed above.

(d) The parcel is recorded on Subdivision Number 1, Estate of Fanny C. Porter Volume 3, page 9C, date February 1933 (Assessor's Parcel Number 117-332-013-000). The subject parcel is determined to be a legal lot.

(e) The North County Non-Coastal Land Use Advisory Committee met on July 5, 2006 and recommended approval of the project with no conditions although there was no quorum (4 ayes, 4 absent). Member's concerns included water run-off, pollution, location of restroom facilities and whether auto repairs would be allowed uses on site.

(f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN050473.

(g) The requirement for a General Development Plan was waived for this project in accordance with Section 21.20.030(D). Waiver filed in Project File PLN050473.

- 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, North County Fire Protection District, Public Works, Environmental Health Division, and the Water Resources Agency, the Monterey County Sheriff's Department. 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) Planning staff conducted a site inspection on 11/03/06 to verify that the site is suitable for this use. The parcel is zoned HC-UR Heavy Commercial. 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) Materials in Project File PLN050473.

- 3. 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 15303 Class 3(c), categorically exempts a commercial building up to 10,000 square feet of floor area in an urbanized area, on sites zoned for such use, not involving significant use of hazardous substances, where all necessary public services are available, and the surrounding area is not environmentally sensitive. The proposed project meets these criteria.
(b) No adverse environmental effects were identified during staff review of the development application during a site visit on 7/2/06.
(c) See preceding and following findings and supporting evidence.

- 4. FINDING: USE PERMIT** – The Use Permit findings shall be met in order to grant any Use Permit. The Appropriate Authority may designate such conditions in connection with the Use Permit as it deems necessary to secure the purposes of this Title. Such conditions may include monitoring, at reasonable times and intervals, to assure compliance with the conditions set forth in the permit. Other such conditions may include, but are not limited to, health and safety requirements, architectural and site approval, time limitations, street dedication, and street and drainage improvements. The Appropriate Authority may also require such bond and guarantees as it appropriate to assure the compliance of the conditions.

EVIDENCE: (a) Operating hours are restricted to 10:00 a.m. to 5:00 p.m. daily with one employee. Proposed improvements include new paint and awnings, and landscaping to enhance the appearance of the office trailer. No new development or phases are proposed, the project is located in on an existing paved parking lot along with an existing industrial use.
(b) The allowed use consists of a temporary office building trailer and is conditioned to only meet minimal requirements for access and egress, site improvements including landscaping, and is considered a use that would not be feasible on this substandard size site. As a temporary use it is allowed to share water and restroom facilities with the existing transmission shop on the parcel. The purpose of this restriction is to allow the owner an interim economically viable use of his property until a use can be determined that will meet the goals of the Castroville-Pajaro Redevelopment Plan and the future Pajaro Redevelopment Plan. As part of the approval of this temporary use, three years from the date of the Use Permit approval, the applicant shall meet with the Redevelopment Agency to determine if there is a use which is more consistent with the Redevelopment Agency goals. Otherwise the temporary use will be allowed to continue for the additional three years. Prior to six-year expiration date, the applicant may request an extension in accordance with Title 21, Section 21.74.110.
(c) Finding No. 7 and 8 below.

- 5. FINDING: USE PERMIT – EXPIRATION** Any Use Permit issued under the terms of this Chapter shall be valid until the date of expiration stated on the permit. If no date of expiration is stated, or unless otherwise specified by the decision making body, any permit which allows a use, excluding a use which contemplates the construction of buildings or other structures, shall expire two years from the date of granting the permit unless use of the property has begun within this period.

EVIDENCE: (a) The allowed use consists of a temporary office building trailer and is conditioned to only meet minimal requirements for access and egress, site improvements including landscaping, and is considered a use that would not be feasible on this substandard size site. As a temporary use it is allowed to share water and restroom facilities with the existing transmission shop on the parcel. The purpose of this restriction is to allow the owner an interim economically viable use of his property until a use can be determined that will meet the goals of the Castroville-Pajaro Redevelopment Plan.

(b) As part of the approval of this temporary use, three years from the date of the Use Permit approval, the applicant shall meet with the Redevelopment Agency to determine if there is a use which is more consistent with the Redevelopment Agency goals. Otherwise the temporary use will be allowed to continue for the additional three years. Prior to six year expiration date, the applicant may request an extension in accordance with Title 21, Section 21.74.110.

- 6. FINDING: REDEVELOPMENT AGENCY -** The approval of the proposed temporary use is consistent with the Castroville/Pajaro Redevelopment Plan because it will allow for the immediate redevelopment of a blighted property while providing a reasonable timeframe for the Redevelopment Agency and the property owner to explore uses and site improvements that will further the long-term redevelopment goals in the community of Pajaro.

EVIDENCE: The Castroville/Pajaro Redevelopment Plan was adopted by Ordinance #3194 on November 25, 1986. The Redevelopment Plan provides for the redevelopment, rehabilitation, and revitalization of properties located in the Plan Area, including retaining existing businesses and attracting new businesses. The Redevelopment Plan allows the Redevelopment Agency to conduct various activities relating to eliminating and preventing blight including working with and assisting private landowners.

- 7. 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 Resource Management Agency - Planning Department and Building Services Department Monterey County records and is not aware of any violations existing on subject property.

- 8. 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.

- 9. 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).

EXHIBIT D Monterey County Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: Morimoto File No: PLN050473 Approved by: Zoning Administrator	APN: 117-332-013-000 Date: May 31, 2007
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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>
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1.		<p>PD0001 - SPECIFIC USES ONLY</p> <p>This Use Permit (PLN050473) allows auto sales including site installation of 160 square foot portable office trailer and 4,500 square foot display area, on a 6,000 square foot lot. As part of the approval of this temporary use, three years from the date of the Use Permit approval, the applicant shall meet with the Redevelopment Agency to determine if there is a use which is more consistent with the Redevelopment Agency goals. Otherwise the temporary use will be allowed to continue for the additional three years. Prior to six-year expiration date, the applicant may request an extension in accordance with Title 21, Section 21.74.110. The property is located at 66 Porter Drive, Pajaro (Assessor's Parcel Number 117-332-013-000), North County Area Plan.</p> <ol style="list-style-type: none"> 1. The operating hours are restricted to 10:00 a.m. to 5:00 p.m. daily with one employee. 2. Vehicles for sale shall be driven individually to the site. There will be no truck delivery to the site. 3. No mechanical repairs, oil changes, auto detailing, tire installation, tire repairs, or safety checks shall be performed on-site. Only superficial exterior washing of displayed vehicles shall be allowed. 4. No trash or any materials shall be stored anywhere out side of the trash dumpster next to the transmission shop. 5. No vehicles shall be parked, stored or otherwise block access (ingress egress or the common use access easement alley) at any time. 	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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		<p>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 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).</p>				

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2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution No. _____) was approved by the Zoning Administrator for Assessor's Parcel Number 117-332-013-000 on May 31, 2007. The permit was granted subject to 19 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)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits or commencement of use.	
3.		PDSP001 - NOTICE-PERMIT APPROVAL The office trailer will be required to be painted, exterior awnings installed, and skirting and landscape planters around the trailer to enhance the visual appearance. (RMA - Planning Department)	Include details on the plans to be submitted and approved by the Planning Director.	Owner/ Applicant	Prior to Building Permits Issuance or commencement of use	
4.		PDSP002 - NOTICE-PERMIT APPROVAL As part of the approval of this temporary use, three years from the date of the Use Permit approval, the applicant shall meet with the Redevelopment Agency to determine if there is a use which is more consistent with the Redevelopment Agency goals. Otherwise the temporary use will be allowed to continue for the additional three years. (RMA - Planning Department)	Three years from the date of the temporary Use Permit approval, the applicant shall contact the Redevelopment Agency. The Redevelopment Agency shall determine if there is a use which is more consistent with the Redevelopment Agency goals. Otherwise the temporary use will be allowed to continue for the additional three years. Prior to six-year expiration date, the applicant may request an extension in accordance with Title 21, Section 21.74.110.	Owner and Applicant	Three years from the date of the temporary Use Permit approval.	

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5.		PD012B- (NON-STANDARD) - LANDSCAPE PLAN AND MAINTENANCE (OTHER THAN SINGLE FAMILY DWELLING) The site shall be landscaped. At least three (3) weeks prior to commencement of use, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project (\$437.33). 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 commencement of use. Alternative landscaping is required (10% of site required to be landscaped) including large size potted trees and plants along the Porter Drive entry, planter boxes in front of the office trailer and other locations such as in front of the rear fence. A irrigation system shall be installed. 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. Plants that are not thriving are required to be promptly replaced. (RMA – Planning Department)	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	At least three (3) weeks prior to final inspection or commencement of use	
			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. Plants that are not thriving are required to be promptly replaced.	Owner/ Applicant	Ongoing	
6.		PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN 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	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.	Owner/ Applicant	Prior to the issuance of building permits.	

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		glare is fully controlled. 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 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)	The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Ongoing	
7.		PW0007 – PARKING STD The parking shall meet the standards of the Zoning Ordinance and be approved by the Director of Public Works and the Director of Planning. (Public Works)	Applicant’s engineer or architect shall prepare a parking plan for review and approval.	Owner/ Applicant/ Engineer	Prior to Building Permits Issuance or commencement of use	
8.		PWSP001 – (NON-STANDARD) CIRCULATION PLAN The circulation plan shall be approved by the Department of Public Works. (Public Works)	Applicant’s engineer or architect shall prepare a parking plan for review and approval.	Owner/ Applicant/ Engineer	Prior to issuance of Building permits or commencement of use	
9.		PW0001 – (NON-STANDARD) – TAMC FEES Applicant shall pay the Transportation Agency of Monterey County (TAMC) regional traffic mitigation fee in accordance with Table 7 of the TMC Nexus Study and as approved by TAMC. (Public Works)	Applicant’s engineer or architect shall pay the fee to the County of Monterey Public Works Department.	Owner/ Applicant/ Engineer	Prior to Building Permits Issuance or commencement of use	

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10.		<p>WRSP001 – (NONSTANDARD) FLOODPLAIN</p> <p>The proposed 160 square foot portable office trailer is located within Zone A0 (depth 1), 100-year floodplain of the Pajaro River, as shown on FEMA Flood Insurance Rate Map 060195-0005 D, effective date January 30, 1984.</p> <p>As defined in 44 CFR 59.1, a “Recreational Vehicle” means a vehicle which is:</p> <ol style="list-style-type: none"> built on a single chassis; 400 square feet or less when measured at the largest horizontal projections; designed to be self-propelled or permanently towable by a light duty truck; and designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use. <p>A recreational vehicle placed on a site in an SFHA must:</p> <ul style="list-style-type: none"> Meet the elevation and anchoring requirements for manufactured homes, or Be on the site for fewer than 180 consecutive days, or Be fully licensed and ready for highway use. “Ready for highway use” means that it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and has no permanently attached additions. (Water Resources Agency) 	Contact the RMA- Building Service Department. Compliance to be verified by building inspector prior to commencement of use.	Owner/ Applicant	Prior to commence ment of use.	

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11.		WR22 - FLOODPLAIN RECORDATION The owner shall provide the Water Resources Agency a recorded Floodplain Notice stating: “The property is located within or partially within a floodplain and may be subject to building and/or land use restrictions.” (Water Resources Agency)	Submit the recorded floodplain notice to the Water Resources Agency for review and approval. (A copy of the County’s standard notice can be obtained at the Water Resources Agency.)	Owner/ Applicant	Prior to issuance of any grading or building permits	
12.		WR24 - ANCHORING CERTIFICATION The applicant shall provide the Water Resources Agency certification from a registered civil engineer that the structure is resistant to flotation, collapse, and lateral movement. (Water Resources Agency)	Submit the letter, prepared by a registered civil engineer, to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer	Prior to final inspection	
13.		WRSP002 – (NONSTANDARD) ANCHORING AND ELEVATION REQUIREMENTS The applicant shall provide the Water Resources Agency an anchoring plan prepared by a registered civil engineer. In accordance with Chapter 16.16 of the Monterey County Code, the portable office trailer shall be resistant to flotation, collapse, and lateral movement. The lowest floor and attendant utilities shall be constructed at least <u>2</u> feet above the highest adjacent natural grade. (Water Resources Agency)	Submit an anchoring plan that includes the elevation of the lowest floor, highest adjacent natural grade, and elevation of the attendant utilities to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits.	
14.		WRSP003 – (NONSTANDARD) ELEVATION CERTIFICATE The applicant shall provide the Water Resources Agency a FEMA Elevation Certificate, based on finished construction, completed by a registered civil engineer or licensed surveyor certifying the structure has been constructed in accordance with Chapter 16.16 of the Monterey County Code. (Water Resources Agency)	Submit a completed FEMA Elevation Certificate, based on finished construction, to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to final inspection.	

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15.		FIRE007 - DRIVEWAYS Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 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	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.	

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		District)				
16.		FIRE011 - ADDRESSES FOR BUILDINGS 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	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Owner/ Applicant	Prior to issuance of building permit	

<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>
		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 prior to requesting final clearance. (North County Fire District)	Applicant shall schedule fire dept. clearance inspection.	Owner/ Applicant	Prior to final building inspection	

<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>
17.		FIRE026 - ROOF CONSTRUCTION (STANDARD) 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 B roof construction. (North County Fire District)	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	
18.		FIRE030 –(NONSTANDARD) – EMERGENCY ACCESS KEYBOX Provide a “Knox Box” keyed entry system (See North County Fire District for details. (North County Fire District)	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 for each phase of development.	Applicant or owner	Prior to commencement of use	
19.		FIRE030 – (NONSTANDARD) FIRE EXTINGUISHER Provide a hand held portable fire extinguisher per National Fire Protection Association Standard 10. (North County Fire District)	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 for each phase of development.	Applicant or owner	Prior to commencement of use	