

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: September 24, 2009	Time: A.M/P.M	Agenda Item No.:
Project Description: Use Permit to allow the operation of a winery and construction of a 384 square foot tasting room. The winery shall utilize an existing on-site building and shall not exceed 5,000 cases per year. The Use shall also allow associated winery-related events, including but not limited to: wine tasting events and outdoor catered picnics and/or barbeques not exceeding ten days annually.		
Project Location: 45185 Arroyo Seco Road		APN: 419-411-028-000
Planning File Number: PLN070558		Owner: Harry Kuchta Agent: Lynne Monday
Planning Area: Central Salinas Valley		Flagged and staked: No
Zoning Designation: : “RG” [Rural Grazing]		
CEQA Action: Categorically Exempt per Section 15303		
Department: RMA - Planning Department		

RECOMMENDATION:

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

- 1) Exempt the project from CEQA per Section 15303,
- 2) Approve PLN070558, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**):

PROJECT OVERVIEW:

The proposed project involves a Use Permit for the operation of a winery and tasting room. The winery shall utilize an existing on-site 627 square foot building. The tasting room will necessitate the construction of a new 384 square foot structure. The Use Permit, if approved will allow the production of up to 5,000 cases of wine annually (the approximate production capacity of the proposed facility). Any production beyond 5,000 cases will require an amendment to the Permit. The Use Permit shall also allow associated winery-related events, including but not limited to: wine tasting events and outdoor catered picnics and/or barbeques not exceeding ten days annually.

Sycamore Vineyards is located on Arroyo Seco Road, approximately 9 miles southwest of the City of Greenfield. The subject property owned by Harry Kuchta consists of approximately 113 acres. The site is primarily used for the production of grapes and grazing. The proposed establishment of an agricultural processing plant (winery) and tasting room is in conformance with the “Rural Grazing” zoning of the property. The project site is located in the Central Salinas Valley Area Plan within the Central/Arroyo Seco/River Segment of the Agriculture and Winery Corridor proposed as part of the Draft 2007 Monterey County General Plan.

In the event

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

- √ RMA - Public Works Department
- √ RMA – Planning Department
- √ Environmental Health Division
- Water Resources Agency
- √ South County Fire Protection District
- Agricultural Commission

Agencies that submitted comments are noted with a check mark (“√”). Conditions recommended by: RMA - Public Works Department, Planning Department, Environmental Health Division, Water Resources Agency and South County Fire Protection District 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 a Land Use Advisory Committee (LUAC) for review. No LUAC exists for this area of the Central Valley.

Note: The decision on this project is appealable to the Board of Supervisors.

/S/ Eric Snider

Eric Snider, Assistant Planner
(831) 784-5737, SniderE@co.monterey.ca.us
August 17, 2009

cc: Front Counter Copy; Zoning Administrator; South County Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; Jacqueline Onciano, Planning Services Manager; Eric Snider, Project Planner; Carol Allen, Senior Secretary; Harry Kuchta, Owner; Lynne Monday, Agent; Planning File PLN070558

Attachments: Exhibit A Project Data Sheet
 Exhibit B Draft Resolution, including:
 1. Conditions of Approval
 2. Site Plan
 Exhibit C Vicinity Map

This report was reviewed by Jacqueline Onciano, Planning Services Manager

**EXHIBIT C
DRAFT RESOLUTION**

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

In the matter of the application of:

HARRY KUCHTA (PLN070558)

RESOLUTION NO. ----

Resolution by the Monterey County Zoning
Administrator:

- 1) Categorically Exempt per Section 15303
- 2) Approving a Use Permit to allow the operation of a winery and construction of a 384 square foot tasting room facility. The winery shall utilize an existing on-site building and shall not exceed 5,000 cases per year. The Use shall also allow associated winery-related events, including but not limited to: wine tasting events and outdoor catered picnics and/or barbeques not exceeding ten days annually. (PLN070558, Harry Kuchta, 45185 Arroyo Seco Road, Central Salinas Valley, APN: 419-411-028-000)

The Kuchta application (PLN070558) came on for public hearing before the Monterey County Zoning Administrator on September 24, 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,
 - Central Salinas Valley,
 - Central Salinas Valley, Inventory and Analysis,
 - Monterey County Zoning Ordinance (Title 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 45185 Arroyo Seco Road (Assessor’s Parcel Number 419-411-028-000, Central Salinas Valley. The parcel is zoned Rural Grazing (“RG/10”), which allows agricultural processing plants and assemblages of people not exceeding ten days, pursuant to Title 21.32.050 (L)(M) subject to a Use Permit. Therefore, the proposed project is an allowed land use for this site.

- c) The project consists of the operation of a winery and construction of a 384 square foot tasting room facility. The winery shall utilize an existing on-site building and shall not exceed 5,000 cases per year. The Use Permit shall also allow associated winery-related events, including but not limited to: wine tasting events and outdoor catered picnics and/or barbecues not exceeding ten days annually.
- d) The project planner conducted a site inspection on July 29, 2009 to verify that the project on the subject parcel conforms to the plans listed above.
- e) The project site is a legal lot of record pursuant to Record of Survey, filed as Volume 17, Surveys Page 198 with the Monterey County Recorder.
- f) The project was not referred to a Land Use Advisory Committee (LUAC) for review. No LUAC exists for this area of the Central Valley.
- g) 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 PLN070558.

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, South County Fire Protection District, Public Works, Environmental Health Division, and Water Resources Agency, Agriculture Commission. 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 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 independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:
 - *“Geotechnical Soils-Foundation & Seismic Report” (LIB090337) prepared by Grice Engineering and Geology, Salinas, CA, Date February 2008.*
 - *“Traffic Report: Sycamore Winery” (LIB090379) prepared by Higgins & Associates, CA, April 2008.*
 - c) The Geotechnical Soils Report (LIB090337) indicated that the site is sufficient for the intended and proposed purpose.
 - d) The Traffic Report (LIB090379) indicated that the proposed project would generate insignificant additions to daily traffic volume.
 - e) Staff conducted a site inspection on July 29, 2009 to verify that the site is suitable for this use.
 - f) 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 PLN070558.

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 the Planning Department, South County Fire Protection District, Public Works, Environmental Health Division, and Water Resources Agency, and Agriculture Commission. 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.
 - b) Necessary public facilities are available. There is currently an existing well on-site. Waste water is disposed by on-site septic tank and winery wash water will be spread on-site. The project has been reviewed by the Environmental Health Department and conditioned for the approved uses.
 - c) Preceding findings and supporting evidence for PLN070558.

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 records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on July 29, 2009 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 PLN070558.

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 15303, categorically exempts the construction and conversion of small structures and the installation of new equipment and facilities in small structures.
 - b) The project as proposed consists of the operation of a winery and construction of a 384 square foot tasting room facility. The winery shall utilize an existing 627 square foot on-site building.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on July 29, 2009.
 - d) See preceding and following findings and supporting evidence.

6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
EVIDENCE: a) Section 21.80.040 of the Monterey County Zoning Ordinance.

DECISION

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

- A. Exempt from CEQA per Section 15303
- B. Approve a Use Permit to allow the operation of a winery and construction of a 384 square foot tasting room facility. The winery shall utilize an existing on-site building and shall not exceed 5,000 cases per year. The Use shall also allow associated winery-related events, including but not limited to: wine tasting events and outdoor catered picnics and/or barbeques not exceeding ten days annually, 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 24th day of September, 2009.

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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 ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE [DATE]

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

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

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

2. This permit expires 4 years after the above date of granting thereof unless construction or use is started within this period.

RESOLUTION ### - EXHIBIT 1
Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: Kuchta
File No: PLN070558 **APNs:** 419-411-028-000
Approved by: Zoning Administrator **Date:** September 24, 2009

**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
RMA – Planning Department						
1.		<p>PD001 - SPECIFIC USES ONLY This Use Permit (PLN070558) allows the operation of a winery and construction of a 384 square foot tasting room facility. The winery shall utilize an existing on-site building and shall not exceed 5,000 cases per year. The Use shall also allow associated winery-related events, including but not limited to: wine tasting events and outdoor catered picnics and/or barbeques not exceeding ten days annually. The property is located at 45185 Arroyo Seco Road (Assessor’s Parcel Number 419-411-028-000), Central Salinas Valley. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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. (RMA-Planning Department)</p>	<p>Adhere to conditions and uses specified in the permit.</p>	Owner/ Applicant	Ongoing unless otherwise stated	
			<p>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.</p>	RMA - Planning		
			<p>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.</p>	WRA RMA - Planning		

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2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution [REDACTED]) was approved by the Zoning Administrator for Assessor's Parcel Number 419-411-028-000 on September 24, 2009. 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." (RMA-Planning Department)	Obtain appropriate form from the RMA-Planning Department. The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner/ Applicant RMA- Planning	Prior to the issuance of grading and building permits or commencement of use.	
RMA – Public Works Department						
3.		PW0005 – ENCROACHMENT (STD DRIVEWAY) Obtain an encroachment permit from the Department of Public Works and construct a standard driveway connection to Arroyo Seco Road. (Public Works)	Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.	Owner/ Applicant	Prior to Building/ Grading Permits Issuance	
4.		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 and Building Inspection. (Public Works)	Applicant's engineer or architect shall prepare a parking plan for review and approval.	Owner/ Applicant/ Engineer	Prior to Building/ Grading Permits	
5.		NON-STANDARD – TAMC FEES Prior to issuance of building permits, applicant shall pay the Transportation Agency for Monterey County (TAMC) regional traffic mitigation fee identified in the TAMC nexus study. (Public Works)				
Health Department Environmental Health Division						

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6.		<p>CHEMICAL TOILETS FOR SPECIAL EVENTS (NON-STANDARD) During special events, a minimum of 2 chemical toilets, or 1 per 40 people shall be supplied, whichever number is greater, pursuant to Monterey County Code Chapter 15.20.050. Chemical toilets shall be provided and maintained so as not to create a public nuisance and shall be serviced and cleaned by a permitted liquid waste hauler. A hand washing facility must be provided. (Environmental Health)</p>	The property owner shall ensure that an adequate number of chemical toilets, supplied by a liquid waste hauler permitted by the County of Monterey, are available during special events.	Owner	Ongoing	
7.		<p>SPECIAL EVENTS WITH CHEMICAL TOILETS - 10 PER YEAR MAXIMUM (NON-STANDARD) Special events or public assemblages utilizing chemical toilets in lieu of flush toilets must not exceed ten (10) calendar days per year pursuant to Monterey County Code, Chapter 15.20.050. (Environmental Health)</p>	<p>Ensure that no more than 10 special events utilizing chemical toilets are held on this property per year.</p> <p>OR</p> <p>Obtain an onsite wastewater treatment system permit from Environmental Health to install a septic system and allow onsite disposal of wastewater generated by winery visitors.</p>	Owner/ Applicant	Ongoing	
8.		<p>ONSITE WASTEWATER TREATMENT SYSTEM DESIGN (NON-STANDARD) Environmental Health has determined that adequate area exists for onsite wastewater disposal for the proposed development. Submit onsite wastewater treatment system plans for review and approval indicating the location, design layout and size specifications that meets standards found in Monterey County Code Chapter 15.20, Sewage Disposal Ordinance, and the Central Coast Basin Plan, RWQCB. (Environmental Health)</p>	Submit onsite wastewater treatment system design plans for review and approval by the Environmental Health Division. Applicant shall obtain a permit to install the onsite wastewater treatment system from Environmental Health	Owner/ Applicant	Prior to issuance of building permits for Phase 2	

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9.		<p>WINERY WASTE DISCHARGE REQUIREMENTS (NON-STANDARD) Winery wastewater discharges shall comply with the Prohibitions, Recommendations and Specifications of the General Waste Discharge Requirements for Discharges of Winery Waste set forth by the Regional Water Quality Control Board (RWQCB). (Environmental Health)</p>	<p>Submit a completed <u>Notice of Intent to Comply with the Terms of General Waste Discharge Requirements for Discharges of Winery Waste</u> form to the RWQCB for review and approval.</p> <p>Submit documentation to the Environmental Health Division indicating RWQCB has issued specific Waste Discharge Requirements or a waiver</p>	Owner/ Applicant	Prior to commencement of operation	
10.		<p>TERMINATE INTERCONNECTIONS (NON-STANDARD) The well (well permit # 07-11215) serving the winery/tasting room on APN 419-411-030-000 may not be interconnected with any other water source, be it a surface or groundwater supply, pursuant to Monterey County Code, Chapter 15.04. (Environmental Health)</p>	Submit a site plan that demonstrates all interconnections between the well serving the winery (well permit # 07-11215) and the well serving Arroyo Seco Road Water System #11 (also located on APN 419-411-030-000) have been terminated, prepared by a certified distribution operator or CA-licensed engineer.	Owner/ Applicant CA Licensed Engineer	Prior to commencement of operation	
11.		<p>DECLARATION FOR A NON-PUBLIC WATER SYSTEM (NON-STANDARD) The project as proposed does not meet the current definition of a public water system pursuant to California Health and Safety Code, section 116275(h). The applicant shall submit a completed “Declaration for a Non-Public Water System” form (available from EHD), signed before a Notary Public and recorded with the County of Monterey Recorder’s Office. (Environmental Health)</p>	<p>Obtain form from EHD.</p> <p>Record notarized Declaration for a Non-Public Water System deed notification</p> <p>Submit evidence of recordation to EHD.</p>	Owner	Prior to commencement of operation	

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12.		<p>HAZARDOUS MATERIALS BUSINESS RESPONSE PLAN (NON-STANDARD) The applicant shall maintain an up-to-date Business Response Plan that meets the standards found in the California Code of Regulations, Title 19, Division 2, Chapter 4 (Hazardous Material Release Reporting, Inventory, and Response Plans) and the California Health and Safety Code, Division 20, Chapter 6.95 (Hazardous Material Release Response Plans and Inventory). (Environmental Health)</p>	<p>Submit the signed Business Response Plan – Memorandum of Understanding (form available from EHD) that specifies an approved Business Response Plan must be on file with Hazardous Materials Management Services prior to bringing hazardous materials on site and/or commencement of operation. Once approved, the applicant shall maintain an up-to-date Business Response Plan.</p>	Owner/ Applicant	Prior to commencement of operation	
13.		<p>DEED NOTIFICATION – PRIMARY DRINKING WATER STANDARDS (NON-STANDARD) A deed notification shall be recorded with the Monterey County Recorder on assessor’s parcel number 419-411-030-000 which states:</p> <p>“The water source for proposed project, PLN070558, does not meet the definition of a public water system, in that it does not have 15 or more service connections or regularly serve at least 25 individuals daily at least 60 days out of the year, pursuant to California Health and Safety Code, section 116275(h), and as such, it is not subject to California Code of Regulations (CCR), Title 22, Drinking Water Standards.</p> <p>The results of a water sample collected August 5, 2008 from the domestic well (well permit # 07-11215) serving the winery at 45181 Arroyo Seco Road exceeded the</p>	<p>Record deed notification.</p>		Prior to commencement of operation	

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		<p>maximum contaminant level (MCL) for the following primary drinking water standards, as specified in CCR, Title 22:</p> <p>Fluoride – 2.04 mg/L, the MCL is 2.0 mg/L Fluoride Health Effects: Some people who drink water containing fluoride in excess of the federal MCL of 4 mg/L over many years may get bone disease, including pain and tenderness of the bones. Children who drink water containing fluoride in excess of the state MCL of 2 mg/L may get mottled teeth.</p> <p>Selenium – 214 ug/L, the MCL is 50 ug/L Selenium Health Effects: Selenium is an essential nutrient. However, some people who drink water containing selenium in excess of the MCL over many years may experience hair or fingernail losses, numbness in fingers or toes, or circulation system problems.</p> <p>The water source proposed to serve the winery shall not deliver water to residences or other domestic uses. Due to the transient nature of winery visitor population, elevated levels of fluoride and selenium do not pose a health risk, as they are associated with chronic exposure, over many years of daily oral consumption. In the event that the property use changes, resulting in the EHD requirement to establish a water system, water quality will need to be further evaluated to determine if treatment is necessary.” (Environmental Health)</p>	<p>Submit evidence of recordation to EHD.</p>			
Fire Agency <i>(South County)</i>						

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14.		FIRE001 - ROAD ACCESS 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. Responsible Land Use Department: South County Fire 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 for each phase of development.	Applicant or owner	Prior to final building inspection	
15.		FIRE002 - ROADWAY ENGINEERING The grade for all roads shall not exceed 15 percent. Where road grades exceed 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The length of vertical curves in roadways, exclusive of gutters, ditches and drainage structures designed to hold or divert water, shall not be less than 100 feet. No roadway turn shall have a horizontal inside radius of less than 50 feet. A roadway turn radius of 50 to 100 feet is required to have an additional 4 feet of roadway surface. A roadway turn radius of 100 to 200 feet is required to have an additional 2 feet of roadway surface. Roadway turnarounds shall be required on dead-end roads in excess of 150 feet of surface length. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. Responsible Land Use Department: South County Fire 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 for each phase of development.	Applicant or owner	Prior to final building inspection	

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16.		<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. Responsible Land Use Department: South County Fire District.</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <hr/> <p>Applicant shall schedule fire dept. clearance inspection</p> <hr/>	Applicant or owner	<p>Prior to issuance of grading and/or building permit.</p> <hr/> <p>Prior to final building inspection</p>	

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17.		<p>FIRE008 - GATES All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. Responsible Land Use Department: South County Fire 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	
18.		<p>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.</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.	

<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>
		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. Responsible Land Use Department: South County Fire District.	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
19.		FIRE012 - EMERGENCY WATER STANDARDS - WATER SYSTEMS The provisions of this condition shall apply when new parcels are approved by a local jurisdiction. The emergency water system shall be available on-site prior to the completion of road construction, where a community water system is approved, or prior to the completion of building construction, where an individual system is approved. Approved water systems shall be installed and made serviceable prior to the time of construction. Water systems constructed, extended or modified to serve a new development, a change of use, or an intensification of use, shall be designed to meet, in addition to average daily demand, the standards shown in Table 2 of the Monterey County General Plan, NFPA Standard 1142, or other adopted standards. The quantity of water required pursuant to this chapter shall be in addition to the domestic demand and shall be permanently and immediately available. Responsible Land Use Department: South County Fire 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 for each phase of development.	Applicant or owner	Prior to final building inspection	

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20.		<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. Responsible Land Use Department: South County Fire 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	
21.		<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>	<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.	

<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>
		imposed by the local fire jurisdiction to provide the same practical effect. Responsible Land Use Department: South County Fire District.	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
22.		FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) Manage combustible vegetation within a minimum of 100 feet of structures (or to the property line). 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. Responsible Land Use Department: South County Fire 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	
23.		FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE) All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. Responsible Land Use Department: South County Fire District.	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

END OF CONDITIONS

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