

## MONTEREY COUNTY PLANNING COMMISSION

<b>Meeting:</b> June 13, 2007 Time: 9:00 A.M	<b>Agenda Item No.:</b> 4
<b>Project Description:</b> Use Permit and Design Approval to allow a 384 square foot remodel to an existing 940 square foot one-story single family dwelling, the construction of a 462 square foot first-story addition and a new 750 square foot second-story within an HR District. The colors and materials will consist of off white, teal and white for the body and trim, wood framed windows, horizontal siding, an asphalt shingle roof and a Dutch door for the rear entrance.	
<b>Project Location:</b> 37 Railroad Ave., Spreckels	<b>APN:</b> 177-033-007-000
<b>Planning File Number:</b> PLN070005	<b>Name:</b> Florence Z. Silveria, Property Owner
<b>Plan Area:</b> Greater Salinas Area Plan	<b>Flagged and staked:</b> Yes
<b>Zoning Designation:</b> : “HDR/5.1-D-HR” (High Density Residential, 5.1 unit per acre with Design Control, and Historic Resources)	
<b>CEQA Action:</b> Categorically Exempt per Section 15301 (e)	
<b>Department:</b> RMA - Planning Department	

### RECOMMENDATION:

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

### PROJECT OVERVIEW:

The project site is a 7,187 square foot parcel located at 37 Railroad Ave, within the historical town of Spreckels. The existing single family dwelling is considered a supporting structure to the town of Spreckels; which means that the building was not constructed by the Spreckels Sugar Company as worker housing during the years of 1897-1957. However, the structure supports the original principles of development which include single family, small-scale wooden homes with yards. The proposed project consists of a 384 square foot remodel to an existing 940 square foot one-story single family dwelling, a 462 square foot first-story addition and a new 750 square foot second story. The project as proposed requires a Use Permit and Design Approval to allow an addition to a single family dwelling pursuant to Section 21.54.080.A of the Monterey County Zoning Ordinance (Title 21).

During the review process, the application was referred to both the Spreckels Neighborhood Design Review Committee and the Historical Resources Review Committee. Either committee had no issues with the project and found the proposal to be consistent with the Spreckels Design Guidelines and the project was approved; however changes were recommended by the Spreckels Neighborhood Design Review Committee which included replacing windows on either side of the fireplace with matching double hung windows.

The remodel and addition to the single family dwelling will not, under the circumstances of this particular application, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of the County and the project meets all the regulations required by the Monterey County General Plan, the Greater Salinas Area Plan, the Greater Salinas Area Plan Inventory and Analysis and Title 21. The residential use is allowed pursuant to Section 21.10.030 of Title 21 and is suitable for this particular site. More specifically, the project is consistent with the design criteria outlined in the Spreckels Design Guidelines and the additions are compatible with and support the principals of original development in Spreckels. The project as proposed is categorically exempt from

CEQA [Section 15301(a)] and there are no unresolved issues on this project. Therefore, staff recommends approval of the Use Permit and Design Approval.

**OTHER AGENCY INVOLVEMENT:**

- ✓ Salinas Rural Fire Protection District
- ✓ Public Works Department
- ✓ Parks Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency

The above agencies and departments have reviewed this project. Conditions recommended by the Salinas Rural Fire Protection District and the Water Resources Agency have been incorporated into the condition compliance reporting plan (**Exhibit C**).

The project was referred to the Spreckels Neighborhood Design Review Committee for review and was heard at the March 21, 2007 meeting. The committee approved the project with a vote of 4 to 0. The review committee recommended changes that included replacing windows on either side of the fireplace with matching double hung windows.

Note: The decision on this project is appealable to the Board of Supervisors.

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May 16, 2007

cc: Planning Commission Members (10); County Counsel; Salinas Rural Fire Protection District; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; Jacqueline R. Onciano, Planning & Building Services Manager; Anna V Quenga, Planner; Carol Allen; Florence Silveria, Owner; Mark Thompson, Agent; File PLN070005.

Attachments: Exhibit A      Project Data Sheet  
                  Exhibit B      Recommended Findings and Evidence  
                  Exhibit C      Recommended Conditions of Approval

This report was reviewed by Jacqueline R. Onciano, Planning and Building Service Manager

## EXHIBIT A

### Project Information for PLN070005

Project Title: SILVERIA FLORENCE ZOE

Location:	37 RAILROAD AVE SPRECKELS	Primary APN:	177-033-007-000
Applicable Plan:	Greater Salinas Area Plan	Coastal Zone:	No
Permit Type:	Use Permit	Zoning:	HDR/5.1-D-HR
Environmental Status:	Exempt	Plan Designation:	HIGH DENSITY RES
Advisory Committee:	Spreckels	Final Action Deadline (884):	5/18/2007

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#### Project Site Data:

Lot Size:	.165 ACRES	Coverage Allowed:	35%
Existing Structures (sf):	940	Coverage Proposed:	33%
Proposed Structures (sf):	2,436	Height Allowed:	35'
Total Sq. Ft.:	2,436	Height Proposed:	22'
		FAR Allowed:	N/A
		FAR Proposed:	N/A

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#### Resource Zones and Reports:

Environmentally Sensitive Habitat:	No	Erosion Hazard Zone:	LOW
Biological Report #:	N/A	Soils Report #:	N/A
Forest Management Rpt. #:	N/A		
Archaeological Sensitivity Zone:	LOW	Geologic Hazard Zone:	IV
Archaeological Report #:	N/A	Geologic Report #:	N/A
Fire Hazard Zone:	URBAN	Traffic Report #:	N/A

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#### Other Information:

Water Source:	PUBLIC SYSTEM	Sewage Disposal (method):	SEWER
Water Dist/Co:	SRECKELS	Sewer District Name:	SPRECKELS
Fire District:	SALINAS RURAL FIRE	Grading (cubic yds.):	0.0
Tree Removal:	N/A		

**EXHIBIT B**  
**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, Greater Salinas Area Plan, Greater Salinas Area Plan Inventory and Analysis, the Monterey County Zoning Ordinance (Title 21), and the Spreckels Design Guidelines which designates this area as appropriate for residential 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 37 Railroad Ave., Spreckels (Assessor's Parcel Number 177-033-007-000), Greater Salinas Area Plan. The parcel is zoned HDR/5.1-D-HR ("High Density Residential, 5.1 with Design Review and Historic Resources Overlay Districts"). The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21, and is therefore suitable for the proposed development.

(c) The project planner conducted a site inspection on March 29, 2007 to verify that the project on the subject parcel conforms to the plans listed above.

(d) The subject property is located within the Spreckels Historic District (HR).

(e) The project was referred to the Spreckels Neighborhood Design Review Committee for review and was heard at the March 21, 2007 meeting. The committee approved the project with a vote of 4 to 0. The review committee recommended changes that included replacing windows on either side of the fireplace with matching double hung windows.

(f) The project was referred to the Historical Resources Review Board and was heard at the April 5, 2007 meeting. The project was approved with a vote of 4-0 with 2 members absent.

(f) 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 PLN070005.

**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, Salinas Rural 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.

(c) Staff conducted a site inspection on March 29, 2007 to verify that the site is suitable for this use.

(d) Materials in Project File PLN070005.

- 3. FINDING: CEQA (Exempt):** - The project is categorically exempt from environmental review.
- EVIDENCE:** (a) California Environmental Quality Act (CEQA) Guidelines Section 15301(e), categorically exempts additions to existing structures.  
(b) Both the property and structure are located within a Historical District; however neither one qualifies for listing in the California Register of Historical Resources or at the local level of significance. Therefore in terms of CEQA, the project is not considered a historical resource.  
(b) No adverse environmental effects were identified during staff review of the development application during a site visit on March 29, 2007.  
(c) 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:** 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: 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:** Preceding findings and supporting evidence.
- 6. FINDING: HISTORICAL RESOURCE (CONSISTENCY)** – With regard to a designated resource; a structure located within the Spreckels Historical District; the proposed work is found to be consistent with the purposes of Chapter 21.54 of Title 21 (Regulations for Historical Districts) and will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character of historical, architectural, or aesthetic interest or value of the designated resource and its site.
- EVIDENCE:** (a) The project, as proposed, is consistent with the regulations set forth in Section 21.54.080 of Title 21  
(b) The project, as proposed, is consistent with the design criteria as found in the Spreckels Design Guidelines and is consistent with the architectural features found within the town of Spreckels.  
(c) The project was heard at the March 21, 2007 Spreckels Neighborhood Design Review Committee Meeting and was approved with a vote of 4 to 0.  
(d) The project was referred to the Historical Resources Review Board and was heard at the April 5, 2007 meeting and was approved with a vote of 4 to 0 with 2 members absent.
- 7. FINDING: HISTORICAL RESOURCE (CONFORMANCE)** - With regard to any property located within an historic district, the proposed work is found to be consistent with the purposes of Chapter 21.54 of Title 21 (Regulations for Historical Districts) and conforms to the prescriptive standards and design

guidelines for the district adopted by the Board of Supervisors and does not adversely affect the character of the district.

**EVIDENCE:** See Finding and Evidence No. 6, above.

- 8. FINDING: HISTORICAL RESOURCE (COMPATIBILITY)** - In the case of construction of a new improvement, addition, building, or structure upon a designated historic resource site, the use and exterior of such improvements will neither adversely affect nor be incompatible with the use and exterior of existing designated historical resources, improvements, buildings, natural features, and structures on such site.

**EVIDENCE:** See Finding and Evidence No. 6 and 7, above.

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

**EVIDENCE:** Section 21.80.040.D of the Monterey County Zoning Ordinance (Title 21).

<b>EXHIBIT C</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> Silveria <b>File No:</b> PLN070005 <b>Approved by:</b> Planning Commission	<b>APNs:</b> 177-033-007-000 <b>Date:</b> June 13, 2007
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*\*Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<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.		<p><b>PBD029 - SPECIFIC USES ONLY</b></p> <p>This Use Permit (PLN070005) allows a 384 square foot remodel to an existing 940 square foot single family dwelling, the construction of a 462 square foot first-story addition and a new 750 square foot second-story within an HR district. Colors and materials will consist of off white, teal and white for the body and trim, wood framed windows, horizontal siding, an asphalt shingle roof and a Dutch Door for the rear entrance. The property is located at 37 Railroad Ave., Spreckels (Assessor's Parcel Number 177-033-007-000), Greater Salinas Area 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 and Building Inspection]</b></p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other-wise stated	

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2.		<p><b>PBD025 - NOTICE-PERMIT APPROVAL</b>  The applicant shall record a notice which states: "A permit (<b>Resolution No. 070005</b>) was approved by the Planning Commission for Assessor's Parcel Number 177-033-007-000 on June 13, 2007. The permit was granted subject to <b>10</b> conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)</p>	Proof of recordation of this notice shall be furnished to RMA - PD.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
3.		<p><b>PBD030 - STOP WORK - RESOURCES FOUND</b>  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>	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	



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4.		<p><b>PD010 - EROSION CONTROL PLAN AND SCHEDULE</b></p> <p>The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA – Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. <b>(RMA - Planning Department and RMA - Building Services Department)</b></p>	Evidence of compliance with the Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.	Owner/ Applicant	Prior to the issuance of grading and building permits	
			Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.	Owner/ Applicant	Ongoing	
			Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department	Owner/ Applicant	Prior to final inspection	
5.		<p><b>PD012(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY)</b></p> <p>The site shall be landscaped. At least three (3) weeks prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an</p>	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	At least three (3) weeks prior to final inspection or occupancy	

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		irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department. 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. <b>(RMA – Planning Department)</b>	All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant/	Ongoing	
6.		<b>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</b> 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. <b>(RMA – Planning Department)</b>	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner/ Applicant	Prior to the issuance of building permits.	
			The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Ongoing	

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7.		<p><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:</p> <p>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.</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><b>(Water Resources Agency)</b></p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
8.		<p><b>FIRE011 - ADDRESSES FOR BUILDINGS</b>  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</p>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

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		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>(Salinas Rural Fire District)</b>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
9.		<b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</b> 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>(Salinas Rural Fire District)</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	

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10.		<b>FIRE026 - ROOF CONSTRUCTION (STANDARD)</b> 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>(Salinas Rural Fire District)</b>	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	

Rev. 08/06