

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: July 10, 2008	Time: 1:40 p.m.	Agenda Item No.: 3
Project Description: Use Permit for the demolition of a 660 square-foot mobile home which is non-conforming relative to density to be replaced with a 1,600 square-foot single family dwelling with an attached 484 square-foot two-car garage and a 1,200 square-foot workshop.		
Project Location: 288 Vega Road, Watsonville		APN: 117-431-001-000
Planning File Number: PLN060744		Name: Eva Renteria and Rosa Magana Trust, Property Owners
Plan Area: North County Area Plan		Flagged and staked: No, structures exist in proposed location.
Zoning Designation : “LDR/2.5” or Low Density Residential, 2.5 acres per unit		
CEQA Action: Categorically Exempt per Section 15303		
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**).

SUMMARY:

The project consists of a Use Permit for the demolition of a 660 square-foot mobile home which is non-conforming relative to density (acres per unit) to be replaced with a 1,600 square-foot single family dwelling with an attached 484 square-foot two-car garage and a 1,200 square-foot workshop. The subject property consists of 3.31 acres and is located at 288 Vega Road in Watsonville. The size of the property combined with the density requirements of Low Density Residential, 2.5 acres per unit zoning district only allow one single family dwelling on the lot; however, the lot contains two single family dwellings that were legally constructed prior to the establishment of the current zoning designation which rendered the property legal non-conforming in relation to density. Section 21.68.020.C of the Monterey County Zoning Ordinance (Title 21) allows for a change of legal non-conforming land use to a similar or more restricted nature if the non-conformity is not being enlarged, expanded or increased. The project entails the replacement of a mobile home which is non-conforming in relation to density. Therefore the project would not result in an expansion of the non-conformity.

OTHER AGENCY INVOLVEMENT:

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

The above checked agencies and departments have reviewed this project. Recommended conditions have been incorporated into the condition compliance reporting plan (**Exhibit D**).

The project was not referred to the North County 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 is exempt from CEQA per Section 15303.

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

Brittanyann C. Nicholson
(831) 755-5854, nicholsonb@co.monterey.ca.us
June 02, 2008

cc: Front Counter Copy, Zoning Administrator; North County Fire Protection District; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; Luis Osorio, Planning Services Manager; Brittanyann C. Nicholson, Planner; Carol Allen, Eva Renteria and Rosa Magana Trust, Applicants; Planning File PLN060744

Attachments: Exhibit A Project Data Sheet
 Exhibit B Project Discussion
 Exhibit C Recommended Findings and Evidence
 Exhibit D Recommended Conditions of Approval
 Exhibit E Vicinity Map
 Exhibit F Site Plan, Floor Plan and Elevations

This report was reviewed by Luis Osorio, Planning Services Manager

EXHIBIT B PROJECT OVERVIEW

The 3.31 acre parcel is located at 288 Vega Road in Watsonville. The property is zoned Low Density Residential, 2.5 acre minimum or “LDR/2.5” and lies within the North County Area Plan boundaries.

BACKGROUND:

Two single family dwellings exist on the subject property. The first dwelling is a one-story, 986 square-foot single family dwelling first assessed by Monterey County in 1970, but likely constructed in the 1930’s according to a historic assessment conducted on March 20, 2007 by Anthony Kirk Pd.D. The second dwelling is a 660 square-foot mobile home approved through Use Permit ZA-2134 on November 15, 1974 by the Zoning Administrator. The zoning designation of the property at the time the second unit was approved was Rural or “N” which mandated 20,000 square feet per dwelling. The property received a 2.5 acre minimum per dwelling unit zoning overlay on April 20, 1976 through ordinance number 2163 which rendered the property legal non-conforming in regards to density (acres per unit). A subsequent Use Permit renewal (File No. ZA-4891) for the mobile home was approved by the Zoning Administrator on April 29, 1982.

PROJECT DESCRIPTION:

Use Permit for the demolition of a 660 square-foot single family dwelling which is non-conforming relative to density to be replaced with a 1,600 square-foot single family dwelling with an attached 484 square-foot two-car garage and a 1,200 square-foot workshop.

LEGAL NON-CONFORMING:

The size of the property combined with the density requirements of Low Density Residential, 2.5 acres per unit zoning district only allow one single family dwelling on the lot; however, the lot contains two single family dwellings that were legally constructed prior to the establishment of the current zoning designation which rendered the property legal non-conforming in relation to density (units per acre).

The Zoning Ordinance (Title 21) Section 21.68.020.C states that a legal non-conforming land use may be changed to a use of a similar or more restricted nature, subject to a Use Permit which can be approved if the following determination can be made:

- 1) No such use shall be expanded, enlarged, increased, or extended to occupy a greater area than that occupied when the legal nonconforming use was established and;
- 2) No such use may be intensified over the level of use that existed at the time the legal nonconforming use was established.

The project entails the replacement of a mobile home which is non-conforming in relation to density. Therefore the project would not result in an expansion of the non-conformity.

CONCLUSION:

Staff has found this project to be consistent with the Monterey County General Plan, the North County Area Plan and the Monterey County Zoning Ordinance (Title 21). Therefore staff recommends approval of the Use Permit subject to the findings and evidence of Exhibit C and the recommending conditions of approval of Exhibit D.

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, North County Area Plan Inventory and Analysis, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for 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 288 Vega Road, Watsonville (Assessor’s Parcel Number 117-431-001-000), North County Area Plan. The parcel is zoned Low Density Residential, 2.5 acre minimum (“LDR/2.5”) which allows the continuance or change of a legal-nonconforming use to a similar or more restricted use subject to a Use Permit which is the case for the subject project. Therefore, the property is suitable for the proposed development.

(c) The project planner conducted a site inspection on July 19, 2007 to verify that the project on the subject parcel conforms to the plans listed above.

(d) The project was not referred to the North County 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 is exempt from CEQA per Section 15303.

(e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN060744.

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

EVIDENCE: (a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, North County Fire Protection District, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

(b) Technical reports by outside biological and historical consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff concurs. The following reports have been prepared:

- i. “Spineflower Habitat Assessment, 288 Vega Road (APN 117-431-001-000)” (LIB080323) prepared by Kathleen Lyons of Biotic Resources Group, Soquel, Ca, February 23, 2007.
- ii. “Historical Assessment” (LIB080321) prepared by Anthony Kirk, Ph.D., Santa Cruz, Ca, March 20, 2007.

(c) Staff conducted a site inspection on July 19, 2007 to verify that the site is suitable for this use.

(d) Materials in Project File PLN060744.

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, categorically exempts second dwelling units in a residential zone.
(b) No adverse environmental effects were identified during staff review of the development application during a site visit on July 19, 2007.
(c) 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:** (a) 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:** (a) Preceding findings and supporting evidence.
6. **FINDING: LEGAL NON-CONFORMING LAND USE** - The Zoning Ordinance (Title 21) Section 21.68.020.C states that a legal non-conforming land use may be changed to a use of a similar or more restricted nature, subject to a Use Permit if the following determination can be made: 1) No such use shall be expanded, enlarged, increased, or extended to occupy a greater area than that occupied when the legal nonconforming use was established and; 2) No such use may be intensified over the level of use that existed at the time the legal nonconforming use was established. The evidence below confirms that the referenced determination was made for the project.
- EVIDENCE:** (a) Two single family dwellings reside on the property. The first is a one-story 986 square-foot single family dwelling first assessed by Monterey County in 1970 but likely constructed in the 1930's according to a historic assessment conducted on March 20, 2007 by Anthony Kirk Pd.D. The second is a 660 square-foot mobile home that was approved by the Zoning Administrator on November 15, 1974 through Use Permit ZA-2134. The zoning at the time the second unit was approved was Rural or "N" which mandated 20,000 square-feet per dwelling. The property received a 2.5 acre minimum per dwelling unit overlay on April 20, 1976 through ordinance number 2163 which rendered the property legal non-conforming in regards to density (units per acre). A subsequent Use Permit renewal (File No. ZA-4891) for the mobile home was approved by the Zoning Administrator on April 29, 1982.
(b) The project consists of a Use Permit for the demolition of a 660 square-

foot mobile home which is non-conforming relative to density (acres per unit) to be replaced with a 1,600 square-foot single family dwelling with an attached 484 square-foot two-car garage and a 1,200 square-foot workshop. The subject property consists of 3.31 acres and is located at 288 Vega Road in Watsonville. The size of the property combined with the density requirements of Low Density Residential, 2.5 acres per unit zoning district only allow one single family dwelling on the lot; however, the lot contains two single family dwellings that were legally constructed prior to the establishment of the current zoning designation which rendered the property legal non-conforming in relation to density. Section 21.68.020.C of the Monterey County Zoning Ordinance (Title 21) allows for a change of legal non-conforming land use to a similar or more restricted nature if the non-conformity is not being enlarged, expanded or increased. The project entails the replacement of a mobile home which is non-conforming in relation to density. Therefore would not result in an expansion of the non-conformity.

(c) Preceding findings and supporting evidence.

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

EVIDENCE: Section 21.80.040.B Monterey County Zoning Ordinance (Title 21) states, “The Planning Commission is the Appeal Authority to consider appeals from the discretionary decisions of the Zoning Administrator made pursuant to this Title. The decision of the Planning Commission shall be final and may not be appealed, except as provided for in Section 21.80.040 C.

<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>
2.		<p>PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the Zoning Administrator for Assessor's Parcel Number 117-431-001-000 on July 10, 2008. The permit was granted subject to 23 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)</p>	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.		<p>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT 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. (RMA - Planning Department)</p>	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>PD010 - EROSION CONTROL PLAN AND SCHEDULE</p> <p>The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA – Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. (RMA - Planning Department and RMA - Building Services Department)</p>	An Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.	Owner/ Applicant	Prior to the issuance of grading and building permits	
			Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services	Owner/ Applicant	Ongoing	
			Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department	Owner/ Applicant	Prior to final inspection	
5.		<p>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</p> <p>All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 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)</p>	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.	
			The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to Occupancy / Ongoing	

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6.		<p>PD016 – NOTICE OF REPORT</p> <p>Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:</p> <p>"A Historical Analysis was prepared for this parcel by Anthony Kirk, dated March 20, 2007 and is on record in the Monterey County RMA - Planning Department , Library No. LIB080321. All development shall be in accordance with this report."</p> <p>"A Spineflower Assessment was prepared for this parcel by Kathleen Lyons of Biotic Resources Grouo and is on record in the Monterey County RMA – Planning Department, Library No. LIB080323. All development shall be in accordance with this report."</p> <p>(RMA – Planning Department)</p>	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.	

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7.		<p>PD004 - INDEMNIFICATION AGREEMENT</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. (RMA - Planning Department)</p>	<p>Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.</p>	Owner/ Applicant	<p>Upon demand of County Counsel or concurrent with the issuance of building permits.</p> <p>Proof of recordation required prior to final inspection.</p>	

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8.		<p>PD047 – DEMOLITION/DECONSTRUCTION OF STRUCTURES (MBUAPCD RULE 439)</p> <p>In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards:</p> <ol style="list-style-type: none"> 1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process; 2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building; 3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour. <p>All Air District standards shall be enforced by the Air District. (RMA – Planning Department)</p>	<p>Applicant shall incorporate a "Demolition/ Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.</p>	Contractor /Owner/ Applicant	Prior to the issuance of a demolition permit	
			<p>Contractor shall obtain any required Air District permits and conduct all deconstruction or demolition activities as required by the Air District.</p>	Contractor /Owner/ Applicant/ Air District	During demolition	

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9.		<p>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 Protection District)</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.	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	Applicant or owner	Prior to final building inspection.	

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10.		<p>FIRE011 - ADDRESSES FOR BUILDINGS</p> <p>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 prior to requesting final clearance.</p> <p>(North County Fire Protection District)</p>	<p>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.</p>	Applicant or owner	Prior to issuance of building permit.	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	Applicant or owner	Prior to final building inspection	

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11.		<p>FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL)</p> <p>For development of structures totaling less than 3,000 square feet on a single parcel, the minimum fire protection water supply shall be 4,900 gallons. For development of structures totaling 3,000 square feet or more on a single parcel, the minimum fire protection water supply shall be 10,000 gallons. For development of structures totaling more than 10,000 square feet on a single parcel, the reviewing authority may require additional fire protection water supply. Other water supply alternatives, including ISO Rural Class 8 mobile water systems, may be permitted by the fire authority to provide for the same practical effect. The quantity of water required by this condition shall be in addition to the domestic demand and shall be permanently and immediately available.</p> <p>(North County Fire Protection District)</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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12.		<p>FIRE015 - FIRE HYDRANTS/FIRE VALVES 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. (North County Fire Protection District)</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	
13.		<p>FIRE016 - SETBACKS All parcels 1 acre and larger shall provide a minimum 30-foot setback for new buildings and accessory buildings from all property lines and/or the center of the road. For parcels less than 1 acre, alternate fuel modification standards or other requirements may be</p>	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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		imposed by the local fire jurisdiction to provide the same practical effect. (North County Fire Protection District)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
14.		FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) 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. (North County Fire Protection District)	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	
15.		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	

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		issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (North County Fire Protection District)	Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
16.		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 Protection District)	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	
17.		ESP01 – LOCATION OF SEPTIC (NON-STANDARD) Provide satisfactory evidence to the Environmental Health Division as to the specific location of the existing septic system. Septic system setbacks to the proposed structures shall conform to the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and “Prohibitions”, Central Coast Basin Plan, RWQCB. Also an additional leach line is to be constructed per standards found in Chapter 15.20. (Health Department - Environmental Health Division)	Contact the Environmental Health Division (EHD) for specific requirements regarding the appropriate methods for locating the system. EHD staff must be present to witness the location.	CA Licensed Engineer/ Owner/Applicant	Prior to issuance of a Building Permit.	
18.		DRAINAGE PLAN - RETENTION The applicant shall provide the Water Resources Agency a drainage plan addressing on-site and off-site impacts. The plan shall include retention/percolation facilities to mitigate the impact of impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	WRA

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19.		ZONE A1-A30 ELEVATION REQUIREMENTS The lowest floor and attendant utilities for each building shall be constructed at a minimum elevation of 121.0 feet mean sea level (NGVD 1929). The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed land surveyor that a reference marker has been established at the building site to provide for the floodproofing and certification of the lowest floor elevation. (Water Resources Agency)	Submit a letter to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	WRA
20.		CONCRETE SLAB INSPECTION The applicant shall provide the Water Resources Agency a FEMA Elevation Certificate for each building, completed by a registered civil engineer or licensed land surveyor, certifying the forms have been set at a height that will ensure the minimum lowest floor elevation requirement. (Water Resources Agency)	Submit a completed FEMA Elevation Certificate for each building, based on building under construction,	Owner/ Applicant	Prior to the foundation pre-pour inspection	WRA
21.		ELEVATION CERTIFICATE Prior to final inspection, the applicant shall provide a FEMA Elevation Certificate for each building. The elevation certificates shall be completed by a registered civil engineer or licensed surveyor, and all elevations shall be based on finished construction. (Water Resources Agency)	Submit a completed FEMA Elevation Certificate for each building, based on finished construction, to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to final inspection	WRA
22.		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	

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23.		<p>WR40 - WATER CONSERVATION MEASURES 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 hot water re-circulating system.</p> <p>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. (Water Resources Agency)</p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	