

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

In the matter of the application of:

BIBLE MISSIONARY CHURCH (PLN100160)

RESOLUTION NO. 10-038

Resolution by the Monterey County Zoning
Administrator:

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

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

The Bible Missionary Church application (PLN100160) came on for public hearing before the Monterey County Zoning Administrator on September 30, 2010. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

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

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the Monterey County General Plan,
- North County Land Use Plan,
- North County Area Plan,
- North County Coastal Implementation Plan (Part 2),
- Monterey County Zoning Ordinance (Titles 20 and 21).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The property is located at 123 Harrington Road, Royal Oaks (Assessor's Parcel Number 412-181-004-000), North County Land Use Plan and North County Area Plan. The parcel is zoned RDR/5 (CZ) and RDR/5.1 [Rural Density Residential, 5.1 acres per unit and Rural Density Residential, 5 acres per unit (Coastal Zone)], which allows the construction of guesthouses as a principal use with a Coastal Administrative Permit and the construction of structures accessory to a

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

- c) The project planner conducted a site inspection on April 7, 2010, to verify that the project on the subject parcel conforms to the plans listed above.
- d) The project includes the removal of three (3) acacia trees. In accordance with the applicable policies of the North County Land Use Plan and the Monterey County Zoning Ordinance (Title 20), a separate discretionary entitlement is not required. Acacia trees are not identified as a native species for the North County area, and none of the trees proposed for removal can be considered landmark (i.e., greater than 24 inches DBH). The project will not require removal of any oak trees present on the site, and minimizes tree removal in accordance with the applicable policies.
- e) Guesthouse: The subject project meets the regulations, standards and circumstances for a guesthouse (size, height, no kitchen, etc). The project includes a Coastal Administrative Permit to allow the construction of a guesthouse, consistent with Section 20.16.040.B, and in accordance with the applicable policies in Section 20.64.020.C. In addition, Condition No. 4 will require the applicant to record a deed restriction regarding the regulations applicable to the use of guesthouses.
- f) Structure Accessory to a Conditional Use: The subject project meets the regulations, standards and circumstances for a structure accessory to a conditional use and includes a Coastal Development Permit to allow the construction of an accessory structure consistent with Section 20.16.050.MM. The proposed 4,530 square foot non-habitable accessory structure will be used as a meeting room during events approved under PLN080443 and as a storage area during non-event periods.
- g) The project was not referred to either the North County Coastal or the North County Non-Coastal Land Use Advisory Committees (LUACs) for review. Based on the LUAC Procedure Guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, This application did not warrant referral to the LUACs because it did not involve any of the following: development requiring CEQA review, lot line adjustment, variance, nor Design Approval subject to review by the Zoning Administrator or Planning Commission.
- h) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN10160.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, North County Fire Protection District, RMA - Public Works Department, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is

not suitable for the proposed development. Conditions recommended have been incorporated.

- b) Staff conducted a site inspection on April 7, 2010, to verify that the site is suitable for this use. Based on the site visit, staff did not require the submittal of additional reports.
- c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN100160.

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

- EVIDENCE:**
- a) The project was reviewed by the RMA - Planning Department, North County Fire Protection District, RMA - Public Works Department, Environmental Health Bureau, and Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are available. The property and existing residence are currently served by the Harrington Road Water System No. 3 and a septic system. The proposed guesthouse will use these existing facilities. The Environmental Health Bureau reviewed the project application, and imposed only one condition requiring expansion of the existing septic system to accommodate the guesthouse. The on-site septic system will not be used by event participants during planned events authorized under PLN080443. Temporary facilities will be provided during events, and all wastewater generated during events will be disposed of off-site.
 - c) Finding Nos. 1, 2, 4, and 5; and supporting evidence for PLN100160.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on April 7, 2010, and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN100160.

5. **FINDING: CEQA (Exempt):** The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303(e), Class 3, categorically exempts the construction and location of limited numbers of new, small accessory facilities or structures.
 - b) The project involves the construction of a 425 square foot detached guesthouse and a 4,530 square foot non-habitable accessory structure for use as a meeting room and storage area. Both structures are proposed to support events approved under PLN080443. PLN080443 involves the assemblage of persons on an intermittent basis for low-impact camping activities. The project site has a large, open area sufficient to accommodate campsites and support structures. Therefore, the project is consistent with the Class 3 categorical exemption per Evidence 5a above.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on April 7, 2010.
 - d) Exceptions to exemptions listed in Section 15300.2.a-f are inapplicable. The project does not involve: a historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect, development that would result in a cumulatively significant impact, nor development in a particularly sensitive environment.
 - e) See preceding and following findings and supporting evidence.
6. **FINDING: PUBLIC ACCESS –** The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.144.150 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 6 in the North County Land Use Plan).
 - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN100160.
 - e) The project planner conducted a site inspection on April 7, 2010.
7. **FINDING: APPEALABILITY -** The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:**
- a) Board of Supervisors: Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20). An appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

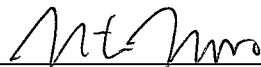
- b) Coastal Commission: Section 20.86.080.A.3 of the Monterey County Zoning Ordinance (Title 20). The project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

DECISION

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

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

PASSED AND ADOPTED this 30th day of September, 2010.



Mike Novo, Zoning Administrator

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

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **OCT 11 2010**

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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

NOTES

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

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or

until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

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

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

RESOLUTION 10-038 - EXHIBIT 1
Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: Bible Missionary Church
File No: PLN100160 **APN:** 412-181-004-000
Approved by: Zoning Administrator **Date:** September 30, 2010

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

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring 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>
RMA – Planning Department						
1.		<p>PD001 - SPECIFIC USES ONLY This Combined Development Permit (PLN100160) allows a Coastal Administrative Permit for the construction of a 425 square foot detached guest house and expansion of an existing septic system, a Coastal Development Permit for the construction of a 4,530 square foot non-habitable accessory structure, accessory to a conditional use approved under PLN080443, and grading consisting of approximately 500 cubic yards of cut and 500 cubic yards of fill. The property is located at 123 Harrington Road, Royal Oaks (Assessor's Parcel Number 412-181-004-000), North County Land Use Plan and North County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (RMA-Planning Department)</p>	<p>Adhere to conditions and uses specified in the permit.</p> <p>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.</p> <p>To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.</p>	<p>Owner / Applicant</p> <p>RMA - Planning</p> <p>WRA RMA - Planning</p>	<p>Ongoing unless otherwise stated.</p>	

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2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 10-038) was approved by the Zoning Administrator for Assessor's Parcel Number 412-181-004-000 on September 30, 2010. The permit was granted subject to twenty (20) conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)	Obtain appropriate form from the RMA-Planning Department. The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	RMA-Planning Owner / Applicant	Prior to the issuance of grading and building permits or commencement of use.	
3.		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 location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner / Applicant	Prior to issuance of building permit.	
			The lighting shall be installed and maintained in accordance with the approved plan.	Owner / Applicant	Prior to occupancy. Ongoing	
4.		PD019(B) – DEED RESTRICTION – GUESTHOUSE (COASTAL) The applicant shall record a deed restriction stating the regulations applicable to a Guesthouse as follows: <ul style="list-style-type: none"> • Only one guesthouse shall be allowed per lot. • Detached guesthouses shall be located in close proximity to the principal residence. • Guesthouses shall share the same utilities with the main residence, unless prohibited by public health requirements. • The guesthouse shall not have cooking or kitchen 	Submit signed and notarized document to the Director of RMA – Planning Department for review and signature by the County.	Owner / Applicant	Prior to issuance of grading and/or building permits.	
			Proof of recordation of the document shall be submitted to the RMA – Planning Department.	Owner / Applicant	Prior to occupancy or commencement of use.	

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

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		Submit plans for review and approval showing the location and design of the proposed septic system meeting the standards found in Chapter 15.20 of the Monterey County Code (Sewage Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. The septic system design shall accommodate the existing single family dwelling and the proposed guesthouse per sizing requirements as found in MCC 15.20. (Environmental Health)	applicant shall obtain a permit from the Environmental Health Bureau, pay all applicable fees and have a licensed contractor as required by MCC 15.20 install the septic system upgrade.	CA Licensed Engineer	grading and/or building permits.	
Monterey County Water Resources Agency						
8.		WR3 - DRAINAGE PLAN - RETENTION The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. The plan shall include retention/percolation facilities to mitigate the impact of impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner / Applicant / Engineer	Prior to issuance of grading and/or building permits.	
9.		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.	
10.		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	Compliance to be verified by building inspector at final inspection.	Owner / Applicant	Prior to final building inspection / occupancy.	

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		<p>have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.</p> <p>b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices.</p> <p>(Water Resources Agency)</p>				
Fire Agency (North County Fire Protection District)						
11.		<p>FIRE005 - DEAD-END ROADS (3) For parcels greater than 5 acres and not exceeding 20 acres, the maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed 2640 feet. All dead-end road lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its furthest point. Where a dead-end road serves parcels of differing sizes, the shortest allowable length shall apply. Each dead-end road shall have turnarounds at its terminus and at no greater than 1320-foot intervals. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (North County Fire Protection District)</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Owner / Applicant	Prior to issuance of grading and/or building permits.	
			<p>Applicant shall schedule fire dept. clearance inspection for each phase of development.</p>	Owner / Applicant	Prior to final building inspection.	
12.		<p>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,</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Owner / Applicant	Prior to issuance of grading and/or building permits.	
			<p>Applicant shall schedule fire dept. clearance inspection.</p>	Owner / Applicant	Prior to final building inspection.	

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		<p>including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.</p> <p>(North County Fire Protection District)</p>				
13.		<p>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</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Owner / Applicant	Prior to issuance of building permit.	
			<p>Applicant shall schedule fire dept. clearance inspection.</p>	Owner / Applicant	Prior to final building inspection.	

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		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. (North County Fire Protection District)				
14.		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. (North County Fire Protection District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Owner / Applicant	Prior to issuance of grading and/or building permits.	
			Applicant shall schedule fire dept. clearance inspection.	Owner / Applicant	Prior to final building inspection.	
15.		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	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Owner / Applicant	Prior to issuance of grading and/or building	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. (North County Fire Protection District)	Applicant shall schedule fire dept. clearance inspection.	Owner / Applicant	permits. Prior to final building inspection.	
16.		FIRE017 - DISPOSAL OF VEGETATION AND FUELS Disposal, including chipping, burying, or removal to a landfill site approved by the local jurisdiction, of vegetation and debris caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to final clearance of the related permit. (North County Fire Protection District)	Applicant shall schedule fire dept. clearance inspection.	Owner / Applicant	Prior to final building inspection.	
17.		FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS) Manage combustible vegetation within a minimum of 100 feet of structures (or to the property line). Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional fire protection or firebreaks approved by the Reviewing Authority may be	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept.	Owner / Applicant Owner /	Prior to issuance of grading and/or building permits. Prior to	

<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>
		required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (North County Fire Protection District)	clearance inspection.	Applicant	final building inspection.	
18.		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (North County Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Owner / Applicant	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection.	Owner / Applicant	Prior to framing inspection.	
			Applicant shall schedule fire dept. final sprinkler inspection.	Owner / Applicant	Prior to final building inspection.	
19.		FIRE026 - ROOF CONSTRUCTION (STANDARD) All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class B roof construction. (North County Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Owner / Applicant	Prior to issuance of building permit.	
20.		FIRE030 - STORAGE BUILDING COMPLIANCE (NON-STANDARD) The proposed storage building shall comply with all applicable regulations for A-Occupancies. (North County Fire Protection District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Owner / Applicant	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection.	Owner / Applicant	Prior to final building inspection.	

END OF CONDITIONS

JACOUBOWSKY HAWKINS
WALKER ARCHITECTS, INC.

JHW
700 GARDEN ROAD
SUITE C
MONTEREY, CA 93940
(831) 649-3701
FAX (831) 649-3072
www.jhwarch.com



PROJECT OWNER

RETREAT for the
CALIFORNIA ARIZONA
DISTRICT of the

**BIBLE
MISSIONARY
CHURCH**

REV. TONY GUTIERREZ,
DISTRICT MODERATOR

123 HARRINGTON ROAD
LOS LOMAS, CA 95076

DRAWN BY: DR

PILOT DATE:

DRAWN DATE: 07-01-10

DATE SUBMITTED FOR CONSTRUCTION:

REVISIONS:

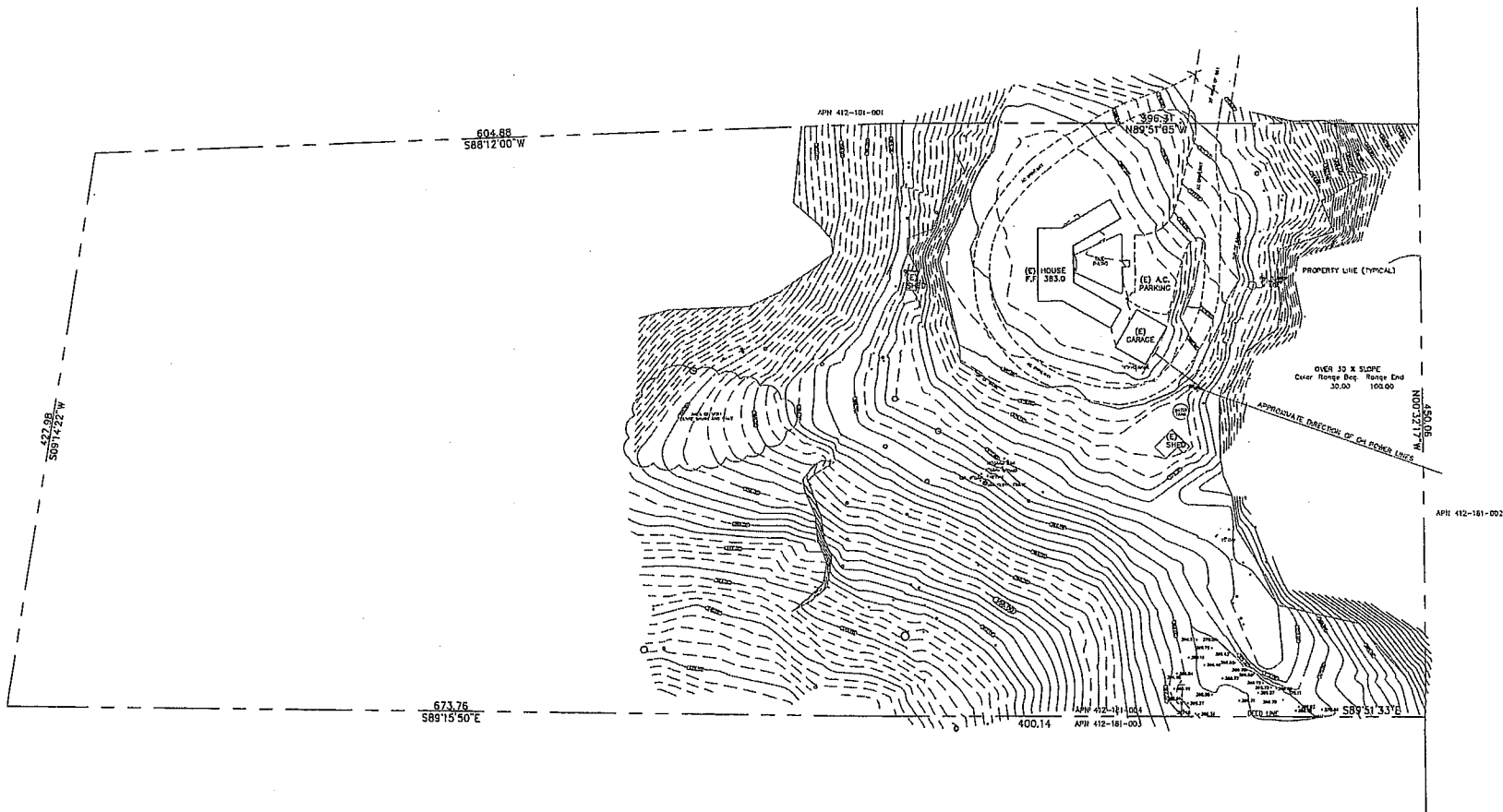
SHEET TITLE:

**EXISTING
SITE PLAN**

SHEET JLP-001

A-1

The use of this plan is subject to the terms and conditions set forth in the contract documents. It is the responsibility of the client to ensure that all necessary permits and approvals are obtained from the appropriate authorities. The architect is not responsible for the accuracy of the information provided by the client or for the results of any construction based on this plan. The architect's liability is limited to the professional services rendered.



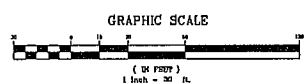
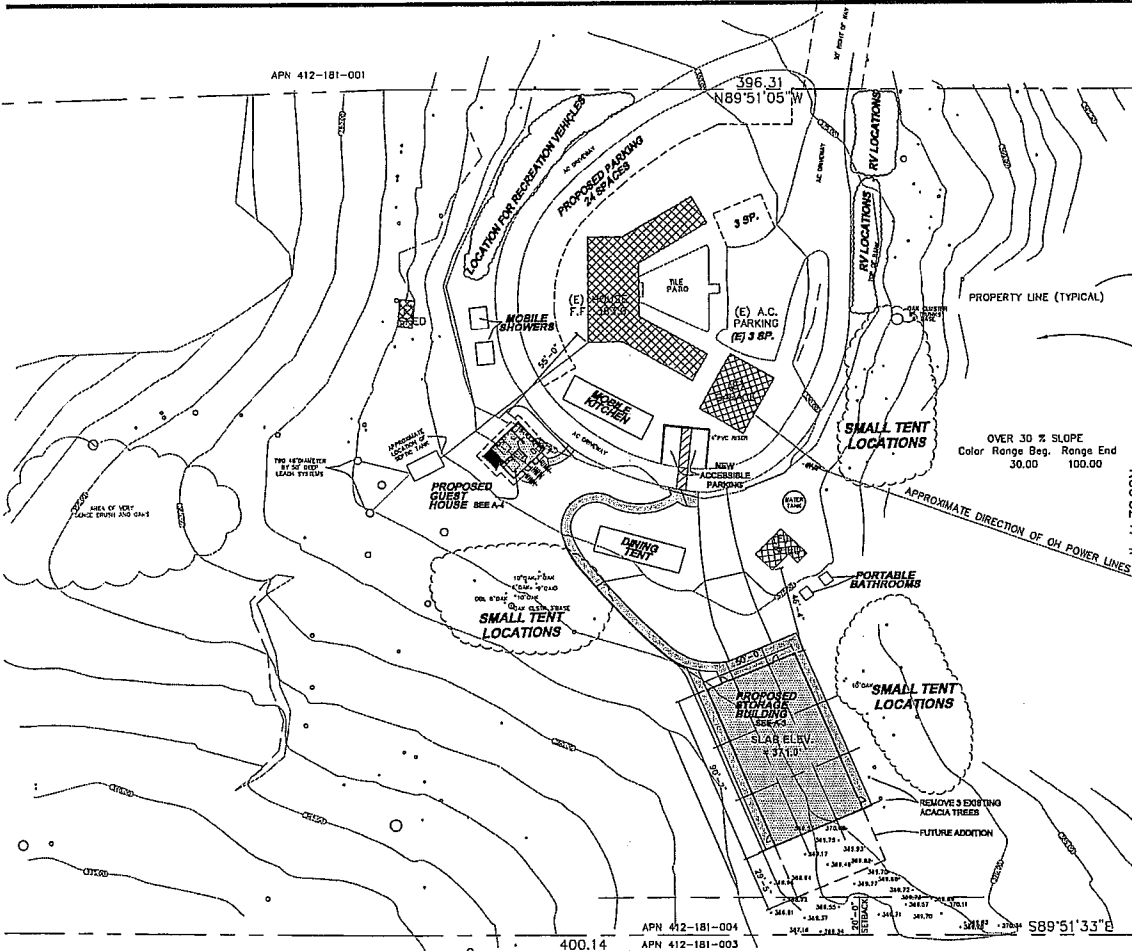
DRAWING INDEX

- A-1 EXISTING SITE PLAN
- A-2 PROPOSED SITE PLAN
- A-3 PROPOSED STORAGE BUILDINGS, PLAN & ELEVATIONS
- A-4 PROPOSED GUEST HOUSE, PLAN AND ELEVATIONS



EXISTING SITE PLAN

SCALE: 1" = 40'-0"



PROPOSED SITE PLAN

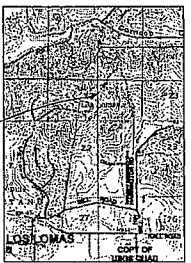
BUILDING COVERAGE:	(E) HOUSE	2,095 S.F.
	(E) GARAGE	680 S.F.
	(E) WEST SHED	110 S.F.
	(E) WATER TANK	110 S.F.
	(E) EAST SHED	280 S.F.
	PROPOSED GUEST HOUSE	423 S.F.
	PROPOSED STORAGE BLDG	4,330 S.F.
	SUB-TOTAL STRUCTURES:	8,410 S.F. - 1.64%
IMPERVIOUS COVERAGE:	(E) AC PAVING	9,980 S.F.
	PROPOSED AC PAVING	475 S.F.
	(E) PATIO	1,080 S.F.
	PROPOSED GUEST HOUSE	1,080 S.F.
	PATIO AND WALK	154 S.F.
	OTHER PROPOSED WALKS	2,446 S.F.
	SUB-TOTAL PAVING:	14,055 S.F. - 3.07%

PROJECT DATA / SUMMARY

LOT SIZE:	10.51 ACRES
GENERAL PLAN LAND USE DESIGNATION:	RURAL DENSITY RESIDENTIAL
ZONING DESIGNATION:	RDR/2(C)(2), RDR/3.1, WDR/2(C), WDR/4
LOT COVERAGE:	1.84%
STADING:	
ESTIMATED CUT:	515 YARDS
ESTIMATED FILL:	515 YARDS
TREE REMOVAL:	3 JACARUA TREES, NOTED ON SITE PLAN ABOVE.
PARKING:	CURRENT USE PERMIT LIMITS SITE OCCUPANTS TO 125; NO INCREASE IS PROPOSED. AREAS TO PARK OVER 32 CARS ARE IDENTIFIED, INCLUDING 2 NEW PAVED ACCESSIBLE SPACES.
WATER SOURCE:	WATER SYSTEM: HARRINGTON ROAD WATER SYSTEM NO. 4, CONSISTING OF EXISTING PRIVATE WELL ON ADJACENT PARCEL, APN 412-181-002, SINKED WITH 3 ADJACENT PARCELS.
SEWER/SEPTIC SYSTEM:	EXISTING PRIVATE ON-SITE SEPTIC SYSTEM.

LEGEND

■ INDICATES IRON PIPE MONUMENT



1"=2000'± VICINITY MAP

OWNER OF RECORD
 CALIFORNIA-ARIZONA DISTRICT OF THE BIBLE MISSIONARY CHURCH
 123 HARRINGTON ROAD
 WATSONVILLE, CA 95076
 831-781-3818 831-840-4840

CONSULTANTS
PIÑADA TRAFFIC ENGINEERING
 530 TRES PINOS ROAD, SUITE B3-12
 HOLLISTER, CA 95023
 831-638-9260 FAX 831-638-9268
 PinnedataTE.com EMAIL: pte@pbcglobal.net
MCCREGOR LAND SURVEYS
 17788 BERTA CANYON ROAD
 SALINAS, CA 93907
 831-863-4742 FAX 831-479-1953
 EMAIL: robert@mccregorland surveys.com

OPERATIONAL INTENT
 ONE EVENT PER YEAR (CONSISTING OF 10 CONSECUTIVE DAYS) DURING THE SUMMER FOR THE PRIMARY PURPOSE OF SPIRITUAL RENEWAL.

NOTES
 IT IS NOT THE INTENTION OF THE OWNERS OF THIS PARCEL AT THIS TIME TO CREATE ANY PERMANENT STRUCTURES OTHER THAN SHOWN. THE APPLICATION IS FOR A GUEST HOUSE OF 423 S.F. AND A PRE-FABRICATED METAL STORAGE BUILDING OF 4,330 S.F. THE METAL BUILDING WILL BE FOR STORAGE OF A TRACTOR, MOBILE KITCHEN, DINING TENT, CHAIRS AND OTHER USES FOR THE 10 DAY MEETING. DURING THE 10 DAYS OF MEETINGS, THE ABOVE LISTED EQUIPMENT WILL BE USED OUTSIDE AND UP TO 125 PEOPLE WILL MEET INSIDE THE BUILDING INSTEAD OF THE TENT. THERE WILL BE NO HEAT OR INTERIOR FINISHES PROVIDED INSIDE THE BUILDING. MOBILE STRUCTURES SUCH AS TRAILERS, AND OTHER RENTED FACILITIES SUITABLE FOR UP TO 125 OCCUPANTS TO BE LOCATED AS SHOWN FOR ONE EVENT (CONSISTING OF 10 CONSECUTIVE DAYS) PER YEAR DURING THE SUMMER SEASON. TRAFFIC ON HALL ROAD WILL NOT BE IMPACTED DURING THE SCHOOL YEAR.

ELECTRICITY WILL BE SUPPLIED BY PORTABLE GENERATOR. SPEAKERS ADDRESSING THE ASSEMBLY WILL BE ONLY MODERATELY AMPLIFIED, AND INSIDE THE BUILDING.



JACOUBOWSKY HAWKINS
 WALKER ARCHITECTS, INC.
JHW
 2400 GARDIN ROAD
 SUITE C
 MONTEREY, CA 93910
 (831) 449-1701
 FAX (831) 449-3072
 www.jhwarch.com



PROJECTOR
 RETREAT for the CALIFORNIA-ARIZONA DISTRICT of the
BIBLE MISSIONARY CHURCH
 REV. TONY GUTIERREZ,
 DISTRICT MODERATOR

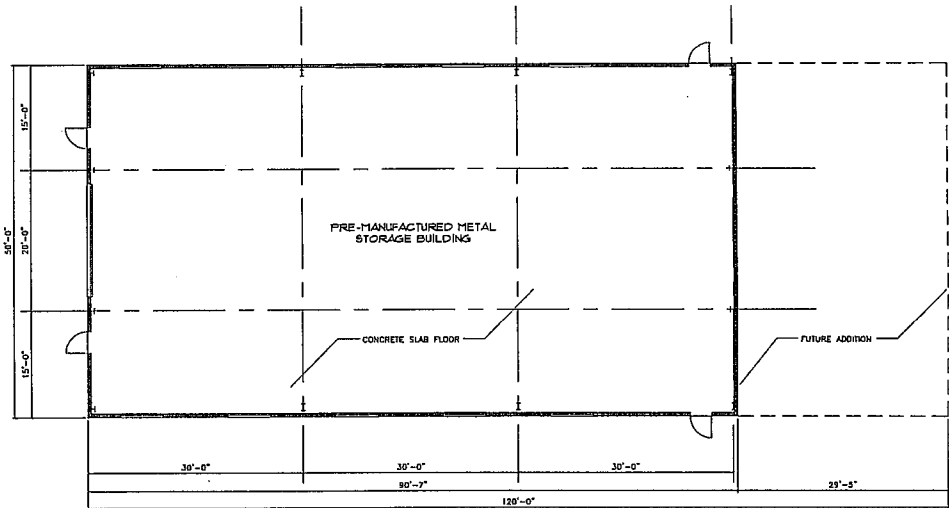
123 HARRINGTON ROAD
 LOS LOMAS, CA 95076

DRAWN BY: DR
PRINT DATE:
DRAWN DATE: 07-01-10
DATE ISSUED FOR CONSTRUCTION:
REVISIONS:

SHEET TITLE
PROPOSED SITE PLAN

SHEET NUMBER
A-2

THE CITY OF LOS ANGELES HAS REVIEWED THIS PROJECT AND HAS ISSUED THIS PERMIT. THE CITY OF LOS ANGELES DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF LOS ANGELES DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF LOS ANGELES DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



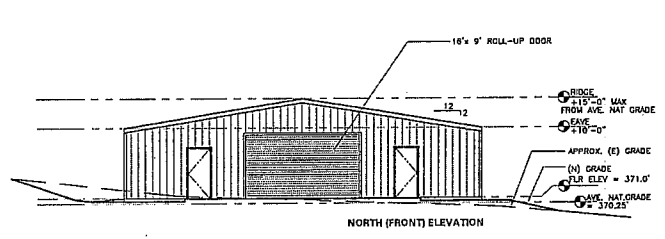
PROPOSED AREA = 4,530 S.F.
PROPOSED STORAGE BUILDING FLOOR PLAN
 1/8" = 1'-0"

JACOUBOWSKY HAWKINS
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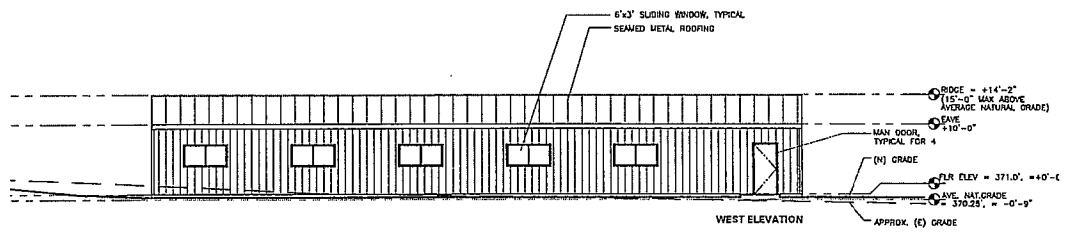


PROJECT OWNER
 RETREAT for the
 CALIFORNIA-ARIZONA
 DISTRICT of the
**BIBLE
 MISSIONARY
 CHURCH**
 REV. TONY GUTIERREZ,
 DISTRICT MODERATOR
 123 HARRINGTON ROAD
 LOS LOMAS, CA 95076

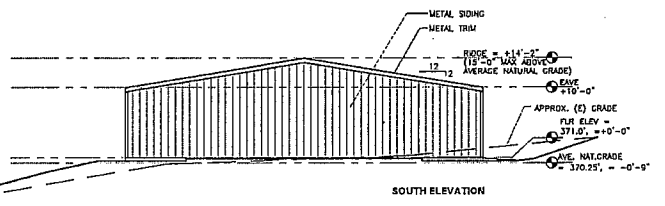
DRAWN BY: DT
 PRINT DATE: 07-01-10
 DATE SUBMITTED FOR CONSTRUCTION
 REVISIONS:



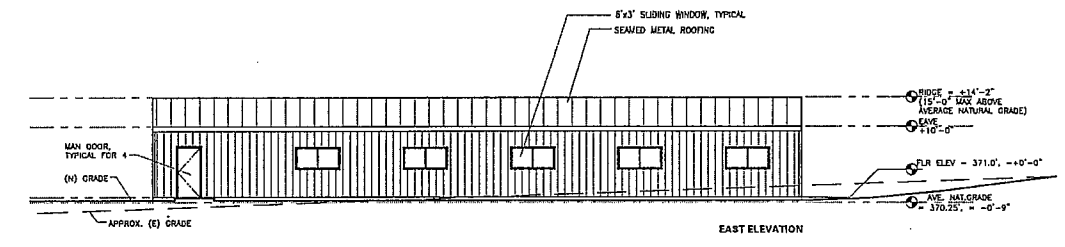
NORTH (FRONT) ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

SHEET TITLE
**PROPOSED
 STORAGE
 BUILDING**

SHEET NUMBER
A-3

PROPOSED STORAGE BUILDING ELEVATIONS
 1/8" = 1'-0"

THIS SET OF PLEAS FLUENT WITH ALL OTHERS. THESE ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF JACOUBOWSKY HAWKINS WALKER ARCHITECTS, INC. ANY REVISIONS TO THESE DRAWINGS SHALL BE MADE BY THE ARCHITECT. THESE DRAWINGS SHALL BE USED ONLY FOR THE PROJECT AND SHALL BE VOID OF ANY LIABILITY FOR ANY OTHER PROJECTS.

JACOBOWSKY HAWKINS
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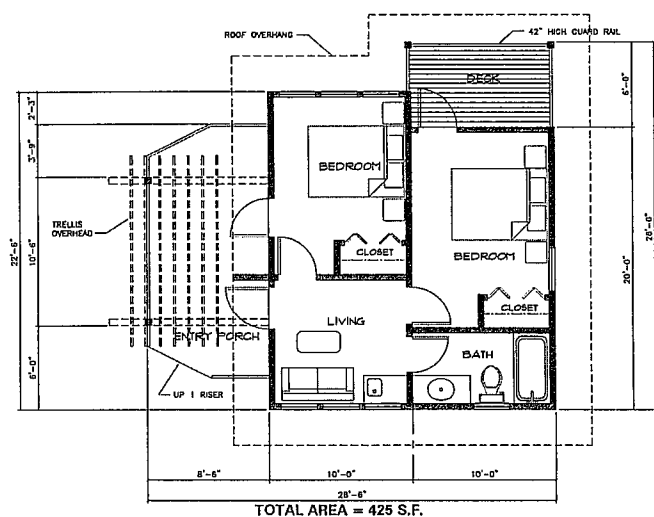
PROFESSIONAL

RETREAT for the
CALIFORNIA-ARIZONA
DISTRICT of the

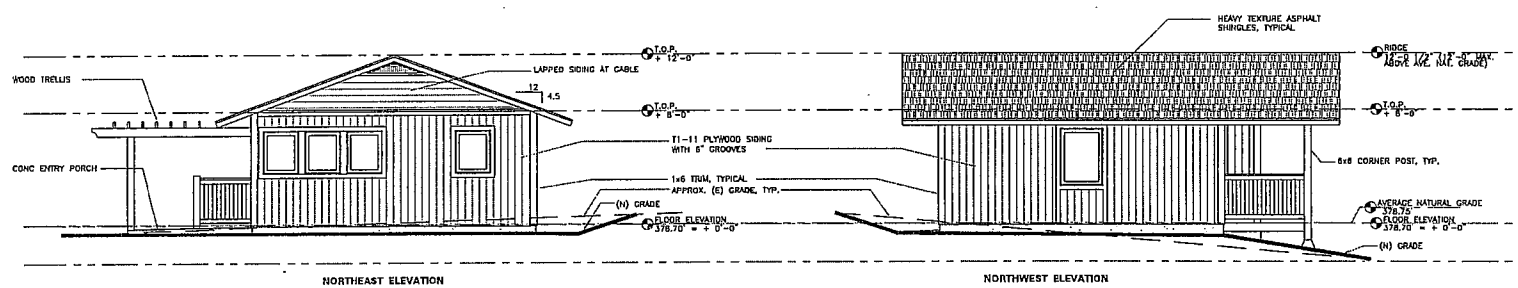
**BIBLE
MISSIONARY
CHURCH**

REV. TONY GUTIERREZ,
DISTRICT MODERATOR

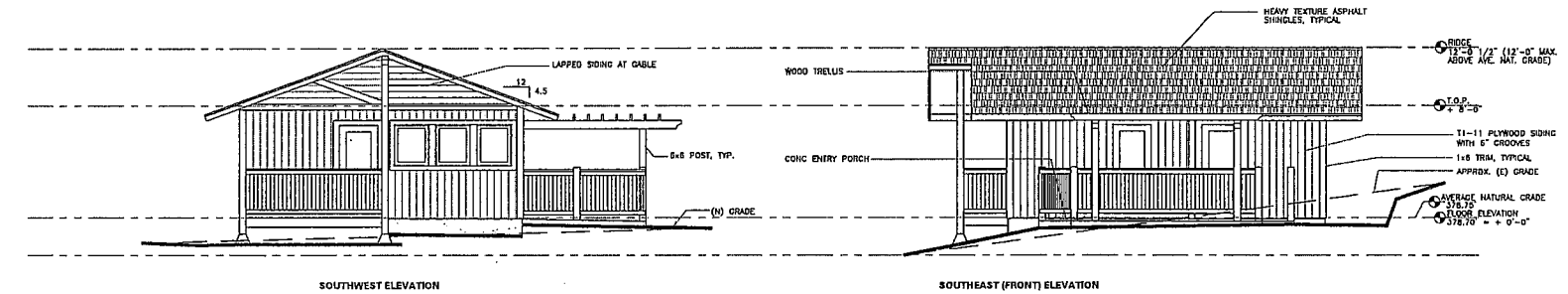
123 HARRINGTON ROAD
LOS LOMAS, CA 95076



PROPOSED GUEST HOUSE FLOOR PLAN
1/2" = 1'-0"



DRAWN BY: DA
PRINT DATE:
DRAWN DATE: 07-01-10
DATE SUBMITTED FOR CONSTRUCTION:
REVISIONS:



SHEET TITLE
**PROPOSED
GUEST
HOUSE**

SHEET NUMBER

A-4

PROPOSED GUEST HOUSE ELEVATIONS

1/2" = 1'-0"

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NORTH COUNTY



APPLICANT: CALIF-ARIZONA DIST OF THE BIBLE MISSIONARY CHURCH

APN: 412-181-004-000

FILE # PLN100160

Water



2500' Limit



300' Limit



City Limits

