

MIKE NOVO
ZONING ADMINISTRATOR

STATE OF CALIFORNIA
COUNTY OF MONTEREY

RESOLUTION NO. 040747

APN# 211-021-015-000
FINDINGS & DECISION

In the matter of the application of
LOCKARD MICHAEL W TR ET AL (PLN040747)

Use Permit to allow a private horse boarding facility for up to 50 horses. The project includes the installation of two 7,200 square foot open air horse barns for 40 horses, a twelve space parking area and an uncovered arena and round horse training pen. The property is located at 402 Natividad Road, Salinas, in the Greater Salinas Area. The project came on regularly for hearing before the Zoning Administrator on August 25, 2005.

Said Zoning Administrator, having considered the application and the evidence presented relating thereto,

FINDINGS OF FACT

1. FINDING: The proposed project consists of a private horse boarding facility for up to 50 horses. The project includes the installation of two 7,200 square foot open air horse barns for 40 horses, a twelve space parking area and an uncovered arena and round horse training pen. The project as conditioned is consistent with applicable plans and policies, the Greater Salinas Area Plan, and the Monterey County Zoning Ordinance (Title 21) which designates this area as appropriate for horse facilities. Specifically, the proposed horse boarding facility complies with all applicable requirements of Section 21.30.050.

EVIDENCE: The application and plans submitted for the Use Permit in project file PLN040747 at the Monterey County Planning and Building Inspection Department. Staff has reviewed this material and has determined that the project is consistent with the Monterey County General Plan, the Greater Salinas Area Plan and Title 21 of the County Zoning Code.

EVIDENCE: Materials in project file PLN040747.

EVIDENCE: There has been no testimony received either written or oral, during the course of public hearings to indicate that the site is not suitable for the project. Necessary public facilities are available for the use proposed. The project has been reviewed by the Monterey County Planning and Building Inspection Department, Water Resources Agency, the Salinas Rural Fire District, Public Works Department and Environmental Health Division. There has been no indication from those agencies that the site is not suitable. There are no physical or environmental constraints such as geologic or seismic hazard areas, environmentally sensitive habitats, or similar areas that would indicate the site is not suitable for the use proposed.

EVIDENCE: The project for a private horse boarding facility for up to 50 horses is a use similar in character, density and intensity to those allowed in the Farmlands district, in accordance with Section 21.30.030W.

EVIDENCE: The parcel is zoned F-40, Farmlands, 40 acre minimum parcel size ("F/40"). The project is in compliance with Site Development Standards for a Farmlands District in accordance with Section 21.30.060.

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

EVIDENCE: The project has been reviewed for suitability by Planning and Building Inspection, Public Works, Water Resources Agency, Environmental Health, Parks and Salinas Rural Fire District. Recommended conditions have been incorporated into the permit.

EVIDENCE: There has been no testimony received either written or oral, during the course of public hearings to indicate that the site is not suitable for the project. Necessary public facilities are available for the use proposed. The project has been reviewed by the Monterey County Planning and Building Inspection Department, Water Resources Agency, the Salinas Rural Fire District, Public Works Department and Environmental Health Division. There has been no indication from those agencies that the site is not suitable. There are no physical or environmental constraints such as geologic or seismic hazard areas, environmentally sensitive habitats, or similar areas that would indicate the site is not suitable for the use proposed.

3. **FINDING:** Adequate sewer and water service exists or can be provided, and adequate road and transportation facilities exist for the use.

EVIDENCE: The project was reviewed by Environmental Health Division, the Salinas Rural Fire Protection District, and the Public Works Department and appropriate conditions have been placed on the project.

4. **FINDING:** The project is categorically exempt from environmental review.

EVIDENCE: CEQA Guidelines Section 15061 categorically exempts projects which do not have the potential for causing a significant effect on the environment. There is no grading proposed and there are no unusual circumstances related to the project or property.

5. **FINDING:** 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: Staff reviewed Monterey County Planning and Building Inspection Department records and is not aware of any violations existing on subject property.

6. **FINDING:** 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: Preceding findings and supporting evidence.

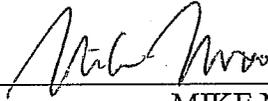
7. **FINDING:** The decision on this project is appealable to the Planning Commission.

EVIDENCE: Section 21.80.040 B of the Monterey County Zoning Ordinance.

DECISION

It is the decision of the Zoning Administrator of the County of Monterey 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 25th day of August, 2005.



MIKE NOVO
ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON **SEP 12 2005**

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

SEP 22 2005

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

**Monterey County Planning and Building Inspection
Condition Compliance and/or Mitigation Monitoring
Reporting Plan**

Project Name: Lockhart

File No: PLN040744 APNs:211-021-015-000

Approval by: Zoning Administrator Date: August 25, 2005

**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>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Action to be performed. When 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 (make/dates)</i>

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1		<p>PBD029 - SPECIFIC USES ONLY This Use Permit (PLN040747) allows a private horse boarding facility for up to 50 horses. The project includes the construction of two 7,200 square foot open air horse barns. The property is located at 402 Natividad Road (Assessor's Parcel Number 211-021-015-000), Salinas, Greater Salinas 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	

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2		<p>PBD025 - NOTICE-PERMIT APPROVAL</p> <p>The applicant shall record a notice which states: "A Use permit (Resolution 040747) was approved by the Zoning Administrator for Assessor's Parcel Number 211-021-015-000 on August 25, 2005. The permit was granted subject to 19 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)</p>	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.	

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3		<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 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)</p>	<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 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.</p>	<p>Owner/ Applicant/ Archaeologist</p>	<p>Ongoing</p>	

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4		VEGETATION - That the applicant trim and maintain the vegetation (or request that Public Works trim the vegetation) to the south of the project driveway to allow for corner sight distance of at least 65 mph. (Public Works)	Prior to establishment of use/continuous	Applicant/property owner	Continuous Condition	
5		WR0045 WELL INFORMATION (WR) Prior to issuance of any grading or building permits, the applicant shall provide the Water Resources Agency information on the well to serve the project including a map showing the well location and any available well logs/e-logs. (Water Resources Agency)	Prior to issuance of Grading and/or Building Permits			
6		EH11 - SEPTIC SYSTEM DESIGN Submit plans for review and approval showing the location and design of the proposed septic system meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. (Environmental Health)	Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system.	CA Licensed Engineer /Owner/ Applicant	Prior to issuance of building permit or commencement of use	

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7		EHSP01 -MANURE MANAGEMENT Provide a Manure Management Plan to the Division of Environmental Health for review and approval. The Manure Management Plan shall address the volume of waste generated, method and time frame of continual disposal off-site, and necessary controls for vector, odor and waste-run-off. (Environmental Health)	Submit two copies of the plan to the Division of Environmental Health for review and approval.	Owner/Applicant/Operator	Prior to issuance of building permit	
8		EHSP02 -MANURE MANAGEMENT The applicant shall manage the manure waste product generated by the horse boarding facility in conformance with the Manure Management Plan that has been reviewed and approved by the Division of Environmental Health. (Environmental Health)	Comply with the plan approved by the Division of Environmental Health.	Owner/Applicant/Operator	Continuous Condition	
9		EHSP03 - PUBLIC NUISANCE Applicant shall operate the facility in a manner consistent with public health and safety requirements. The horse boarding facility shall be managed in a manner that does not create a public health nuisance. (Environmental Health)	Applicant shall operate the facility in a manner consistent with public health and safety requirements.	Owner/Applicant/Operator	Continuous Condition	

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10		EHSP04 - RESTROOM Applicant shall provide a minimum of one (1) restroom with a flushing toilet and handwashing sink per Monterey County Code. (Environmental Health)	Install and properly maintain the restroom(s).	Owner/Applicant/Operator	Prior to issuance of building permit or commencement of use/ Continuous condition	
11		FENCING Applicant shall install a suitable fence to keep the unconfined horses a minimum of 50 feet from the existing well or future wells on the property and neighboring properties, unless this requirement is waived or a lesser distance is approved by the Director of Environmental Health. Additionally, all other areas of the property shall be suitably fenced from existing and future wells on neighboring properties to maintain a minimum setback of 50 feet. (Environmental Health)	Install and maintain fencing to meet setback requirements.	Owner/Applicant/Operator	Prior to issuance of building permit or commencement of use/ Continuous condition	

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12		<p>FIRE002 - ROADWAY ENGINEERING</p> <p>The grade for all roads shall not exceed 15 percent. Where road grades exceed 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The length of vertical curves in roadways, exclusive of gutters, ditches and drainage structures designed to hold or divert water, shall not be less than 100 feet. No roadway turn shall have a horizontal inside radius of less than 50 feet. A roadway turn radius of 50 to 100 feet is required to have an additional 4 feet of roadway surface. A roadway turn radius of 100 to 200 feet is required to have an additional 2 feet of roadway surface. Roadway turnarounds shall be required on dead-end roads in excess of 150 feet of surface length. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. Responsible Land Use Department (Salinas Rural Fire District).</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 issuance of grading and/or building permit.</p>	

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			Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to final building inspection	
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13		<p>FIRE008 - GATES</p> <p>All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide.</p> <p>Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. Responsible Land Use Department: (Salinas Rural Fire District).</p>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	

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14		<p>FIRE011 - ADDRESSES FOR BUILDINGS</p> <p>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 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. (Salinas Rural Fire District).</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept. clearance inspection for each phase of development.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of building permit.</p>	

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15		FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (Salinas Rural Fire District).	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to issuance of grading and/or building permit/ Prior to final building inspection	
16		FIRE026 - ROOF CONSTRUCTION (STANDARD) All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class B roof construction. (Salinas Rural Fire District).	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

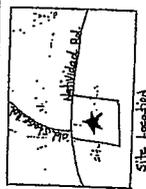
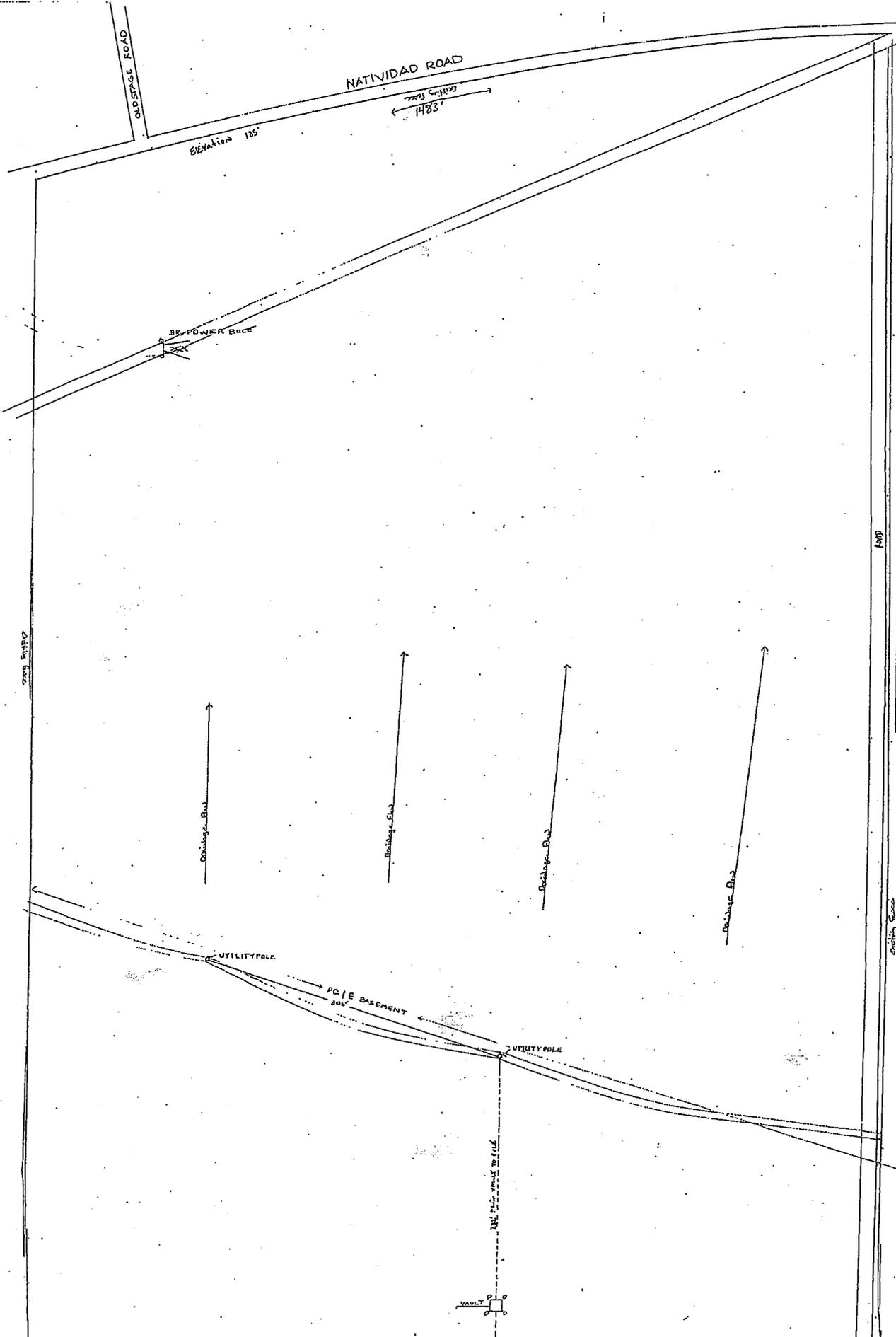
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17		<p>FIRE030 –NON-STANDARD CONDITIONS – HYDRANTS AND FIRE FLOW- Hydrants for fire protection shall be provided at locations approved by the Salinas Rural Fire District and shall conform to the following requirements:</p> <ul style="list-style-type: none"> a. WATER STORAGE - Water storage shall be provided by the existing water storage tanks totaling 10,000 gallons. b. TIMING OF INSTALLATION - Approved fire protection water supply systems must be installed and made serviceable prior to the time of construction. c. HYDRANT/FIRE VALVE (ADDITION) – A new hydrant shall be installed. d. HYDRANT/FIRE VALVE (LOCATION) - The hydrant shall be not less than 50 ft. from any structure. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor 	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	

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		<p>further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway.</p> <p>e. FIRE HYDRANTS – This hydrant shall be protected by bollards on each side. The bollards and riser shall be painted red. The hydrant/valve shall be identified with a reflectorized blue marker or strip, with minimum dimensions of 3 inches, located on the bollards and fire hydrant riser. A cap shall be installed to prevent damage to the threads and accumulation of debris. The hydrant or fire valve shall be signed to indicate that this is a DRAFTING WATER SOURCE.</p> <p>f. HYDRANT SIZE – 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. Responsible Land Use Department: Salinas Rural Fire District.</p>				

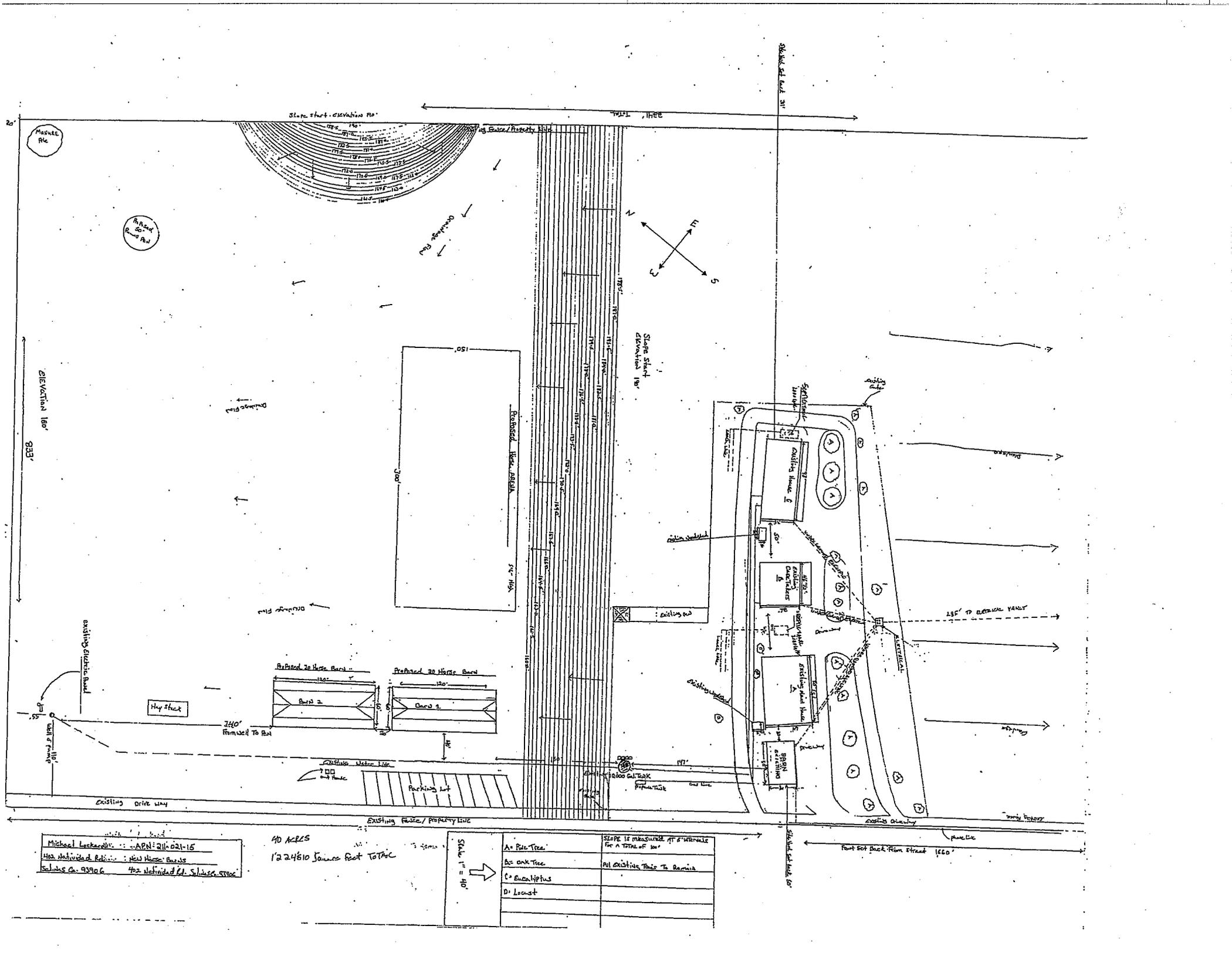
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		Accumulation of debris. The hydrant or fire valve shall be signed to indicate that this is a DRAFTING WATER SOURCE. f. HYDRANT SIZE - Minimum hydrant standards shall include a brass head and valve with at least one 2-1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. (Salinas Rural Fire District).	Applicant shall provide improvement plans to the fire district. Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to issuance of Building Permit	
18		FIRE030 – NON-STANDARD CONDITIONS – PORTABLE FIRE EXTINGUISHERS – Portable fire extinguishers shall be installed and maintained in accordance with Uniform Fire Code Standard 10-1. (Salinas Rural Fire District).	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to final building inspection.	

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19		<p>FIRE030-NON-STANDARD CONDITIONS ROAD ACCESS Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum width of 20 feet 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. (Salinas Rural Fire District).</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept. clearance inspection for each phase of development.</p>	Applicant or owner	Prior to issuance of building permit.	

End of Conditions



Site Location



Misuse
R/C

Misuse
R/C

ELEVATION 100'

EEB

Slope Start Elevation 110'

NO SIGNAGE

Slope Start
Elevation 110'

Proposed 20 Horse Barn

Proposed 20 Horse Barn

240'

Remainder To R/L

Existing Water Line

Parking Lot

1000 GALLON

Existing Water Line

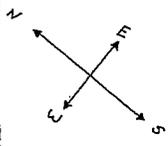
117'

Existing Drive Way

Existing Fence/Property Line

SHOULD BE BACK 30'

1171', 1182'



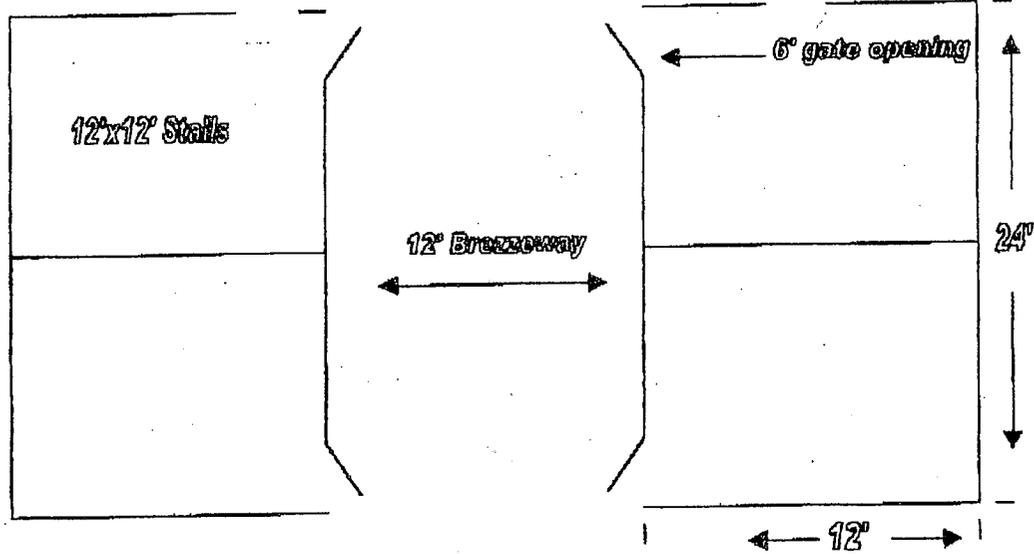
Michael Lockard
APN: 211-021-15
1/2 Acre
1/2 24610 Square Feet Total
1/2 Acre
1/2 24610 Square Feet Total

40 ACRES
1/2 24610 Square Feet Total

Scale 1" = 40'

A* Pine Tree	SLOPE IS MEASURED AT 5' INTERVALS FOR A TOTAL OF 100'
B* Oak Tree	ALL EXISTING TREES TO REMAIN
C* Eucalyptus	
D* Locust	

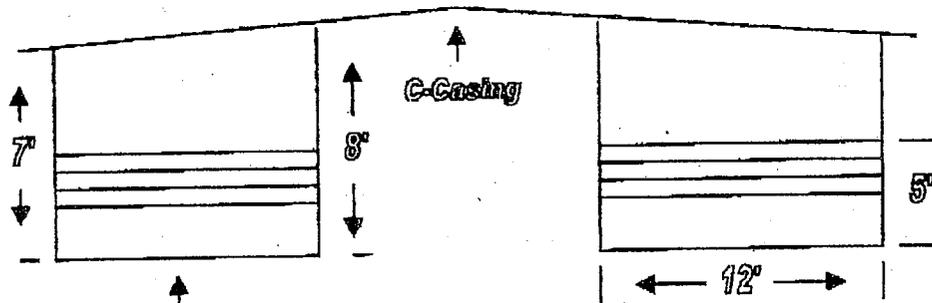
Foot Set Back From Street 1660'



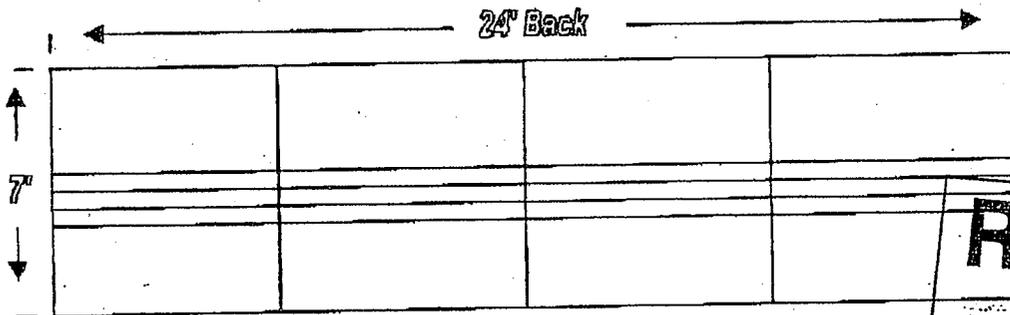
Floor Plan

Front View

Ridge Cap



Back View

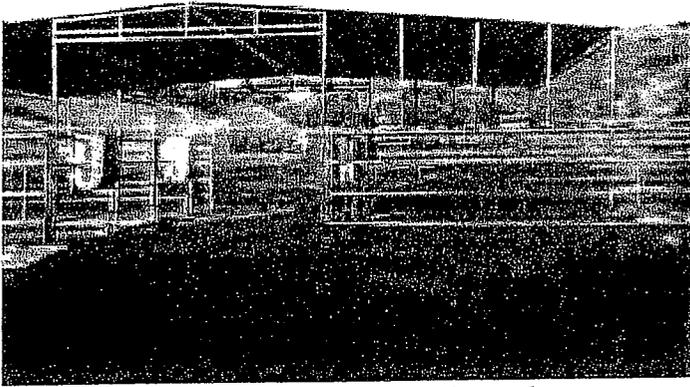


B & V ENTERPRISES
Standard 4 Stall Mare
Motel

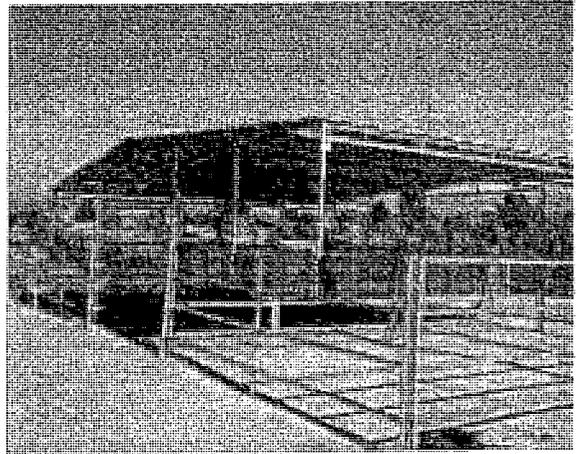
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DEC 08 2004

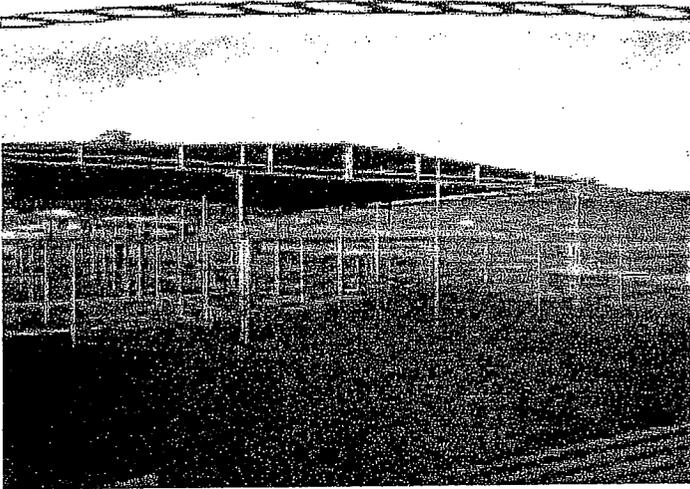
MONTEREY COUNTY
 PLANNING AND BUILDING
 INSPECTION DEPARTMENT



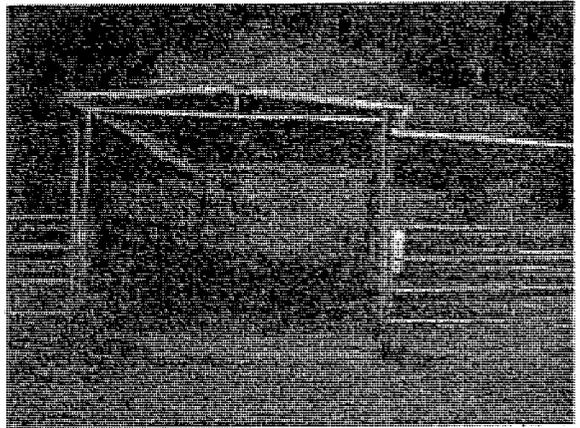
4 - Stall 12' Breezway with Feeders



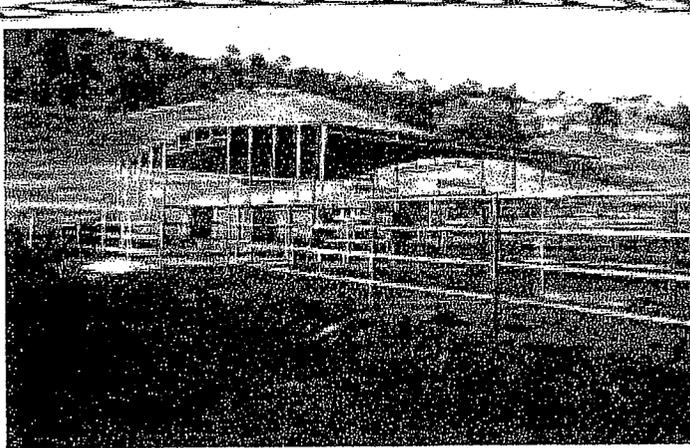
2 - 24' X 24' Stalls



8 Stalls 12' Breezway



Motel with 12' Raised Center Aisle v



4 - 12' X 48' Stalls

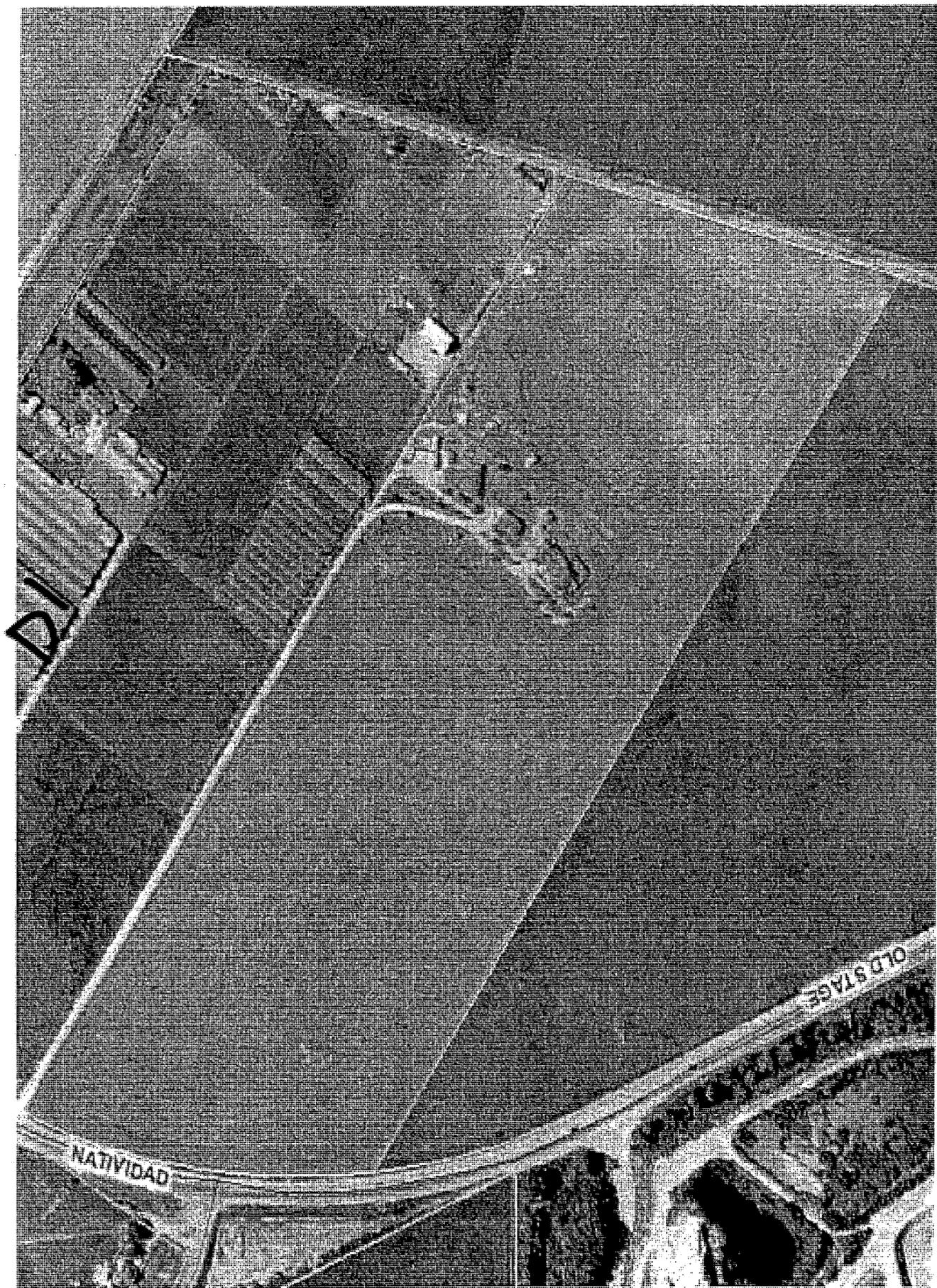


8 - 12' X 24' Stalls

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MONTEREY COUNTY
 PLANNING AND BUILDING
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**Monterey County Planning and Building Inspection
Condition Compliance and/or Mitigation Monitoring
Reporting Plan**

Project Name: Lockhart

File No: PLN040744 APNs:211-021-015-000

Approval by: Zoning Administrator Date: August 25, 2005

**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 Action to be performed. If not applicable, certified professionals required for action to be accepted	Responsible Party for Compliance	Timing	Certification of Compliance (name/date)
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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)
1		<p>PBD029 - SPECIFIC USES ONLY This Use Permit (PLN040747) allows a private horse boarding facility for up to 50 horses. The project includes the construction of two 7,200 square foot open air horse barns. The property is located at 402 Natividad Road (Assessor's Parcel Number 211-021-015-000), Salinas, Greater Salinas 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	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
2		<p>PBD025 - NOTICE-PERMIT APPROVAL</p> <p>The applicant shall record a notice which states: "A Use permit (Resolution 040747) was approved by the Zoning Administrator for Assessor's Parcel Number 211-021-015-000 on August 25, 2005. The permit was granted subject to 19 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)</p>	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.	