

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> January 9, 2014 <b>Time:</b> 1:50 P.M.		<b>Agenda Item No.:</b> 3
<p><b>Project Description:</b> Consider an Amendment to a previously-approved Coastal Development Permit (PLN080443) [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 (five year permit)] and a previously-approved Combined Development Permit (PLN100160) [Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the construction of a 425 square foot detached guest house and expansion of an existing septic system; 2) a Coastal Development Permit for the construction of a 4,530 square foot non-habitable accessory structure, accessory to a conditional use approved under PLN080443; and grading consisting of approximately 500 cubic yards of cut and 500 cubic yards of fill]. This Amendment would allow revisions to the wastewater disposal system requirements, allow continuation of the previously-approved assemblages and camping events without an expiration date, and add a Coastal Development Permit to allow development on slope exceeding 25 percent.</p>		
<b>Project Location:</b> 123 Harrington Road, Royal Oaks (Las Lomas area), North County		<b>APN:</b> 412-181-004-000
<b>Planning File Number:</b> PLN130449 (Related to PLN080443 and PLN100160)		<b>Owner/Applicant:</b> Bible Missionary Church <b>Agent:</b> JHW Architects
<b>Planning Area:</b> North County Land Use Plan and North County Area Plan		<b>Flagged and staked:</b> N/A
<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 CEQA Guidelines Section 15303(e)		
<b>Department:</b> RMA - Planning		

**RECOMMENDATION:**

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

- 1) Find the project categorically exempt per CEQA Guidelines Sections 15303(e) and 15304(e); and
- 2) Approve the Amendment (PLN130449), based on the findings and evidence and subject to the conditions of approval (**Exhibit C**).

**PROJECT OVERVIEW:**

The Applicant proposes to amend previously-approved Coastal and Combined Development Permits (PLN080443 and PLN100160) to allow revisions to the wastewater disposal system requirements, allow continuation of the previously-approved assemblages and camping events without an expiration date, and add a Coastal Development Permit to allow development on slope exceeding 25 percent. See **Exhibit B** for a more detailed discussion.

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

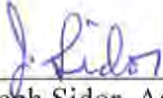
- √ RMA – Building Services
- √ Environmental Health Bureau
- California Coastal Commission

Agencies that submitted comments are noted with a check mark (“√”). Conditions recommended by the Environmental Health Bureau and RMA – Planning have been incorporated into the

Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit C**).

The project was not referred to either the North County Coastal or the North County Non-Coastal Land Use Advisory Committees (LUACs) 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.



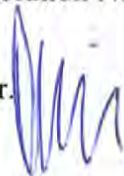
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Joseph Sidor, Associate Planner  
(831) 755-5262, SidorJ@co.monterey.ca.us  
December 11, 2013

cc: Front Counter Copy; Zoning Administrator; North County Fire Protection District; RMA - Public Works; Environmental Health Bureau; Water Resources Agency; RMA – Building Services (M. Setterland); California Coastal Commission; Laura Lawrence, Planning Services Manager; Luis Osorio, Senior Planner; Joseph Sidor, Project Planner; Bible Missionary Church, Owner/Applicant; JHW Architects, Agent; The Open Monterey Project; LandWatch; Planning File PLN130449

Attachments: Exhibit A Project Data Sheet  
Exhibit B Project Discussion  
Exhibit C Draft Resolution, including:  
• Conditions of Approval  
• Site Plan, Floor Plans, Elevations, and Septic System Plan  
Exhibit D Vicinity Map  
Exhibit E Zoning Administrator Resolution No. 080443  
Exhibit F Zoning Administrator Resolution No. 10 - 038

This report was reviewed by Luis Osorio, Senior Planner.



## EXHIBIT A

### Project Information for PLN130449

**Application Name:** Calif-Arizona Dist Of The Bible Missionary Church  
**Location:** 123 Harrington Rd, Royal Oaks  
**Applicable Plan:** North County LUP  
**Advisory Committee:** North County - Coastal & Non-Coastal  
**Permit Type:** Permit Amendment  
**Environmental Status:** Exempt  
**Zoning:** RDR/5 (CZ) & RDR/5.1

**Primary APN:** 412-181-004-000  
**Coastal Zone:** Yes  
**Final Action Deadline (884):** 10/21/2013  
**Land Use Designation:** Residential - Rural Density

#### Project Site Data:

**Lot Size:** 457816  
**Existing Structures (sf):** 3455  
**Proposed Structures (sf):** 4955  
**Total Sq. Ft.:** 8410

**Coverage Allowed:** 25%  
**Coverage Proposed:** 1.8%  
**Height Allowed:** 15  
**Height Proposed:** 15  
**FAR Allowed:** NA  
**FAR Proposed:** NA

**Special Setbacks on Parcel:** NA

#### Resource Zones and Reports:

**Seismic Hazard Zone:** IV (Mod. High)  
**Erosion Hazard Zone:** High  
**Fire Hazard Zone:** Moderate / High  
**Flood Hazard Zone:** X (unshaded)  
**Archaeological Sensitivity:** Low  
**Visual Sensitivity:** None

**Soils Report #:** NA  
**Biological Report #:** NA  
**Forest Management Rpt. #:** NA  
**Geologic Report #:** NA  
**Archaeological Report #:** NA  
**Traffic Report #:** LIB090108

#### Other Information:

**Water Source:** WELL  
**Water Purveyor:** NA  
**Fire District:** North County FPD  
**Tree Removal:** 0

**Grading (cubic yds.):** 1070  
**Sewage Disposal (method):** SEPTIC  
**Sewer District Name:** NA

## **EXHIBIT B DISCUSSION**

### Project Description and Background

The Applicant requests an Amendment to a previously-approved Coastal Development Permit (PLN080443) [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 (five year permit)] and a previously approved Combined Development Permit (PLN100160) [Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the construction of a 425 square foot detached guest house and expansion of an existing septic system; 2) a Coastal Development Permit for the construction of a 4,530 square foot non-habitable accessory structure, accessory to a conditional use approved under PLN080443; and grading consisting of approximately 500 cubic yards of cut and 500 cubic yards of fill]. This Amendment would allow revisions to the wastewater disposal system requirements, allow continuation of the previously-approved assemblages and camping events without an expiration date, and add a Coastal Development Permit to allow development on slope exceeding 25 percent.

The use approved under RMA-Planning File No. PLN080443 was authorized for a period of five years, with an expiration of June 2014. The five year expiration timeframe was imposed to allow the County to review possible unanticipated issues or impacts of the approved events. Since the approval of PLN080443, the Applicant has held events at the site each summer. No issues or impacts have been identified, and no complaints have been filed by area residents. Therefore, staff recommends the Applicant be allowed to continue to hold the events without an expiration date.

### Project Issue - Revision of Wastewater Disposal System Requirements, and Development on slope exceeding 25 percent:

Review of the proposed building plans for the previously-approved Combined Development Permit (PLN100160) by RMA-Building Services and Environmental Health Bureau (EHB) staff resulted in a recommendation to revise the wastewater disposal system requirements. Instead of expanding the existing septic system, County staff recommended a new septic system for the guesthouse and accessory structure. This Amendment deletes the requirement to expand the existing septic system, and allows the addition of a new septic system to serve the guesthouse and non-habitable accessory structure approved under PLN100160. The revised project also would involve the construction of a septic leach field in an area of slope exceeding 25 percent. In response to staff's recommendation, the Applicant prepared and submitted an on-site wastewater dispersal system design for the proposed development. The EHB reviewed the proposed design and recommended an applicable condition (Condition No. 15) to require approval of the wastewater dispersal system design prior to issuance of grading or building permits. The area of the proposed septic system leach field was selected to avoid conflicts with areas required for structure drainage and camping on the parcel. The more level area to the southwest of the proposed guesthouse and accessory structure will be used for storm water drainage and the previous-approved camping area; therefore, no feasible alternative site is available for the septic system leach field. Staff has recommended conditions (Condition Nos. 11, 12, 15, and 16) deemed necessary to assure compliance with Monterey County Code Section 20.64.230.E.1 regarding development on slope.

### Environmental Review

The Zoning Administrator found the previously-approved Coastal/Combined Development Permits (PLN080443 and PLN10016) categorically exempt per CEQA Guidelines Sections 15303(e) and 15304(e), which exempt the construction and location of limited numbers of new, small accessory facilities or structures, and minor temporary use of land having negligible or no permanent effects on the environment. This Amendment (PLN130449) will not significantly alter the location or size of the previously-approved use and development. Based on staff review of the current application and plans, no adverse environmental effects or issues were identified for the proposed amendment. The current proposal does not alter the analysis or conclusions reached under the original permits. Therefore, the categorical exemptions remain valid and no unresolved issues remain.

### Recommendation

Staff recommends the Zoning Administrator find the amended project categorically exempt per CEQA Guidelines Sections 15303(e) and 15304(e), and approve the Amendment (PLN130449) to previously-approved Coastal/Combined Development Permits (PLN080443 and PLN100160) to allow revisions to the wastewater disposal system requirements, allow continuation of the previously-approved assemblages and camping events without an expiration date, and add a Coastal Development Permit to allow development on slope exceeding 25 percent, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**).

**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:

**BIBLE MISSIONARY CHURCH (PLN130449)  
RESOLUTION NO. 14 -**

Resolution by the Monterey County Zoning  
Administrator:

- 1) Finding the amended project categorically exempt per CEQA Guidelines Section 15303(e) and 15304(e); and
- 2) Approving an Amendment to a previously-approved Coastal Development Permit (PLN080443) [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 (five year permit)] and a previously approved Combined Development Permit (PLN100160) [Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the construction of a 425 square foot detached guest house and expansion of an existing septic system; 2) a Coastal Development Permit for the construction of a 4,530 square foot non-habitable accessory structure, accessory to a conditional use approved under PLN080443; and grading consisting of approximately 500 cubic yards of cut and 500 cubic yards of fill]. The Amendment allows revisions to the wastewater disposal system requirements, allows continuation of the previously-approved assemblages and camping events without an expiration date, and adds a Coastal Development Permit to allow development on slope exceeding 25 percent.

[PLN130449, Bible Missionary Church, 123 Harrington Road, Royal Oaks, North County Land Use Plan and North County Area Plan (APN: 412-181-004-000)]

**The Bible Missionary Church application (PLN130449) came on for public hearing before the Monterey County Zoning Administrator on January 9, 2014. 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:** **PROJECT DESCRIPTION** – The proposed project is an Amendment to a previously-approved Coastal Development Permit (PLN080443) and a previously-approved Combined Development Permit (PLN100160) to allow revisions to the wastewater disposal system requirements, continuation of the previously-approved assemblages and camping events without an expiration date, and the addition of a Coastal Development Permit for development on slope exceeding 25 percent.  
**EVIDENCE:**
  - a) Zoning Administrator Resolution No. 080443 (PLN080443), approved on June 25, 2009, authorized 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 (five year permit). This Amendment allows the continuation of 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, with no expiration timeframe.
  - b) Zoning Administrator Resolution No. 10 – 038 (PLN100160), approved on September 30, 2010, authorized a Combined Development Permit consisting of a Coastal Administrative Permit for the construction of a 425 square foot detached guest house and expansion of an existing septic system; a Coastal Development Permit for the construction of a 4,530 square foot non-habitable accessory structure, accessory to a conditional use approved under PLN080443; and grading consisting of approximately 500 cubic yards of cut and 500 cubic yards of fill. This Amendment deletes the expansion of the existing septic system and allows the addition of a new septic system to serve the guesthouse and non-habitable accessory structure approved under PLN100160.
  - c) On July 23, 2013, after discussions with County staff, the Applicant submitted an application to amend PLN080443 and PLN100160 to revise the wastewater disposal system requirements per County staff recommendations. In addition to the entitlements identified under evidences a and b above, this Amendment grants a Coastal Development Permit to allow development on slope exceeding 25 percent, authorizes revision of the wastewater disposal system requirements, and allows the continuation of 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, with no expiration timeframe. See Finding No. 3, Health and Safety.
  - 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 Files PLN080443, PLN100160, and PLN130449.
2. **FINDING:** **CONSISTENCY** – The Amended 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 1982 Monterey County General Plan;
  - North County Land Use Plan;
  - North County Area Plan;
  - Monterey County Coastal Implementation Plan, Part 2; and
  - Monterey County Zoning Ordinances (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 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 the construction of guesthouses as a principal use with a Coastal Administrative Permit, the construction of structures accessory to a conditional use with a Coastal Development Permit, and assemblages as a conditional use with a Coastal Development Permit. Therefore, the project is an allowed land use for this site.
- c) County review confirms, with revisions for septic design and requirements, the findings and evidence of Zoning Administrator Resolution Nos. 080443 and 10 – 038. All potential impacts were assessed in the original permit actions, and the amendment is in keeping with the actions of the appropriate authority. Although the Amendment does not create impacts not already assessed in the original permit, the changes in the design were not considered minor. As approved and amended, permit number PLN130449 will become and be referred to as the approved permit.
- d) Conditions of Approval: All applicable conditions of approval from PLN080443 and PLN100160 have been carried forward to permit PLN130449. Based on current regulations and review procedures, and septic design and requirement revisions, the following conditions of approval have either been deleted, modified, or added:
- PLN080443 RMA-Planning Condition No. 6, Permit Time/Year & Date, is deleted. This Amendment (PLN130449) allows the continuation of 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, with no expiration timeframe.
  - PLN100160 Environmental Health Bureau Condition No. 7 is modified to delete the reference to the existing residence and add a reference to the non-habitable accessory structure, per the recommended revisions of the wastewater disposal system requirements. See PLN130449 Condition No. 15.
  - PLN100160 Condition No. 10, Water Conservation Measures, is obsolete and deleted.
  - RMA-Planning added one standard condition of approval (PLN130449 Condition No. 3, Attach Resolution to Construction Plans) and two non-standard conditions of approval



(PLN130449 Condition No. 11, Certification of Septic System Construction, and Condition No. 12, Septic System Deed Restriction).

The revised conditions of approval have been incorporated into the attached Conditions of Approval, and are incorporated herein by reference.

- e) The project planner conducted site inspections on October 31, 2008 (PLN080443), April 7, 2010 (PLN100160), and December 3, 2013 (PLN130449), to verify that the project on the subject parcel conforms to the plans listed above.
- f) Tree Removal: The project includes the removal of three (3) acacia trees. In accordance with the applicable policies of the North County Land Use Plan and the Monterey County Zoning Ordinance (Title 20), a separate discretionary entitlement is not required. Acacia trees are not identified as a native species for the North County area, and none of the trees proposed for removal can be considered landmark (i.e., greater than 24 inches DBH). The project will not require removal of any oak trees present on the site, and minimizes tree removal in accordance with the applicable policies.
- g) Guesthouse: The project includes a Coastal Administrative Permit to allow the construction of a guesthouse, consistent with Section 20.16.040.B, and in accordance with the applicable development regulations in Section 20.64.020.C. In addition, Condition No. 6 will require the applicant to record a deed restriction regarding the regulations applicable to the use of guesthouses.
- h) Structure Accessory to a Conditional Use: The subject project meets the regulations, standards and circumstances for a structure accessory to a conditional use and includes a Coastal Development Permit to allow the construction of an accessory structure consistent with Section 20.16.050.MM. The proposed 4,530 square foot non-habitable accessory structure will be used as a meeting room during events approved under PLN080443 and as a storage area during non-event periods.
- i) Development on slope exceeding 25 percent: See Finding No. 8.
- j) The project was not referred to either the North County Coastal or the North County Non-Coastal Land Use Advisory Committees (LUACs) 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.
- k) 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 Files PLN080443, PLN100160, and PLN130449.

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

**EVIDENCE:** a) The proposed Amendment has been reviewed for site suitability by the

following departments and agencies: RMA – Planning and the Environmental Health Bureau. 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) The North County Fire Protection District, RMA - Public Works, Parks Department, Monterey County Sheriff's Office, and Water Resources Agency reviewed PLN080443 and PLN100160, and conditions recommended have been brought forward as required.
- c) Staff identified potential impacts to traffic, and the following report was prepared for PLN080443:
  - Project Trip Generation Study (LIB090108) prepared by Pinnacle Traffic Engineering, Hollister, California, February 4, 2009.The above-mentioned 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 has independently reviewed this report and concurs with its conclusions.
- d) Staff conducted site inspections on October 31, 2008 (PLN080443), April 7, 2010 (PLN100160), and December 3, 2013 (PLN130449), to verify that the site is suitable for the proposed use and development. Based on these site visits, staff did not require the submittal of additional reports.
- 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 Files PLN080443, PLN100160, and PLN130449.

4. **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 proposed Amendment has been reviewed by RMA – Planning and the Environmental Health Bureau. The North County Fire Protection District, RMA - Public Works, Parks Department, Monterey County Sheriff's Office, and Water Resources Agency reviewed PLN080443 and PLN100160. The respective agencies have recommended conditions, and conditions have been brought forward 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 or will be provided as part of the proposed project. The property and existing residence are currently served by the Harrington Road Water System No. 3 and a septic system. The proposed guesthouse and accessory structure will use the current water system and a new septic system that will remain separate from the existing septic system for the residence.
  - c) The Environmental Health Bureau reviewed the project application, and

imposed conditions as applicable (Condition Nos. 13, 14, and 15). The existing septic system for the residence will not be used by participants during planned assemblages and events. Temporary facilities will be provided during planned assemblages and events, and most wastewater generated during events will be disposed of off-site. Use of the septic system for the guesthouse and accessory structure will be limited during planned assemblages and events.

- d) Staff conducted site inspections on October 31, 2008 (PLN080443), April 7, 2010 (PLN100160), and December 3, 2013 (PLN130449), to verify that the site is suitable for the proposed use and development.
- 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 Files PLN080443, PLN100160, and PLN130449.

5. **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 and RMA - Building Services records and is not aware of any violations existing on subject property.
  - b) Staff conducted site inspections on October 31, 2008 (PLN080443), April 7, 2010 (PLN100160), and December 3, 2013 (PLN130449), 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 Files PLN080443, PLN100160, and PLN130449.

6. **FINDING:** **CEQA (Exempt):** - The original permits were categorically exempt, and the amendment is also categorically exempt. The Zoning Administrator found the previously-approved Coastal Development Permit (PLN080443) and Combined Development Permit (PLN100160) categorically exempt per CEQA Guidelines Sections 15303(e) and 15304(e). The Amended Project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed amendment.

- 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) California Environmental Quality Act (CEQA) Guidelines Section 15303(e) categorically exempts the construction and location of limited numbers of new, small accessory facilities or structures.
  - c) 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. The project also involves the construction of a 425 square

foot detached guesthouse and a 4,530 square foot non-habitable accessory structure for use as a meeting room and storage area. Both structures are proposed to support the assemblage of persons on an intermittent basis for low-impact camping activities. Therefore, the project is consistent with the categorical exemptions per Evidences 5a and 5b above.

- d) Based on review of the current application, plans, and staff site review, no new potentially significant issues were identified for the proposed amendment. The amended project does not alter the analysis or conclusions reached under the original permits. Therefore, the categorical exemptions remain valid.
- e) No adverse environmental effects were identified during staff review of the development application during site inspections on October 31, 2008 (PLN080443), April 7, 2010 (PLN100160), and December 3, 2013 (PLN130449).
- f) None of the exceptions to exemptions listed under CEQA Guidelines Section 15300.2 apply to this project. 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.
- 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 Files PLN080443, PLN100160, and PLN130449.

7. **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, 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 project planner conducted site inspections on October 31, 2008 (PLN080443), April 7, 2010 (PLN100160), and December 3, 2013 (PLN130449), to verify the proposed project would not impact public access.
  - 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 Files PLN080443, PLN100160, and PLN130449.

8. **FINDING:** **DEVELOPMENT ON SLOPE** – There is no feasible alternative which would allow development to occur on slopes of less than 25 percent.
- EVIDENCE:**
- a) In accordance with the applicable policies of the North County Land Use Plan (LUP) and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the criteria to grant said permit have been met.
  - b) The amended project includes application for development on slopes exceeding 25 percent. The project will involve the construction of a septic leach field in an area of slope exceeding 25 percent. The Applicant prepared and submitted an on-site wastewater dispersal system design for the proposed development. The Environmental Health Bureau reviewed the proposed design and recommended an applicable condition (Condition No. 15) to require design approval prior to issuance of grading or building permits.
  - c) The area of the proposed septic system leach field was selected to avoid conflicts with areas required for structure drainage and camping on the parcel. The more level area to the southwest of the proposed guesthouse and accessory structure will be used for drainage and camping; therefore, no feasible alternative site is available for the septic system leach field.
  - d) The Zoning Administrator shall require such conditions of approval and changes in the development as it may deem necessary to assure compliance with MCC Section 20.64.230.E.1. Condition Nos. 11, 12, 15, and 16 are required for the proposed project.
  - e) Staff conducted site inspections on October 31, 2008 (PLN080443), April 7, 2010 (PLN100160), and December 3, 2013 (PLN130449), to verify the subject project minimized development on slopes exceeding 25 percent in accordance with the applicable goals and policies of the North County LUP and applicable zoning codes.
  - 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 Files PLN080443, PLN100160, and PLN130449.
9. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:**
- a) Board of Supervisors: Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20). 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) California Coastal Commission: Section 20.86.080.A.3 of the Monterey County Zoning Ordinance (Title 20). 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:

1. Find the project categorically exempt per CEQA Guidelines Section 15303(e); and
2. Approve an Amendment to a previously-approved Coastal Development Permit (PLN080443) and a previously-approved Combined Development Permit (PLN100160) to allow the revision of septic design and requirements, to add a Coastal Development Permit to allow development on slope exceeding 25 percent, and to allow the continuation of assemblages and camping events, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 9<sup>th</sup> day of January, 2014.

\_\_\_\_\_  
Jacqueline R. Onciano, 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.

# Monterey County Planning Department

## DRAFT Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan

PLN130449

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** This Amendment (PLN130449) to a previously-approved Coastal Development Permit (PLN080443) and a previously-approved Combined Development Permit (PLN100160) allows the continuation of 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, with no expiration date; the construction of a 425 square foot detached guest house, a 4,530 square foot non-habitable accessory structure, associated grading, a septic system per revised requirements; and development on slope exceeding 25 percent. The property is located at 123 Harrington Road, Royal Oaks (Assessor's Parcel Number 412-181-004-000), North County Coastal Land Use Plan, Coastal Zone, and North County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

### 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The Applicant shall record a Permit Approval Notice. This notice shall state: "An Amendment (Resolution Number 14- ) was approved by the Zoning Administrator for Assessor's Parcel Number 412-181-004-000 January 9, 2014. The permit was granted subject to twenty-eight (28) conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of building permits. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits, the Owner/Applicant shall provide proof of recordation of this notice to RMA - Planning.

### 3. PD002(A) - ATTACH RESOLUTION TO CONSTRUCTION PLANS

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** A copy of the Resolution of Approval (Resolution No. 14 - ) for the Amendment (Planning File No.: PLN130449) shall be attached to or incorporated onto the construction plans for the project prior to the issuance of a grading or building permit. The Contractor/Owner/Applicant shall be responsible for compliance with all conditions of approval. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to commencement of any grading or construction activities, the Owner/Applicant shall submit evidence to RMA-Planning for review and approval, that the Resolution of Approval for the project has been incorporated onto the construction plans for the project/approved development.

Ongoing throughout construction and until all Conditions of Approval and/or Mitigation Measures have been complied with, the Contractor/Owner/Applicant shall provide evidence of compliance with Conditions of Approval to the Responsible Land Use Department as specified in the "Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan."

### 4. PD004 - INDEMNIFICATION AGREEMENT

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The property owner agrees as a condition and in consideration of 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. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its 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 property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to RMA-Planning.



## 5. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** All exterior lighting, for both permanent and temporary structures, 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 three (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 RMA - Planning, prior to the issuance of building permits. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to occupancy and on an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

## 6. PD019(B) - DEED RESTRICTION-GUESTHOUSE (COASTAL)

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The applicant shall record a deed restriction stating the regulations applicable to a Guesthouse (Coastal) as follows:

- Only 1 guesthouse shall be allowed per lot.
- Detached guesthouses shall be located in close proximity to the principal residence.
- Guesthouses shall share the same utilities with the main residence, unless prohibited by public health requirements.
- The guesthouse shall not have cooking or kitchen facilities, including but not limited to microwave ovens, hot plates and toaster ovens.
- The guesthouse shall have a maximum of 6 linear feet of counter space, excluding counter space in a bathroom. There shall be a maximum of 8 square feet of cabinet space, excluding clothes closets.
- The guesthouse shall not exceed 425 square feet of livable floor area.
- The guesthouse shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect.
- Subsequent subdivisions which divide a main residence from a guesthouse shall be prohibited.
- The guesthouse shall be designed in such a manner as to be visually consistent and compatible with the main residence on site and other residences in the area.
- The guesthouse height shall not exceed 12 feet nor be more than one story.

(RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading or building permits, the Owner/Applicant shall submit a signed and notarized document to the Director of RMA-Planning for review and signature by the County.

Prior to occupancy or commencement of use, the Owner/Applicant shall submit proof of recordation of the document to the Director of the RMA-Planning.

## 7. PD029 - HOURS OF OPERATION

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** Outdoor activities that may generate noise above that normally associated with residential uses, as identified in the Monterey County General Plan and Codes, shall be limited to the following hours of operation: 9:00 am to 10:00 pm. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to commencement of use and on an on-going basis, the Owner/Applicant shall demonstrate compliance with the hours of operation to the Director of RMA-Planning.

## 8. PD032(A) - PERMIT EXPIRATION

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The permit shall be granted for a time period of three (3) years, to expire on January 9, 2017, unless actual construction has begun within this period. (RMA-Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

## 9. PD035 - UTILITIES UNDERGROUND

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** All new utility and distribution lines shall be placed underground. (RMA - Planning and RMA - Public Works)

**Compliance or Monitoring Action to be Performed:** On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.

## 10. PDSP001 - EVENT NOTIFICATION (NON-STANDARD)

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** At least 30 days prior to each event, the Owner/Applicant shall submit written notification of the event, to include the duration of and approximate number of persons attending each event, to RMA-Planning, Monterey County Sheriff's Office, and the Environmental Health Bureau. The written notification shall reference County Planning File No. PLN130449. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** At least 30 days prior to each event, the Owner/Applicant shall submit written notification of the event, to include the duration of and approximate number of persons attending each event, to RMA-Planning, Monterey County Sheriff's Office, and the Environmental Health Bureau.

## 11. PDSP002 - CERTIFICATION OF SEPTIC SYSTEM CONSTRUCTION (NON-STANDARD)

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** Prior to final inspection, the Owner/Applicant shall provide certification from a qualified engineer that the alternative septic system has been constructed in accordance with the approved Septic System Upgrade Design. (RMA - Planning and RMA - Building Services)

**Compliance or Monitoring Action to be Performed:** Prior to final inspection, the Owner/Applicant shall provide certification from a qualified engineer to RMA - Building Services and RMA - Planning showing project's compliance with the approved Septic System Upgrade Design.

## 12. PDSP003 - SEPTIC SYSTEM DEED RESTRICTION (NON-STANDARD)

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** Prior to issuance of grading or building permits, the Owner/Applicant shall record a deed restriction which states:

"A. The Assembly Building will contain a year-round utility use, accessory to the residential use of the property. It will also house worship assemblies that occur during the 10-days maximum per year camping use of 125 people granted under PLN080443 and amended under PLN130449.

B. The Assembly Building has been designed and approved, for 2010 California Building Code purposes only, to house a permanent assembly occupancy up to 611 people in non-fixed seating, except for the provision of adequate permanent sanitary facilities and a heating system. No sanitary facilities or heating system are required for the utility use.

C. The California Building and Plumbing Codes require permanent sanitary facilities to be available for assembly uses. The number of users is generally determined according to the available floor area of the assembly. The number of users is used to calculate the number of fixtures required in the sanitary facilities. (2010 CBC 1115 B and 2010 CPC Table 4-1.)

D. The California Building Code requires permanent buildings with human occupancy to be provided with a heating system capable of maintaining a minimum indoor temperature of 68 degrees. (2010 CBC 1204.1).

E. The 2010 California Building Code contains provisions by which requirements may be waived or modified by the Building Official where mitigating circumstances occur.

NOW THEREFORE, in satisfaction of Owner's obligations under the 2010 California Building Code and 2010 California Plumbing Code, Owner hereby provides record notice of the following:

1. Permanent Sanitary Facilities: In accordance with the conditional use PLN080443, as amended by PLN130449, the assemblies shall be limited to those attending the camping events. As a "Worship Place", the building shall contain a minimum of one toilet and one lavatory provided for each sex, to satisfy 2010 CPC Table 4-1. (Per Table 4-1, two toilets and two lavatories are sufficient to serve up to 150 people in the "principal assembly"). Additional temporary sanitary facilities consistent with Environmental Health Bureau requirements shall be provided for all events.

a. Prior to using the Assembly Building for assemblies larger than currently allowed under PLN080443, PLN100160, PLN130449, or the limitations of 2010 CPC Table 4-1, Owner shall construct additional permanent sanitary facilities, with the number of fixtures according to the governing code(s) at that time, and obtain all permits and approvals necessary for the larger assembly.

2. Heating System: The Assembly Building may be used for assembly in accordance with the conditional use PLN080443 and PLN100160, as amended by PLN130449, without a permanent heating system.

a. Prior to any future use of the Assembly Building for any human occupancy other than assemblies permitted under PLN080443, as amended by PLN130449, the Owner shall provide a permanent heating system according to the governing code(s) at that time, and obtain all permits and approvals necessary for same.

3. Permanent Assembly Use: In the event the Assembly Building is subject to any circumstance (e.g. zone change, new conditional use permit) that allows a more intense assembly use than that permitted under PLN080443, PLN 100160, and/or PLN130449, Owner shall provide sanitary facilities and a permanent heating system in accordance with the

governing code(s) at that time, or obtain new approvals for any exceptions."

Proof of recordation of this deed restriction shall be furnished to the Director of RMA - Planning prior to occupancy or commencement of use. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading or building permits, the Owner/Applicant shall submit a signed and notarized document to the Director of RMA-Planning for review and signature by the County.

Prior to occupancy or commencement of use, the Owner/Applicant shall submit proof of recordation of the document to the Director of the RMA-Planning.

### 13. EHSP001 - WASTEWATER GENERATION AND DISPOSAL PLAN (NON-STANDARD)

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** As submitted to the Environmental Health Bureau, 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. (Environmental Health Bureau)

**Compliance or Monitoring Action to be Performed:** Concurrent with all events generating wastewater, the Owner/Applicant shall adhere to the WASTEWATER GENERATION AND DISPOSAL PLAN as submitted to the Environmental Health Bureau.

### 14. EHSP002 - CALIFORNIA RETAIL FOOD CODE (NON-STANDARD)

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** All events shall comply with the California Retail Food Code, including Article 114381.2. The Owner/Applicant shall submit an application to operate a Temporary Food Facility to the Environmental Health Bureau. As necessary, submit plans and necessary review fees for review and approval prior to scheduling events serving prepared food. (Environmental Health Bureau)

**Compliance or Monitoring Action to be Performed:** Prior to events serving prepared food, the Owner/Applicant shall submit an application, plans and necessary review fees to the Environmental Health Bureau for review and approval. The Owner/Applicant shall comply with applicable requirements of the California Retail Food Code.

### 15. EHSP003 - SEPTIC SYSTEM DESIGN UPGRADE (NON-STANDARD)

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit plans to the Environmental Health Bureau 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 (Sewage Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. The septic system design shall accommodate the proposed guesthouse and non-habitable accessory structure per sizing requirements as found in MCC 15.20. (Environmental Health Bureau)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit plans to the Environmental Health Bureau for review and approval.

## 16. WR003 - DRAINAGE PLAN - RETENTION

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts. The plan shall include stormwater retention/percolation facilities. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

## 17. WR010 - COMPLETION CERTIFICATION

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall provide certification from a registered civil engineer or licensed contractor that stormwater detention/retention facilities have been constructed in accordance with the approved drainage plan. (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Prior to final inspection, the owner/applicant shall submit a letter to the Water Resources Agency prepared by a registered civil engineer or licensed contractor.

## 18. FIRE001 - ROAD ACCESS

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** 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. (North County FPD)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the roadway into design and print the text of this condition as Fire Department Notes on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of roadway improvements and obtain fire department approval the final fire inspection.

## 19. FIRE005 - DEAD-END ROADS (3)

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** For parcels greater than 5 acres and not exceeding 20 acres, the maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed 2640 feet. All dead-end road lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its furthest point. Where a dead-end road serves parcels of differing sizes, the shortest allowable length shall apply. Each dead-end road shall have turnarounds at its terminus and at no greater than 1320-foot intervals. 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. (North County FPD)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the roadway into design and print the text of this condition as "Fire Department Notes" on improvement plans.

Prior to issuance of building permit(s) for development on individual lots within the phase of the subdivision, the Applicant shall complete the installation of the roadway improvements and shall obtain fire dept. approval of the fire clearance inspection for each phase of development.

## 20. FIRE007 - DRIVEWAYS

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** 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 be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (North County FPD)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the driveway into design and print the text of this condition as "Fire Department Notes" on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of driveway improvements and obtain fire department approval the final fire inspection.

## 21. FIRE011 - ADDRESSES FOR BUILDINGS

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be visible and legible 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 FPD)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on plans.

Prior to requesting a final building inspection, Applicant shall install the required address signage and shall obtain fire department approval of the fire department final inspection.

## 22. FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL)

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** 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. (North County FPD)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the water system improvements and shall obtain fire department approval of the final fire inspection.

### 23. FIRE015 - FIRE HYDRANTS/FIRE VALVES

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** 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 and no further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. (North County FPD)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the water system improvements and shall obtain fire department approval of the final fire inspection.

### 24. FIRE017 - DISPOSAL OF VEGETATION AND FUELS

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** Disposal, including chipping, burying, or removal to a landfill site approved by the local jurisdiction, of vegetation and debris caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to final clearance of the related permit. (North County FPD)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a final building inspection, the Applicant shall complete the vegetation management and disposal and shall obtain fire department approval of the final fire inspection

### 25. FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** Manage combustible vegetation from within a minimum of 100 feet of structures, or to the property line, whichever is closer. Trim tree limbs to a minimum height of 6 feet from the ground. Remove tree limbs from within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (North County FPD)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a final building inspection, the Applicant shall complete the vegetation management and shall obtain fire department approval of the final fire inspection.



**26. FIRE021 - FIRE PROTECTION- SPRINKLER SYSTEM (STANDARD)**

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** 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 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 FPD)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permit, Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a framing inspection, the Applicant shall obtain fire department approval of the rough sprinkler inspection.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the fire sprinkler system and obtain fire department approval of the final fire sprinkler inspection.

**27. FIRE026 - ROOF CONSTRUCTION (STANDARD)**

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** 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 FPD)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building permit, the Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans

**28. FIRE030 - STORAGE BUILDING COMPLIANCE (NON-STANDARD)**

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** The proposed storage/assembly building shall comply with all applicable regulations for A-Occupancies. (North County FPD)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of a building permit, the Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.

Prior to final building inspection, the Applicant shall schedule fire dept. clearance inspection.



SURVEY PROVIDED BY:  
 MCGREGOR LAND SURVEYS  
 P.O. BOX 1871  
 SOQUEL, CA 95073  
 831-663-4742  
 831-479-1953

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PROJECT NO. 181-004-000

**BIBLE MISSIONARY CHURCH**  
 REV. TONY GUTIERREZ,  
 DISTRICT MODERATOR  
 123 HARRINGTON ROAD  
 LAS LOHAS, CA 95076  
 A.P.N. 412-181-004-000

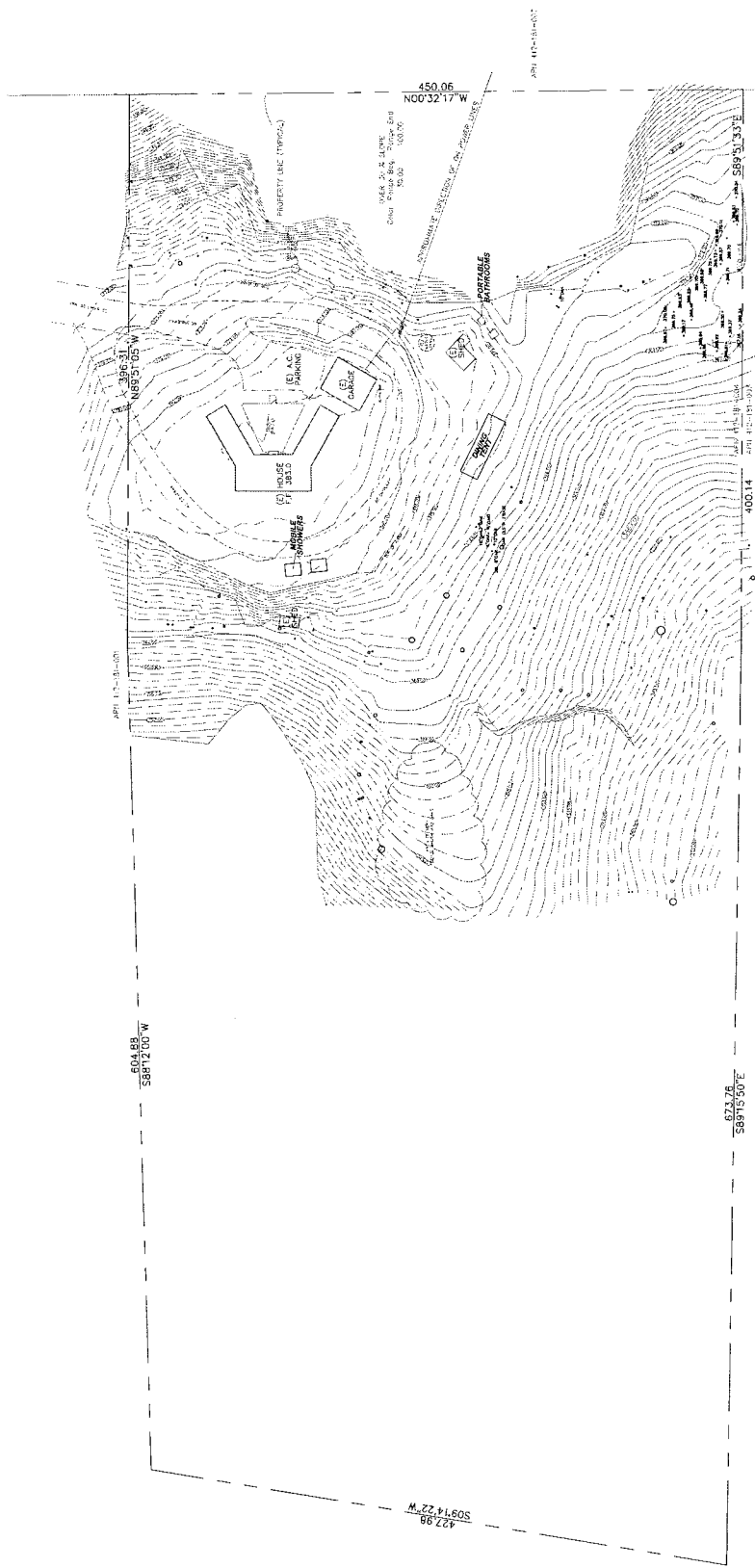
OWNER: BIBLE MISSIONARY CHURCH  
 PREPARED BY: JACQUES HAWKINS  
 DATE: APR. 22, 2011  
 DATE FOR CONSTRUCTION: MAY 15, 2011  
 PROJECT: BIBLE MISSIONARY CHURCH  
 07-15-2011 - PLAN CHECK CORRECTIONS  
 11-04-2011 - PRELIMINARY CORRECTIONS

**EXISTING SITE PLAN**

SHEET NO. 181-004-000

**A-2**

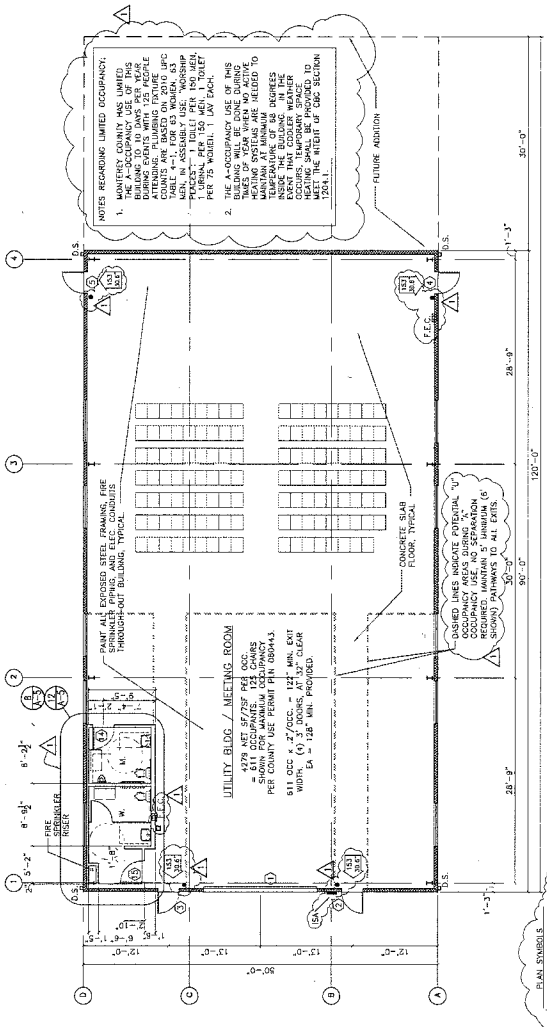
THIS PLAN IS THE PROPERTY OF WALKER ARCHITECTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF WALKER ARCHITECTS, INC.



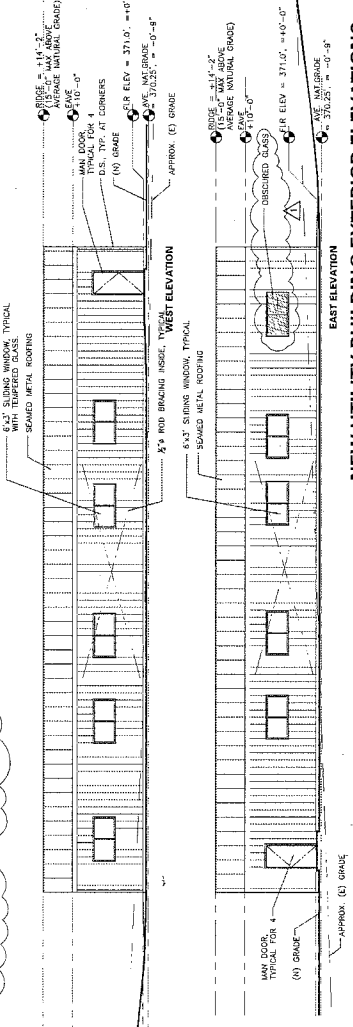
**EXISTING SITE PLAN**  
 SCALE: 1"=40'-0"



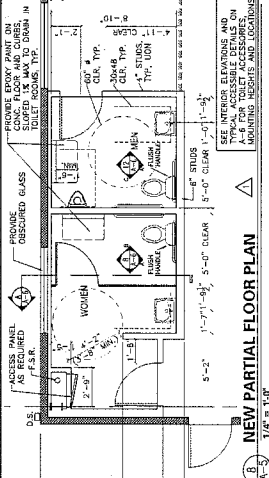




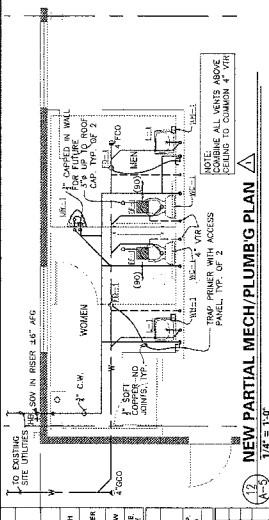
**NEW UTILITY/ASSEMBLY BUILDING FLOOR PLAN**  
 1/8" = 1'-0"



**NEW UTILITY BUILDING EXTERIOR ELEVATIONS**  
 1/8" = 1'-0"

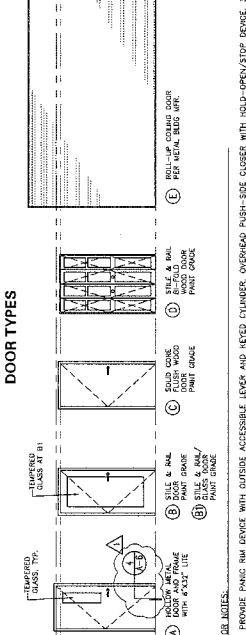


**NEW PARTIAL FLOOR PLAN**  
 1/8" = 1'-0"

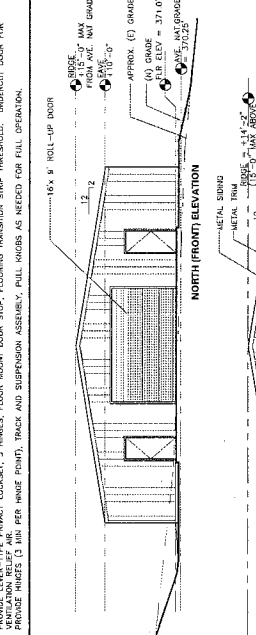


**NEW PARTIAL MECH/PLUMBING PLAN**  
 1/8" = 1'-0"

DOOR SCHEDULE				NOTES	
NO.	TYPE	WIDTH	HEIGHT	FINISH	DEVICE
1	E	3'-0"	7'-0"	1-3/4"	ROLL-UP ACCESS DOOR BY METAL BLDG MANUFACTURER
2	A	3'-0"	7'-0"	1-3/4"	EXIT DOOR BY METAL BLDG MANUFACTURER
3	A	3'-0"	7'-0"	1-3/4"	EXIT DOOR BY METAL BLDG MANUFACTURER
4	A	3'-0"	7'-0"	1-3/4"	EXIT DOOR BY METAL BLDG MANUFACTURER
5	A	3'-0"	7'-0"	1-3/4"	EXIT DOOR BY METAL BLDG MANUFACTURER
6	A	3'-0"	7'-0"	1-3/4"	WOOD PANEL
7	A	3'-0"	7'-0"	1-3/4"	WOOD PANEL
8	D1	2'-0"	6'-8"	1-3/4"	TEMPERED GLASS PANEL
9	C	2'-0"	6'-8"	1-3/4"	
10	C	2'-0"	6'-8"	1-3/4"	
11	C	2'-0"	6'-8"	1-3/4"	
12	D	PR 2'-0"	6'-8"	1-3/4"	BI-FOLD GLOSET DOORS
13	D	PR 2'-0"	6'-8"	1-3/4"	BI-FOLD GLOSET DOORS
14	C	3'-0"	6'-8"	1-3/4"	
15	C	3'-0"	6'-8"	1-3/4"	



**DOOR TYPES**



**NORTH (FRONT) ELEVATION**  
**SOUTH ELEVATION**

PLUMBING CONNECTIONS/FIXTURE LIST											
FIXTURE	MAKE & MODEL	W	V	H	FINISH	LOCATION	MARK	DATE	BY	REVISIONS	REMARKS
WC-1	TOILET	12"	30"	12"	WHITE	TOILET ROOM	1	08/11/11	JHW	1	TOILET
WC-2	TOILET	12"	30"	12"	WHITE	TOILET ROOM	2	08/11/11	JHW	1	TOILET
WC-3	TOILET	12"	30"	12"	WHITE	TOILET ROOM	3	08/11/11	JHW	1	TOILET
WC-4	TOILET	12"	30"	12"	WHITE	TOILET ROOM	4	08/11/11	JHW	1	TOILET
WC-5	TOILET	12"	30"	12"	WHITE	TOILET ROOM	5	08/11/11	JHW	1	TOILET
WC-6	TOILET	12"	30"	12"	WHITE	TOILET ROOM	6	08/11/11	JHW	1	TOILET
WC-7	TOILET	12"	30"	12"	WHITE	TOILET ROOM	7	08/11/11	JHW	1	TOILET
WC-8	TOILET	12"	30"	12"	WHITE	TOILET ROOM	8	08/11/11	JHW	1	TOILET
WC-9	TOILET	12"	30"	12"	WHITE	TOILET ROOM	9	08/11/11	JHW	1	TOILET
WC-10	TOILET	12"	30"	12"	WHITE	TOILET ROOM	10	08/11/11	JHW	1	TOILET
WC-11	TOILET	12"	30"	12"	WHITE	TOILET ROOM	11	08/11/11	JHW	1	TOILET
WC-12	TOILET	12"	30"	12"	WHITE	TOILET ROOM	12	08/11/11	JHW	1	TOILET
WC-13	TOILET	12"	30"	12"	WHITE	TOILET ROOM	13	08/11/11	JHW	1	TOILET
WC-14	TOILET	12"	30"	12"	WHITE	TOILET ROOM	14	08/11/11	JHW	1	TOILET
WC-15	TOILET	12"	30"	12"	WHITE	TOILET ROOM	15	08/11/11	JHW	1	TOILET
WC-16	TOILET	12"	30"	12"	WHITE	TOILET ROOM	16	08/11/11	JHW	1	TOILET
WC-17	TOILET	12"	30"	12"	WHITE	TOILET ROOM	17	08/11/11	JHW	1	TOILET
WC-18	TOILET	12"	30"	12"	WHITE	TOILET ROOM	18	08/11/11	JHW	1	TOILET
WC-19	TOILET	12"	30"	12"	WHITE	TOILET ROOM	19	08/11/11	JHW	1	TOILET
WC-20	TOILET	12"	30"	12"	WHITE	TOILET ROOM	20	08/11/11	JHW	1	TOILET
WC-21	TOILET	12"	30"	12"	WHITE	TOILET ROOM	21	08/11/11	JHW	1	TOILET
WC-22	TOILET	12"	30"	12"	WHITE	TOILET ROOM	22	08/11/11	JHW	1	TOILET
WC-23	TOILET	12"	30"	12"	WHITE	TOILET ROOM	23	08/11/11	JHW	1	TOILET
WC-24	TOILET	12"	30"	12"	WHITE	TOILET ROOM	24	08/11/11	JHW	1	TOILET
WC-25	TOILET	12"	30"	12"	WHITE	TOILET ROOM	25	08/11/11	JHW	1	TOILET
WC-26	TOILET	12"	30"	12"	WHITE	TOILET ROOM	26	08/11/11	JHW	1	TOILET
WC-27	TOILET	12"	30"	12"	WHITE	TOILET ROOM	27	08/11/11	JHW	1	TOILET
WC-28	TOILET	12"	30"	12"	WHITE	TOILET ROOM	28	08/11/11	JHW	1	TOILET
WC-29	TOILET	12"	30"	12"	WHITE	TOILET ROOM	29	08/11/11	JHW	1	TOILET
WC-30	TOILET	12"	30"	12"	WHITE	TOILET ROOM	30	08/11/11	JHW	1	TOILET

**PLUMBING CONNECTIONS/FIXTURE LIST**

1. TOILET ROOMS TO BE PROVIDED WITH...  
 2. TOILET ROOMS TO BE PROVIDED WITH...  
 3. TOILET ROOMS TO BE PROVIDED WITH...







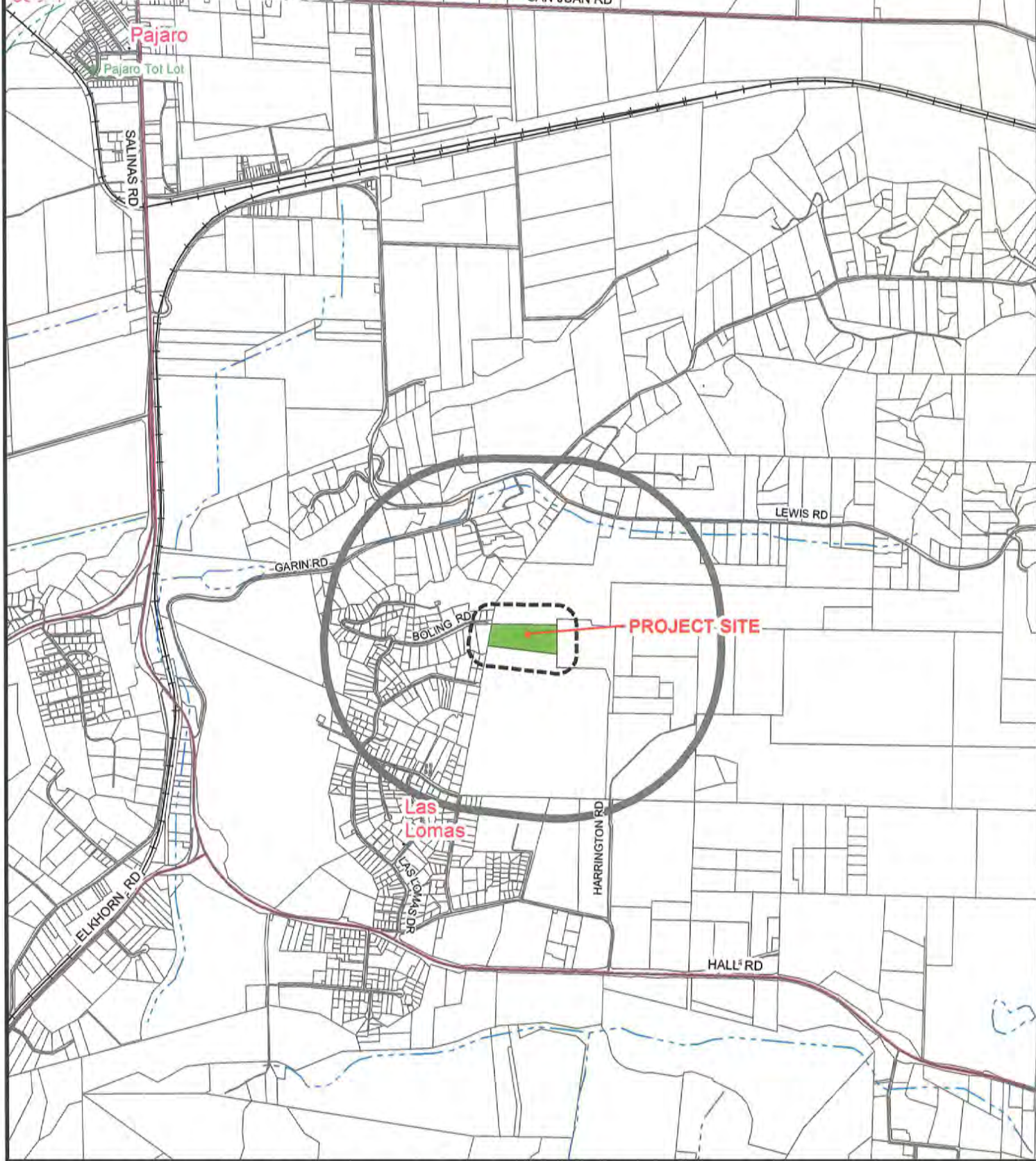






# NORTH COUNTY



Exhibit D  
SAN JUAN RD

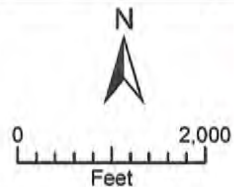


APPLICANT: CALIF-ARIZONA DIST OF THE BIBLE MISSIONARY CHURCH

APN: 412-181-004-000

FILE # PLN130449

 2500' Limit  300' Limit  Water  City Limits



PLANNER: SIDOR

Exhibit D

**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. 8).
- 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 JUL 07 2009

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

JUL 17 2009



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 4 years after the above date of granting thereof unless the use has commenced



**RESOLUTION 080443 - EXHIBIT 1**  
**Monterey County Resource Management Agency**  
**Planning Department**  
**Condition Compliance and/or Mitigation Monitoring**  
**Reporting Plan**

Project Name: Bible Missionary Church

File No: PLN080443

APNs: 412-181-004-000

Approved by: Zoning Administrator

Date: June 25, 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 (time/date)
<b>RMA - Planning Department</b>						
1.		<b>PD001 - SPECIFIC USES ONLY</b> This Coastal Development Permit (PLN080443) allows 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). This permit does not allow development. 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. 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.	Adhere to conditions and uses specified in the permit.  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.  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.	Owner/ Applicant  RMA - Planning  WRA  RMA - Planning	Ongoing unless otherwise stated	
2.		<b>PD002 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A permit (Resolution PLN080443) was approved by the Zoning Administrator for Assessor's Parcel Number 412-181-004-000 on June 25, 2009. The permit was granted subject to fourteen (14) conditions of approval which run with the land. A copy of the permit is on file with the	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	Owner/ Applicant  RMA- Planning	Prior to the commencement of use.	

		Monterey County RMA - Planning Department."	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 local area, and located so that only the intended area is</p>	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to commencement of use.	

		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>PD029 - HOURS OF OPERATION (NON-STANDARD)</b> Outdoor activities that may generate noise above that normally associated with residential uses, as identified in the General Plan, shall be limited to the following hours of operation: 9:00 am to 10:00 pm. <b>(RMA – Planning Department)</b>	None.	Owner / Applicant	Ongoing	
6.		<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	
7.		<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>						
8.		<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	

9.	<p><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 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></p>	<p>Submit application, plans and necessary review fees to the Environmental Health Division for review and approval. Comply with applicable requirements of the California Retail Food Code.</p>	<p>Owner / Applicant</p>	<p>Prior to events serving prepared food.</p>	
<p><b>Fire Agency</b>  <b>North County Fire Protection District</b></p>					
10.	<p><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></p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to commencement of use.</p>	
		<p>Applicant shall schedule fire dept. clearance inspection for each phase of development.</p>	<p>Applicant or owner</p>	<p>Prior to commencement of use.</p>	
11.	<p><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</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to commencement of use.</p>	
		<p>Applicant shall schedule fire dept. clearance inspection for each phase of development.</p>	<p>Applicant or owner</p>	<p>Prior to commencement of use.</p>	

	radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (North County Fire Protection District)				
12.	<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. (North County Fire Protection District)	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.	

13.	<p><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 hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. (North County Fire Protection District)</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Applicant or owner	Prior to commencement of use.	
		<p>Applicant shall schedule fire dept. clearance inspection for each phase of development.</p>	Applicant or owner	Prior to commencement of use.	
14.	<p><b>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)</b>  Manage combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (North County Fire Protection District)</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Applicant or owner	Prior to commencement of use.	
		<p>Applicant shall schedule fire dept. clearance inspection for each phase of development.</p>	Applicant or owner	Prior to commencement of use.	

END OF CONDITIONS



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

In the matter of the application of:

**BIBLE MISSIONARY CHURCH (PLN100160)**

**RESOLUTION NO. 10-038**

Resolution by the Monterey County Zoning  
Administrator:

- 1) Categorically exempting PLN100160 per CEQA Guidelines Section 15303(e); and
- 2) Approving a Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the construction of a 425 square foot detached guest house; 2) a Coastal Development Permit for the construction of a 4,530 square foot non-habitable accessory structure, accessory to a conditional use approved under PLN080443; and grading consisting of approximately 500 cubic yards of cut and 500 cubic yards of fill.

(PLN100160, Bible Missionary Church, 123 Harrington Road, Royal Oaks, North County Land Use Plan and North County Area Plan, APN: 412-181-004-000)

**The Bible Missionary Church application (PLN100160) came on for public hearing before the Monterey County Zoning Administrator on September 30, 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,
- North County Area Plan,
- North County Coastal Implementation Plan (Part 2),
- 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 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 the construction of guesthouses as a principal use with a Coastal Administrative Permit and the construction of structures accessory to a



conditional use with a Coastal Development Permit. Therefore, the project is an allowed land use for this site.

- c) The project planner conducted a site inspection on April 7, 2010, to verify that the project on the subject parcel conforms to the plans listed above.
- d) The project includes the removal of three (3) acacia trees. In accordance with the applicable policies of the North County Land Use Plan and the Monterey County Zoning Ordinance (Title 20), a separate discretionary entitlement is not required. Acacia trees are not identified as a native species for the North County area, and none of the trees proposed for removal can be considered landmark (i.e., greater than 24 inches DBH). The project will not require removal of any oak trees present on the site, and minimizes tree removal in accordance with the applicable policies.
- e) Guesthouse: The subject project meets the regulations, standards and circumstances for a guesthouse (size, height, no kitchen, etc). The project includes a Coastal Administrative Permit to allow the construction of a guesthouse, consistent with Section 20.16.040.B, and in accordance with the applicable policies in Section 20.64.020.C. In addition, Condition No. 4 will require the applicant to record a deed restriction regarding the regulations applicable to the use of guesthouses.
- f) Structure Accessory to a Conditional Use: The subject project meets the regulations, standards and circumstances for a structure accessory to a conditional use and includes a Coastal Development Permit to allow the construction of an accessory structure consistent with Section 20.16.050.MM. The proposed 4,530 square foot non-habitable accessory structure will be used as a meeting room during events approved under PLN080443 and as a storage area during non-event periods.
- g) The project was not referred to either the North County Coastal or the North County Non-Coastal Land Use Advisory Committees (LUACs) 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.
- h) 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 PLN10160.

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, RMA - Public Works Department, 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) Staff conducted a site inspection on April 7, 2010, to verify that the site is suitable for this use. Based on the site visit, staff did not require the submittal of additional reports.
- c) 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 PLN100160.

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 RMA - Planning Department, North County Fire Protection District, RMA - Public Works Department, 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 are available. The property and existing residence are currently served by the Harrington Road Water System No. 3 and a septic system. The proposed guesthouse will use these existing facilities. The Environmental Health Bureau reviewed the project application, and imposed only one condition requiring expansion of the existing septic system to accommodate the guesthouse. The on-site septic system will not be used by event participants during planned events authorized under PLN080443. Temporary facilities will be provided during events, and all wastewater generated during events will be disposed of off-site.
  - c) Finding Nos. 1, 2, 4, and 5; and supporting evidence for PLN100160.

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 April 7, 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 PLN100160.

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(e), Class 3, categorically exempts the construction and location of limited numbers of new, small accessory facilities or structures.
  - b) The project involves the construction of a 425 square foot detached guesthouse and a 4,530 square foot non-habitable accessory structure for use as a meeting room and storage area. Both structures are proposed to support events approved under PLN080443. PLN080443 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 support structures. Therefore, the project is consistent with the Class 3 categorical exemption per Evidence 5a above.
  - c) No adverse environmental effects were identified during staff review of the development application during a site visit on April 7, 2010.
  - 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 PLN100160.
  - e) The project planner conducted a site inspection on April 7, 2010.
7. **FINDING: APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:**
- a) Board of Supervisors: Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20). 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.

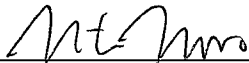
- b) Coastal Commission: Section 20.86.080.A.3 of the Monterey County Zoning Ordinance (Title 20). The project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

### DECISION

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

- A. Categorically exempt PLN100160 per CEQA Guidelines Section 15303(e); and  
B. Approve a Combined Development Permit consisting of 1) a Coastal Administrative Permit for the construction of a 425 square foot detached guest house and expansion of an existing septic system, 2) a Coastal Development Permit for the construction of a 4,530 square foot non-habitable accessory structure, accessory to a conditional use approved under PLN080443, and grading consisting of approximately 500 cubic yards of cut and 500 cubic yards of fill, in general conformance with the attached sketch and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 30<sup>th</sup> day of September, 2010.

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

COPY OF THIS DECISION MAILED TO APPLICANT ON **OCT 01 2010**

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 OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **OCT 11 2010**

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.

<b>RESOLUTION 10-038 - EXHIBIT 1</b> <b>Monterey County Resource Management Agency</b> <b>Planning Department</b> <b>Condition Compliance and/or Mitigation Monitoring</b> <b>Reporting Plan</b>	<b>Project Name:</b> <u>Bible Missionary Church</u> <b>File No:</b> <u>PLN100160</u> <b>APN:</b> <u>412-181-004-000</u> <b>Approved by:</b> <u>Zoning Administrator</u> <b>Date:</b> <u>September 30, 2010</u>
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*\*Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

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)
<b>RMA - Planning Department</b>						
1.		<b>PD001 - SPECIFIC USES ONLY</b> This Combined Development Permit (PLN100160) allows a Coastal Administrative Permit for the construction of a 425 square foot detached guest house and expansion of an existing septic system, a Coastal Development Permit for the construction of a 4,530 square foot non-habitable accessory structure, accessory to a conditional use approved under PLN080443, and grading consisting of approximately 500 cubic yards of cut and 500 cubic yards of fill. The property is located at 123 Harrington Road, Royal Oaks (Assessor's Parcel Number 412-181-004-000), North County Land Use Plan and North County Area 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.  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.  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.	Owner / Applicant  RMA - Planning  WRA  RMA - Planning	Ongoing unless otherwise stated.	

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.		<b>PD002 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A permit (Resolution 10-038) was approved by the Zoning Administrator for Assessor's Parcel Number 412-181-004-000 on September 30, 2010. The permit was granted subject to twenty (20) 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.	RMA-Planning  Owner / Applicant	Prior to the issuance of grading and building permits or commencement of use.	
3.		<b>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</b> 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 issuance of building permit.	
			The lighting shall be installed and maintained in accordance with the approved plan.	Owner / Applicant	Prior to occupancy.  Ongoing	
4.		<b>PD019(B) – DEED RESTRICTION – GUESTHOUSE (COASTAL)</b> The applicant shall record a deed restriction stating the regulations applicable to a Guesthouse as follows: <ul style="list-style-type: none"> <li>• Only one guesthouse shall be allowed per lot.</li> <li>• Detached guesthouses shall be located in close proximity to the principal residence.</li> <li>• Guesthouses shall share the same utilities with the main residence, unless prohibited by public health requirements.</li> <li>• The guesthouse shall not have cooking or kitchen</li> </ul>	Submit signed and notarized document to the Director of RMA – Planning Department for review and signature by the County.	Owner / Applicant	Prior to issuance of grading and/or building permits.	
			Proof of recordation of the document shall be submitted to the RMA – Planning Department.	Owner / Applicant	Prior to occupancy or commencement of use.	

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)
		<p>facilities, including but not limited to microwave ovens, hot plates and toaster ovens</p> <ul style="list-style-type: none"> <li>The guesthouse shall have a maximum of six (6) linear feet of counter space, excluding counter space in a bathroom. There shall be a maximum of eight (8) square feet of cabinet space, excluding clothes closets</li> <li>The guesthouse shall not exceed 425 square feet of livable floor area</li> <li>The guesthouse shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect</li> <li>Subsequent subdivisions which divide a main residence from a guesthouse shall be prohibited.</li> <li>The guesthouse shall be designed in such a manner as to be visually consistent and compatible with the main residence on site and other residences in the area.</li> <li>The guesthouse height shall not exceed 12 feet nor be more than one story.</li> </ul> <p><b>(RMA – Planning Department)</b></p>				
5.		<p><b>PD032(A) - PERMIT EXPIRATION</b> The permit shall be granted for a time period of 3 years, to expire on September 30, 2013, unless use of the property or actual construction has begun within this period. <b>(RMA – Planning Department)</b></p>	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.	
6.		<p><b>PD035 - UTILITIES - UNDERGROUND</b> All new utility and distribution lines shall be placed underground. <b>(RMA - Planning Department; Public Works)</b></p>	Install and maintain utility and distribution lines underground.	Owner/ Applicant	Ongoing	
<b>Health Department Environmental Health Bureau</b>						
7.		<p><b>EHSP001 - SEPTIC SYSTEM DESIGN UPGRADE (NON-STANDARD)</b></p>	The Environmental Health Bureau must approve the septic system plans. The	Owner / Applicant /	Prior to issuance of	



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)
		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 (Sewage Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. The septic system design shall accommodate the existing single family dwelling and the proposed guesthouse per sizing requirements as found in MCC 15.20. <b>(Environmental Health)</b>	applicant shall obtain a permit from the Environmental Health Bureau, pay all applicable fees and have a licensed contractor as required by MCC 15.20 install the septic system upgrade.	CA Licensed Engineer	grading and/or building permits.	
<b>Monterey County Water Resources Agency</b>						
8.		<b>WR3 - DRAINAGE PLAN - RETENTION</b> The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. The plan shall include retention/percolation facilities to mitigate the impact of impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. <b>(Water Resources Agency)</b>	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner / Applicant / Engineer	Prior to issuance of grading and/or building permits.	
9.		<b>WR8 - COMPLETION CERTIFICATION</b> The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater detention/retention facilities have been constructed in accordance with approved plans. <b>(Water Resources Agency)</b>	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Owner / Applicant / Engineer / Contractor	Prior to final inspection.	
10.		<b>WR40 - WATER CONSERVATION MEASURES</b> The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that	Compliance to be verified by building inspector at final inspection.	Owner / Applicant	Prior to final building inspection / occupancy.	

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)
		<p>have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.</p> <p>b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices.</p> <p><b>(Water Resources Agency)</b></p>				
<b>Fire Agency (North County Fire Protection District)</b>						
11.		<p><b>FIRE005 - DEAD-END ROADS (3)</b> For parcels greater than 5 acres and not exceeding 20 acres, the maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed 2640 feet. All dead-end road lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its furthest point. Where a dead-end road serves parcels of differing sizes, the shortest allowable length shall apply. Each dead-end road shall have turnarounds at its terminus and at no greater than 1320-foot intervals. 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. <b>(North County Fire Protection District)</b></p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Owner / Applicant	Prior to issuance of grading and/or building permits.	
			<p>Applicant shall schedule fire dept. clearance inspection for each phase of development.</p>	Owner / Applicant	Prior to final building inspection.	
12.		<p><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,</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Owner / Applicant	Prior to issuance of grading and/or building permits.	
			<p>Applicant shall schedule fire dept. clearance inspection.</p>	Owner / Applicant	Prior to final building 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)
		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. <b>(North County Fire Protection District)</b>				
13.		<b>FIRE011 - ADDRESSES FOR BUILDINGS</b> All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.  Applicant shall schedule fire dept. clearance inspection.	Owner / Applicant  Owner / Applicant	Prior to issuance of building permit.  Prior to final building inspection.	

Permu. 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 assessed.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		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. <b>(North County Fire Protection District)</b>				
14.		<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.	Owner / Applicant	Prior to issuance of grading and/or building permits.	
			Applicant shall schedule fire dept. clearance inspection.	Owner / Applicant	Prior to final building inspection.	
15.		<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	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Owner / Applicant	Prior to issuance of grading and/or building	

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 or certified professionals required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. (North County Fire Protection District)	Applicant shall schedule fire dept. clearance inspection.	Owner / Applicant	permits. Prior to final building inspection.	
16.		<b>FIRE017 - DISPOSAL OF VEGETATION AND FUELS</b> Disposal, including chipping, burying, or removal to a landfill site approved by the local jurisdiction, of vegetation and debris caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to final clearance of the related permit. (North County Fire Protection District)	Applicant shall schedule fire dept. clearance inspection.	Owner / Applicant	Prior to final building inspection.	
17.		<b>FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS)</b> 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 fire protection or firebreaks approved by the Reviewing Authority may be	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept.	Owner / Applicant Owner /	Prior to issuance of grading and/or building permits. Prior to	

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)
		required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (North County Fire Protection District)	clearance inspection.	Applicant	final building inspection.	
18.		<b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</b> 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 issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (North County Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Owner / Applicant	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection.	Owner / Applicant	Prior to framing inspection.	
			Applicant shall schedule fire dept. final sprinkler inspection.	Owner / Applicant	Prior to final building inspection.	
19.		<b>FIRE026 - ROOF CONSTRUCTION (STANDARD)</b> All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class B roof construction. (North County Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Owner / Applicant	Prior to issuance of building permit.	
20.		<b>FIRE030 - STORAGE BUILDING COMPLIANCE (NON-STANDARD)</b> The proposed storage building shall comply with all applicable regulations for A-Occupancies. (North County Fire Protection District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Owner / Applicant	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection.	Owner / Applicant	Prior to final building inspection.	

END OF CONDITIONS

JACOBOWSKI HAWKINS  
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PROJECT NAME

RETREAT for the  
CALIFORNIA ARIZONA  
DISTRICT of the

**BIBLE  
MISSIONARY  
CHURCH**

REV. TONY DUTERNEZ,  
DISTRICT MODERATOR  
123 HARRINGTON ROAD  
LOS LOMAS, CA 9576

SCALE: 1" = 40'-0"

DATE: 01-01-10

DISTRICT MODERATOR

PROJECT

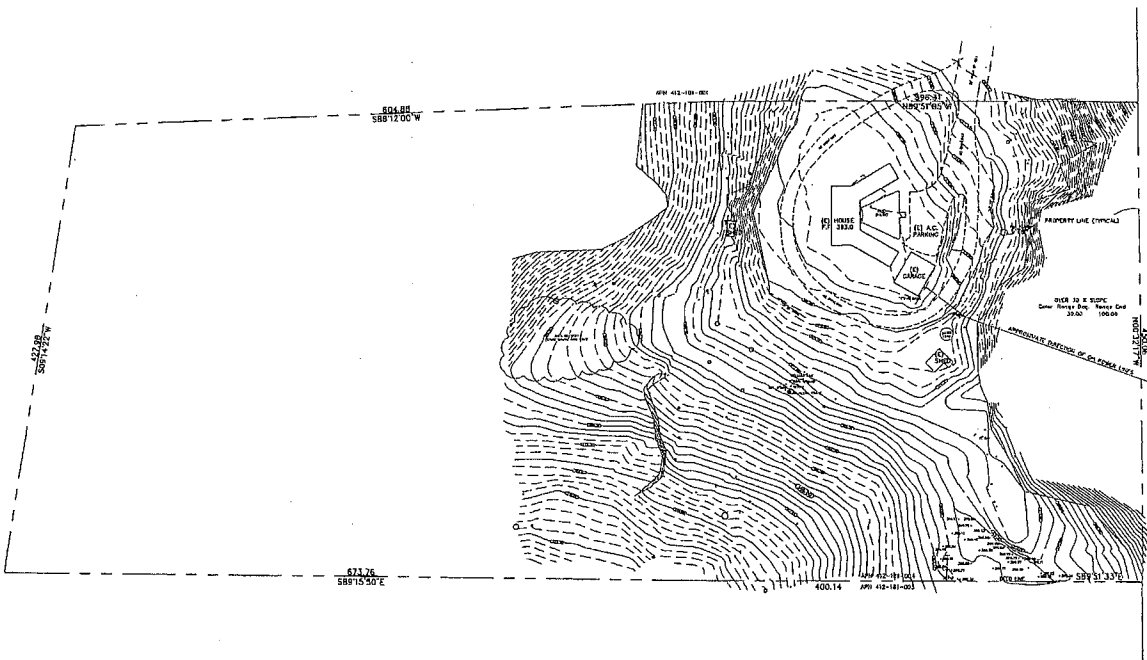
PROJECT

**EXISTING  
SITE PLAN**

SCALE: 1" = 40'-0"

**A-1**

This set of plans shall remain the property of the architect and shall not be used for any other project without the written consent of the architect. The architect shall not be responsible for any errors or omissions on the part of the contractor or any other party. The architect shall not be responsible for any conditions or circumstances that may arise from the use of these plans. The architect shall not be responsible for any conditions or circumstances that may arise from the use of these plans.



**DRAWING INDEX**

- A-1 EXISTING SITE PLAN
- A-2 PROPOSED SITE PLAN
- A-3 PROPOSED FINISH GRADE, PLANS & ELEVATIONS
- A-4 PROPOSED GUEST HOUSE, PLANS AND ELEVATIONS

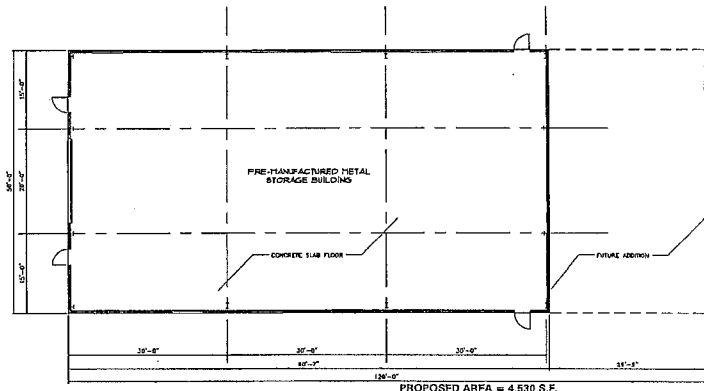


**EXISTING SITE PLAN**  
SCALE: 1" = 40'-0"

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PROJECTOR

RETREAT for the  
CALIFORNIA-ARIZONA  
DISTRICT of the

**BIBLE  
MISSIONARY  
CHURCH**

REV. TONY GUTERREZ,  
DISTRICT MODERATOR

123 HARRINGTON ROAD  
LOS LOMAS, CA 95026

DESIGNER OR  
PREPARED BY

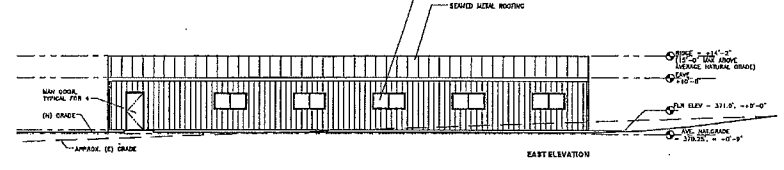
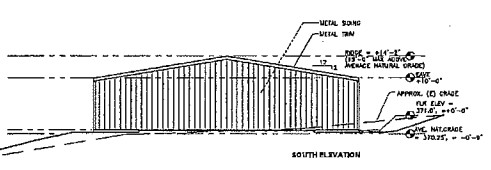
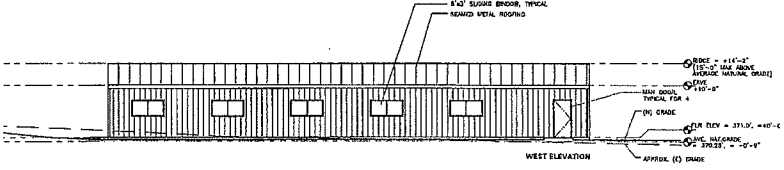
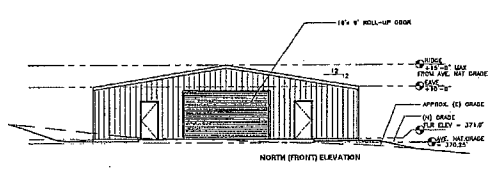
DATE: 07-01-12

DATE: 07-01-12

BY: JHW

PROPOSED  
STORAGE  
BUILDING

A-3



PROPOSED STORAGE BUILDING ELEVATIONS

1/8" = 1'-0"

THESE ELEVATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE.

