

In the matter of the application of
Mike and Patricia Lambuth (PLN060549)

FINDINGS & DECISION

for a **Use Permit** in accordance with Title 21 (Zoning) Chapter 21.74 (Use Permits) of the Monterey County Code, to allow the construction of a 2,400 square foot auto repair facility and the construction of a 912 square foot three-car detached garage. The property is located at 365 Blohm Avenue, Aromas, North County Area Plan, and came on regularly for hearing before the Planning Commission on January 31, 2008.

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

FINDINGS OF FACT

1. FINDING: CONSISTENCY – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, North County Area Plan, North County Area Plan Inventory and Analysis, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for development.

- EVIDENCE:**
- (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. 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 365 Blohm Ave Aromas (Assessor's Parcel Number 267-102-006-000), North County Area Plan. The parcel is zoned LC ("Light Commercial"). The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21, and is therefore suitable for the proposed development.
 - (c) According to Title 21 Section 21.18.060 BB. "Auto Repair Facilities (ZA)" this project may be allowed with a Use Permit heard by the Zoning Administrator.
 - (d) The proposed parking meets the requirements of Section 21.58.040 of the Zoning Ordinance. Seven parking spaces are required and eight parking spaces are proposed, including four spaces and one handicapped space for the repair facility and the three covered spaces in the proposed three car garage.
 - (e) The proposed three car garage is will bring the existing development (single family residence) into compliance with Zoning Ordinance Section 21.58.050F which requires one covered space.
 - (f) The project planner conducted a site inspection on December 20, 2007 to verify that the project on the subject parcel conforms to the plans listed above.
 - (g) Lot Legality is established by the deed of Elizabeth Faes dated January 17, 1921 and recorded January 25, 1921 in Volume 179 of Deeds at page 366, dividing one parcel and resulting in three parcels. The subject parcel is one of these three parcels.
 - (h) The North County Non-Coastal Land Use Advisory Committee (LUAC), met on November 7, 2007. The committee discussed this project and voted to recommend approval of the proposed project by a vote of 6-2. Their issues included noise and appropriateness of the auto repair shop in the proximity of the adjacent residences. The

noise concern is addressed in three ways, scope of work, design and hours of use. Environmental Health raised no issue of noise in their review of this project. The design proposed directs the bays toward the front of the parcel (Blohm Ave) and away from nearby residence. The hours of use are discussed below. Together these measures strongly limit the noise potential to neighboring residences.

- (i) The owner has agreed to limit the hours of operation to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 7 p.m. on weekends.
- (j) 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 PLN060549.

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, Aromas Tri-County Fire Protection District, Public Works, Environmental Health Division, 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) The project is located just west of the post office and fire station in Aromas “downtown.” Across from Ducky Deli, it is in a neighborhood of mixed use, residential and commercial.
 - (c) Technical report by outside geological consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff concurs. The following reports have been prepared:
“Geotechnical Report” (LIB070420) prepared by Landset Engineering, Salinas, CA, prepared on December 29, 2006).
 - (d) Staff conducted a site inspection on December 20, 2007 to verify that the site is suitable for this use.
 - (e) Materials in Project File PLN060549.

3. FINDING: CEQA (Exempt): - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- (a) California Environmental Quality Act (CEQA) Guidelines Section 15303(c) and (e), categorically exempts small structures, such as the construction of small commercial structures and small accessory structures).
 - (b) No adverse environmental effects were identified during staff review of the development application during a site visit on December 20, 2007.
 - (c) Review of the application by Environmental Health, Water Resource Agency, and North County Fire District has raised no environmental issues.
 - (d) See preceding and following findings and supporting evidence.

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

- 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.

5. 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.

6. FINDING: SUBORDINATE RESIDENTIAL SQUARE FOOTAGE – The project will have existing residential use which is lower in square footage than the commercial application proposed in accordance with Ordinance 21.18.060 L. states “*All residential uses provided that the gross square footage of the residential use does not exceed the gross square footage of the commercial use (ZA).*”

EVIDENCE: (a) The proposed commercial use is for a 2400 square foot auto repair facility. The residential use is approximately 800 square feet. Thus the residential is considerably less than the proposed commercial structure.

(b) No adverse environmental effects were identified during staff review of the development application during a site visit on December 20, 2007.

(c) Materials in Project File PLN060549.

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

EVIDENCE: Section 21.80.040 B. Monterey County Zoning Ordinance (Title 21).

DECISION

THEREFORE, it is the decision of the Zoning Administrator 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 31st day of January, 2008.



JEFF MAIN, ZONING ADMINISTRATOR

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON **FEB 19 2008**

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 OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **FEB 29 2008**

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.

Mike and Patricia Lambuth (PLN060549)

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.

Monterey County Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: Lambuth File No: PLN060549 APNs: 267-102-006-000 Approved by: Zoning Administrator Date: January 31, 2008
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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)
1.		PD001 - SPECIFIC USES ONLY This Use Permit to allow the construction of a 2,400 square foot auto repair facility. The project includes the construction of a 912 square foot detached garage for the existing single family dwelling on-site. The property is located at 365 Blohm Avenue, Aromas (Assessor's Parcel Number 267-102-006-000), North County Non-Coastal 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 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	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>
		conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)				
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 060549) was approved by the Zoning Administrator for Assessor's Parcel Number 267-102-006-000 on January 31, 2008. The permit was granted subject to 23 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits or commencement of use.	
3.		PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (RMA - Planning Department)	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeologist	Ongoing	

<i>Permit Cond. Number</i>	<i>Ming. 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>
4.		PD009 - GEOTECHNICAL CERTIFICATION Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA – Planning Department and Building Services Department)	Submit certification by the geotechnical consultant to the RMA – Building Services Department showing project’s compliance with the geotechnical report.	Owner/ Applicant/ Geotechnical Consultant	Prior to final inspection	
5.		PD012(B) - LANDSCAPE PLAN AND MAINTENANCE (OTHER THAN SINGLE FAMILY DWELLING) The site shall be landscaped. At least three (3) weeks prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA – Planning Department)	Submit landscape plans and contractor’s estimate to the RMA - Planning Department for review and approval.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	At least three (3) weeks prior to final inspection or occupancy	
			All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	Ongoing	
6.		PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner/ Applicant	Prior to the issuance of building permits.	

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		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)	The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Ongoing	
7.		PD016 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Soils report has been prepared for this parcel by Landset Engineers, dated December 29, 2006 and is on record in the Monterey County RMA - Planning Department , Library No. LIB070420. All development shall be in accordance with this report." (RMA – Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	
8.		PD017 - DEED RESTRICTION – USE Prior to the issuance of a building permit the applicant shall record a deed restriction as a condition of project approval stating the regulations applicable to the auto repair facility and garage as non-habitable structures. (RMA – Planning Department)	Submittal of approved and Recorded Deed Restriction to RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	
9.		PD026 - BANNERS, FLAGS, PENNANTS There shall be no flags, banners, pennants, or other attention getting devices, other than approved signs, on the property. (RMA – Planning Department)	Submit evidence which demonstrates that there are no flags, banners, pennants, or other attention getting devices, other than approved signs, on the property.	Owner/ Applicant	Prior to use/ Ongoing	

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10.		PD029 - HOURS OF OPERATION Applicant shall record a notice that "Hours of operation shall be 7 a.m. to 7 p.m. weekdays and 9 a.m. to 7 p.m. on weekends, if weekend work is needed." (RMA – Planning Department)	Submittal of approved and Recorded Notice to RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	
			Demonstrate compliance with the hours of operation to the Director of RMA – Planning Department.	Owner/ Applicant	Ongoing	
11.		PDSP001 – OUTDOOR STORAGE OF VEHICLES OR PARTS Applicant shall record a notice that "Vehicles and vehicle parts shall not be stored out doors on site except for the allowance of short term over night storage to be limited to a maximum of three vehicles." (RMA – Planning Department)	Submittal of approved and Recorded Notice to RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	
12.		PW0005 – ENCROACHMENT (STD DRIVEWAY) Obtain an encroachment permit from the Department of Public Works and construct a standard driveway connection to Blohm Ave. (Public Works)	Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.	Owner/ Applicant	Prior to Building/ Grading Permits Issuance	

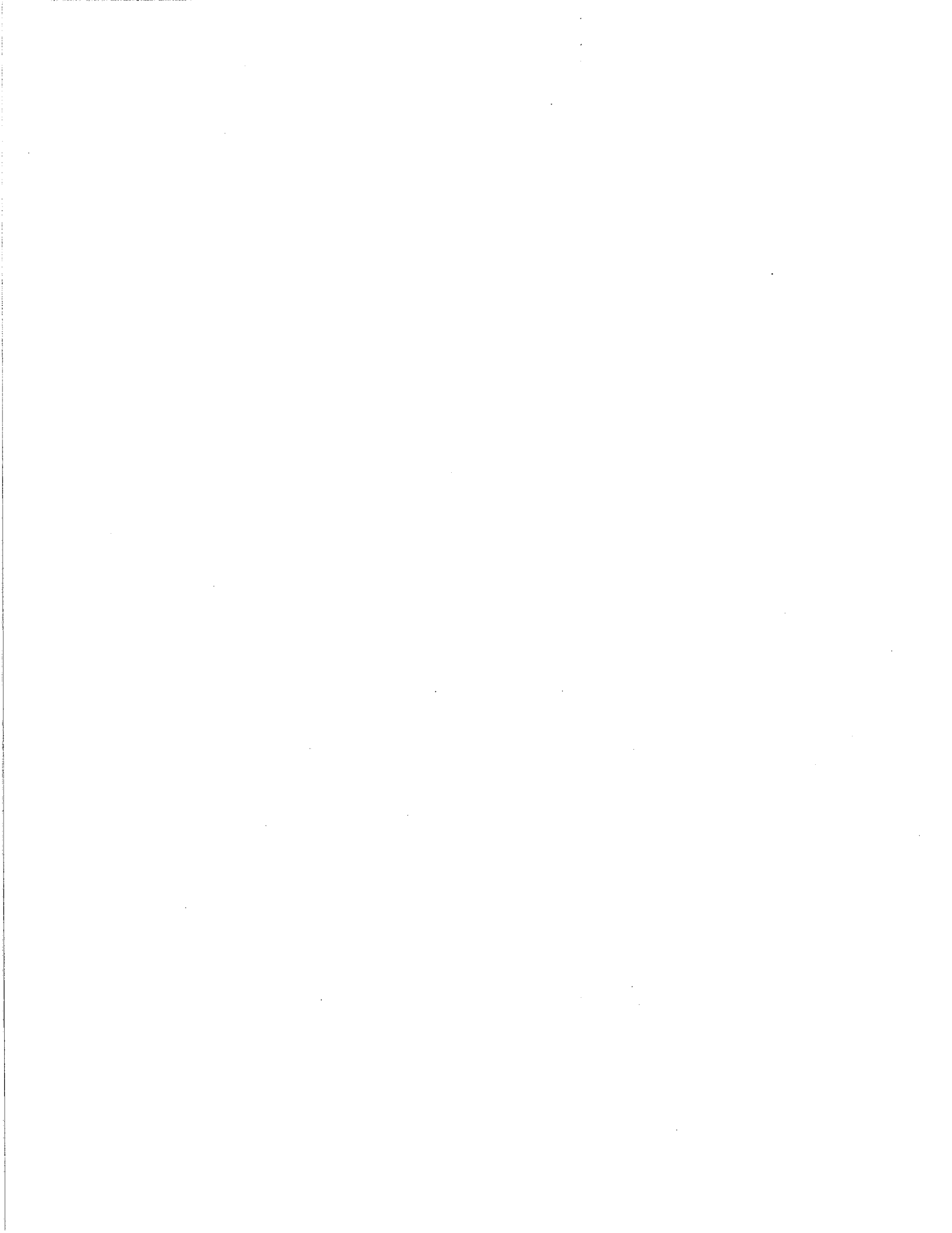
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
13.		PW0007 – PARKING STD The parking shall meet the standards of the Zoning Ordinance and be approved by the Director of Public Works and the Director of Planning and Building Inspection. (Public Works)	Applicant's engineer or architect shall prepare a parking plan for review and approval.	Owner/ Applicant/ Engineer	Prior to Building/ Grading Permits Issuance	
14.		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	
14.		DRAINAGE PLAN Prior to issuance of grading or building permits, a drainage plan shall be prepared by a registered civil engineer or architect to address on-site and off-site impacts, to include oil-grease water separators for the paved parking area. Necessary improvements shall be constructed in accordance with approved plans. (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 grading or building permits	

<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>
15.		FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. 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. (Aromas Tri-County Fire)	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	Applicant or owner	Prior to final building inspection	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
16.		FIRE023 - FIRE ALARM SYSTEM - (COMMERCIAL) The building(s) shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		Standard 72. Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. (Aromas Tri-County Fire)	Applicant shall submit fire alarm plans and obtain approval.	Applicant or owner	Prior to rough sprinkler or framing inspection	
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	
17.		FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE) All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (Aromas Tri-County Fire)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	<i>Applicant or owner</i>	Prior to issuance of building permit.	
18.		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 filing the final parcel map or issuance of building	
19.		EH28 - HAZ MAT BUSINESS RESPONSE PLAN Comply with Title 19 of the California Code of Regulations and Chapter 6.95 of the California Health and Safety Code (Hazardous Material Registration and Business Response Plans) as approved by the Director of Environmental Health. (Environmental Health)	Contact the Hazardous Materials Program of the Division of Environmental Health.	Owner/ Applicant	Continuus	

<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>
20.		EH30 - HAZARDOUS WASTE CONTROL Comply with Title 22, Division 4.5 of the California Code of Regulations and Chapter 6.50 of the California Health and Safety Code (Hazardous Waste Control) as approved by the Director of Environmental Health. (Environmental Health)	Contact the Hazardous Materials Program of the Division of Environmental Health.	Owner/ Applicant	Continuo us	
21.		EH31 - HAZ MAT RMP Submit a Risk Management Plan to the Director of Environmental Health for review and approval. The RMP shall comply with Title 19, Chapter 4.5 of the California Code of Regulations and Chapter 6.95, Article 2 of the California Health & Safety Code. (Environmental Health)	Submit plan to the Hazardous Materials Program of the Division of Environmental Health for review and approval.	Owner/ Applicant	Prior to com- mence- ment of operation	
22.		EH32 - DISMANTLING AREAS IMPERVIOUS SURFACE Existing dismantling areas shall be improved as necessary to be impervious, shall have secondary containment features, and shall allow for collection and treatment of any runoff from dismantling operations. (Environmental Health)	Submit an improvement design to the Division of Environmental Health for the dismantling areas for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	
23.		EH33 - VEHICLES/PARTS IMPERVIOUS SURFACE All vehicles or parts stored for longer than 72 hours that contain gasoline, oils, lubricants, coolants, or any other hazardous materials/wastes shall be stored in impervious areas properly graded and bermed for surface drainage into an approved oil/water separator. (Environmental Health)	Submit plans to the Division of Environmental Health for review and approval.	Owner/ Applicant	Prior to issuance of building permits or com- mence- ment of operation s.	

END OF CONDITIONS



The owner shall be responsible for all structures built
 in accordance with the local building code. The architect
 shall not be held liable for any structure built
 based on these drawings. There is no warranty for code
 compliance and building department approval.

CONSULTANTS

**LAMBUTH
 GENERAL
 DEVELOPMENT
 PLAN**

365 BLOHM AVE
 AROMAS, CA

Owner: MIKE LAMBUTH
 P.O. BOX 241
 AROMAS, CA 95004

08/27/07	PLANNING COMMENTS
08/06/07	100% SUBMITTAL
07/30/07	OWNER SUBMITTAL
07/24/07	OWNER SUBMITTAL
05/14/07	OWNER SUBMITTAL
05/14/07	OWNER SUBMITTAL
04/28/07	OWNER SUBMITTAL

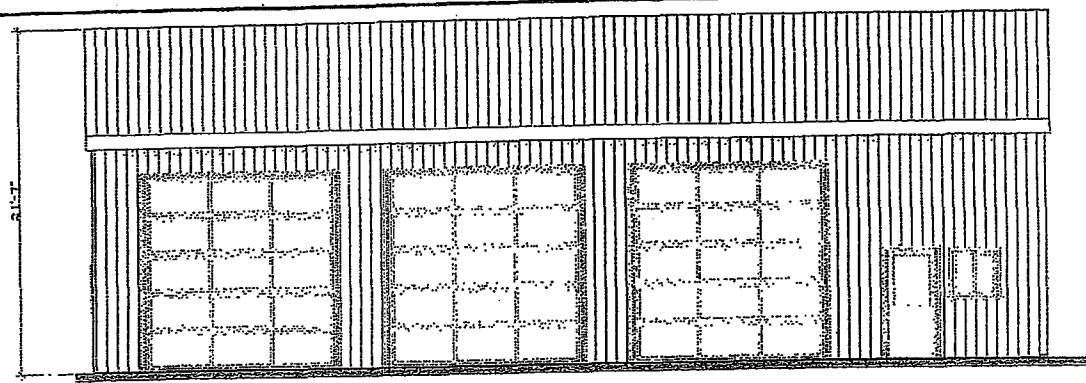
MARK	DATE	DESCRIPTION
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PROJECT NO:
 MODEL FILE:
 DRAWN BY:
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 COPYRIGHT

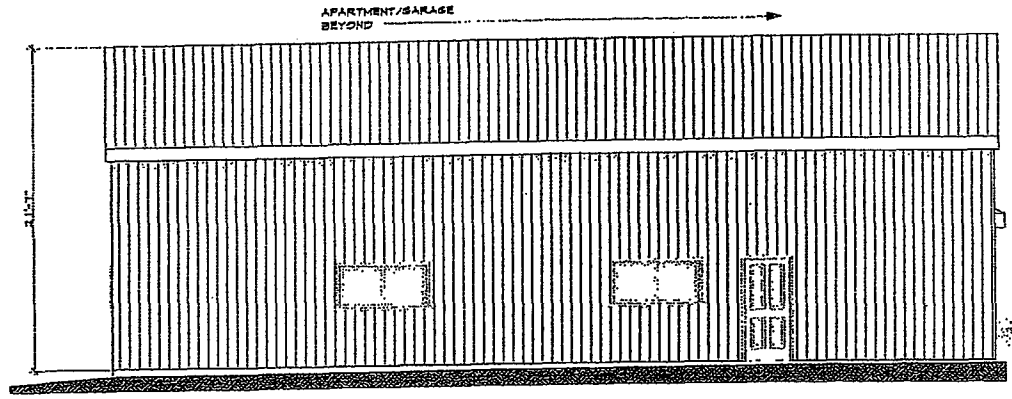
SHEET TITLE

**EXTERIOR
 ELEVATIONS -
 AUTO SHOP**

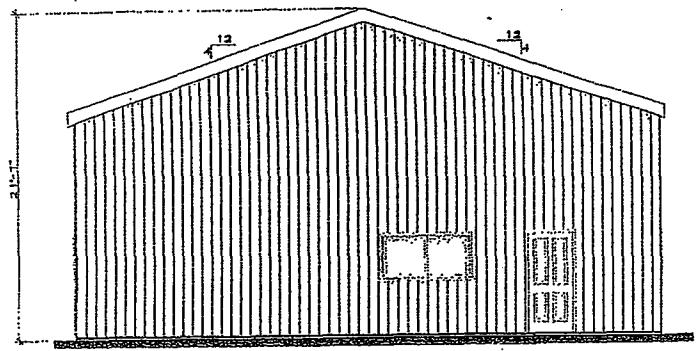
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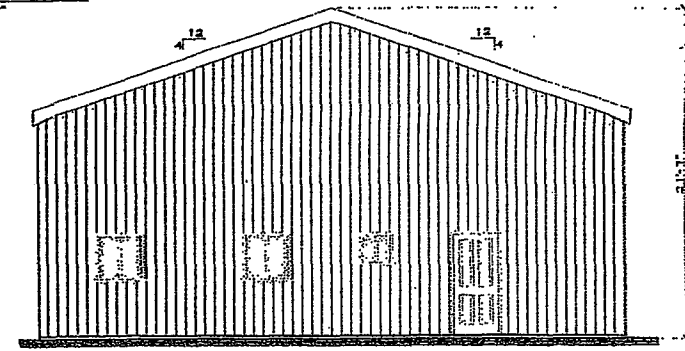
4 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



1 WEST ELEVATION
 SCALE: 1/4" = 1'-0"



3 EAST ELEVATION
 SCALE: 1/4" = 1'-0"

The owner shall be responsible for all structural work.
 These drawings are for informational purposes only.
 No warranty is made for any structural work.
 No liability is assumed for any structural work.
 No liability is assumed for any structural work.

CONSULTANTS

LAMBUTH GENERAL DEVELOPMENT PLAN

365 BLOHM AVE
 AROMAS, CA

Owner: MIKE LAMBUTH
 P.O. BOX 241
 AROMAS, CA 95004

MARK	DATE	DESCRIPTION
08/27/07		PLANNING COMMENTS
08/06/07		100% SUBMITTAL
07/23/07		OWNER SUBMITTAL
07/24/07		OWNER SUBMITTAL
05/14/07		OWNER SUBMITTAL
05/11/07		OWNER SUBMITTAL
04/28/07		OWNER SUBMITTAL

PROJECT NO:
 MODEL FILE:
 DRAWN BY:
 CHECK BY:
 COPYRIGHT:

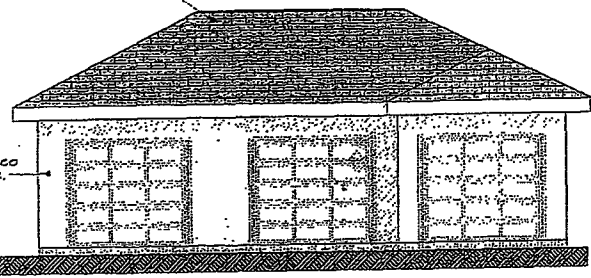
SHEET TITLE

EXTERIOR ELEVATIONS 3-CAR GARAGE

A-06

ASPHALT COMP. ROOF

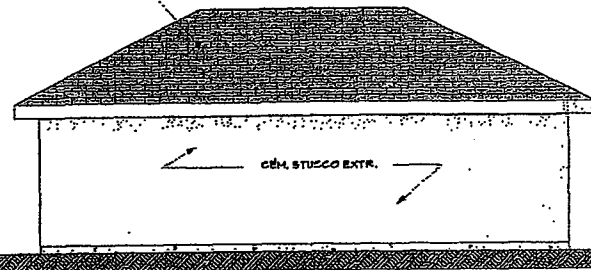
CEM. STUCCO EXTR.



3 EAST ELEVATION
 SCALE: 1/4" = 1'-0"

ASPHALT COMP ROOF

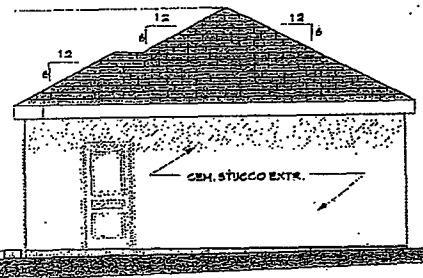
CEM. STUCCO EXTR.



4 WEST ELEVATION
 SCALE: 1/4" = 1'-0"

12 12 6 6

CEM. STUCCO EXTR.

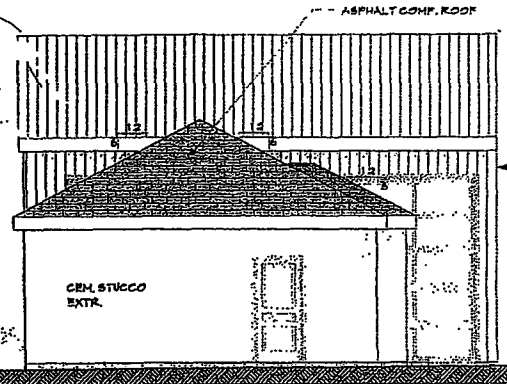


1 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

ASPHALT COMP. ROOF

CEM. STUCCO EXTR.

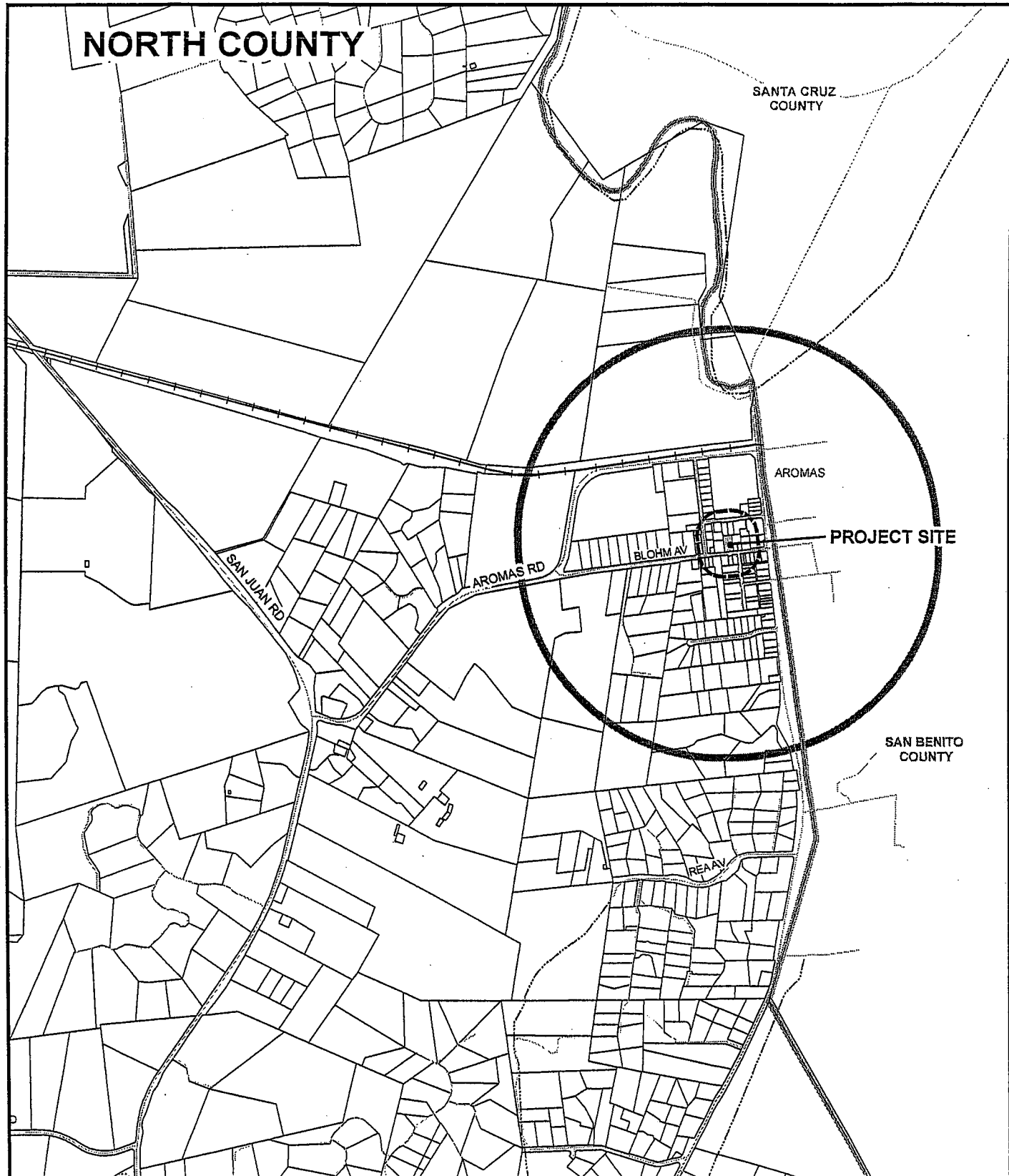
NEW AUTO SHOP BEYOND



2 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

NORTH COUNTY

SANTA CRUZ
COUNTY



AROMAS


PROJECT SITE


SAN BENITO
COUNTY

APPLICANT: LAMBUTH

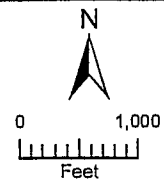
APN: 267-102-006-000

FILE # PLN060549

 300' Limit

 2500' Limit

 City Limits



PLANNER: QUENGA