

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> June 25, 2009	<b>Time:</b> P.M	<b>Agenda Item No.:</b>
<b>Project Description:</b> Coastal Development Permit to allow assemblages and camping events for low-income families, not to exceed 125 persons per event, and not to exceed a total of ten days per calendar year (5 year permit).		
<b>Project Location:</b> 123 Harrington Road, Royal Oaks, North County		<b>APN:</b> 412-181-004-000
<b>Planning File Number:</b> PLN080443		<b>Owner:</b> Bible Missionary Church <b>Agent:</b> Rev. Tony Gutierrez
<b>Planning Area:</b> North County Coastal Land Use Plan and North County Area Plan		<b>Flagged and staked:</b> No (not applicable to project)
<b>Zoning Designation:</b> RDR/5.1 and RDR/5 (CZ) [Rural Density Residential, 5.1 acres per unit and Rural Density Residential, 5 acres per unit (Coastal Zone)]		
<b>CEQA Action:</b> Categorically Exempt per Section 15304 (e)		
<b>Department:</b> RMA - Planning Department		

### RECOMMENDATION:

Staff recommends that the Zoning Administrator adopt a resolution (**Exhibit B**) to:

- 1) Categorically exempt PLN080443 per Section 15304(e) of the CEQA Guidelines; and
- 2) Approve PLN080443, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**):

### PROJECT OVERVIEW:

The applicant proposes to sponsor camping events for low-income families. The 10.51 acre parcel is located in the North County area, with the southern half of the parcel in the Coastal Zone and the northern half of the parcel in the non-coastal area. The eastern half of the parcel is the area proposed for the events. The proposed event area is a large open space approximately 2 acres in size. The temporary campsites will be located in this area, as will a large meeting tent, and temporary facilities for food preparation and eating, toilets, and showers. The existing septic system on the parcel will not be used by event participants. Existing paved and gravel areas will be used for vehicular parking. A traffic report prepared for the project did not indicate any unusual circumstances or impacts that would require further mitigation. In addition, the applicant shall be required to obtain a permit for a temporary food facility from the Environmental Health Division (EHD) (Condition No. 8). The applicant shall also be required to adhere to the Wastewater Generation and Disposal Plan submitted to EHD (Condition No. 7), and all wastewater generated during events will be disposed of off-site. Furthermore, the applicant will notify affected County agencies at least 30 days prior to each event (Condition No. 6). The written notification of the event shall include the duration of and number of persons attending each event.

This permit will authorize a use, but does not allow structural development on the subject property (Condition No. 1). The permit is granted for a time period of 5 years, to expire on June 25, 2014, unless extended by the Director of Planning pursuant to Section 20.70.110 of the Monterey County Zoning Ordinance – Coastal Zone (Title 20) (Condition No. 5).

**OTHER AGENCY INVOLVEMENT:** The following agencies and departments reviewed this project:

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

Parks Department  
Monterey County Sheriff  
California Coastal Commission

Agencies that submitted comments are noted with a check mark (“√”). Conditions recommended by the North County Fire Protection District, Environmental Health Division, and RMA-Planning Department have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached as Exhibit 1 to the draft resolution (**Exhibit B**).

The project was not referred to either the North County Coastal or the North County Non-Coastal Land Use Advisory Committees (LUAC) for review. Based on the LUAC Procedure Guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, This application did not warrant referral to the LUACs because it did not involve any of the following: development requiring CEQA review, lot line adjustment, variance, nor Design Approval subject to review by the Zoning Administrator or Planning Commission.

Note: The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

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Joseph Sidor, Associate Planner  
(831) 755-5262, SidorJ@co.monterey.ca.us  
June 2, 2009

cc: Front Counter Copy; Zoning Administrator; North County Fire Protection District; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; California Coastal Commission; Monterey County Sheriff; Laura Lawrence, Planning Services Manager; Joseph Sidor, Project Planner; Carol Allen, Senior Secretary; Bible Missionary Church, Owner; Tony Gutierrez, Agent; Planning File PLN080443.

Attachments: Exhibit A      Project Data Sheet  
                  Exhibit B      Draft Resolution, including:  
                                  1. Conditions of Approval  
                                  2. Site Plan  
                  Exhibit C      Vicinity Map  
                  Exhibit D      Technical Reports  
                                  - Traffic Report

This report was reviewed by Laura Lawrence, Planning Services Manager.

**EXHIBIT B  
DRAFT RESOLUTION**

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

In the matter of the application of:

**BIBLE MISSIONARY CHURCH (PLN080443)**

**RESOLUTION NO. 080443**

Resolution by the Monterey County Zoning  
Administrator:

Approving a Coastal Development Permit to allow  
assemblages and camping events for low-income  
families, not to exceed 125 persons per event, and not  
to exceed a total of ten days per calendar year (5 year  
permit).

(PLN080443, Bible Missionary Church, 123  
Harrington Road, Royal Oaks, North County Coastal  
Land Use Plan and North County Area Plan, APN:  
412-181-004-000)

**The Bible Missionary Church application (PLN080443) came on for public hearing before the Monterey County Zoning Administrator on June 25, 2009. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:**

**FINDINGS**

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
- EVIDENCE:**
- a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
    - the Monterey County General Plan,
    - North County Coastal Land Use Plan,
    - North County Coastal Implementation Plan,
    - North County Area Plan, Inventory and Analysis,
    - Monterey County Zoning Ordinance (Titles 20 and 21)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 123 Harrington Road, Royal Oaks (Assessor’s Parcel Number 412-181-004-000), North County Coastal Land Use Plan and North County Area Plan. The parcel is zoned RDR/5 (CZ) and RDR/5.1 [Rural Density Residential, 5.1 acres per unit and Rural Density Residential, 5 acres per unit (Coastal Zone)], which allows assemblages of persons with a Coastal Development Permit or Use Permit. Therefore, the project is an allowed land use for this site.

- c) The project planner conducted a site inspection on October 31, 2008, to verify that the project on the subject parcel conforms to the plans listed above.
- d) The project was not referred to either the North County Coastal or the North County Inland Land Use Advisory Committees (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, This application did not warrant referral to the LUACs because it did not involve any of the following: development requiring CEQA review, lot line adjustment, variance, nor Design Approval subject to review by the Zoning Administrator or Planning Commission.
- 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 PLN080443.

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, Parks Department, Public Works Department, Environmental Health Division, Water Resources Agency, and the Monterey County 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) Staff identified potential impacts to traffic. A technical report by an outside consultant indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed this report and concurs with the conclusions. The following report has been prepared:
    - “Project Trip Generation Study” (LIB090108) prepared by Pinnacle Traffic Engineering, Hollister, California, February 4, 2009.
  - c) Staff conducted a site inspection on October 31, 2008, to verify that the site is suitable for this use.
  - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN080443.

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

- EVIDENCE:**
- a) The project was reviewed by RMA - Planning Department, North County Fire Protection District, Parks Department, Public Works Department, Environmental Health Division, Water Resources Agency, and the Monterey County Sheriff’s Office. The respective

departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood. The applicant has agreed to these conditions as evidenced by the application and accompanying materials and conditions (**Exhibit 1**).

- b) Necessary public facilities will be provided. The property is currently served by the Harrington Road Water System. The on-site septic system will not be used by event participants during planned events. Temporary facilities will be provided during events, and all wastewater generated during events will be disposed of off-site (Condition No. 6).
- c) Preceding findings and supporting evidence for PLN080443. Specifically, Findings 1a, 1b, 1c, 1e, 2a, 2b, 2c, 2d, 3a, and 3b.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department Monterey County records and is not aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on October 31, 2008, and researched County records to assess if any violation exists on the subject property.
  - c) There are no known violations on the subject parcel.
  - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN080443.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15304 (e), categorically exempts minor temporary use of land having negligible or no permanent effects on the environment.
  - b) The project involves the assemblage of persons on an intermittent basis for low-impact camping activities. The project site has a large, open area sufficient to accommodate campsites and temporary support structures. No permanent facilities will be constructed on the property as part of this project.
  - c) No adverse environmental effects were identified during staff review of the development application during a site visit on October 31, 2008.
  - d) Exceptions to exemptions listed in Section 15300.2.a-f are inapplicable. The project does not involve: a historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect, development that would result in a cumulatively significant impact, nor development in a particularly sensitive environment.
  - e) See preceding and following findings and supporting evidence.

6. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3

of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.144.150 of the Monterey County Coastal Implementation Plan can be demonstrated.
  - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 6 in the North County Land Use Plan).
  - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
  - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN080443.
  - e) The project planner conducted a site inspection on October 31, 2008.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

- EVIDENCE:**
- a) Section 20.86.030 of the Monterey County Zoning Ordinance (Board of Supervisors). An appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
  - b) Section 20.86.080.A.3 of the Monterey County Zoning Ordinance (Coastal Commission). The project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

### **DECISION**

**NOW, THEREFORE**, based on the above findings and evidence, the Zoning Administrator does hereby:

Approve the Coastal Development Permit to allow assemblages and camping events for low-income families, not to exceed 125 persons per event, and not to exceed a total of ten days per calendar year, in general conformance with the attached sketch (**Exhibit 2**) and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 25<sup>th</sup> day of June, 2009.

\_\_\_\_\_  
Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON \_\_\_\_\_.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ON OR BEFORE \_\_\_\_\_.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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

#### NOTES

1. This permit expires 5 years after the above date of granting thereof unless extended by the Director of Planning pursuant to Section 20.70.110 of the Monterey County Zoning Ordinance (Title 20).





		subject to thirteen (13) conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department."	notice to the RMA - Planning Department.			
3.		<p><b>PD004 - 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>	<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	Prior to commencement of use.	
4.		<p><b>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN (NON-STANDARD)</b></p> <p>All exterior lighting on temporary structures used for events shall be unobtrusive, down-lit, harmonious with the</p>	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to commencement of use.	

		local area, and 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 exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the commencement of use. <b>(RMA – Planning Department)</b>	The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to commencement of use.  Ongoing	
5.		<b>PD032 - PERMIT TIME/YEAR &amp; DATE (NON-STANDARD)</b> The permit shall be granted for a time period of 5 years, to expire on June 25, 2014, unless extended by the Director of Planning pursuant to Section 20.70.110 of the Monterey County Zoning Ordinance – Coastal Zone. (Title 20).	None  Submit any request for extension to the RMA-Planning Department at least 30 days prior to the expiration date.	Owner / Applicant	June 25, 2014	
6.		<b>PDSP001 – EVENT NOTIFICATION (NON-STANDARD)</b> At least 30 days prior to each event, the applicant shall submit written notification of the event, to include the duration of and number of persons attending each event, to the RMA-Planning Department, Monterey County Sheriff’s Office, and the Division of Environmental Health. The written notification shall reference PLN080443.	At least 30 days prior to an event, submit written notification of the event, to include the duration of and the number of persons attending the event, to the RMA-Planning Department, Monterey County Sheriff’s Office, and the Division of Environmental Health.	Owner / Applicant	Ongoing	
<b>Health Department Environmental Health Division</b>						
7.		<b>EHSP01 - WASTEWATER GENERATION AND DISPOSAL PLAN (NON-STANDARD)</b> As submitted to the Environmental Health Division, the WASTEWATER GENERATION AND DISPOSAL PLAN shall be followed. The service provider shall be properly permitted to conduct the disposal services as indicated in the plan. <b>(Environmental Health)</b>	Adhere to the WASTEWATER GENERATION AND DISPOSAL PLAN as submitted to the Environmental Health Division.	CA Licensed Engineer / Owner / Applicant	Concurrent with all events generating wastewater	
8.		<b>EHSP02 – CALIFORNIA RETAIL FOOD CODE (NON-STANDARD)</b> All events shall comply with the California Retail Food Code, including Article 114381.2. Submit an	Submit application, plans and necessary review fees to the Environmental Health Division for review and approval. Comply with applicable	Owner / Applicant	Prior to events serving prepared	

		application to operate a Temporary Food Facility to the Environmental Health Division. As necessary, submit plans and necessary review fees for review and approval prior to scheduling events serving prepared food. <b>(Environmental Health)</b>	requirements of the California Retail Food Code.		food.	
<b>Fire Agency North County Fire Protection District</b>						
9.		<b>FIRE001 - ROAD ACCESS</b> Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum of two nine-foot traffic lanes with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. <b>(North County Fire Protection District)</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to commencement of use.	
			Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to commencement of use.	
10.		<b>FIRE007 - DRIVEWAYS</b> 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	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to commencement of use.	
			Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to commencement of use.	

		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. <b>(North County Fire Protection District)</b>				
11.		<b>FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL)</b> 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 9,800 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. <b>(North County Fire Protection District)</b>	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to commencement of use.	
			Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to commencement of use.	
12.		<b>FIRE015 - FIRE HYDRANTS/FIRE VALVES</b> 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	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to commencement of use.	
			Applicant shall schedule fire dept. clearance inspection for each phase of	Applicant or owner	Prior to commence	

		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>(North County Fire Protection District)</b>	development.		ment of use.	
13.		<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>(North County Fire Protection District)</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to commencement of use.	
			Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to commencement of use.	

**END OF CONDITIONS**