MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: July 29, 2010 **Time:** 1:30 p.m.	**Agenda Item No.: 4**
Project Description: Coastal Development Permit to allow the installation and connection of two 960 square foot modular units (currently stored on the site) with a 160 square foot bathroom addition to create a 2,080 square foot conference room addition as accessory use to an existing church along with adding a new 1,500 square foot septic system.	
Project Location: 620 Dolan Road, Moss Landing	**APN:** 131-053-007-000
Planning File Number: PLN090044	**Owner:** Harbor Chapel, Inc. **Agent:** Belinda Taluban
Planning Area: North County Land Use Plan	**Flagged and staked:** No
Zoning Designation: "RDR/5 (CZ)" Rural Density Residential, 5 units per acre, Coastal Zone	
CEQA Action: (CEQA) Guidelines Section 15303(c)	
Department: RMA - Planning Department	

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

1) Exempt per (CEQA) Guidelines Section 15303(c); and
2) Approve PLN090044, based on the findings and evidence and subject to the conditions of approval **(Exhibit B)**:

PROJECT OVERVIEW:
On April 7, 2010, this project was processed as a Coastal Administrative Permit for an accessory structure/use to any principal use (Section 20.16.040.E). When the Final Local Action Notice (FLAN) was sent to the California Coastal Commission, they returned it as deficient. The church is not a principal use; it is a conditional use per Section 20.16.050.B. Therefore, pursuant to Section 20.16.050.MM, a Coastal Development Permit is required for a structure accessory to any conditional use.

The proposed project consists of connecting two 960 square foot modular units with a 160 square foot bathroom addition for the purpose of providing a conference room as an accessory to the existing church. Environmental Health Division has no issues with the project as long as the project includes an additional septic system. (Condition #7)

The proposed project does not include any tree removal nor is there any environmentally sensitive habitat within the area. Since the site is flat, there are no slope issues nor are there visual impact issues. No other issues remain.

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

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

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by RMA Planning Department, Public Works, Environmental Health Bureau and North 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 the North County Land Use Advisory Committee (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 LUAC because there are no environmental issues relating to the project nor is there any controversy that would require discussion with the LUAC.

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

/S/ Elizabeth Gonzales

Elizabeth Gonzales, Associate Planner
(831) 755-5102, gonzalesl@co.monterey.ca.us
June 29, 2010

cc: Front Counter Copy; Zoning Administrator; North County Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; California Coastal Commission; Laura Lawrence, Planning Services Manager; Elizabeth Gonzales, Project Planner; Carol Allen, Senior Secretary; Harbor Chapel, Inc., Owner; Belinda Taluban, Agent; Planning File PLN090044

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

This report was reviewed by Laura Lawrence, 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:
HARBOR CHAPEL INC. (PLN090044)
RESOLUTION NO. _____
Resolution by the Monterey County Zoning Administrator:

1) Categorically Exempt per Section 15303(c);
2) Approving Coastal Development Permit to allow the installation and connection of two 960 square foot modular units (currently stored on the site) with a 160 square foot bathroom addition to create a 2,080 square foot conference room addition as accessory use to an existing church along with adding a new 1,500 square foot septic system.

(PLN090044, Harbor Chapel Inc., 620 Dolan Road, Moss Landing, North County Land Use Plan (APN: 131-053-007-000

The Coastal Development Permit application (PLN090044) came on for public hearing before the Monterey County Zoning Administrator on July 29, 2010. 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 Land Use Plan,
- Monterey County Implementation Plan, Part 2
- Monterey County Zoning Ordinance (Title 20)

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 620 Dolan Road, Moss Landing (Assessor's Parcel Number 131-053-007-000), North County Land Use Plan. The 2.5 acre parcel is zoned "RDR/5 (CZ)" Rural Density Residential, 5 units per acre in the Coastal Zone, which allows accessory structures to any conditional use subject to a Coastal Development Permit. The conditional use on the parcel is a church. Therefore, the project is an

allowed land use for this site.

c) The proposed project consists of connecting two 960 square foot modular units with a 160 square foot bathroom addition for the purpose of providing a conference room as an accessory to the existing church. Environmental Health Division has no issues with the project as long as the project includes an additional septic system.

d) The project includes two modular units that are currently stored on the site. The applicants were given permission to temporarily store them on site while securing necessary permits for the conference room. They are located on the pavement near the church and will be moved closer to the church. There is no disturbance to the site as a result and they do not impede on existing parking lot.

e) On April 7, 2010, this project was processed as a Coastal Administrative Permit for an accessory structure/use to any principal use (Section 20.16.040.E). When the Final Local Action Notice (FLAN) was sent to the California Coastal Commission, they returned it as deficient. The church is not a principal use; it is a conditional use per Section 20.16.050.B. Therefore, pursuant to Section 20.16.050.MM, a Coastal Development Permit is required for a structure accessory to any conditional use.

f) The project planner conducted site inspections on March 6, 2009 and March 1, 2010 to verify that the project on the subject parcel conforms to the plans listed above.

g) The proposed project does not include any tree removal nor is there any environmentally sensitive habitat within the area. Since the site is flat, there are no slope issues nor are there visual impact issues.

h) The project was not referred to the North County Land Use Advisory Committee (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 LUAC because there are no environmental issues relating to the project nor is there any controversy that would require discussion with the LUAC.

i) 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 PLN090044.

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, Public Works, Environmental Health Bureau, 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 consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. The parcel is located within a high archaeological sensitivity zone. However, the archaeological report

was negative. The project has been conditioned accordingly (Condition #4). County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:

- "Geological/Geotechnical Investigation" (LIB090160) prepared by Grice Engineering, Inc., Salinas, CA, June, 1988.
- "Preliminary Archaeological Reconnaissance" (LIB090159) prepared by Archaeological Consulting, Salinas, CA, February, 2009.

c) Staff conducted site inspections on March 6, 2009 and March 1, 2010 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 PLN090044.

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, Public Works, Environmental Health Bureau, and Water Resources Agency. 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 include connection to Sunny Mesa Trail Drive mutual water system, an existing 1,500 gallon septic system and a proposed 1,500 gallon septic system. The Environmental Health Bureau has reviewed the project for health consistency.

c) Preceding findings #1, #2 and supporting evidence for PLN090044.

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 site inspections on March 6, 2009 and March 1, 2010 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 PLN090044.

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(c) categorically exempts the construction of small accessory structures not exceeding 2,500 square feet.

b) The proposed conference room is an accessory use to the permitted church and will not exceed 2,080 square feet. Two modular units that will be used for conversion are currently stored on site. They are on the pavement near the church. There is no disturbance to the site as a result nor do they impede on the parking lot.

c) No adverse environmental effects were identified during staff review of the development application during site visits on March 6, 2009 and March 1, 2010.

d) 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 4 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 PLN090044.

e) The project planner conducted site inspections on March 6, 2009 and March 1, 2010.

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

EVIDENCE: a) In accordance with Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20), this project may be appealed to the Board of Supervisors.

b) In accordance with Section 20.86.080.A Monterey County Zoning Ordinance (Coastal Commission). The project is subject to appeal by/to the California Coastal Commission because the project application is for a conditional use.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Director of the RMA-Planning Department does hereby:

A. Categorically Exempt per Section 15303(c);

B. Approve Coastal Development Permit to allow the installation and connection of two 960 square foot modular units (currently stored on the site) with a 160 square foot bathroom addition to create a 2,080 square foot conference room addition as accessory use to an existing church along with adding a new 1,500 square foot septic system, 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 29th day of July, 2010.

_____

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 ALONG WITH THE APPROPRIATE FILING FEE 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. 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 3 years after the above date of granting thereof unless construction or use is started within this period.

RESOLUTION 090044 - EXHIBIT 1 Monterey County Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan	**Project Name:** Harbor Chapel, Inc. File No: PLN090044 APNs: 131-053-007-000 Approved by: Zoning Administrator **Date:** July 29, 2010

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.		**PD001 - SPECIFIC USES ONLY** The Permit (PLN090044) allows a Coastal Development Permit for the installation and connection of two 960 square foot modular units (currently stored on the site) with a 160 square foot bathroom addition to create a 2,080 square foot conference room addition as accessory use to an existing church along with adding a new 1,500 square foot septic system. The property is located at 620 Dolan Road, Moss Landing (Assessor's Parcel Number 131-053-007-000), North County Land Use Plan. 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)**	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	
			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.	RMA - Planning		
			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.	WRA RMA - Planning		

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)
2.		**PD002 - NOTICE-PERMIT APPROVAL** The applicant shall record a notice which states: "A permit (Resolution 090044) was approved by the **Zoning Administrator** for Assessor's Parcel Number 131-053-007-000 on July 29, 2010. The permit was granted subject to 11 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 commence-ment of use.	
3.		**PD032(A) - PERMIT EXPIRATION** The permit shall be granted for a time period of 3 years, to expire on July 29, 2013 unless use of the property or actual construction has begun within this period. **(RMA – Planning Department)**	The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.	Owner/ Applicant	As stated in the conditions of approval	
4.		**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)**	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/ Archaeo-logist	Ongoing	

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)
5.		**PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN** All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site 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)**	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	
		RMA – Public Works Department				
6.		**PW0043 – REGIONAL DEVELOPMENT IMPACT FEE** Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule. **(Public Works)**	Applicant shall pay Monterey County Building Services Department the traffic mitigation fee.	Owner/ Applicant	Prior to issuance of Building Permits	

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)
		Health Department Environmental Health Division				
7.		**EH11 - SEPTIC SYSTEM DESIGN** Submit plans for review and approval showing the location and design of the proposed septic system meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. **(Environmental Health)**	Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system.	CA Licensed Engineer /Owner/ Applicant	Prior issuance of building permit	
		Fire Agency (North County Fire Protection District)				
8.		**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	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

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)
		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. **(North County Fire District)**	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
9.		**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	

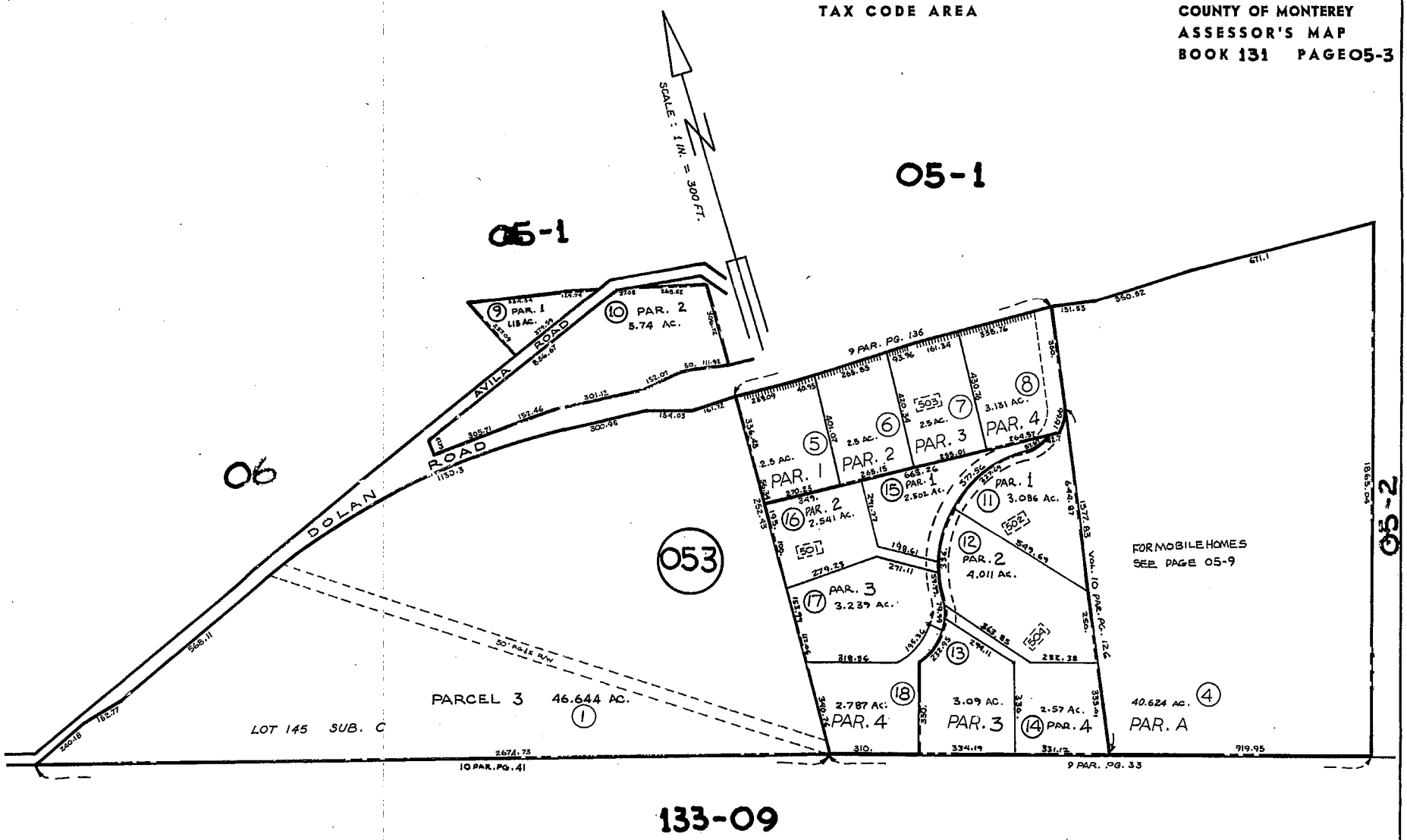
Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		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 District)**	Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
10.		**FIRE025 - SMOKE ALARMS – (SINGLE FAMILY DWELLING)** Where a household fire warning system or combination fire/burglar alarm system is installed in lieu of single-station smoke alarms required by the Uniform Building Code the alarm panel shall be required to be placarded as permanent building equipment. **(North County Fire District)**	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	
11.		**FIRE026 - ROOF CONSTRUCTION (STANDARD)** All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class B roof construction. **(North County Fire District)**	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

END OF CONDITIONS

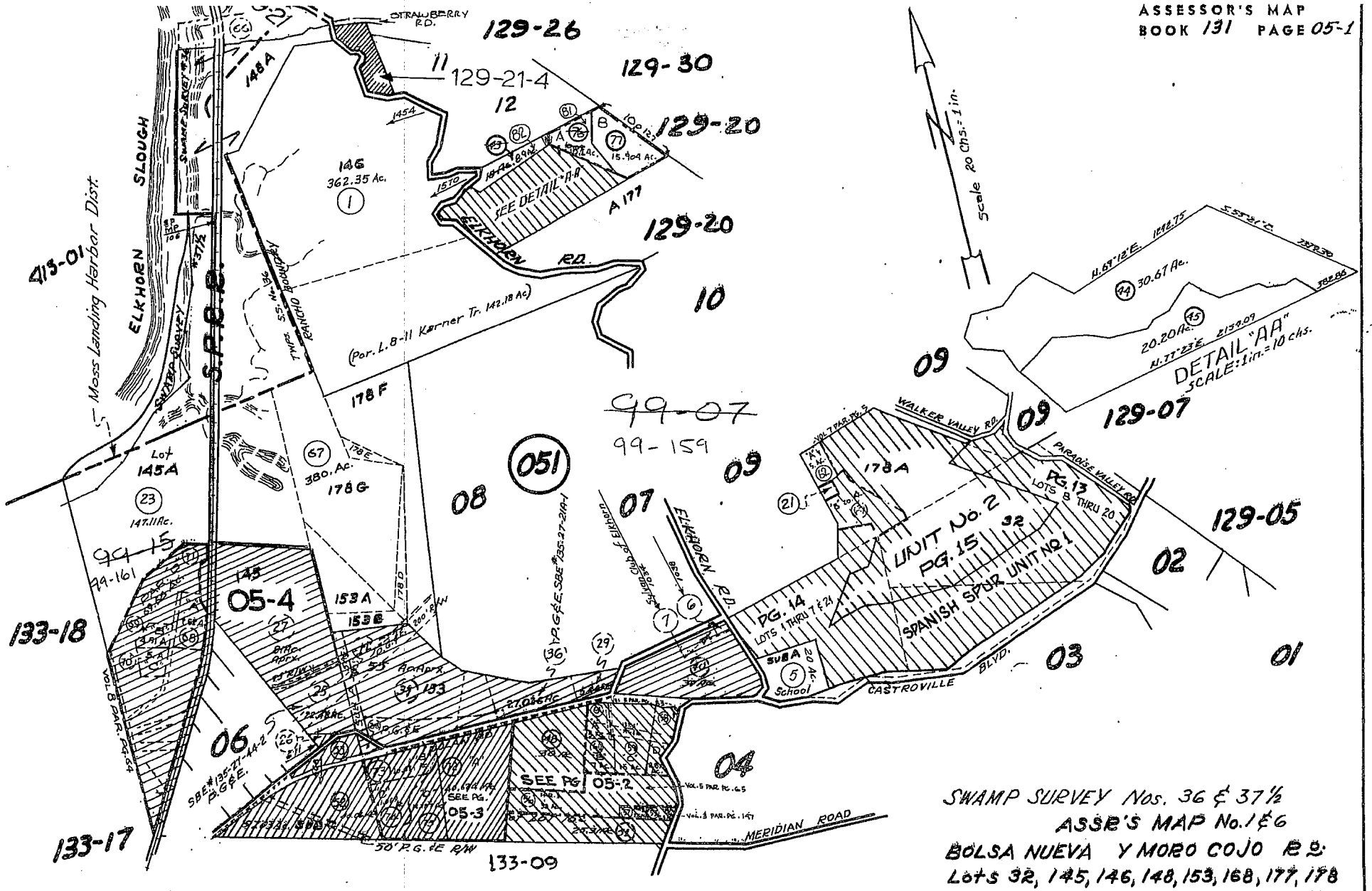
Rev. 11/21//2009

TAX CODE AREA

COUNTY OF MONTEREY
ASSESSOR'S MAP
BOOK 131 PAGE 05-3



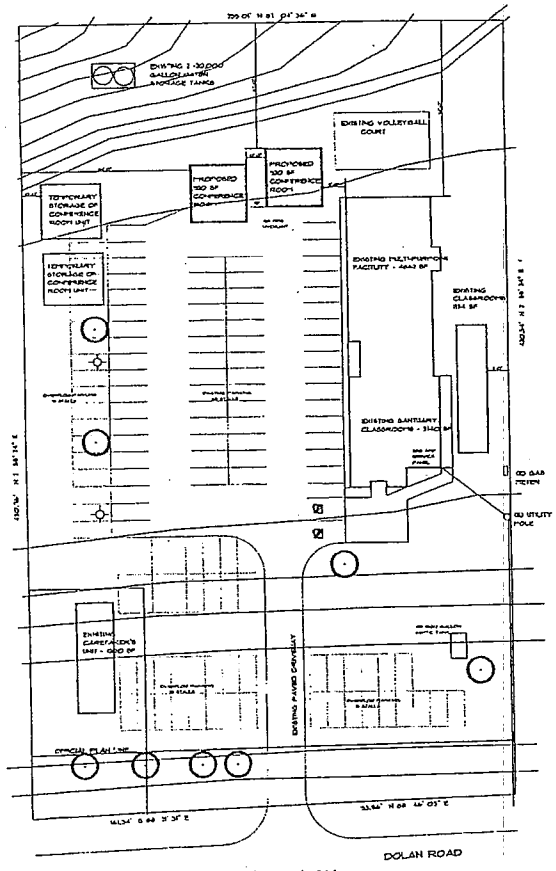
BOLSA NUEVA Y MORO COJO RANCHO



SWAMP SURVEY Nos. 36 & 37½
ASSR'S MAP No. 1 & 6
BOLSA NUEVA Y MORO COJO R.D.
Lots 32, 145, 146, 148, 153, 168, 177, 178

12-17-81

LIETZ 1103 300 11-80



SITE PLAN

SCALE: 1" = 30'0"

APN: 131-053-007-000

PROJECT ADDRESS:	PROPERTY OWNERS:
630 DOLAN ROAD MOSS LANDING, CALIFORNIA 95039	HARBOR CHAPEL INCORPORATED 630 DOLAN ROAD MOSS LANDING, CALIFORNIA 95039

WINTER GRADING OPERATIONS:

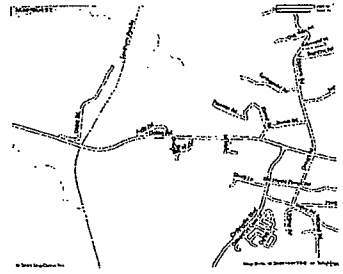
DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:

1. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

2. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TOT HE ROADWAY OR ON THE DOWNHILL PROPERTIES.

3. RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

4. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.



VICINITY MAP

NOT TO SCALE

PROPERTY ANALYSIS:

ZONING:	RDR/5 (CZ)		
LOT AREA:	108,900 SF (2.5 AC)		
LOT WIDTH:	255 FT		
LOT DEPTH:	420 FT		
LOT FRONTAGE:	255.36 FT		
BUILDING AREAS:			
EXISTING ASSEMBLY		9,136 SF	
EXISTING CARETAKERS		1,200 SF	
EXISTING COV PATIO		411 SF	
NEW ASSEMBLY		1,920 SF	
NEW PATIO		480 SF	
	TOTAL	13,153 SF	
FLOOR AREA RATIO:	12,256/108900	= 11.25%	< N/A
LOT COVERAGE:	12,475/108900	= 11.46%	< 25%
TREE REMOVAL:	NONE		
LOT SLOPE:	VARIES 0% TO 20%		

BUILDING ANALYSIS:

OCCUPANCY GROUP:	A-3
TYPE OF CONSTRUCTION:	V-B
OPENINGS	N.P. < 10 FT; 1 HR 20 FT
BEARING WALLS	1 HR < 20 FT
NON-BEARING WALLS	1 HR < 20 FT
BUILDING AREAS:	
(E) ASSEMBLY AREA	9,136 SF
(E) RESIDENTIAL	1,200 SF
(N) CONFERENCE AREA	1,920 SF
ALLOWABLE AREA:	9000 SF (BASIC) / UNLIMITED

BUILDING SHALL COMPLY WITH THE 2007 CALFORNIA BUILDING (CBC), PLUMBING (CPC), MECHANICAL (CMC) AND FIRE (CFC) CODES; THE 2007 CALIFORNIA ELECTRIC (CEC) CODE; AND THE 2005 CALIFORNIA ENERGY CODE.

CONCRETE COMPRESSIVE STRENGTH SHALL BE 2500 PSI AT 28 DAYS.

REINFORCING STEEL SHALL BE GRADE 60.

FRAMING LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER.

NAILING TO BE IN COMPLIANCE WITH TABLE 2304.9.1

DEFERRED SUBMITTALS:

- GAS AND WATER LINE LAYOUT AND SIZING.

SPECIAL INSPECTIONS:

- NOT REQUIRED

SCOPE OF WORK:

- INSTALL TWO 30 FT X 32 FT MODULAR CONFERNECE ROOMS FOR USE AS GROUP MEETING AREAS.

GRADING NOTES:

1. ALL CUT SLOPES TO BE SEEDED WITH NATIVE GRASS AND COVERED WITH MULCH/STRAW.
2. GRADING CUT SLOPES NOT TO EXCEED 3 ON 1.
3. ALL STRUCTURAL FILL TO BE COMPACTED TO 90 PERCENT.
4. GRADING QUANTITIES: EXCAVATION - 10 CY FILL - 0 CY
5. EXCESS EXCAVATION TO BE DEPOSITED ON SITE OR IN AN APPROVED LANDFILL SITE. DEPOSITED MATERIAL SHALL NOT EXCEED 3 INCHES IN DEPTH.
6. THE DRIVEWAY EXISTS. THE GRADE IS APPROXIMATELY 10 PERCENT.
7. THE USE OF FIRE HYDRANTS FOR OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID IS PROHIBITED UNLESS APPROVED IN ADVANCE BY THE HEALTH DEPARTMENT.
8. ALL HOSES USED DURING CONSTRUCTION SHALL BE EQUIPPED WITH AUTOMATIC SHUTOFF NOZZLES.
9. NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL WHERE THERE IS A REASONABLY AVAILABLE SOURCE OF RECLAIMED WATER.
10. THE GRADE ADJACENT TO ALL STRUCTURES SHALL BE SLOPED A MINIMUM OF 5 PERCENT AWAY FROM THE FOUNDATION FOR A MINIMUM HORIZONTAL DISTANCE OF 10 FEET.

FIRE DEPARTMENT NOTES:

1. THE ADDITIONAL CONFERENCE ROOMS ARE NOT PROTECTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE SPRINKLERS ARE NOT REQUIRED IN THE ADDITION DUE TO LOCAL ORDINANCE. INSTALLATION, APPROVAL AND MAINTENANCE SHALL BE IN COMPLIANCE WITH APPLICABLE NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 13D AND LOCAL AMENDMENTS, THE EDITION OF WHICH SHALL BE DETERMINED BY THE APPROVING JURISDICTION.
2. BEFORE CONSTRUCTION BEGINS, TEMPORARY OR PERMANENT ADDRESS NUMBERS SHALL BE POSTED. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO THE REQUEST OF A FINAL INSPECTION. ALL ADDRESS NUMBERS SHALL BE POSTED ON THE PROPERTY SO AS TO BE CLEARLY VISIBLE FROM THE ROAD. WHERE VISIBILITY CANNOT BE PROVIDED, A POST OR SIGN BEARING THE ADDRESS NUMBERS SHALL BE SET ADJACENT TO THE DRIVEWAY OR ACCESS ROAD TO THE PROPERTY. ADDRESS NUMBERS POSTED SHALL BE "ARABIC", NOT "ROMAN" OR SPELLED OUT. ADDRESS NUMBERS POSTED SHALL BE A MINIMUM OF 3 INCHES, 3/4 INCH WIDE STROKE, AND CONTRASTING WITH THE BACKGROUND COLORS OF THE SIGN.
3. ROOF CONSTRUCTION SHALL BE CLASS A WITH FIRE RESISTIVE MATERIALS, AS DEFINED BY THE UNIFORM BUILDING CODE STANDARD 9-3.
4. ALL FLAMABLE VEGETATION OR OTHER COMBUSTIBLE GROWTH SHALL AT ALL TIMES MAINTAIN CLEAR DISTANCE OF NOT LESS THAN 30 FEET ON EACH SIDE FROM STRUCTURES OR BUILDINGS. THIS SHALL NOT APPLY TO SINGLE SPECIES OF TREES, ORNAMENTAL SHRUBBERY OR SIMILAR PLANTS USED AS GROUND COVERS, PROVIDED THAT THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM THE NATIVE GROWTH TO ANY STRUCTURE. ADDITIONAL FIRE PROTECTION OR FIREBREAK MAY BE REQUIRED UNDER UNUSUAL OR EXTREME HAZARDOUS CONDITIONS. A FIREBREAK OF ONLY 30 FEET AROUND SUCH STRUCTURE IS NOT SUFFICIENT TO PROVIDE REASONABLE FIRE SAFETY.

DEVELOPMENT NOTES:

1. ALL LANDSCAPED AREAS AND/OR FENCES SHALL BE CONTINUOUSLY MAINTAINED BY THE OWNER AND ALL PLANT MATERIAL SHALL BE CONTINUOUSLY MAINTAINED IN A LITTER-FREE, WEED-FREE, HEALTHY GROWING CONDITION.
2. THE LOCATION, TYPE AND SIZE OF ALL ANTENNAS, SATELLITE DISHES, VENTS AND SIMILAR APPURTENANCES SHALL BE APPROVED BY THE DIRECTOR OF PLANNING AND BUILDING INSPECTION
3. IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (160 FEET) OF THE FIND UNTIL IT CAN BE EVALUATED BY 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
4. THAT THE NATIVE TREES WHICH ARE LOCATED CLOSE TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM INADVERTENT DAMAGE FROM CONSTRUCTION EQUIPMENT BY WRAPPING TRUNKS WITH PROTECTIVE MATERIALS, AVOIDING FILL OF ANY TYPE AGAINST THE BASE OF THE TRUNKS AND AVOIDING AN INCREASE IN SOIL DEPTH AT PRESENT DRIP LINE OF RETAINED TREES. SAID PROTECTION SHALL BE DEMONSTRATED PRIOR TO ISSUANCE OF BUILDING PERMITS SUBJECT TO THE APPROVAL OF THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.

EROSION CONTROL NOTES:

1. EXISTING ROOF DRAINAGE/GUTTERS/SPOUTS ARE PIPED AND COLLECTED IN CONCRETE AND DIRECTED INTO EXISTING DRAINAGE SWALE NORTH OF EXISTING RESIDENCE. NO CHANGE TO EXISTING DRAINAGE PATTERNS. NO FLOW SHALL BE ALLOWED TO BE DIRECTED OVER AN UNPROTECTED SLOPE.
2. EROSION CONTROL FACILITIES AND MEASURES SHALL BE INSTALLED, MAINTAINED AND OPERATED PRIOR TO THE START OF WORK AND SHALL CONTINUE IN EFFECT UNTIL INSTALLATION OF THE PERMANENT PROJECT LANDSCAPING.
3. ALL DISTURBED AREAS (EXCLUDING THE BUILDING FOUNDATION AND DRIVEWAY SHALL BE SEEDED OR LANDSCAPED AS SOON AS POSSIBLE AFTER GRADING.
4. STRAW BALE DIKES SHALL BE INSTALLED ALONG THE GRADED ROADWAY AT EVEN INTERVALS NOT TO EXCEED 100 FEET TO PREVENT SILTATION AND SCOUR FROM OCCURRING ON THE PROJECT. THE DIKES SHALL BE MAINTAINED IN PLACE UNTIL THE CONCLUSION OF THE SITE PAVING AND INSTALLATION OF THE PERMANENT LANDSCAPING.
5. ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO PREVENT SEDIMENT-LADEN RUNOFF FROM ENTERING THE NATURAL DRAINAGE COURSES ON ADJACENT PROPERTIES
6. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED AND REPAIRED AS REQUIRED ON A DAILY BASIS DURING THE RAINY SEASON BY THE CONTRACTOR. THE CONTRACTOR SHALL INSPECT THE FACILITIES AND MAKE REPAIRS THEREIN PRIOR TO ANY ANTICIPATED STORMS, AND SHALL PERIODICALLY INSPECT THE SITE AT REASONABLE INTERVALS DURING STORMS OF EXTENDED DURATION. REPAIRS TO DAMAGED FACILITIES SHALL BE PERFORMED IMMEDIATELY.
7. ANY DAMAGE TO REVEGETATED SLOPES SHALL BE REPAIRED AS SOON AS PRACTICAL.
8. THE CONTRACTOR SHALL REMOVE AFTER EACH STORM ANY ACCUMULATION OF SILT OR DEBRIS.
9. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF THE EROSION CONTROL FACILITIES AND SHALL CONDUCT PERIODIC INSPECTION OF THE PROJECT SITE DURING STORMS OF PROLONGED AND/OR HEAVY INTENSITY TO ASSURE THAT THE FACILITIES FUNCTION IN THE MANNER DESCRIBED HEREIN.
10. WATER UTILIZED IN CONJUNCTION WITH STABILIZATION MATERIALS SHALL BE OF SUCH QUALITY TO PROMOTE GERMINATION AND STIMULATE GROWTH OF PLANTS. IT SHALL BE FREE OF POLLUTANTS AND WEED SEED.
11. THE RAINY SEASON IS OCTOBER 15 THRU APRIL 15. NO GRADING SHALL OCCUR DURING THIS PERIOD UNLESS OTHERWISE AUTHORIZED BY THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.
12. CLEAN STRAW MULCH SHALL BE APPLIED TO ALL BARE SOILS TO A THICKNESS OF AT LEAST TWO INCHES DURING AND AFTER CONSTRUCTION AT AN APPLICATION RATE OF TWO TONS PER ACRE OR ONE 14 POUND BALE PER 500 SQUARE FEET. THE MULCH SHOULD BE "PUNCHED IN" (BY A SHEEPSFOOT ROLLER, CRIMPER) OR OTHERWISE ANCHORED TO THE SOIL (BY PLASTIC NETTING) ESPECIALLY ON SLOPES GREATER THAN 30 PERCENT.

REVISIONS

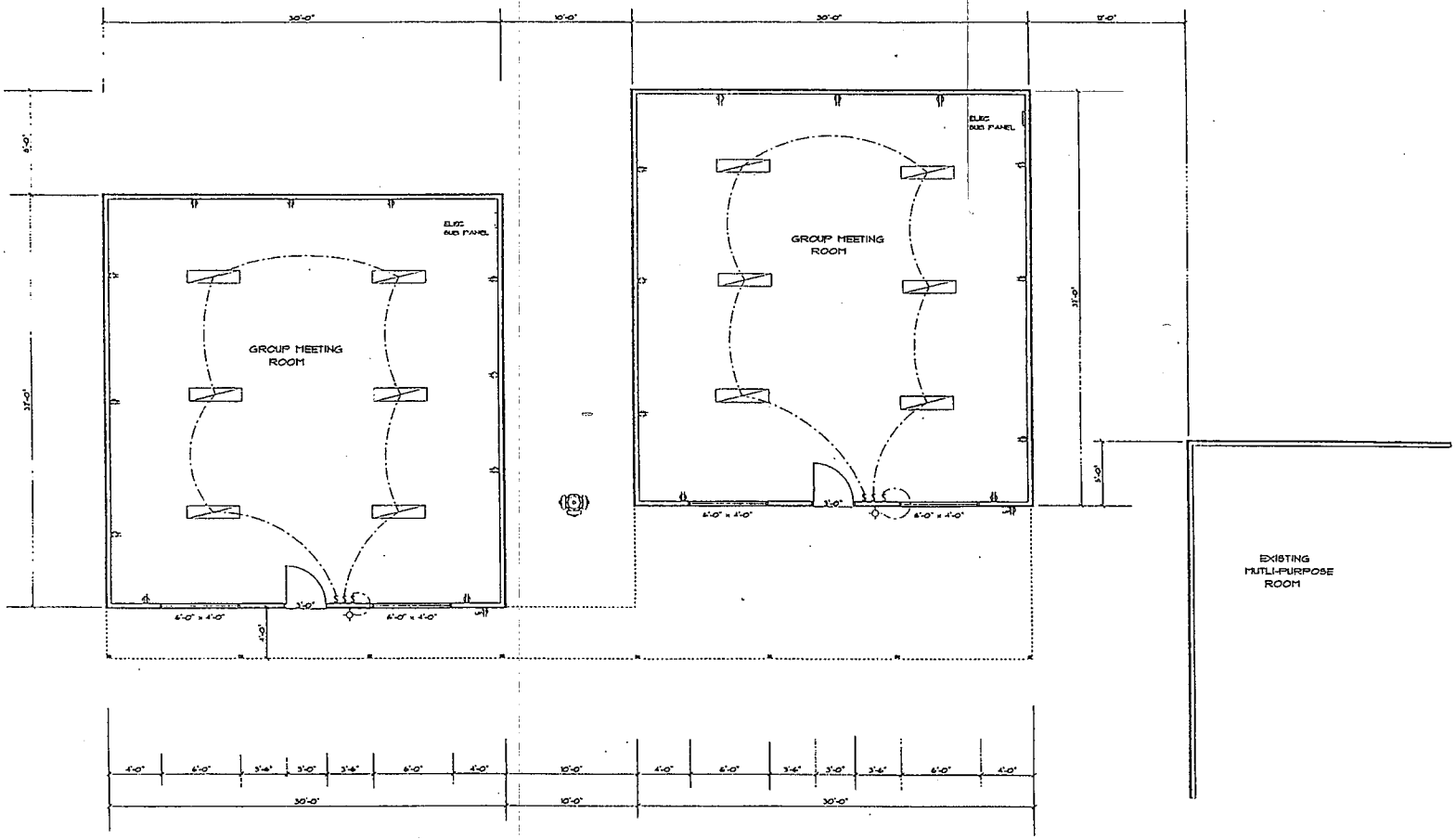
BOLHBAN ENGINEERING
1115 CENTRAL AVENUE
SALINAS, CALIFORNIA 93901
P.O. BOX 792, SALINAS, CALIFORNIA 93901 PHONE 831-754-0845

SITE PLAN

HARBOR CHAPEL INCORPORATED
630 DOLAN ROAD
MOSS LANDING, CALIFORNIA 95039

EXHIBIT B.1 of 6 pages

DATE	04/09/08
SCALE	AS SHOWN
DRAWN	BY
JOB	
APN	131-053-007
SHEET	C.1
OF	SHEETS



FLOOR PLAN

SCALE: 1/4 = 1'0"

REVISIONS

TALUBAN ENGINEERING

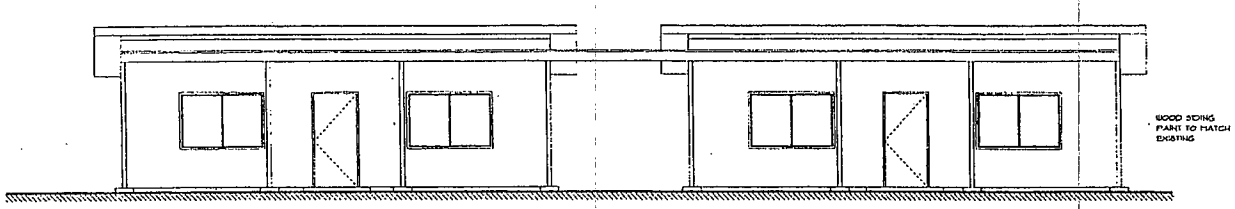
LOS B CENTRAL AVENUE
SALINAS, CALIFORNIA 93901
P.O. BOX 791, SALINAS, CALIFORNIA 93902 PHONE: 831-751-0346

Exhibit B.2
Page 2 of 3 Pages

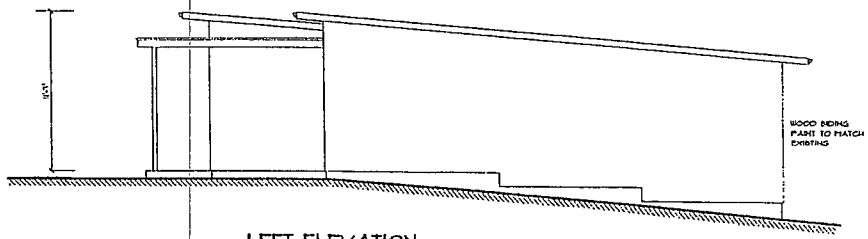
FLOOR PLAN

HARBOR CHAPEL INCORPORATI
600 DOLAN ROAD
MOSS LANDING, CA 95039

DATE: 07/23/09
SCALE: AS SHOWN
DRAWN: BT
JOB: 09-009
APN: 131-093-001
SHEET
A.1
OF SHEETS



FRONT ELEVATION
SCALE: 1/4" = 1'0"



LEFT ELEVATION
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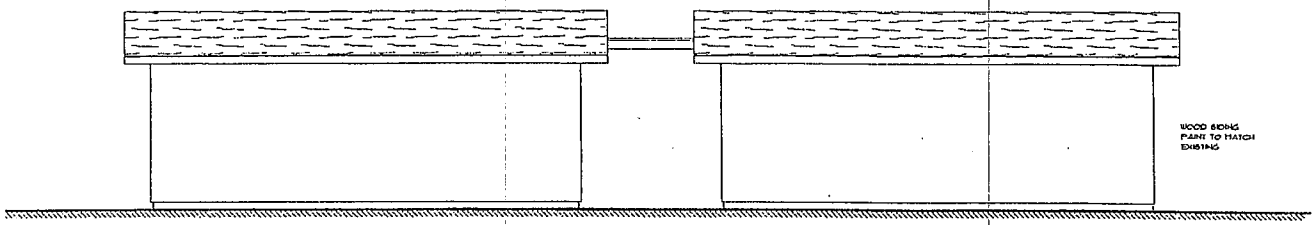

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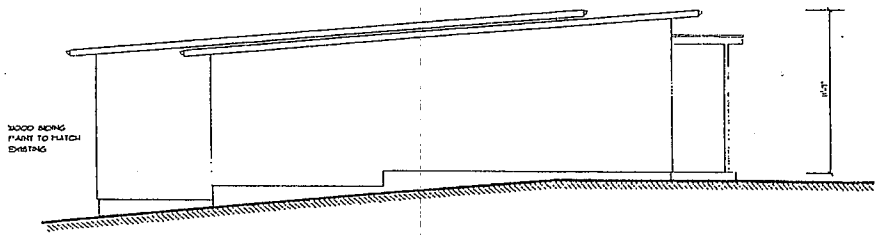


RIGHT ELEVATION
SCALE: 1/4" = 1'0"

REVISIONS

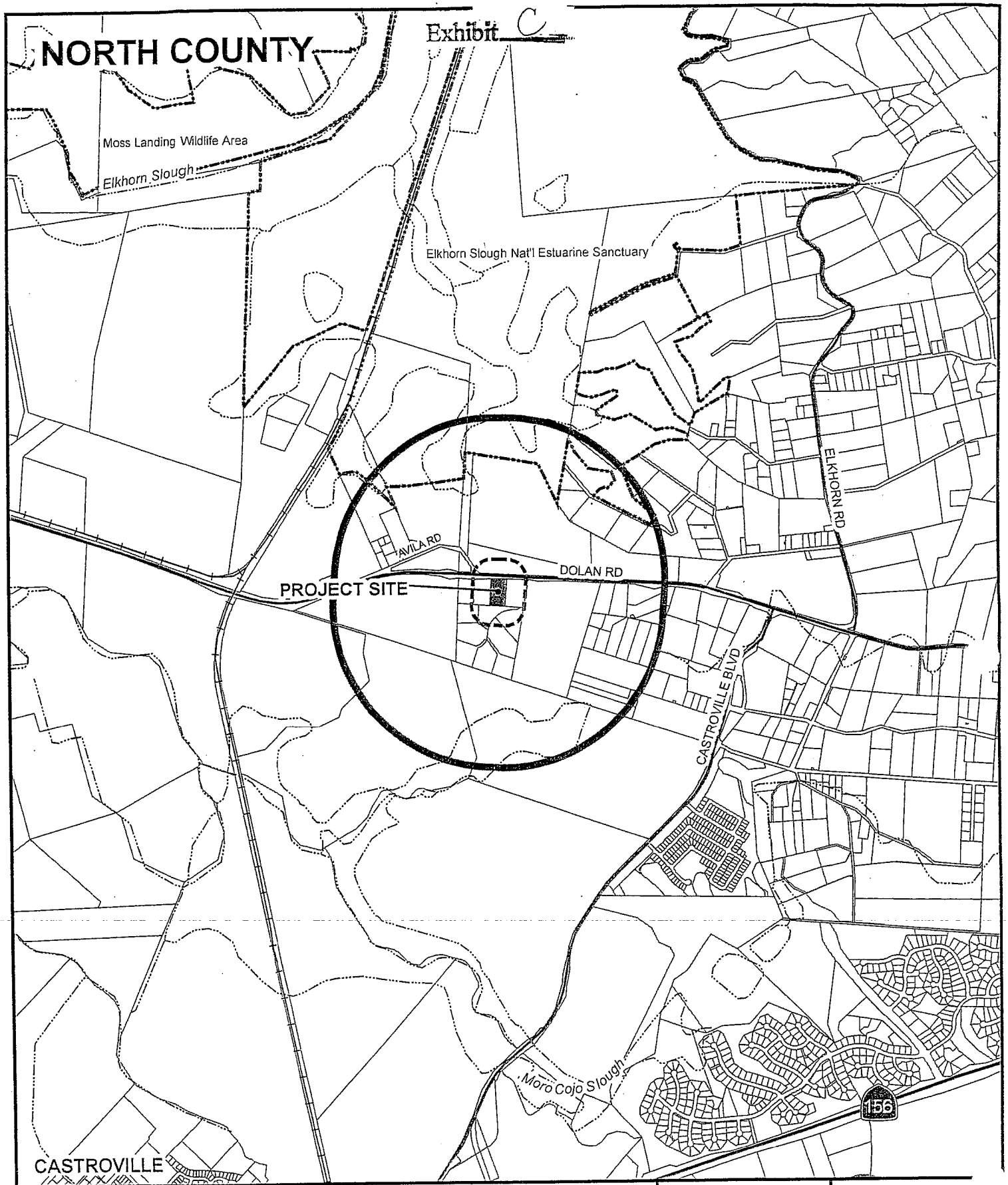
JALUBAN ENGINEERING
[illegible] B CENTRAL AVENUE
SALINAS, CALIFORNIA 93901
P.O. BOX 793, SALINAS, CALIFORNIA 93902 PHONE: 831-754-0848

Exhibit B.2
Page 2 of 3

ELEVATIONS

HARBOR CHAPEL INCORPORATED
630 DOLAN ROAD
MOSS LANDING, CA 95039

DATE: 07/30/09
SCALE: AS SHOWN
DRAWN: BJ
JOB: 09-0019
APN: 341-053-001
SHEET A.2
OF SHEETS



APPLICANT HARBOR CHAPEL INC

APN: 131-053-007-000 **FILE #** PLN090036

300' Limit 2500' Limit City Limits

N

0 2,000

Feet

MONTEREY COUNTY CALIFORNIA 1850

PLANNER: GONZALES