

**PLANNING COMMISSION
COUNTY OF MONTEREY, STATE OF CALIFORNIA**

RESOLUTION NO. 04056

A.P. # 117-281-001-000-M

In the matter of the application of
Redevelopment Agency (PLN030581)

FINDINGS & DECISION

for a Use Permit in accordance with Title 21 (Zoning) Chapter 21.74 (Use Permits) of the Monterey County Code, for the temporary placement of 20 mobile homes for temporary housing of displaced residents during reconstruction of existing housing units. The property is located at Kent's Court, northerly of Railroad Avenue, Pajaro area, North County Planning area, came on regularly for hearing before the Planning Commission on December 8, 2004.

Said Planning Commission, having considered the application and the evidence presented relating thereto,

FINDINGS OF FACT

1. FINDING: CONSISTENCY - The Project, as conditioned, is consistent with applicable plans and policies, including the General Plan, the North County Area Plan, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for residential development. Specifically, the proposed demolition and construction complies with all applicable requirements of Section 21.10 of the Monterey County Zoning Ordinance.

EVIDENCE: (a) PBI staff has reviewed the project as contained in the application and accompanying materials for consistency and conformity with the North County Area Plan and the Monterey County Zoning Ordinance (Title 21) and have determined that the project is consistent, and conforms with, said Area Plan. The project is, to the extent applicable and required, consistent with the Monterey County Zoning Ordinance.

(b) The project planner conducted an on-site inspection to analyze the project for conformity with the plan and ordinance listed above.

(c) The proposed project for construction of temporary housing units is an allowed use, in accordance with Sections 21.10.050.S.

(d) The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File PLN030581.

2. FINDING: SITE SUITABILITY - The site is suitable for the use proposed.

EVIDENCE: (a) The project has been reviewed for suitability by Public Works, Water Resources Agency, Environmental Health, the Office of the Sheriff, Parks, the North County Fire Protection District, the Office of Housing and Redevelopment, the Transportation Agency of Monterey County, and the Planning and Building Inspection Department. Conditions recommended have been incorporated.

(b) Necessary public facilities are available and will be provided.

3. **FINDING: DENSITY BONUS** – The project qualifies for Density Bonus and other incentives as provided for by California Government Code.

EVIDENCE: (a) The project has been reviewed by the Planning and Building Inspection Department and the Office of Housing and Redevelopment in the design stage to determine qualifications for Density Bonus provisions as allowed under Sections 65915(g)(1), 65915(k)(1), and 65917 of the California Government Code. Staff has determined that the proposed project is 100% affordable to very low and low-income households and therefore qualifies for the Density Bonus.

(b) Density: The State Density Bonus allows for as many as 31 units at the Kent’s Court site. 20 temporary units are proposed at the Kent’s court site. The numbers of units proposed are within those allowed by State law.

(c) Setbacks: Due to the nature of the size of the lots and their orientation to the streets at the Kent’s Court site, the mobile units cannot conform to required setbacks. However, under the State Density Bonus provisions, the reduced setbacks can be approved.

(d) Parking: A minimum of 40 parking spaces are required for the Kent’s Court site based on zoning. Again, under State Density Bonus provisions, a reduction in the amount of parking or the type of parking can be approved.

(e) Agricultural Buffer: Zoning requires a minimum agricultural buffer of 200 feet between residential development and agricultural land. The proposed project would include a buffer area ranging from 30 to 100 feet wide. The State Density Bonus provisions allow for this reduction in the agricultural buffer requirements.

(f) Pilot Project: The Planning Commission is acting in recognition of the Monterey County Board of Supervisors’ Order (as adopted on Oct. 28, 2003 and entered in Minute Book 71) which designates the Salinas Road Replacement Housing Project as a pilot project for the Affordable Housing Developer Incentive Program.

4. **FINDING: CEQA** – The project is statutorily exempt from the California Environmental Quality Act because it meets certain required criteria as an affordable housing project, and no unusual circumstances were found that would demonstrate that a significant environmental impact would occur from implementation of the project.

EVIDENCE: (a) No adverse environmental impacts were identified during review of the proposed project. Statutory requirements for review and identification of potential environmental issues, under §21159.21 of CEQA, as included in Division 13, Chapter 4.5, Article 6, of the Public Resources Code, have been met.

(b) Staff has determined that the applicable CEQA section for this project is the “Low Income Housing Exemption” (§21159.23, CEQA). Although the project does not meet all density, height, and setback (zoning) requirements in the “Criteria to Qualify for Housing Project Exemptions” (§21159.21, CEQA), the subject zoning requirements are inapplicable in this case due to the provisions of State law, which provides for a Density Bonus and other incentives pursuant to Sections 65915 and 65917 of the California Government Code. As shown in Evidentiary Section (a) under Finding No. 3 above, the project qualifies for these special exceptions. Therefore, the project does also qualify for the CEQA exemption cited.

(c) A traffic analysis (Higgins Associates, Nov. 1, 2004) has been conducted, which shows that current Level of Service is “A” and worst-case movement would be Level of

Service “B” at San Juan / Alison. The analysis concludes that the Kent’s Court project does not have a significant impact at the San Juan Road / Alison Road intersection, where a one-peak hour trip increase would result from the placement of the temporary units.

(d) An Environmental Assessment and Finding of No Significant Impact (FONSI) has been produced for the project, containing project design revisions and specifications which would reduce any potential impacts to below a level of significance to include standard accepted geologic and archeological protection measures. These design revisions also include generally accepted standard hazardous waste remediation measures related to demolition of the existing structures and clean up of asbestos and lead paint used during construction of these structures.

(e) Development is largely contained in an already disturbed area of the property as described in the plans and specifications as referenced herein. Because of these circumstances staff review has concluded that no unusual circumstances related to the project or property that would cause significant environmental impacts.

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. Zoning violation abatement cost, if any, have been paid.

EVIDENCE: (a) Staff reviewed Monterey County Planning and Building Inspection Department records and is not aware of any violations existing on subject property.

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

EVIDENCE: (a) Preceding Findings and supporting Evidence.

(b) The County’s action on this permit, in the greater good and for the public interest, is critical for improvement of the general welfare, insofar as this action will further prioritize and provide incentives for development of additional affordable housing in the County of Monterey, utilizing the Salinas Road Replacement Housing Project (the ‘pilot project’) as a model.

7. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Board of Supervisors.

EVIDENCE: (a) Monterey County Zoning Ordinance Title 21, Chapter 21.80.

DECISION

THEREFORE, it is the decision of said Planning Commission that said application for a Use Permit be granted as shown on the attached sketch, and subject to the attached conditions.

PASSED AND ADOPTED this 8th day of December 2004, by the following vote:

AYES: Errea, Hawkins, Padilla, Vandever, Diehl, Salazar, Rochester, Wilmot
NOES: None
ABSENT: Sanchez, Parsons
ABSTAIN: None

JEFF MAIN, Secretary

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY TO THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

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 and Building Inspection Department office in Salinas.

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

**Condition Compliance
& Mitigation Monitoring and/or Reporting Plan**

Project Name: Kent's Court Use Permit

File No: PLN030581 **APNs:** _117-281-{001 through 006}-000,
117-281-017-000, 117-281-018-000

Approval by: Planning Commission **Date:** 12/08/04

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

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1		<p>PBD029 - SPECIFIC USES ONLY</p> <p>This Use permit (PLN030581) allows for the temporary placement of 20 mobile homes for temporary housing of displaced residents during reconstruction of existing housing units. The property is located at 9, 11, 12, and 14 Kent's Court and 73, 77, 85, and 87 Railroad Ave. (Assessor's Parcel Numbers 117-281-{001 through 006}-000, 117-281-017-000, and 117-281-018-000), Watsonville – Pajaro area. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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 Planning and Building Inspection. 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. (Planning and Building Inspection)</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	
2		<p>PBD030 - STOP WORK - RESOURCES FOUND</p> <p>If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an</p>	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection Department and a qualified archaeologist immediately if cultural, archaeological, historical, or paleontological resources are	Owner/ Applicant/ Archaeologist	Ongoing	

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		archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (Planning and Building Inspection)	uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.			
3		PBD027 - PERMIT TIME/YEAR & DATE The permit shall be granted for a time period of 5 years, and at the end of this period the units authorized under this permit shall be removed from the property(ies), unless additional discretionary permits to authorize maintenance of the units for a greater time period are secured prior to the expiration of the 5-year period associated with PLN030581. (Planning and Building Inspection)	None	Owner/ Applicant	As stated in the conditions of approval	
4		PBD003 - BANNERS, FLAGS, PENNANTS There shall be no flags, banners, pennants, or other attention getting devices, other than approved signs, on the property. (Planning and Building Inspection)	There shall be no flags, banners, pennants, or other attention getting devices, other than approved signs, on the property.	Owner/ Applicant	Ongoing	
5		PBD004 - DEBRIS REMOVAL Prior to the issuance of a building permit, recordation of a final map or parcel map or initiation of the use, applicant shall cause to be removed from the property all junk, including scrap metals, scrap materials, dismantled or wrecked vehicles or machinery, garbage, debris or similar materials. (Planning and Building Inspection)	Proof of compliance shall be submitted to PBI prior to issuance of building permits.	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	
6		OTHER CONDITIONS - DEMOLITION All demolition activities at the site shall be undertaken according to OSHA standards and other federal regulations to protect workers from asbestos and lead-based paint, if found within buildings to be demolished, and to properly abate and dispose of such materials found at the site, in accordance with recommendations from EnviroScience, Inc., or other professional entity qualified for analysis of abatement. (Planning and Building Inspection)	<i>Submit memorandum from EnviroScience, Inc., or from other professional entity qualified for analysis of abatement, certifying that any hazardous materials encountered have been abated and disposed of in accordance with recommendations.</i>	<i>Applicant/Owner</i>	Prior to final inspection and continuously thereafter	

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		Department)			er	
7		PBD006 - DEED RESTRICTION Prior to the issuance of a building permit, the applicant shall record a deed restriction against all Assessors' Parcel Numbers for the project, stating the affordability regulations applicable to the project. The Deed Restriction shall ensure that the units will remain 100% affordable for low and very low-income households for the life of the project. (Planning and Building Inspection and Redevelopment Agency)	Submittal of approved and Recorded Deed Restriction to PBI.	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	
8		PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice against the primary Assessor's Parcel Number for the project, which states: "A permit (PLN030581) was approved by the Planning Commission for Assessor's Parcel Number 117-281-001-000 on 12/08/04. The permit was granted subject to 24 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (Planning and Building Inspection)	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
9		PUBLIC SAFETY AND SECURITY 1. Install residential alarm system. 2. Address numbers shall be illuminated during the hours of darkness and positioned so as to be readily readable from the street. They should be clearly mounted on a high contrast background. 3. Residential addressing should be a minimum height of 4 inches and painted on the driveway or curbing in front of the home. 4. All exterior doors shall have metal or solid, 1 & 3/4" hardwood with installed peephole or wide-angle viewer in all entry doors.	To comply, the applicant's plans must represent or display the 25 items shown at left. For questions, dial (831) 622-7861 or dial (831) 755-3700 and ask for the Station Commander or the designee to tell them you are requesting assistance of the Community Services Representative with the Sheriff's Office Safety and Security Guidelines.	Applicant/O wner	Prior to Issuance and Prior to Occupancy	

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		<ol style="list-style-type: none"> 5. Sliding glass doors shall be secured with an anti-slide lock. 6. Security for doors with glass: If an exterior, door has a glass window or if there is glass within 40" of the lock, security screening shall be installed with window guards or burglary rated glazing. Non-removable screws shall be used to securely mount screens, bars, or window guards. 7. The strike plates shall be well secured with at least three-inch brass wood screws. Sliding glass doors shall have #8 or #10 sheet metal screws inserted into the top of the doorframe at both ends and the middle to prevent the door from being lifted out. These screws should be adjusted so that the door barely clears these screws when opening. Finally, a key operated inside lock shall be installed. These doors shall have double sliding door locks. The supplemental lock shall be installed at the top or bottom, made out of steel, and inserted in the sliding door at a slightly downward angle. 8. Adequate security hardware, e.g. dead bolt locks, shall be used. 9. The locks shall be so constructed that both the dead bolt and the deadlocking latch can be retracted by a single action of the inside / door knob / lever / turn piece. 10. Louvered windows shall not be used as they pose a significant security problem. 11. Windows accessible from the side and rear and not viewable from the street should consist of rated burglary resistant glazing or its equivalent. The type of glazing recommended is the lock wrap that attaches to the frame. 12. Sliding windows shall be secured by the same methods as sliding doors mentioned above. 13. Crank type casement windows shall have a built in key lock. 14. Monument signs and addresses shall be well lighted during darkness. The project plans need to show a small address sign with lighting that clearly indicates the location of this residence. 15. Proposed lighting shall be adequate for current safety concerns. 16. Lighting of parking lots and associated carports, driveways, circulation areas, passageways, recesses, and grounds 				

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		<p>contiguous to buildings shall be provided with low pressure sodium lighting with sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises during the hours of darkness and provide a safe, secure environment for all persons, property, and vehicles on site. Lighting plans must be included.</p> <p>17. Yards and ground floor areas accessible to windows shall be lighted.</p> <p>18. Using yard or lamppost type lighting, applicant shall eliminate blind spots.</p> <p>19. All exterior doors shall have their own light source that shall adequately illuminate door areas at all hours to make clearly visible the presence of any person on or about the premises and provide adequate illumination for persons exiting the building.</p> <p>20. Landscaping shall be of the type and situated in locations to maximize external observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines and under vulnerable windows. Keep doorways, windows, and porches clear when planting bushes and flowers. Plant thorny bushes and shrubs near windows and along fences. Keep walks and driveways clear of plants that can conceal persons.</p> <p>21. Doors and windows shall not be concealed from view.</p> <p>22. Plants shall not obstruct parking lot visibility.</p> <p>23. Emergency notification shall be filed with the Sheriff's Office.</p> <p>24. Key coding shall be provided for public safety access to security gates (only if key coding is used in the project).</p> <p>25. Caretaker information shall be provided (only if applicable).</p> <p>(Office of the Sheriff – Community Services Unit)</p>				
10		<p>EH6 - WATER SERVICE CAN/WILL SERVE Provide to the Division of Environmental Health written certification, and any necessary certification from State agencies that Pajaro / Sunny Mesa <u>can</u> and <u>will</u> supply sufficient water flow and pressure to comply with both Health and fire flow standards. (Environmental Health)</p>	<p>Submit written certification to the Division of Environmental Health for review and approval.</p>	<p>CA Licensed Engineer /Owner/ Applicant</p>	<p>Prior to filing a final map and/or issuance</p>	

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					of a building permit	
11		EH24 - SEWER SERVICE CAN/WILL SERVE Provide certification to the Division of Environmental Health that Pajaro / Sunny Mesa can and will provide sewer service for the proposed property/project. (Environmental Health)	Submit certification to Environmental Health for review and approval.	Owner/ Applicant	Prior to issuance of a building permit.	
12		EH55- EMPLOYEE HOUSING <i>Comply with Employee Housing Regulations found in the California Health and Safety Code Section 17000-17062.5 and the California Code of Regulations Title 25, Division 1, Chapter 1, and Subchapter 3 Sections 600-940. (Environmental Health)</i>	Obtain a health permit for the Employee Housing from the Division of Environmental Health.	CA Licensed Engineer /Owner/ Applicant	Prior to occupancy/ Continuous Cond.	
13		STORMWATER CONTROL 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, to include oil-grease water separators for paved parking areas. Stormwater runoff from impervious surfaces shall be routed to the existing 36” storm drainpipe below Railroad Avenue. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	WRA
14		ZONE A1-A30 ELEVATION REQUIREMENTS The lowest floor and attendant utilities, for each structure, shall be constructed at least <u>27.8</u> feet above mean sea level (NGVD 1929). The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed land surveyor that a reference marker has been established at the building site to provide for the flood proofing and certification of	Submit a letter to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	WRA

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		the lowest floor elevation. (Water Resources Agency)				
15		STEMWALL INSPECTION The applicant shall provide the Water Resources Agency a FEMA Elevation Certificate for each structure completed by a registered civil engineer or licensed surveyor certifying the lowest floor elevation, venting, external grades and internal grades for each structure are compliant with Chapter 16.16 of the Monterey County Code. (Water Resources Agency)	Submit a completed FEMA Elevation Certificate, based on building under construction, to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to the stem wall inspection	WRA
16		ELEVATION CERTIFICATE The applicant shall provide the Water Resources Agency a FEMA Elevation Certificate for each structure, based on finished construction, completed by a registered civil engineer or licensed surveyor certifying the structure has been constructed in accordance with Chapter 16.16 of the Monterey County Code. (Water Resources Agency)	Submit a completed FEMA Elevation Certificate for each structure, based on finished construction, to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to final inspection	WRA
17		FOUNDATION PLAN – ENCLOSURES/GRADE ELEVATIONS All fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area shall be provided. The bottom of all openings shall be no higher than one foot above grade. The applicant shall provide the Water Resources Agency a foundation plan, for each structure, prepared by a registered civil engineer showing the internal and external grade elevation, as well as, the location and dimensions of all vents. (Water Resources Agency)	Submit a foundation plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	WRA

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18		FLOODPLAIN RECORDATION The owner shall provide the Water Resources Agency a recorded Floodplain Notice, for each parcel, stating: "The property is located within or partially within a floodplain and may be subject to building and/or land use restrictions." (Water Resources Agency)	Submit a recorded floodplain notice to the Water Resources Agency for review and approval. (A copy of the County's standard notice can be obtained at the Water Resources Agency.)	Owner/ Applicant	Prior to issuance of any grading or building permits	WRA
19		MOBILE HOME ANCHORING The applicant shall provide the Water Resources Agency an anchoring plan prepared by a registered civil engineer. In accordance with Chapter 16.16 of the Monterey County Code, each structure shall be designed to resist flotation, collapse, and lateral movement. (Water Resources Agency)	Submit an anchoring plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	WRA
20		ANCHORING CERTIFICATION The applicant shall provide the Water Resources Agency certification from a registered civil engineer that each structure is resistant to flotation, collapse, and lateral movement. (Water Resources Agency)	Submit a letter, prepared by a registered civil engineer, to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to final inspection	WRA
21		WR40 - WATER CONSERVATION MEASURES The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system. b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems, and timing devices. (Water Resources Agency)	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	

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22		<p>NORTH COUNTY FIRE DISTRICT CONDITIONS</p> <ol style="list-style-type: none"> 1. All modular dwellings must be protected with fire sprinklers. 2. Post and paint, in Spanish and English, "NO PARKING" along entire length of Kent's Court, from Railroad Avenue to the approved parking space at the end of Kent's Court. The posting and painting shall include the "Fire Department Turnaround" at space #9 and #10. 3. Provide the square footage of buildings previously torn down on Kent's Court. This figure will offset fire mitigation fees charged on new structures. This figure will be necessary at the time of plan check of the new modular homes. 4. Protect the required fire hydrant, near the fire department turnaround at space #9 and 10, on both sides with concrete filled bollards. The type of hydrant required will be "James Jones Model 3740" or equivalent. <p>(North County Fire District)</p>	Clear with Fire Protection District prior to building permit issuance and prior to final unless otherwise indicated by condition language.	Applicant/ Owner	Prior to issuance of building permits and prior to final inspection	

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23		<p>FIRE015 - FIRE HYDRANTS/FIRE VALVES <i>A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4-inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post, or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. Responsible Land Use Department: North County__ Fire District.</i></p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p><i>Applicant shall schedule fire dept. clearance inspection</i></p>	<p><i>Applicant or owner</i></p> <p><i>Applicant or owner</i></p>	<p>Prior to issuance of grading and/or building permit.</p> <p>Prior to final building inspection</p>	

Permit Cond. Number	Mitig. Number	Impact Addressed, 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)
24		<p>FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) <i>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. Responsible Land Use Department: _North County__ Fire District.</i></p>	<p>Applicant shall enumerate as “Fire Dept. Notes” on plans.</p> <p><i>Applicant shall schedule fire dept. rough sprinkler inspection</i></p> <p><i>Applicant shall schedule fire dept. final sprinkler inspection</i></p>	<p><i>Applicant or owner</i></p> <p><i>Applicant or owner</i></p> <p><i>Applicant or owner</i></p>	<p>Prior to issuance of building permit.</p> <p>Prior to framing inspection</p> <p>Prior to final building inspection</p>	