

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

In the matter of the application of:

Vargas (PLN050134)

RESOLUTION NO. 10-046

Resolution by the Monterey County Zoning
Administrator:

- 1) Adopting a Negative Declaration;
- 2) Approving a Combined Development Permit consisting of a General Development Plan for the establishment of a towing operation, automotive shops and RV/Boat Storage developed in two phases and a single family dwelling. Phase One entitlements will include: 1) a Use Permit to construct a 1,176 square foot car repair garage and; 2) a Use Permit for a 498 square foot motel unit/sleeping unit for stranded customers; 3) a Use Permit for an approximate 6,000 square foot indoor car storage; 4) an Administrative Permit for a 320 square foot office and bathroom; 5) a Use Permit to construct a 2,957 square foot single family dwelling with attached garage; 6) a Use Permit for an approximate 5,000 square foot open space area for RV's and Boat's. Phase two will encompass; 7) a Use Permit for a 900 square foot general store for traveling customers to Lake San Antonio and patrons of the towing operation and; 8) a Use Permit for a 6,000 square foot body and mechanical shops (two units of 3,000 square feet each). Grading for development will consist of approximately 750 cubic yards of grading (approximately 300 cubic yards of cut and approximately 450 yards of fill).
- 3) Adopting the Conditions of Approval.
(PLN050134, Victor Vargas, 70224 New Pleyto Road, Bradley, South County Area Plan (APN: 423-251-010-000))

The Combined Development Permit (PLN050134) came on for public hearing before the Monterey County Zoning Administrator on November 18, 2010. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

- EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the Monterey County General Plan,
 - South County Area Plan,
 - Monterey County Zoning Ordinance (Title 21)
- No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
- b) The property is located at 70224 New Pleyto Road, Bradley (Assessor's Parcel Number APN 423-251-010-000, South County Area Plan. The parcel is zoned HC (Heavy Commercial), which allows for the establishment of commercial uses. Therefore, the project is an allowed land use for this site.
- c) The proposed project is a Combined Development Permit consisting of a General Development Plan for the establishment of a towing operation, automotive shops and RV/Boat Storage developed in two phases and a single family dwelling. Monterey County Code section 21.020.030.A requires a General Development Plan for the establishment of any development in the HC zoning district.
- d) The project will consist of two phases of development. Phase One entitlements will include: 1) a Use Permit to construct a 1,176 square foot car repair garage and; 2) Use Permit for a 498 square foot motel unit/sleeping unit for stranded customers; 3) a Use Permit for an approximate 6,000 square foot indoor car storage; 4) an Administrative Permit for a 320 square foot office and bathroom; 5) a Use Permit to construct a 2,957 square foot single family dwelling with attached garage; 6) a Use Permit for an approximate 5,000 square foot open space area for RV's and Boat's. Phase two will encompass; 7) a Use Permit for a 900 square foot general store for traveling customers to Lake San Antonio and patrons of the towing operation and;; 8) a Use Permit for a 6,000 square foot body and mechanical shop (two units of 3,000 square feet each).
- e) Grading for development will consist of approximately 750 cubic yards of grading (approximately 300 cubic yards of cut and approximately 450 yards of fill).
- f) The applicants anticipate 1 or 2 visitors a day to the site and will service at least 1 to 2 vehicles a day.
- g) The 497 square foot sleeping unit will be conditioned to be used only as a temporary stay unit for use during the duration of time a vehicle is being serviced.
- h) The project was not referred to the South County Land Use Advisory Committee (LUAC) for review. The project was submitted in 2006 and at the time no LUAC existed for this area.
- i) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN050134.

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, South County Fire Protection District, Parks, 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) Staff identified potential impacts to Air Quality, Cultural Resources, Geology/Soils, Noise and Transportation/Traffic. Technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:
- *“Archeological Inventory Survey of 4 Acres at the Southwest Corner of Jolon Road and New Pleyto Road near Lockwood” prepared by Nancy Farrell, Salinas, Ca dated May 27, 2005.*
 - *“Cultural Resources Survey and Impact Assessment for a 3.98 acre property at 70224 New Pleyto Road, Information on Archeological Site CA-MNT-1255” prepared by Clay Singer, dated July 15, 2010.*
 - *“Geotechnical and Percolation Investigation for 70224 New Pleyto Road” prepared by Soil Surveys Inc., dated November 14, 2005.*
 - *“Geological Report for 70224 New Pleyto Road, Bradley” CapRock Geology Inc., dated December 20, 2005.*
- c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN050134.

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

- EVIDENCE:** a) The project was reviewed by RMA - Planning Department, South County Fire Protection District, Parks, Public Works, Environmental Health Division, and Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- b) Necessary public facilities are available.
- c) Preceding findings and supporting evidence for PLN050134.

4. **FINDING: NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any

other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN050134.

5. **FINDING: CEQA (Negative Declaration)** - On the basis of the whole record before the Monterey County Zoning Administrator, there is no substantial evidence that the proposed project as designed, conditioned and mitigated, will have a significant effect on the environment. The Negative Declaration reflects the independent judgment and analysis of the County.

- EVIDENCE:**
- a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review if there is substantial evidence that the project may have a significant effect on the environment.
 - b) The Monterey County Planning Department prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of the Planning Department and is hereby incorporated by reference (PLN050134).
 - c) The Initial Study provides substantial evidence based upon the record as a whole, that the project would not have a significant effect on the environment. Staff accordingly prepared a Negative Declaration.
 - d) Issues that were analyzed in the Negative Declaration include: aesthetic resources, agricultural resources, air quality, biological resources, cultural resources, geology and soils, hazards/hazardous materials, hydrology/water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, traffic and transportation, utilities and service systems.
 - e) Air Quality - The project includes the construction of a 1,176 square foot car repair garage, a 498 square foot motel unit/sleeping unit for stranded customers, an approximate 6,000 square foot indoor car storage, a 320 square foot office and bathroom, a 2,957 square foot single family dwelling with attached garage, an approximate 5,000 square foot open space area for RV's and Boat's, a 900 square foot general store for traveling customers to Lake San Antonio and patrons of the towing operation and a 6,000 square foot body and mechanical shops (two units of 3,000 square feet each). Ongoing air quality impacts could have been derived from the proposed 6,000 square foot automotive repair shop and the Monterey Bay Unified Air Pollution Control District requires certain commercial uses to obtain a Permit to Operate, including paint spray booths, emergency generators, gas holding tanks of over 250 gallons and the repair of state regulated trucks. The subject project does not involve any of the uses listed above

and the auto repair shop will not be servicing any state regulated trucks. Vehicles will be repaired on site and larger vehicles (including state regulated trucks) will be towed to a dealership for service. Temporary air quality impacts will be generated during the construction process. In order to minimize these impacts the applicant will be providing, as a condition of approval, a management plan utilizing the Best Available Control Practices per MBUAPCD district standards will be submitted prior to construction activities. The management plan will be adhered to during the course of construction.

- f) Cultural Resources - According to Monterey County GIS system, the site is listed as being high in probability that archeological resources may be found on the site. However, a report prepared by Clay Singer, dated July 15, 2010 found that no resources exist on the site. As a standard condition of approval, the applicant will be required to stop work if any cultural resources are discovered during the course of construction. Incorporating this condition of approval and requiring notation on the plans to this effect, is standard practice of Monterey County Planning Department for negative archaeological reports and will reduce the potential for impacts to a less-than-significant level.
- g) Geology/Soils – The property is located in a relatively flat area. A Geologic and Soils Engineering Report, prepared by Soils Survey Inc. in November 2005, was submitted for the proposed project. The report concluded that the site is located .7 miles from the Rinconada Fault, 21 miles from the active Hosgri Fault and 22 miles southwest of the San Andreas Fault. Liquefaction and lateral spreading were determined to have a very low potential of occurrence, due to the soils on the site not having properties normally associated with these situations. Soils at the site were found to be acceptable for foundation purposes provided the geotechnical report recommendations are followed. Compliance with the Uniform Building Code's current edition, seismic zone IV, Soil Type S_c, for foundation design and construction will keep any impacts related to geological hazards at a less than significant level.
- h) Noise – Due to the nature of the project as an automotive repair and tow truck operation there will be some noise generated from the site. Currently the parcel is vacant and little noise would be experienced at the site. Ongoing operations will not contribute significantly to noise levels and construction related noise will be temporary. Any noise derived from the property will be in accordance with the County's noise requirements, as required in the County Code, Chapter 10.60. The operation will be open from 8am to 5pm Monday through Sunday for the Car Repair Garage, Office, Outdoor RV and Boat Storage area, General Store, and Boat Mechanic and Body Shop. The project will provide a towing service, in Building B, and patrons will be able to drop off vehicles 24 hours a day, as needed.
- i) Hazards/Hazardous Materials – A portion of the property will be used as an automotive repair shop. Solvents such as disinfectants and commercial cleaners may be used on site; however, they are materials which are commonly used in a household. To ensure that there is no potential for the site to emit hazards/hazardous materials the Environmental Health Department has applied standard conditions of

- approval. The applicant will be required to submit a Hazardous Materials Business Response Plan which complies 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. The applicant will also submit a site Spill Prevention Control Countermeasure (SPCC) Plan to the California Regional Water Quality Control Board for storage of petroleum products (i.e. diesel, oil, and gasoline) in above ground storage tanks greater than 650-gallon capacity or for cumulative storage of more than 1320 gallons. The Plan shall meet the standards as per Title 26, Division 22, Article 3, Sections 66264.30-66264.56 (Preparedness and Prevention). With the implementation of these conditions the potential for there to be a significant impact on hazards is less than significant.
- j) Transportation/Traffic - Both Jolon Road and New Pleyto Road do not have high traffic volumes and operate at an exceptional level. Jolon Road is currently operating at a Level of Service (LOS) A. To ensure ingress and egress to and from the site are at County standards, the Department of Public Works has included a condition of approval that requires the applicant to obtain an encroachment permit to construct a commercial driveway connecting to Jolon Road with acceleration and deceleration tapers.
 - k) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. A Condition Compliance and Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with Monterey County regulations and is designed to ensure compliance during project implementation and is hereby incorporated herein by reference as **Exhibit 1**.
 - l) The Draft Negative Declaration (ND) for PLN050134 was prepared in accordance with CEQA and circulated for public review from October 11, 2010 through October 31, 2010. Issues that were analyzed in the Draft Negative Declaration (ND) include aesthetic resources, agricultural resources, air quality, biological resources, geology and soils, hydrology and water quality, land use and planning, population and housing, public services, traffic and transportation and utilities and service systems.
 - m) Evidence that has been received and considered includes: the application, technical studies/reports (*see Finding 2/Site Suitability*), staff reports that reflect the County's independent judgment, and information and testimony presented during public hearings (as applicable). These documents are on file in the RMA-Planning Department (PLN050134) and are hereby incorporated herein by reference.
 - n) Staff analysis contained in the Initial Study and the record as a whole indicate the project could result in changes to the resources listed in Section 753.5(d) of the Department of Fish and Game (DFG) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Game determines that the project will have no

effect on fish and wildlife resources.

- o) During the public comment period the County received a comment from a neighbor who was not in support with the proposed operation. The County has considered the comments and has added condition 10 to address the concerns of blight to the area. No vehicles towed to the property or being serviced shall be left outside overnight. RV and boat storage shall be kept in the designated area behind the two 3,000 square foot mechanical and body shop buildings.
- p) The Monterey County Planning Department, located at 168 W. Alisal, Second Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.

6. **FINDING: GENERAL DEVELOPMENT PLAN** –Monterey County Code requires a General Development Plan (GDP) prior to the establishment of uses/development if there is no prior approved GDP, and if: 1) the lot is in excess of one acre; or, 2) the development proposed includes more than one use; or, 3) the development includes any form of subdivision.

- EVIDENCE:**
- a) The proposed project meets the size and number of uses criteria; therefore, a GDP is required prior to new development, changes in use, expansion of use, or physical improvement of the site.
 - b) The project as described in the application and accompanying materials was reviewed by the Planning Department, South County Fire Protection District, Parks Department, Public Works Department, Environmental Health Bureau, Sheriff, and the Water Resources Agency. The respective departments have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood; or the county in general.
 - c) A General Development Plan has been developed that specifies the development in two separate phases. The project will consist of two phases of development. Phase One entitlements will include: 1) a Use Permit to construct a 1,178 square foot car repair garage and; 2) a Use Permit for a 498 square foot motel unit/sleeping unit for stranded customers; 3) a Use Permit for an approximate 6,000 square foot indoor car storage; 4) an Administrative Permit for a 320 square foot office and bathroom; 5) a Use Permit to construct a 2,957 square foot single family dwelling with attached garage; 6) a Use Permit for an approximate 5,000 square foot open space area for RV's and Boat's. Phase two will encompass; 7) a Use Permit for a 900 square foot general store for traveling customers to Lake San Antonio and patrons of the towing operation and; 8) a Use Permit for a 6,000 square foot body and mechanical shops (two units of 3,000 square feet each).
 - d) Monterey County Code requires the project to provide 31 spaces and maintain one accessible off-street parking for a development providing 1-40 spaces. The project will provide a total of 33 spaces for both Phase 1 and Phase 2 and an accessible space next to the office building.
 - e) According to Monterey County Code, the property would be allowed a Sign which shall not exceed one square foot for each one foot of structure frontage; provided, that any business establishment shall be

allowed a sign of a minimum 50 square feet. In this case, the property would be allowed up to 100 square feet of signage. This project will contain one sign for the auto storage building and two identifying signs at the entrance gate. Building B, the Indoor Auto Storage building, will have a "Quality Towing" sign measuring 18 square feet. The entrance will have two 8 square foot signs which state "Quality RV and Boat Storage" totaling 16 square feet. In total the property will contain 34 square feet of signage. The applicant does not anticipate additional signage; however, in the future the applicant would like to add additional signage, the square footage must be in conformance with Monterey County Code Section 21.060.090, Regulations for Signs.

- f) Development Standards in the "Heavy Commercial" zoning regulation is provided in the General Development Plan pursuant to Monterey County Code 21.20.070.A. There is a 30 foot right of way towards the rear of the property. The proposed single family dwelling, the structure closest to the rear property line, will be approximately 10 feet from the right of way. On the west side of the property, there will be a 30 foot setback from the property line to the 6,000 square foot auto body and mechanical shops. The 900 square foot General Store facing Jolon Road will sit approximately 78 feet from the front property line. On the east half of the property, the 498 square foot motel unit/sleeping unit for stranded customers will be 48 feet from the side property line. All structures will be one story and the tallest structure, the 6,000 square foot indoor car storage building, will be approximately 16 feet high.
- g) Materials in Planning File PLN050134.

7 **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.

EVIDENCE: a) Section 21.80.040 Monterey County Zoning Ordinance.

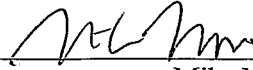
DECISION

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

- A. Adopt a Negative Declaration;
- B. Approve the attached General Development Plan and;
- C. Approve a Combined Development Permit for the establishment of a towing operation, automotive shops and RV/Boat Storage developed in two phases and a single family dwelling. Phase One entitlements will include: 1) a Use Permit to construct a 1,176 square foot car repair garage and; 2) a Use Permit for a 498 square foot motel unit/sleeping unit for stranded customers; 3) a Use Permit for an approximate 6,000 square foot indoor car storage; 4) an Administrative Permit for a 320 square foot office and bathroom; 5) a Use Permit to construct a 2,957 square foot single family dwelling with attached garage; 6) a Use Permit for an approximate 5,000 square foot open space area for RV's and Boat's. Phase two will encompass; 7) a Use Permit for a 900 square foot general store for traveling customers to Lake San Antonio and patrons of the towing operation and; 8) a Use Permit for a 6,000 square foot body and mechanical shops (two units of 3,000 square feet each). Grading for development will consist of approximately 750 cubic yards of grading (approximately 300 cubic yards of cut and approximately 450 yards of fill), in general conformance with the attached sketch and the attached General

Development Plan (**Exhibit 2**) and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 18th day of November, 2010.



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **DEC 17 2010**

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 CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

DEC 27 2010

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning Department and Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

RESOLUTION 10-046 - EXHIBIT 1 Monterey County Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: <u>Victor Vargas</u> File No: <u>PLN050134</u> APNs: <u>423-251-010-000</u> Approved by: <u>Zoning Administrator</u> Date: <u>November 18, 2010</u>
--	--

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

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
RMA – Planning Department						
1.		PD001 - SPECIFIC USES ONLY This Combined Development Permit (PLN050134) consists of a General Development Plan for the establishment of a towing operation, automotive shops and RV/Boat Storage developed in two phases and a single family dwelling. Phase One entitlements will include: 1) a Use Permit to construct a 1,176 square foot car repair garage and; 2) a Use Permit for a 498 square foot motel unit/sleeping unit for stranded customers; 3) a Use Permit for an approximate 6,000 square foot indoor car storage; 4) an Administrative Permit for a 320 square foot office and bathroom; 5) a Use Permit to construct a 2,957 square foot single family dwelling with attached garage; 6) a Use Permit for an approximate 5,000 square foot open space area for RVs and Boats. Phase two will encompass; 7) a Use Permit for a 900 square foot general store for traveling customers to Lake San Antonio and patrons of the towing operation and; 8) a Use Permit for a 6,000 square foot body and mechanical shops (two units of 3,000 square feet each). Grading for development will consist of approximately 750 cubic yards of grading (approximately 300 cubic yards of cut and	Adhere to conditions and uses specified in the permit. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department.	Owner/ Applicant RMA - Planning WRA RMA - Planning	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>
		approximately 450 yards of fill). The property is located at 70224 New Pleyo Road, Bradley (Assessor's Parcel Number 423-251-010-000), South County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (RMA-Planning Department)				
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 10-046) was approved by the Zoning Administrator for Assessor's Parcel Number APN: 423-251-010-000 on November 18, 2010. The permit was granted subject to 31 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)	Obtain appropriate form from the RMA-Planning Department. The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner/ Applicant RMA- Planning	Prior to the issuance of grading and building permits or commencement of use.	
3.		PD032(A) - PERMIT EXPIRATION The permit shall be granted for a time period of 3 years, to expire on November 18, 2013 unless use of the property or actual construction has begun within this period. (RMA - Planning Department)	The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.	Owner/ Applicant	As stated in the conditions of approval	

<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>
4.		<p>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)</p>	<p>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.</p>	<p>Owner/ Applicant/ Archaeologist</p>	<p>Ongoing</p>	
5.		<p>PD004 - INDEMNIFICATION AGREEMENT The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this</p>	<p>Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.</p>	<p>Owner/ Applicant</p>	<p>Upon demand of County Counsel or concurrent with the issuance of building permits, or use of the property, whichever occurs first and as applicable</p>	

<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>
		effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (RMA - Planning Department)				
6.		PD005 - FISH AND GAME FEE-NEG DEC/EIR Pursuant to the State Public Resources Code § 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA - Planning Department)	The applicant shall submit a check, payable to the <i>County of Monterey</i> , to the Director of the RMA - Planning Department. If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the <i>County of Monterey</i> , to the Director of the RMA - Planning Department.	Owner/ Applicant	Within 5 working days of project approval. Prior to the issuance of building or grading permits	
7.		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)	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	
8.		PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the	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. The lighting shall be installed and	Owner/ Applicant	Prior to the issuance of building permits. Prior to	

<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>
		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)	maintained in accordance with the approved plan.		Occupancy / Ongoing	
9.		PD01 – NON STANDARD – SLEEPING UNIT The 498 square foot sleeping unit shall be used only for stranded customers who are allowed to stay for no longer than 72 hours. At the request of the RMA- Planning Department the applicant shall provide verification that no guest has stayed in this unit for longer than 72 hours. Applicant shall adhere to any applicable Transit Occupancy Tax (TOT) for this unit pursuant to Monterey County Code Chapter 5.40. (RMA – Planning Department)	Applicant shall keep a log of visitors and dates of use in this unit. Upon the request of the RMA-Planning Department or the Bureau of Environmental Health, the applicant shall provide said log verifying guests have NOT stayed longer than 72 hours. Applicant shall also ensure that any applicable Transit Occupancy Taxes are paid if required.	Owner/ Applicant	Continuous	
10.		PD02 – NON STANDARD – VEHICLE STORAGE Vehicles shall not be stored outdoors. If vehicles are towed to the property they shall be brought directly to the 6,000 square foot storage garage and not left outside overnight. Vehicles requiring service shall not be left outside overnight and must be stored indoors. Storage of RV's and boats are only allowed to be left outside in the designated area behind the 6,000 square foot indoor car storage building. (RMA – Planning Department)	Adhere to conditions and uses specified in the permit. Upon the request of the RMA-Planning Department otherwise the property will not be in compliance with said Permit.	Owner/ Applicant	Continuous	
11.		PD03 – NON STANDARD – NOISE All auto repair shops on the site shall be limited to the work hours of Monday through Friday from 8am-5pm. Work done on the weekends shall be limited to indoors and from the hours of 8am-5pm so that noise does not disturb adjacent neighbors.	Adhere to conditions and uses specified in the permit. Upon the request of the RMA-Planning Department otherwise the property will not be in compliance with said Permit.	Owner/ Applicant	Continuous	

<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>
12.		<p>PD04 – NON- STANDARD - LANDSCAPE PLAN AND MAINTENANCE (OTHER THAN SINGLE FAMILY DWELLING)</p> <p>The site shall be landscaped. Prior to the issuance of building permits, 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. Landscaping shall be in accordance with the General Development Plan and shall include shrubs that will be 8 feet taller than New Pleyto and Jolon Roads within the first 5 years of operation. 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)</p>	<p>Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable</p> <p>The landscaping shall be installed and inspected.</p> <p>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.</p>	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	<p>Prior to issuance of Building Permits</p> <p>Prior to Occupancy</p> <p>Ongoing</p>	
RMA – Public Works Department						
13.		<p>PW0001 – ENCROACHMENT (COM)</p> <p>Obtain an encroachment permit from the Department of Public Works and construct a commercial driveway connection to Jolon Road including acceleration and deceleration tapers. The design and construction is subject to the approval of the Public Works Director. (Public Works)</p>	Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupying or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.	Owner/ Applicant	Prior to Building/ Grading Permit Issuance.	
14.		<p>PW0007 – PARKING STD</p> <p>The parking shall meet the standards of the Zoning Ordinance and be approved by the Director of Public Works and the Director of Planning. (Public Works)</p>	Applicant's engineer or architect shall prepare a parking plan for review and approval.	Owner/ Applicant/ Engineer	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>
Health Department Environmental Health Bureau						
15.		EH1 - WATER SYSTEM PERMIT Obtain a new or amended water system permit from the Division of Environmental Health. (Environmental Health)	Submit necessary application, reports and testing results to EH for review and approval.	CA Licensed Engineer /Owner/ Applicant	Prior to issuance of grading/ building permits or prior to filing final map	
16.		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	Continuous	
17.		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	Continuous	
18.		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 commencement of operations.	
19.		EH34 - HAZ MAT SPCC Submit a site Spill Prevention Control Countermeasure (SPCC) Plan to the California Regional Water Quality Control Board for storage of petroleum products (i.e. diesel, oil, and gasoline) in above ground storage tanks	Submit plan to the Hazardous Materials Program of the Division of Environmental Health for review and approval.	Owner/ Applicant	Prior to commencement of operation.	

<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>
		greater than 650-gallon capacity or for cumulative storage of more than 1320 gallons. The Plan shall meet the standards as per Title 26, Division 22, Article 3, Sections 66264.30-66264.56 (Preparedness and Prevention). (Environmental Health)				
20.		EHSP01 CALIFORNIA RETAIL FOOD CODE All improvements for the General Store shall comply with the California Retail Food Code as approved by the Director of Environmental Health. As necessary, submit all required plans and necessary fees for review and approval prior to obtaining a building permit/final inspection. (Environmental Health)	Submit all required plans and necessary review fees to the Division of Environmental Health for review and approval.	Owner/ Applicant	Prior to issuance of grading and building permits.	
21.		EHSP02 SINGLE FAMILY DWELLING AND GENERAL STORE UNITS - SEPTIC SYSTEM DESIGNS Submit plans for review and approval showing the locations and designs of the proposed septic systems meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. Restroom for office shall discharge to the SFD unit. Primary and secondary drainfields shall be installed at initial construction. Risers to grade shall be installed. (Environmental Health)	The Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system, to include the primary and secondary drainfields at initial construction.	CA Licensed Engineer /Owner/ Applicant	Prior to issuance of grading /building permits.	
22.		EHSP03 OVERNIGHT UNIT - EXISTING SEPTIC SYSTEM DESIGN Submit plans for review and approval showing the location and design of the leach field addition to the existing septic system that demonstrates it meets the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. A permit for the drainfield addition shall be obtained from the Monterey County Health Department. (Environmental Health)	The Division of Environmental Health must approve plans. Applicant shall obtain a permit from DEH to install the addition to the septic system drainfield.	CA Licensed Engineer /Owner/ Applicant	Prior to issuance of grading /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>
23.		AIR QUALITY REVIEW Submit plans for review and approval to the Monterey Bay Unified Air Pollution Control District relative to the Body Shop Repair component of this General Development Plan. The MBUAPCD shall review the project for compliance with District standards. Provide written documentation from MBUAPCD to the Environmental Health Division that states the project is in compliance with District standards. (Environmental Health)	Provide written documentation to EHD from MBUAPCD for review and approval. Written documentation from MBUAPCD shall state the project is in compliance with District standards relative to the Body Shop Repair component of this General Development Plan.	CA Licensed Engineer /Owner/ Applicant	Prior to issuance of grading /building permits.	
Monterey County Water Resources Agency						
24.		WR8 - COMPLETION CERTIFICATION The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater detention/retention facilities have been constructed in accordance with approved plans. (Water Resources Agency)	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Owner/ Applicant/ Engineer/ Contractor	Prior to final inspection	
25.		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	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/ occupancy	

<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>
		heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)				
26.		STORMWATER DETENTION The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer addressing on-site and off-site impacts with supporting calculations and construction details. The plan shall include detention facilities to mitigate the impact of impervious surface stormwater runoff. Pond(s) shall be fenced for public safety. 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
South County Regional Fire Protection District						
27.		FIRE007 - DRIVEWAYS Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12	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.	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.</p> <p>(South County Regional Fire District)</p>				
28.		<p>FIRE015 - FIRE HYDRANTS/FIRE VALVES 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. (South County Regional Fire District)</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection</p>	Applicant or owner	<p>Prior to issuance of grading and/or building permit.</p> <p>Prior to final building inspection</p>	

<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>
29.		<p>FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</p> <p>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. (South County Regional Fire District)</p>	<p>Applicant shall enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. rough sprinkler inspection</p> <p>Applicant shall schedule fire dept. final sprinkler inspection</p>		<p>Prior to issuance of building permit.</p> <p>Prior to framing inspection</p> <p>Prior to final building inspection</p>	
30.		<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</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection</p>		<p>Prior to issuance of grading and/or building permit.</p> <p>Prior to final building inspection</p>	

<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>
		be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (South County Regional Fire District)				
31.		FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL) For development of structures totaling less than 3,000 square feet on a single parcel, the minimum fire protection water supply shall be 4,900 gallons. For development of structures totaling 3,000 square feet or more on a single parcel, the minimum fire protection water supply shall be 9,800 gallons. For development of structures totaling more than 10,000 square feet on a single parcel, the reviewing authority may require additional fire protection water supply. Other water supply alternatives, including ISO Rural Class 8 mobile water systems, may be permitted by the fire authority to provide for the same practical effect. The quantity of water required by this condition shall be in addition to the domestic demand and shall be permanently and immediately available. (South County Regional Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept. clearance inspection	<i>Applicant or owner</i>	Prior to issuance of grading and/or building permit. Prior to final building inspection	

END OF CONDITIONS

Rev. 07/14/2010

Exhibit 2

General Development Plan

Proposed General Development Plan
For the Victor Vargas property
Located at 70224 New Pleyto Rd.
Bradley, CA 93426

Requested Uses

Phase 1

- Building A- 1175.50 sq. ft. Garage with 497.5 sq. ft. motel/sleeping unit for stranded customers in need for car repair.
- Building B- 6000 sq. ft. indoor car storage for towing business.
- Building C- 320 sq. ft. office and bathroom, used for towing business.
- Building D- 989 sq. ft. single family dwelling with 1488 sq. ft. attached garage.
- Area E- 5000 sq. ft. RV and boat storage.

Phase 2

- Building F- 900 sq. ft. General Store.
- Building G- 6000 sq. ft. Body shop and boat mechanic shop. 3000 sq. ft. each.

Uses not to be considered:

No outdoor storage of wrecked or abandoned cars on the property.

Description of Proposed Site Improvements

Formal Site Plan

See attached ^A General Development Plan.

Materials and Colors

See attached ^H color and material design sheet.

Parking Areas

Phase 1

Buildings B and C- 11 parking spaces, 1 handicap space ^{ATTACHMENT A}

Phase 2

Building G- 11 Parking Spaces, 1 handicap space

Building F- 8 parking spaces, 1 handicap space

^{ATTACHMENT A}

Exterior Lighting

Phase 1

Building B- Front-1 Halo brand 70 watt dusk till dawn.

Right- 2 Halo brand 75 watt switched lighting.

Building C- Front- 1 Hunter brand 75 watt wall lantern switched.

^{ATTACHMENT C}

^{ATTACHMENT D}

Business Operations

OPEN: 8:00 am to 5:00 pm

Monday thru Friday

24 hr towing means 1 to 2 towed car drop off after hours

- Customer 1-2 per day for car pick up
- 2 Employees full time 8:00 am to 5:00 pm Monday thru Friday
- On call for 24 hours towing
- Building B: employee only. No customers allowed

Trash an Recycling Bin

Phase 1

Building B- 8' deep by 10' wide by 5' tall brick enclosure with wood gates. See site map.

Phase 2

Building G- 8' deep by 10' wide by 5' tall brick enclosure with wood gates.

Landscaping Plan

See landscaping plan. At full maturity plants and trees will not exceed 6' high. *Attachment B*

For Industrial Site and Uses

Hazardous Materials Disclosure

Will comply with Environmental Health Department. No storage of Hazardous Materials.

Operational Emissions

N/A

Applicable Performance Standards

Will comply to local, regional or state requirements and permitting disclosure.

Address

Phase 1

Physical Expansion and new development due to years of business experience no need for expanding will be required.

Phase 2

If all goes well with phase 1 business, within 3-5 years would like to complete Phase 2 proposal.

Operational changes.

No need of future operational changes.

Circulation of Transportation Improvements

N/A

Alternative Development Opp.

N/A

Environment

N/A

Potential

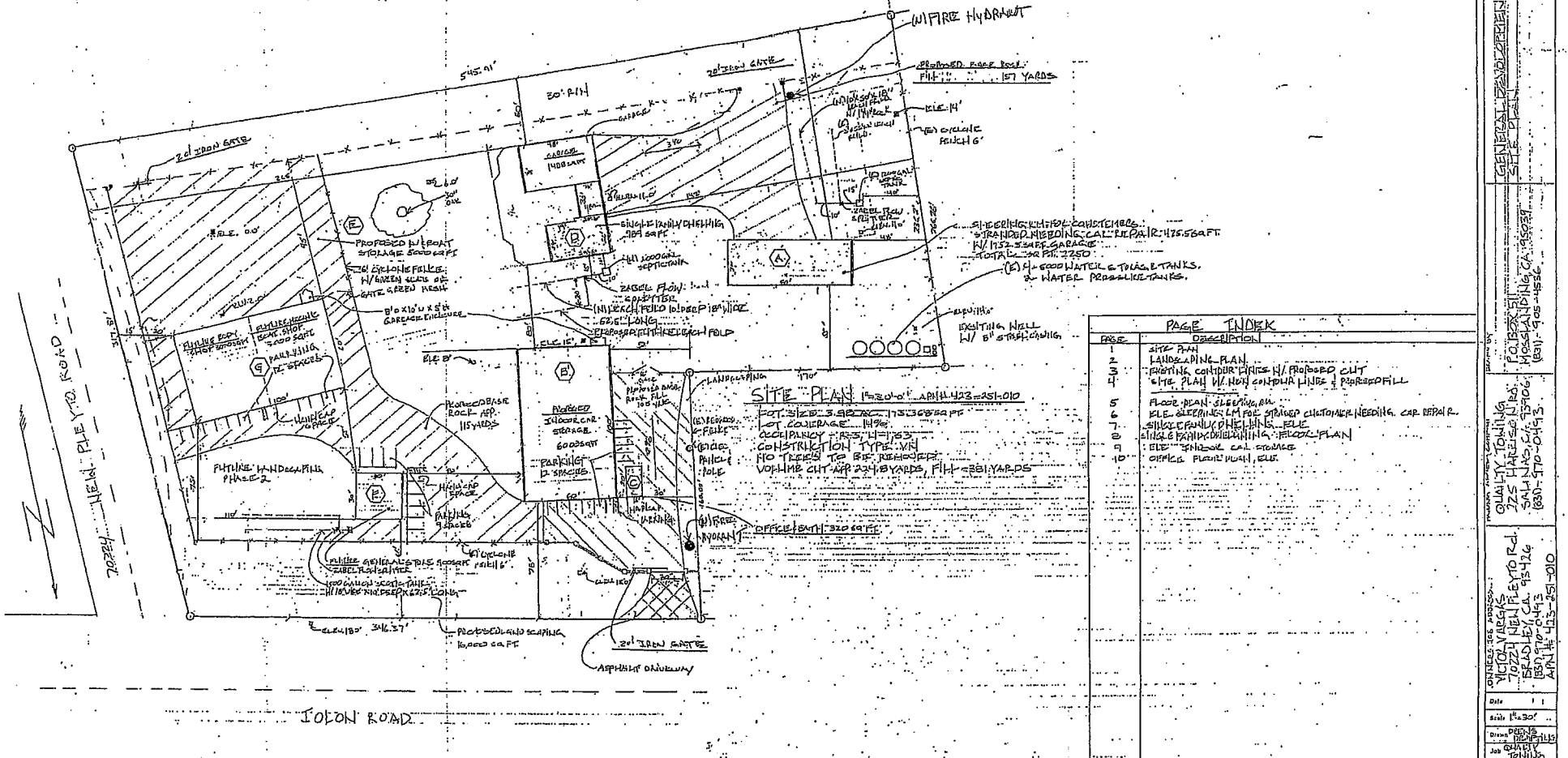
N/A

Conformance

To comply to policies of the local area plan.

Attachment A

PROPOSED USAGE	PHASE 1	AREA SQ FT	PROPOSED USAGE	PHASE 2	AREA SQ FT	BUSINESS OPERATIONS	GENERAL DEVELOPMENT PLAN
BUILDING A: SLEEPING RR FOR STRANDED CUSTOMERS STORAGE	1975		BUILDING F: GENERAL STORE	900		OPEN: 8:00 AM TO 5:00 PM MONDAY THRU FRIDAY 5:30 PM THRU MONS 5:00 AM SATURDAY 6:00 AM SUNDAY	PARKING PHASE 1: BUILDING B, C, D - SPACES TO HANDICAP SPACE
BUILDING B: INDOOR CAR STORAGE NOT FOR PARK USAGE	3300		BUILDING G: HOME/BOAT SHOP	3000		CUSTOMERS - 1/2 PER DAY FOR CAR REPAIR ONLY - MON, TUE, WED, THUR, FRI, SAT. NO CAR REPAIR OFF AESTHETICS	BUILDING E - SPACES TO HANDICAP SPACE
BUILDING C: OFFICE (BATH)	2977		TOTAL PHASE 2	6900		ON CAR REPAIR MON-FRI ONLY NO CUSTOMERS REPAIR	PHASE 2: BUILDING G - 12 SPACES TO HANDICAP SPACE
BUILDING D: SINGLE FAMILY BUILDING W/ COVERED DRIVEWAY AND GARAGE OUT PAID BY BOAT STORAGE	5000						
TOTAL PHASE 1:	16522						



PAGE	INDEX
1	SITE PLAN
2	LANDSCAPING PLAN
3	PAVING CONTOUR PLAN W/ PROPOSED CUT
4	SITE PLAN W/ NEW CONTOUR LINE & PAVEMENT FILL
5	FLOOR PLAN SLEEPING RR
6	ELE. SHEETINGS FOR STRANDED CUSTOMER NEEDING CAR REPAIR
7	SINGLE FAMILY BUILDING - FLOOR PLAN
8	SHEETING FOR CAR STORAGE
9	OFFICE FLOOR PLAN, ELE.
10	

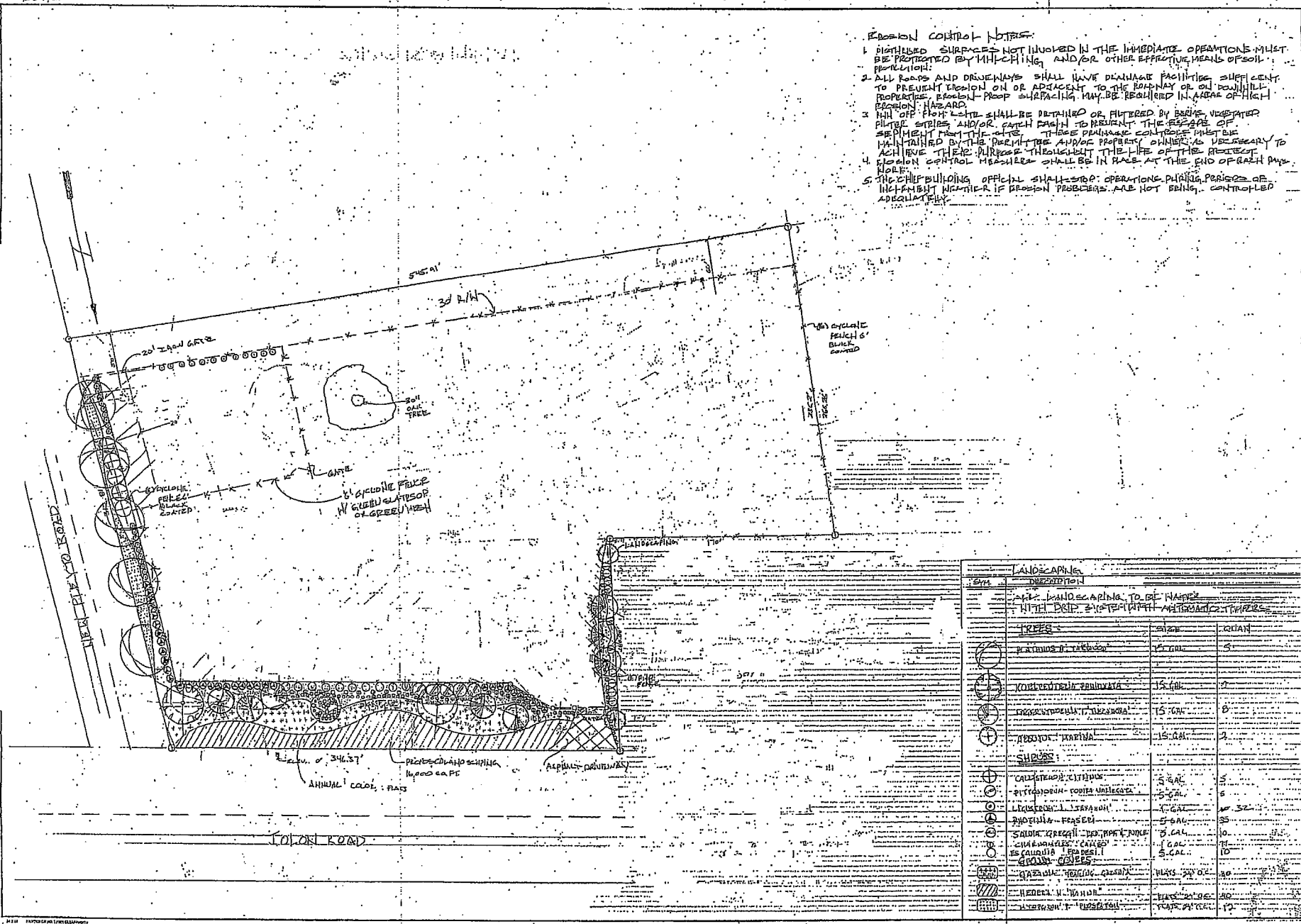
REVISIONS BY

GENERAL DEVELOPMENT PLAN
 SHEET PLAN

PROJECT: 7024 NEW PILE TO RD.
 1730' x 1411' (173' x 1010')

DATE: APR 11, 1975

Attachment B



- EROSION CONTROL NOTES:**
1. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
 2. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES. EROSION-PROOF SURFACING MAY BE REQUIRED IN AREAS OF HIGH EROSION HAZARD.
 3. RIN OFF FROM SITE SHALL BE DETAINED OR FILTERED BY BRUSH VEGETATED FILTER STRIPS AND/OR CATCH BASIN TO PREVENT THE RELEASE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE PERMITTEE AND/OR PROPERTY OWNER AS NECESSARY TO ACHIEVE THESE PURPOSES THROUGHOUT THE LIFE OF THE PROJECT.
 4. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORK PERIOD.
 5. THE SUPERVISING OFFICIAL SHALL STOP OPERATIONS DURING PERIODS OF UNFAVORABLE WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

LANDSCAPING		
SYM	DESCRIPTION	
LANDSCAPING TO BE WATERED WITH Drip SYSTEM WITH AUTOMATIC TYPERS		
TREES:		
○	WATERBURY VIRENSESIS	5" DIA. 5'
○	MYRTLEBERRY PAVONIA	1.5" CAL. 7'
○	FRAXINUS VELUTINA	1.5" CAL. 8'
○	FRAXINUS VIRENS	1.5" CAL. 9'
SHRUBS:		
○	CALLISTEMO CILICHOUS	5" CAL. 5'
○	PIFFIDORUM COPPER UNILICATA	5" CAL. 6'
○	LIQUIDAMBAR STYRACIA	4" CAL. 10-15'
○	PROFRUM FRASERI	5" CAL. 30'
○	SALIX GREENII	5" CAL. 10'
○	CHAMAELIRIUM CACTI	1" CAL. 10'
○	ERODIUM CILIOLATUM	5" CAL. 10'
○	GRASSMERE FRAGRANT GRASS	1/2" DIA. 20'
○	FEDERA N. VIRENS	1/2" DIA. 20'
○	LYRICHIA VIRENS	1/2" DIA. 10'

REVISIONS BY

PROJECT: EROSION CONTROL MEASURES

DATE: 05-25-00

SCALE: AS SHOWN

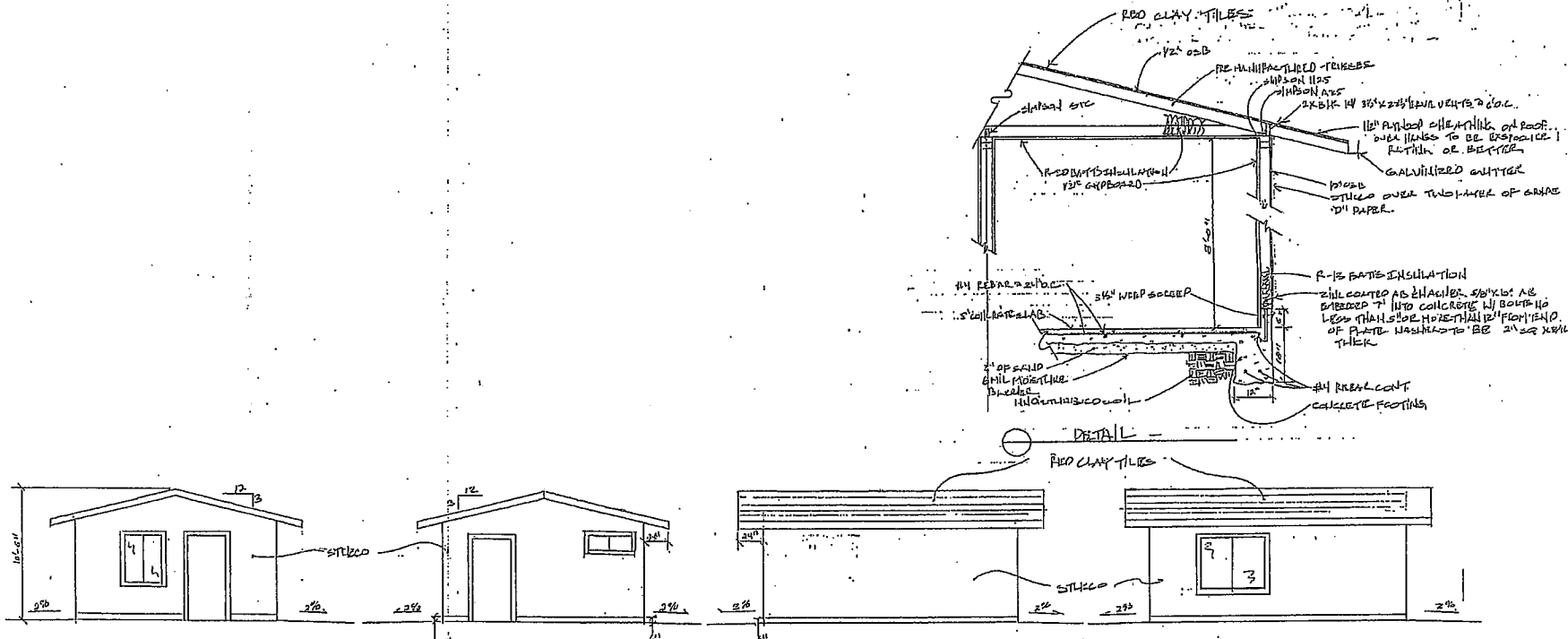
DRAWN BY: J. [Name]

CHECKED BY: [Name]

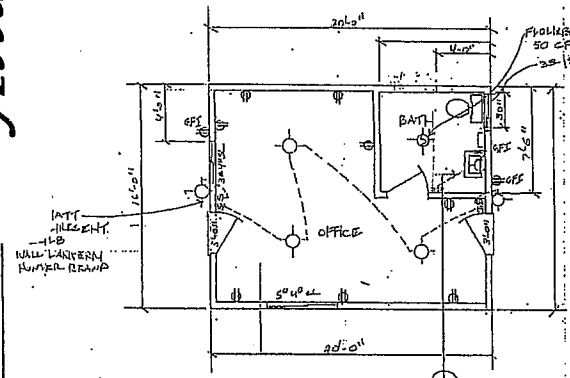
APPROVED BY: [Name]

DATE: 05-25-00

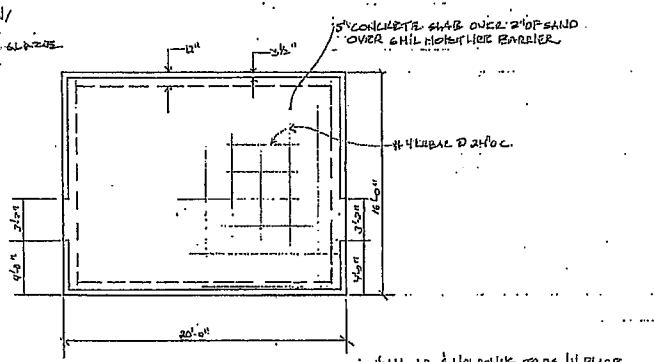
Attachment D



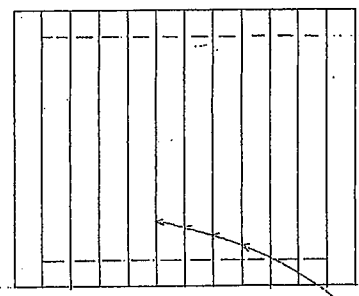
NORTH ELEV. 14' x 10' SOUTH ELEV. 14' x 10' WEST ELEV. 14' x 10' EAST ELEV. 14' x 10'



FLOOR PLAN OFFICE 14' x 10'



FOUNDATION PLAN 14' x 10'



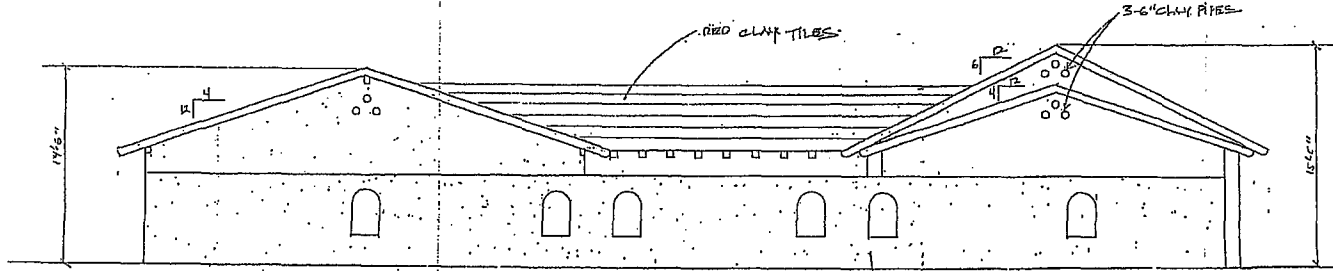
TRUSS LAYOUT 14' x 10'

REVISIONS	BY

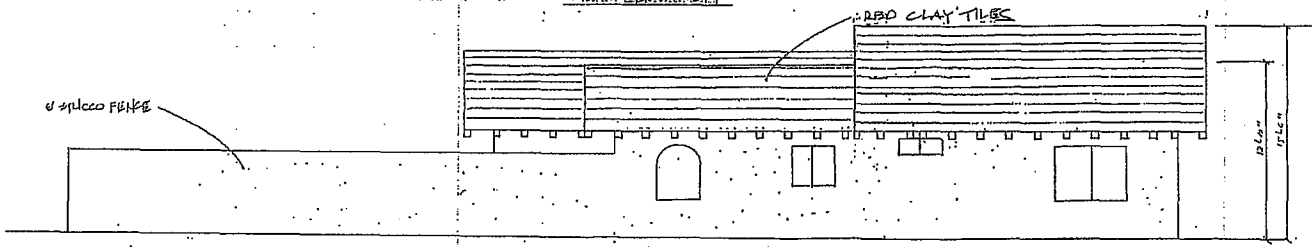
OFFICE FLOOR, ELEV., FOUNDATION, ELEVATIONS PLANS

Date	
Scale	AS SHOWN
Drawn	DAVID
Job	
Sheet	10
Dr.	D. [unclear]

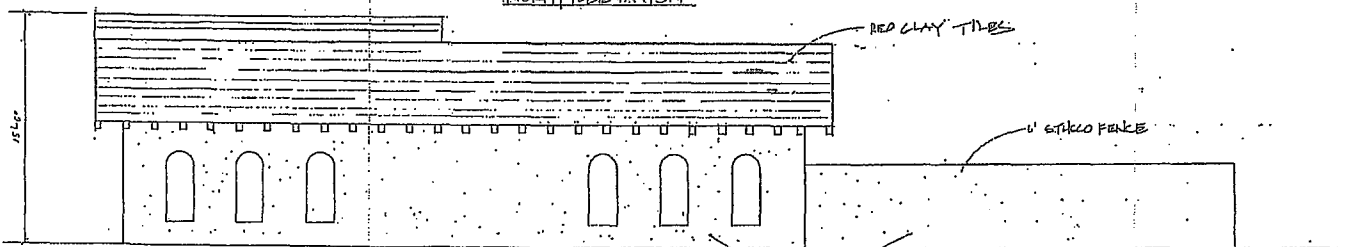
Attachment F



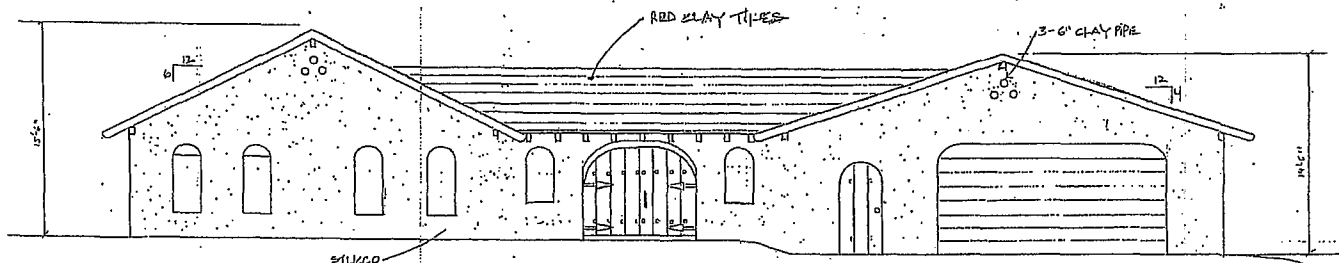
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

*BUILDING INFORMATION
 COLOR - ROOF-RED ASPHALT SHINGLES
 TRIM-BROWN WALLS-TAN

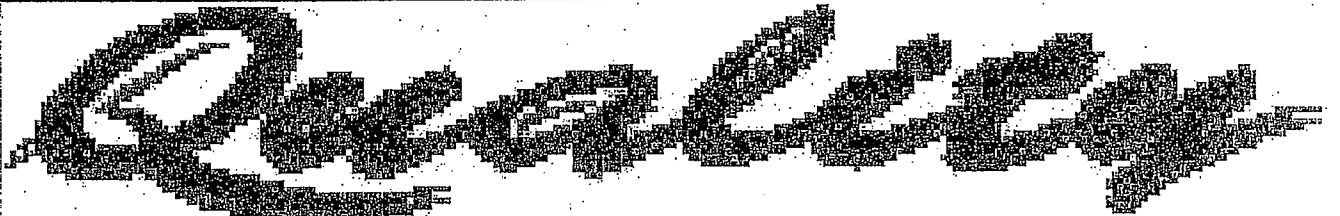
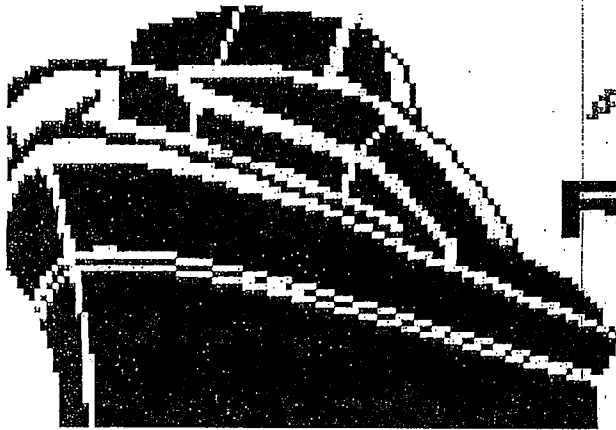
REVISIONS	BY

SINGLE-FAMILY DWELLING - ELEVATIONS

DATE	06/14/2011
DRAWN	DRAPING
CHECKED	DRAPING
DATE	1
BY	DRAPING

01 10 SHEET

Attachment G
"To Be Mounted on Gates"



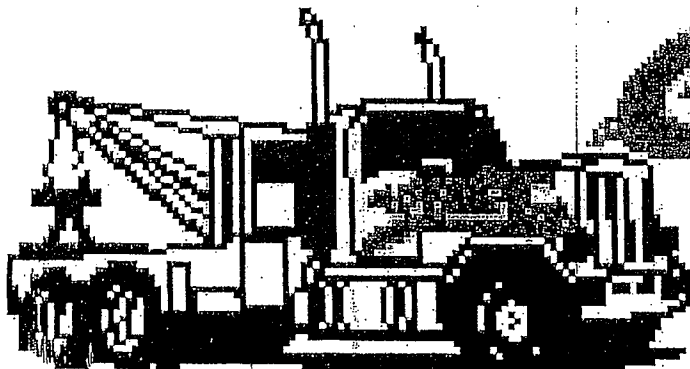
RV & BOAT STORAGE

TOW BOAT TO RV

STOCK WE PULL & FROM LAKE YOU OUT

24 HOUR

831-443-8823 / 831-760-6320



RV & BOAT STORAGE

TOW BOAT TO RV

STOCK WE PULL & FROM LAKE YOU OUT

24 HOUR

831-443-8823 / 831-760-6320

Attachment H

Quality Towing Inc. Job:
Victor Vargas
225 Harrison Rd
Salinas, Ca 93907
RE: PLN 050134

70224 New Pleyto Rd
Bradley, Ca 93426

Color and Material Design

Phase 1

Building A- 6000 sq. ft. indoor car storage for towing business

- Roof: Red clay tiles
- Walls: Stucco/ color- Expedition Khaki
- Doors and Trim: Florence Brown

Building B- 1175.50 sq. ft. garage with 497.5 sq. ft. motel/sleeping room for stranded customers in need or car repair.

- Steel butler building
- Walls: Birch White
- Doors and Roof: Terra Brown

Building C- 320 sq. ft. office for towing business

- Roof: Red clay tiles
- Walls: Stucco/color- Expedition Khaki
- Doors and Trim: Florence Brown

Building D- 989 sq. ft. single family dwelling with 1488 sq. ft. garage

- Roof: Red clay tiles
- Walls: Stucco/color-Expedition Khaki
- Doors and Trim: Florence Brown

Phase 2

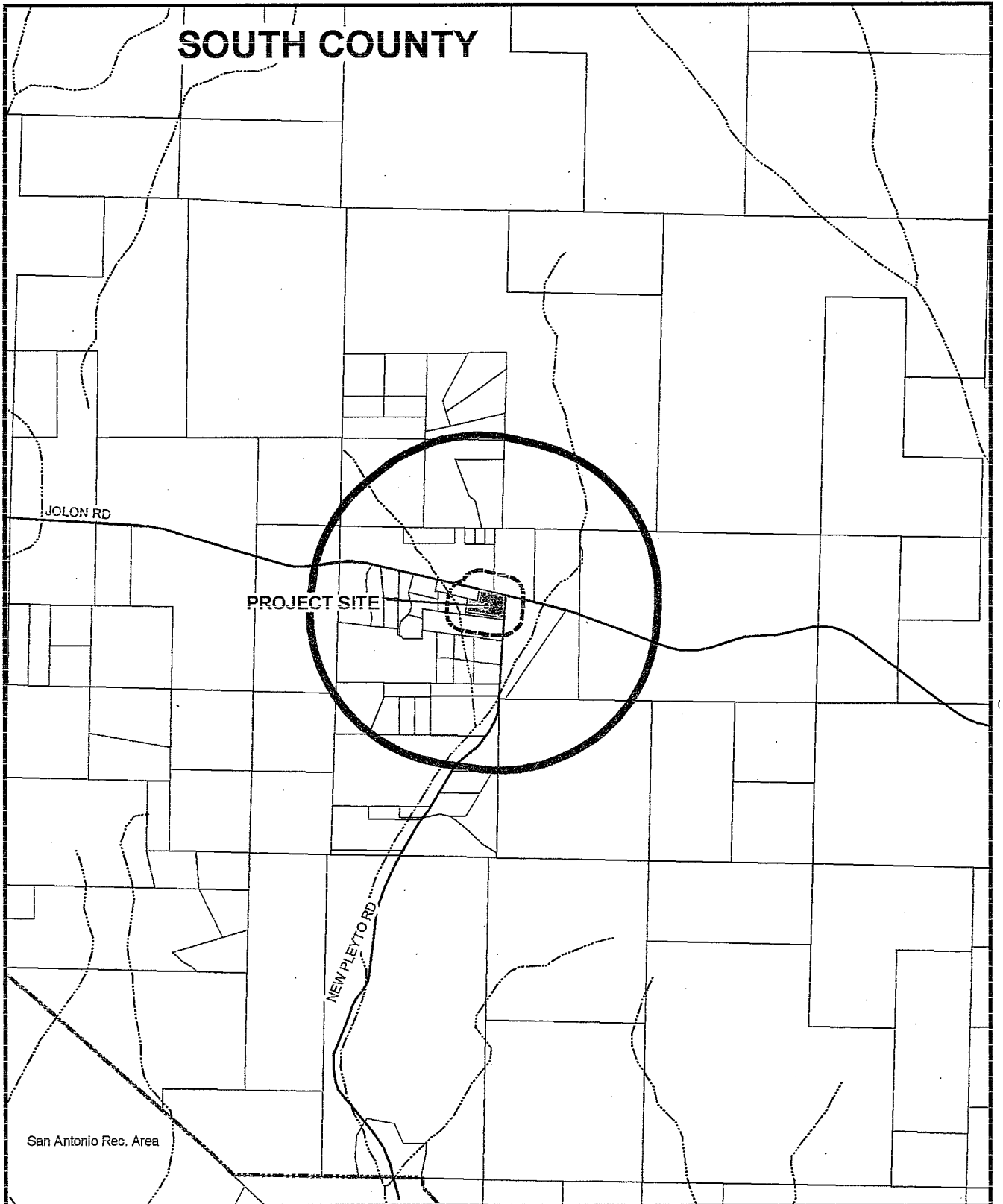
Building F- 900 sq. ft. General Store

- Roof: Red clay tiles
- Stucco/color-Expedition Khaki
- Doors and Trim: Florence Brown

Building G- 6000 sq. ft. Body shop and boat mechanic shop

- Steel-Butler building
- Walls: Birch White
- Doors and Roof: terra Brown




SOUTH COUNTY



APPLICANT: VARGAS

APN: 423-251-010-000

FILE # PLN050134

 300' Limit  2500' Limit  City Limits

