

## MONTEREY COUNTY PLANNING COMMISSION

<b>Meeting:</b> September 27, 2006 Time: 9:15 A.M.	<b>Agenda Item No. : 3</b>
<b>Project Description:</b> Coastal Development Permit to allow the renewal of an existing eight unit Farm Labor Housing Development, including a partial relocation and replacement of existing units and septic system upgrades. This permit would replace the existing permit (PC92-158) which is set to expire on March 31, 2008.	
<b>Project Location:</b> 152 Amaral Road, Castroville	<b>APN:</b> 131-051-062-000
<b>Planning File Number:</b> PLN050430	<b>Name:</b> Idris Mohssin/ Joel Panzer
<b>Plan Area:</b> North County Land Use Plan	<b>Flagged and staked:</b> No
<b>Zoning Designation :</b> "RDR/5(CZ)" [ Rural Density Residential, 5 acres per unit (Coastal Zone)]	
<b>CEQA Action:</b> Categorically Exempt per Section 15301 (l)(1) and Section 15303 (a)	
<b>Department:</b> RMA - Planning Department	

### RECOMMENDATION:

Staff recommends that the Planning Commission approve the Coastal Development Permit based on the Findings and Evidence (**Exhibit C**) and subject to the recommended Conditions (**Exhibit D**).

### PROJECT OVERVIEW:

The project includes the renewal of an existing Coastal Development Permit to allow the continued operation of an eight unit Farm Labor Housing Development and the demolition, relocation and replacement of existing units. In addition to the eight farm labor units, there is one existing single family dwelling located on the property. Two of the farm labor units and the single family dwelling will be replaced. It was determined upon inspection by the Environmental Health Division that the septic systems servicing the units require maintenance and upgrades to minimize the potential for future repairs. Therefore, two septic improvement phases have been proposed and are included as Condition of Approval # 16. As concluded by County Counsel, implementation of the project will require the recordation and execution of a Farm Labor Housing Agreement to ensure rents remain affordable to the intended tenants as specified in Section 20.144.140.B.3.g. of the North County Coastal Implementation Plan. Expiration of this permit shall be specified by the Planning Commission upon approval of the project. A detailed discussion of the project is attached as Exhibit B.

**OTHER AGENCY INVOLVEMENT:**

- ✓ North County Fire Protection District
- ✓ Public Works Department
- ✓ Parks Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency
- ✓ Housing and Redevelopment Office
- ✓ California Coastal Commission

The above checked agencies and departments have reviewed this project. Conditions recommended by the North County Fire Protection District, Environmental Health Division, and the Water Resources Agency have been incorporated into the condition compliance reporting plan (**Exhibit D**).

The item was heard before the North County Coastal Land Use Advisory Committee (LUAC) on February 6, 2006. The LUAC recommended approval of the project (4-0) with comments noted regarding water supply, septic system capacity, and the legal non-conforming nature of the use. Meeting minutes are attached as Exhibit E.

Note: The decision on this project is appealable to the Board of Supervisors (Section 20.86.030) and the Coastal Commission (Section 20.86.080).

---

Shandell Frank  
(831) 755-5185, franks@co.monterey.ca.us  
September 6, 2006

cc: Planning Commission Members (10); County Counsel; North Fire Protection District; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; Housing and Redevelopment; Coastal Commission; Carl Holm; Bob Schubert; Shandell Frank; Carol Allen; Idris Mohssin; Joel Panzer; File PLN050430.

Attachments: Exhibit A      Project Data Sheet  
                  Exhibit B      Project Discussion  
                  Exhibit C      Recommended Findings and Evidence  
                  Exhibit D      Recommended Conditions of Approval  
                  Exhibit E      LUAC Minutes  
                  Exhibit F      Site Plan, Floor Plan and Elevations  
                  Exhibit G      Farm Labor Housing Plan

This report was reviewed by Bob Schubert, Senior Planner

## **EXHIBIT B**

### **Project Discussion**

#### **Background**

The existing Farm Labor Housing Development was originally permitted in 1977 (PC2954). The permit was renewed by the Planning Commission in 1982 (PC4584), 1987 (PC 6147) and most recently in 1993 (PC92-158). The current permit is set to expire on March 31, 2008. The property is zoned RDR/5 (CZ); rural density residential, five acres per unit, in the coastal zone, and is located near viable agricultural land. The farm laborers are not employed on-site. Development on the property includes eight independent living areas reserved for farm workers and their families, and one additional dwelling utilized by the property owner. Housing stock on the site dedicated to farm laborers includes a combination of four stick built “bunkhouses” and four mobile homes. The bunkhouses are all two bedroom while the mobile homes vary from two to four bedrooms. The site is served by an existing well and septic system. In 1986, this water system was expanded to better serve the units (PC5526).

#### **Project Description**

The project includes the renewal of an existing Coastal Development Permit (PC 92-158) to allow the continued operation of a Farm Labor Housing Development and the demolition, relocation and replacement of existing units and septic system upgrades. Specifically, the project entails:

- Demolition and replacement of Unit #5, a 500 sq. ft. mobile home, with existing Unit #8, a 600 sq. ft. mobile home
- Replacement of Unit #8 with a 1,599 sq. ft. manufactured home,
- Replacement of Unit #9 (the property owner’s dwelling), a 1,344 sq. ft. mobile home, with a 2,654 sq. ft. manufactured home.
- Six new septic pits and three new tanks

Replacement units will be placed in the same building footprint as existing units to limit ground disturbance. The project does not include nor require the removal of any trees. In accordance with the North County Coastal Implementation Plan (CIP), because families are housed within the development, the project will include the establishment and maintenance of a 60’ by 110’ recreational field and children’s outdoor play equipment including swings and slides. This requirement has been included as Condition #7. Ample parking areas exist adjacent to each dwelling to serve the existing families; therefore, no new parking areas are proposed or required.

#### **Permit Requirements**

Section 20.144.140.B. 3.g. requires that the development or renewal of farm labor housing shall be in accordance with a “Farm Labor Housing Plan” (Plan) prepared for the project; the detailed Plan is attached as Exhibit G and summarized in the following paragraphs. Idris Mohssin, the property owner/applicant intends to provide on-site management of the development and will be responsible for housing maintenance and up-keep of the property. Depending on the individual tenant’s location of employment and job characteristics, the housing may be occupied as either a permanent residence or as seasonal/temporary housing. The farm laborers are not employed on-site by Mr. Mohssin. Many of the farm workers are employed in nearby agricultural fields, including strawberry fields and artichoke fields in the Moss Landing area, and packing plants in nearby Castroville and Watsonville.

Currently, the units primarily house farm workers and their families (between two to four related family members), there is one unit rented to two individuals. At full-occupancy during the growing season,

approximately 16-32 people live on-site. Occupancy numbers vary seasonally when families renting units travel for work to Arizona or visit family members in Mexico and elsewhere during the agricultural off-season. However, many families continue to pay rent to retain use of the units upon their return. Monthly rents for the units range from \$600-\$800. The costs for water service and garbage collection /recycling service are included in the monthly rent. All tenants pay for individual phone and propane service. Water is provided to the units via an onsite well and pressure tanks permitted by the Environmental Health Department. Upgrades were made to the water system in 1986 (PC5526). Sewage disposal is provided by septic tanks and leach fields. The existing septic system will be improved through the implementation of the project and in accordance with the Environmental Health Division.

Disclosure of the farm laborer's salaries was not included in the Plan as required. As stated in Section 20.144.040.B.3.g.2.a. of the North County Coastal Implementation Plan, the housing shall be available to the farm laborers at a cost affordable to the development's low-to-moderate income laborers, not to exceed 25% of the average laborer salary. Due to the absence of this information, and in consultation with County Counsel, Condition #8 has been added to ensure that the units continue to be made available to the intended users, specifically farm laborers and their families.

### **Permit Expiration**

The existing permit (PC92-158) is set to expire on March 31, 2008. Expiration of this renewal must be specified by the Planning Commission at the time of approval of the project. The applicant has requested a renewal of 15 years. Staff therefore recommends that the expiration date be extended to September 27, 2021.

## **EXHIBIT C RECOMMENDED FINDINGS AND EVIDENCE**

1. **FINDING: CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, North County Land Use Plan, North County Coastal Implementation Plan, and the Monterey County Zoning Ordinance (Title 20), which designates this area as appropriate for development.  
**EVIDENCE:** (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.  
(b) The property is located at 152 Amaral Road (Assessor’s Parcel Number 131-051-062-000), North County Land Use Plan. The parcel is zoned RDR/5 (CZ) (“Rural Density Residential, five acres per unit, in the coastal zone”). The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 20, and is therefore suitable for the proposed development.  
(c) The project planner conducted a site inspection on June 15, 2006 to verify that the project on the subject parcel conforms to the plans listed above.  
(d) Original permits for the indicated use were granted in 1977. The use is therefore considered legal non-conforming and is not required to adhere to the current density regulations identified in the RDR/5 (CZ) zoning district.  
(e) The project will comply with the North County Coastal Implementation Plan upon the execution and recordation of the Farm Labor Housing Agreement.  
(f) The item was heard before the North County Coastal Land Use Advisory Committee (LUAC) on February 6, 2006. The LUAC recommended approval of the project (4-0) with comments noted regarding water supply, septic system capacity, and the legal non-conforming nature of the use.  
(g) 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 PLN050430.
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, Parks, Public Works, Environmental Health Division, Water Resources Agency, and the California Coastal Commission. 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 June 15, 2006 to verify that the site is suitable for this use.  
(c) Materials in Project File PLN050430.
3. **FINDING: CEQA (Exempt):** - The project is categorically exempt from environmental review.  
**EVIDENCE:** (a) The California Environmental Quality Act (CEQA) Guidelines Section 15301 (l) (1) and Section 15303 (a); categorically exempts the demolition and removal of individual

small structures; and the construction and location of new small facilities or structures.

- (b) The project includes the demolition, removal and replacement of housing units #5, #8 and #9.
- (c) Units will be placed within original building footprints.
- (d) Project does not include tree or native vegetation removal.
- (e) No adverse environmental effects were identified during staff review of the development application during a site visit on June 15, 2006.
- (f) See preceding and following findings and supporting evidence.

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

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

5. **FINDING: PUBLIC ACCESS** – The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights (see 20.70.050.B.4.). No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c. of the Monterey County Coastal Implementation Plan, can be demonstrated.

**EVIDENCE:** (a) The subject property is not described as an area where the Local Coastal Program requires access.  
(b) The subject property is not indicated as part of any designated trails or shoreline access as shown in Figure 4, the Public Access and Recreation Map, and Figure 6, the Shoreline Access Map, of 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) Staff site visit on June 15, 2006.

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

**EVIDENCE:** (a) Preceding findings and supporting evidence.

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

**EVIDENCE:** Sections 20.86.030 and 20.86.080 of the Monterey County Zoning Ordinance (Title 20).

<b>EXHIBIT D</b> <b>Monterey County Resource Management Agency</b> <b>Planning Department</b> <b>Condition Compliance and/or Mitigation Monitoring</b> <b>Reporting Plan</b>	<b>Project Name:</b> <u>Mohssin</u> <b>File No:</b> <u>PLN050430</u> <b>Approved by:</b> <u>Planning Commission</u>	<b>APNs:</b> <u>131-051-062-000</u> <b>Date:</b> <u>September 27, 2006</u>
--	---	---

*\*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>
1.		<b>PBD029 - SPECIFIC USES ONLY</b> This Coastal Development Permit (PLN050430) allows the renewal of an existing eight unit Farm Labor Housing Development, including a partial demolition, relocation and replacement of existing units and septic system upgrades. This permit would replace the existing permit (PC92158) which is set to expire on March 31, 2008. The property is located at 152 Amaral Road (Assessor's Parcel Number 131-051-062-000), North County Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. <b>[Resource Management Agency (RMA) - Planning Department]</b>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
2.		<p><b>PBD025 - NOTICE-PERMIT APPROVAL</b></p> <p>The applicant shall record a notice which states: "A permit (<b>Resolution No. 050430</b>) was approved by the Planning Commission for Assessor's Parcel Number 131-051-062-000 on September 27, 2006 and shall expire on September 27, 2021 as specified by the Planning Commission. The permit was granted subject to <b>18</b> conditions of approval, which run with the land. Renewal of the permit shall require on-site inspections by the Building Services Department and the Environmental Health Division prior to public hearing. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of RMA - Planning Department prior to issuance of building permits or commencement of the use.</p> <p><b>(RMA - Planning Department)</b></p>	Proof of recordation of this notice shall be furnished to RMA – Planning Department.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
3.		<p><b>PBD030 - STOP WORK - RESOURCES FOUND</b></p> <p>If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County 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.</p> <p><b>(RMA - Planning Department)</b></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.	Owner/ Applicant/ Archaeologist	Ongoing	



<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><b>PBD019 - LANDSCAPING PLAN - NORTH COUNTY COASTAL NATIVE</b></p> <p>The site shall be landscaped. The use of native species consistent with and found in the project area shall be required in all landscaping plans as a condition of project approval. A list of appropriate native plant species identified in Attachment #2 and #3 in the North County Implementation Plan Development Regulations is available in brochure form (<i>Suggested Native Species Landscaping List - North County Coastal Zone</i>) from the Planning and Building Inspection Department. <b>(RMA-Planning Department)</b></p>	Submit landscape plans and contractor's estimate to the Planning Department for review and approval.	Owner/ Applicant/ Contractor	At least three weeks prior to final inspection or occupancy.	
5.		<p><b>PBD021 – LIGHTING – EXTERIOR LIGHTING PLAN</b></p> <p>All exterior lighting shall be unobtrusive, 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 exterior lighting plan shall be subject to approval by the Director of Planning, prior to the issuance of building permits. <b>(RMA-Planning Department)</b></p>	Submit three copies of the lighting plans to the Planning Department for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	
6.		<p><b>DEED RESTRICTION-NON STANDARD</b></p> <p>The applicant shall record a deed restriction which states: "Farm labor Housing on this parcel shall be used as quarters for employed farm laborers, or the families of farmer laborers." <b>(RMA-Planning Department)</b></p>	Proof of recordation of this deed restriction shall be furnished to the Planning Director.	Owner/ Applicant	Prior to the issuance of building permits.	
7.		<p><b>RECREATIONAL AREAS-NON STANDARD</b></p> <p>The applicant shall install and maintain a 60'x110' seeded and or sodded recreational field for use by tenants and their family members. The applicant shall further provide a children's play area to include slides and swings. <b>(RMA-Planning Department)</b></p>	Submit photos of recreational areas to the Planning Department for review.	Owner/ Applicant	Prior to the issuance of 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>
8.		<p><b>FARM LABOR HOUSING AGREEMENT- NON STANDARD</b></p> <p>Prior to the issuance of building permits, the project applicants shall execute a Farm Labor Housing Agreement (Agreement), in a form acceptable to the County, to comply with the requirements for farm labor housing contained in Section 20.144.140.B.3.g of the North County Coastal Implementation Plan (CIP). The Agreement shall be consistent with the Farm Labor Housing Plan, submitted on January 20, 2006, and approved by the Planning and Building Inspection Department and shall specify, but not be limited to, number and location of housing units on the property, use and occupancy requirements of the housing, tenant qualification and documentation requirements including salaries, amount of rent that may be charged (not to exceed 25% of the average farm laborer salary) and provisions for rent increases, and monitoring of compliance with the terms of the Agreement by the County. The Agreement shall be recorded on the property for which the Coastal Development Permit is being issued and shall run with the land. <b>(RMA-Planning Department)</b></p>	Submit agreement to the Planning Department for review.	Owner/ Applicant	Prior to the issuance of building permits/ Ongoing	

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)
9.		<p><b>FIRE007 - DRIVEWAYS</b>            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 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. <b>(North Monterey County Fire Protection District)</b></p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Owner/ Applicant</p>	<p>Prior to issuance of grading and/or building permit.</p>	
			<p>Applicant shall schedule fire department clearance inspection.</p>	<p>Owner/ Applicant</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>
10.		<p><b>FIRE011 - ADDRESSES FOR BUILDINGS</b></p> <p>All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. <b>(North County Fire Protection District)</b></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.	

<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>
11.		<p><b>FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL)</b></p> <p>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. <b>(North County Fire Protection District)</b></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 permit.	
			<p>Applicant shall schedule fire department clearance inspection.</p>	Owner/ Applicant	Prior to final building inspection.	

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)
12.		<p><b>FIRE015 - FIRE HYDRANTS/FIRE VALVES</b>  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. <b>(North County Fire Protection District)</b></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 permit.	
			<p>Applicant shall schedule fire department clearance inspection.</p>	Owner/Applicant	Prior to final building inspection.	
13.		<p><b>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)</b>  Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. <b>(North County Fire Protection District)</b></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 permit.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
			Applicant shall schedule fire department clearance inspection.	Owner/ Applicant	Prior to final building inspection.	
14.		<p><b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</b></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. <b>(North County Fire Protection District)</b></p>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Owner/ Applicant	Prior to issuance of building permit.	
			Applicant shall schedule fire department rough sprinkler inspection.	Owner/ Applicant	Prior to framing inspection.	
			Applicant shall schedule fire department Final sprinkler inspection.	Owner/ Applicant	Prior to final building inspection.	
15.		<p><b>FIRE026 - ROOF CONSTRUCTION (STANDARD)</b></p> <p>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. <b>(North County Fire Protection District)</b></p>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Owner/ Applicant	Prior to issuance of 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>
16.		<b>EHSP01- NON STANDARD</b> Submit septic system plans to the Division of Environmental Health showing the locations of all existing septic systems on the property. As necessary, applicant shall make repairs to the existing system to comply with MCC 15.20. Phase I shall be completed by <u>November 1, 2006</u> . Phase II shall be completed by <u>July 12, 2007</u> . Permits for the septic system installations and repairs shall be obtained from the Monterey County Health Department. <b>(Environmental Health)</b>	Provide plans to the Division of Environmental Health for review and approval. Obtain the required permits and install the systems per MCC 15.20.	CA Licensed Contractor /Owner/ Applicant	Refer to specific dates as indicated	
17.		<b>EHSP02- NON STANDARD</b> If livestock are to be held on this property, provide a scaled site plan to the Division of Environmental Health showing the proposed location of the animal enclosures. All animal enclosures shall comply with required setbacks to potable water wells per state and local codes. <b>(Environmental Health)</b>	As necessary, submit plans to the Division of Environmental Health for review and approval.	Owner/ Applicant/ Operator	Prior to bringing livestock on the property/ Continu- ous.	
18.		<b>WR40 - WATER CONSERVATION MEASURES</b> The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system. b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. <b>(Water Resources Agency)</b>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/ Occu- pancy.	