

## MONTEREY COUNTY PLANNING COMMISSION

<b>Meeting:</b> May 27, 2015	<b>Agenda Item No.:</b> 3
<b>Project Description:</b> Use Permit extension to allow the continued use of 19 mobile homes as housing for low-income families and temporary housing for displaced families, as previously approved (PLN030581) and extended in 2010 (PLN100148).	
<b>Project Location:</b> 9, 11 & 14 Kent's Court/77, 85, & 87 Railroad Avenue, Royal Oaks	<b>APN:</b> 117-281-001-000, 117-281-002-000, 117-281-017-000, 117-281-019-000, 117-281-021-000, and 117-281-032-000
<b>Planning File Number:</b> PLN150211	<b>Owner:</b> Housing Successor Agency of Monterey County <b>Representative:</b> Darby Marshall, Redevelopment and Housing Analyst
<b>Planning Area:</b> North County Area Plan	<b>Flagged and staked:</b> No
<b>Zoning Designation:</b> "HDR/20" [High Density Residential, 20 units per acre]	
<b>CEQA Action:</b> Exempt pursuant to Section 15061.3 of the CEQA Guidelines	
<b>Department:</b> RMA-Planning	

### RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Exhibit B**) to:

- 1) Approve PLN150211, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**);

### PROJECT OVERVIEW:

The request is for a five year extension of a previously-approved Use Permit to allow the continued use of 19 mobile homes for low-income families and temporary housing for displaced families. On December 8, 2004, the Planning Commission approved a Use Permit for the placement of mobile homes, on properties located at Kent's Court and Railroad Avenue, for temporary housing of displaced residents during the construction of the South County affordable housing project (**Exhibit F**). The mobile homes were approved for five years and were required to be removed on December 8, 2009. On May 26, 2010, the Planning Commission approved a five-year extension (**Exhibit E**) to allow the continued use of the mobile homes to provide homes for displaced families due to reconstruction or repairs of existing homes and code enforcement actions. The extension expires on May 26, 2015.

On February 12, 2015, a letter from the Housing Successor Agency of Monterey County (Monterey County Economic Development) was submitted to RMA – Planning requesting the temporary use of the mobile homes be abandoned so that the existing units can be used as housing for very low-income families on a permanent basis (**Exhibit D**). Due to the process required to abandon the temporary use of the mobile homes, a five-year extension is requested to allow the continued use of the mobile homes while the appropriate permits are processed. The abandonment of the temporary use would require a Use Permit and potential impacts to retain the 19 mobile home permanently would have to be analyzed.

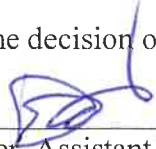
**OTHER AGENCY INVOLVEMENT:** The following agencies and departments reviewed this project:

- RMA-Public Works Department
- RMA-Environmental Services
- √ Environmental Health Bureau
- Water Resources Agency
- North County Fire Protection District

Agencies that submitted comments are noted with a check mark (“√”). Conditions recommended by the Monterey County Environmental Health Bureau have been incorporated into the Condition Compliance Reporting Plan attached to the draft resolution (**Exhibit B**).

The project did not require review by the North County Land Use Advisory Committee, pursuant to the Land Use Advisory Committee (LUAC) Guidelines, adopted by the Board of Supervisors (Board Resolution 14-373). The project did not warrant review by the LUAC because the extension of the temporary use does not propose any changes that would create controversy or neighborhood issues.

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

  
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Dan Lister, Assistant Planner  
(831) 759-6617, [listerdm@co.monterey.ca.us](mailto:listerdm@co.monterey.ca.us)  
May 4, 2015

cc: Front Counter Copy; Planning Commission; North County Fire Protection District; RMA-Public Works Department; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; John Ford, RMA Services Manager; Dan Lister, Project Planner; Housing Successor Agency of Monterey County, Owner; Darby Marshall, Project Representative; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Planning File PLN150211

Attachments: Exhibit A Project Data Sheet  
Exhibit B Draft Resolution, including:  
• Conditions of Approval  
Exhibit C Vicinity Map  
Exhibit D Request Letter from Monterey County Economic Development, dated February 12, 2015.  
Exhibit E Planning Commission Resolution No. 10-013 (PLN100148)  
Exhibit F Planning Commission Resolution No. 04056 (PLN030581)

This report was reviewed by John Ford, RMA Services Manager  


## EXHIBIT A DISCUSSION

<b>Project Title:</b>	Housing Successor Agency of Monterey County	<b>Primary APN:</b>	117-281-001
<b>Location:</b>	Railroad Avenue/Kent's Court, Royal Oaks	<b>Coastal Zone:</b>	No
<b>Applicable Plan:</b>	North County Area Plan	<b>Zoning:</b>	HDR/20
<b>Permit Type:</b>	Use Permit	<b>Plan Designation:</b>	Residential
<b>Environmental Status:</b>	Exempt	<b>Final Action Deadline:</b>	6/9/2015
<b>Advisory Committee:</b>	North County LUAC		

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### Resource Zones and Reports:

<b>Environmentally Sensitive Habitat:</b>	No	<b>Erosion Hazard Zone:</b>	Low
<b>Botanical Report #:</b>	N/A	<b>Soils/Geo. Report #</b>	LIB040190
<b>Forest Mgt. Report #:</b>	N/A	<b>Geologic Hazard Zone:</b>	N/A
		<b>Geologic Report #:</b>	N/A
<b>Archaeological Sensitivity Zone:</b>	High	<b>Traffic Report #:</b>	N/A
<b>Archaeological Report #:</b>	LIB040188		
<b>Fire Hazard Zone:</b>	Moderate/ High		

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### Other Information:

<b>Water Source:</b>	Public Services	<b>Sewage Disposal:</b>	Public Services
<b>Water District/Company:</b>	Pajaro/Sunny Mesa CSD	<b>Sewer District Name:</b>	Pajaro/Sunny Mesa CSD
<b>Fire District:</b>	North County FPD	<b>Grading (cubic yards):</b>	N/A
<b>Tree Removal (Count/Type):</b>	N/A		

**EXHIBIT B  
DRAFT RESOLUTION**

**Before the Planning Commission in and for the  
County of Monterey, State of California**

In the matter of the application of:

**Housing Successor Agency of  
Monterey County (PLN150211)**

**RESOLUTION NO. \_\_\_\_\_**

Resolution by the Monterey County Planning  
Commission:

- 1) Approving a Use Permit extension to allow the continued use of 19 mobile homes as housing for low-income families and temporary housing for displaced families, as previously approved (PLN030581) and extended in 2010 (PLN100148).

[PLN150211, Housing Successor Agency of Monterey County, 9, 11 & 14 Kent's Court/77, 85, & 87 Railroad Avenue, Royal Oaks (APN: 117-281-001-000, 117-281-002-000, 117-281-017-000, 117-281-019-000, 117-281-021-000, and 117-281-032-000), North County Area Plan]

**The Housing Successor Agency of Monterey County application (PLN150211) came on for public hearing before the Monterey County Planning Commission on May 27, 2015. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:**

**FINDINGS**

1.       **FINDING:**       **PROJECT DESCRIPTION** – The proposed project is a Use Permit extension to allow the continued use of 19 mobile homes as housing for low-income families and temporary housing for displaced families, as previously approved (PLN030581) and extended in 2010 (PLN100148).  
**EVIDENCE:**       The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN150211.
  
2.       **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 2010 Monterey County General Plan/North County Area Plan;
  - Monterey County Zoning Ordinance (Title 21);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 9, 11 & 14 Kent's Court/77, 85, and 87 Railroad Avenue, Royal Oaks (Assessor's Parcel Numbers: 117-281-001-000, 117-281-002-000, 117-281-017-000, 117-281-019-000, 117-281-021-000, and 117-281-032-000), North County Area Plan. The parcel is zoned "HDR/20" [High Density Residential, 20 units per acre] which allows multiplex residential and mobile home parks subject to a Use Permit. The existing 19 mobile homes were approved for a temporary housing for very-low income families and families displaced by code enforcement and reconstruction or repair of existing housing (PLN030581). The temporary use was extended on May 26, 2010 (PLN100148). This extension request does not propose any changes that would be inconsistent with the Zoning District, or changes that would be inconsistent with previous approvals. Therefore, the project is an allowed land use for this site.
- c) On February 12, 2015, a letter from the Housing Successor Agency of Monterey County (Monterey County Economic Development) was submitted requesting the temporary use of the mobile homes be abandoned so that the homes for very low-income families are allowed permanently. Due to the process required to abandon the temporary use, a five-year extension is requested to allow the continued use of the mobile homes while obtaining the appropriate permits to make the use of the mobile homes permanent. The extension request is consistent with Section 21.74.110, Extension of Use Permits, Monterey County Zoning Ordinance.
- d) The project planner conducted a site inspection on March 12, 2015 to verify that the project on the subject parcel conforms to the plans listed above.
- e) The project did not require review by the North County Land Use Advisory Committee, pursuant to the Land Use Advisory Committee (LUAC) Guidelines, adopted by the Board of Supervisors (Board Resolution 14-373). The project did not warrant review by the LUAC because the extension of the temporary use does not propose any changes that would create controversy or neighborhood issues.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN150211.

3. **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, North County Fire Protection District, RMA-Public Works, RMA-Environmental Services, 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) As noted in preceding Findings and Evidence, staff visited the project site on March 12, 2015, and determined that it is suitable for the

proposed use and development. All project-related material is found in Project File PLN150211.

4. **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, North County Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective 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 currently exist, provided by the Pajaro/Sunny Mesa Community Services District. No intensification of current use is proposed.
  - c) As noted in preceding Findings and Evidence, staff visited the project site on March 12, 2015, and determined that it is suitable for the proposed use and development. All project-related material is found in Project File PLN150211.
5. **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 and Building Services Department records and conducted an on-site investigation. There are no known violations on the subject parcel.
  - b) As noted in preceding Findings and Evidence, staff visited the project site on March 12, 2015, and determined that it is suitable for the proposed use and development. All project-related material is found in Project File PLN150211.
6. **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) The temporary housing already exists and poses no adverse environmental impacts. No additional units or intensification of use is proposed.
  - b) The project was originally found exempt under Section 21159.21 of the California Environmental Quality Act (CEQA) for the exemption for qualified housing projects (PLN030581).
  - c) No adverse environmental effects were identified during staff review of the development application.
  - d) The temporary use of existing and approved housing units that pose no adverse environmental impacts is exempt under Section 15301, Existing Facilities, of the CEQA Guidelines.
  - e) As noted in preceding Findings and Evidence, staff visited the project

site on March 12, 2015, and determined that it is suitable for the proposed use and development. All project-related material is found in Project File PLN150211.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:** Section 21.80.040.D of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

### DECISION

**NOW, THEREFORE**, based on the above findings and evidence, the Planning Commission does hereby:

1. Approve a Use Permit extension to allow the continued use of 19 mobile homes as housing for low-income families and temporary housing for displaced families, as previously approved (PLN030581) and extended in 2010 (PLN100148), subject to the attached conditions which are incorporated herein by reference; and

**PASSED AND ADOPTED** this 26th day of May, 2015 upon motion of \_\_\_\_\_, seconded by \_\_\_\_\_, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Mike Novo, Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON \_\_\_\_\_.

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 TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE \_\_\_\_\_.

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 may need a building permit, if applicable, 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, if applicable, until you have obtained the necessary permits and use clearances from Monterey County RMA-Planning and RMA-Building Services Department office in Salinas.

2. This permit is conditioned to expire on May 27, 2020, unless an extension or amendment is granted.



# Monterey County RMA Planning

## DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN150211

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation  
Monitoring Measure:**

This Use Permit extension (PLN150211) allows the continued use of 19 mobile homes as housing for low-income families and temporary housing for displaced families, as previously approved (PLN030581) and extended in 2010 (PLN100148). The property is located at 9, 11 & 14 Kents Court, Pajaro and 77, 85, & 87 Railroad Avenue, Royal Oaks (Assessor's Parcel Numbers 117-281-001-000, 117-281-002-000, 117-281-017-000, 117-281-019-000, 117-281-021-000, and 117-281-032-000), North County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. 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. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

**Compliance or  
Monitoring  
Action to be Performed:**

The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

## 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** RMA-Planning

**Condition/Mitigation** The applicant shall record a Permit Approval Notice. This notice shall state:

**Monitoring Measure:**

"A Use Permit Extension (Resolution Number \*\*\*) was approved by the Planning Commission for Assessor's Parcel Numbers 117-281-001-000, 117-281-002-000, 117-281-017-000, 117-281-019-000, 117-281-021-000, and 117-281-032-000 on May 27, 2015. The permit was granted subject to seven (7) conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of building permits or commencement of the use. (RMA - Planning)

**Compliance or**  
**Monitoring**  
**Action to be Performed:**

Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

## 3. PD026 - BANNER, FLAGS, PENNANTS

**Responsible Department:** RMA-Planning

**Condition/Mitigation**  
**Monitoring Measure:**

There shall be no flags, banners, pennants or other attention-getting devices, other than approved signs, on the property. (RMA - Planning)

**Compliance or**  
**Monitoring**  
**Action to be Performed:**

On an on-going basis, the Owner/Applicant shall keep the property free of flags, banners, pennants, or other attention-getting devices, and only maintain approved signs on the property.

## 4. PD032(A) - PERMIT EXPIRATION

**Responsible Department:** RMA-Planning

**Condition/Mitigation**  
**Monitoring Measure:**

The permit shall be granted for a time period of 5 years, to expire on May 27, 2020, unless an additional discretionary permit to extend the permitted use is secured prior to the stated expiration date. (RMA-Planning)

**Compliance or**  
**Monitoring**  
**Action to be Performed:**

Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a discretionary permit from RMA - Planning to extend the permitted use. The discretionary permit must be received by RMA-Planning at least 30 days prior to the expiration date.

## 5. EHSP01 - WATER SERVICE CAN/WILL SERVE (NON-STANDARD)

**Responsible Department:** Health Department

**Condition/Mitigation**  
**Monitoring Measure:**

Provide to the Environmental Health Bureau written certification, and any necessary certification from State agencies that Pajaro I Sunny Mesa can and will supply sufficient water flow and pressure to comply with both Health and fire flow standards. (Environmental Health)

**Compliance or**  
**Monitoring**  
**Action to be Performed:**

Within 60 days of approval, the applicant shall submit written certification to the Environmental Health Bureau for review and approval.

**6. EHSP02 - SEWER SERVICE CAN/WILL SERVE (NON-STANDARD)**

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** Provide certification to the Environmental Health Bureau that Pajaro County Sanitation District (PCSD) can and will provide sewer service for the proposed property/project. (Environmental Health)

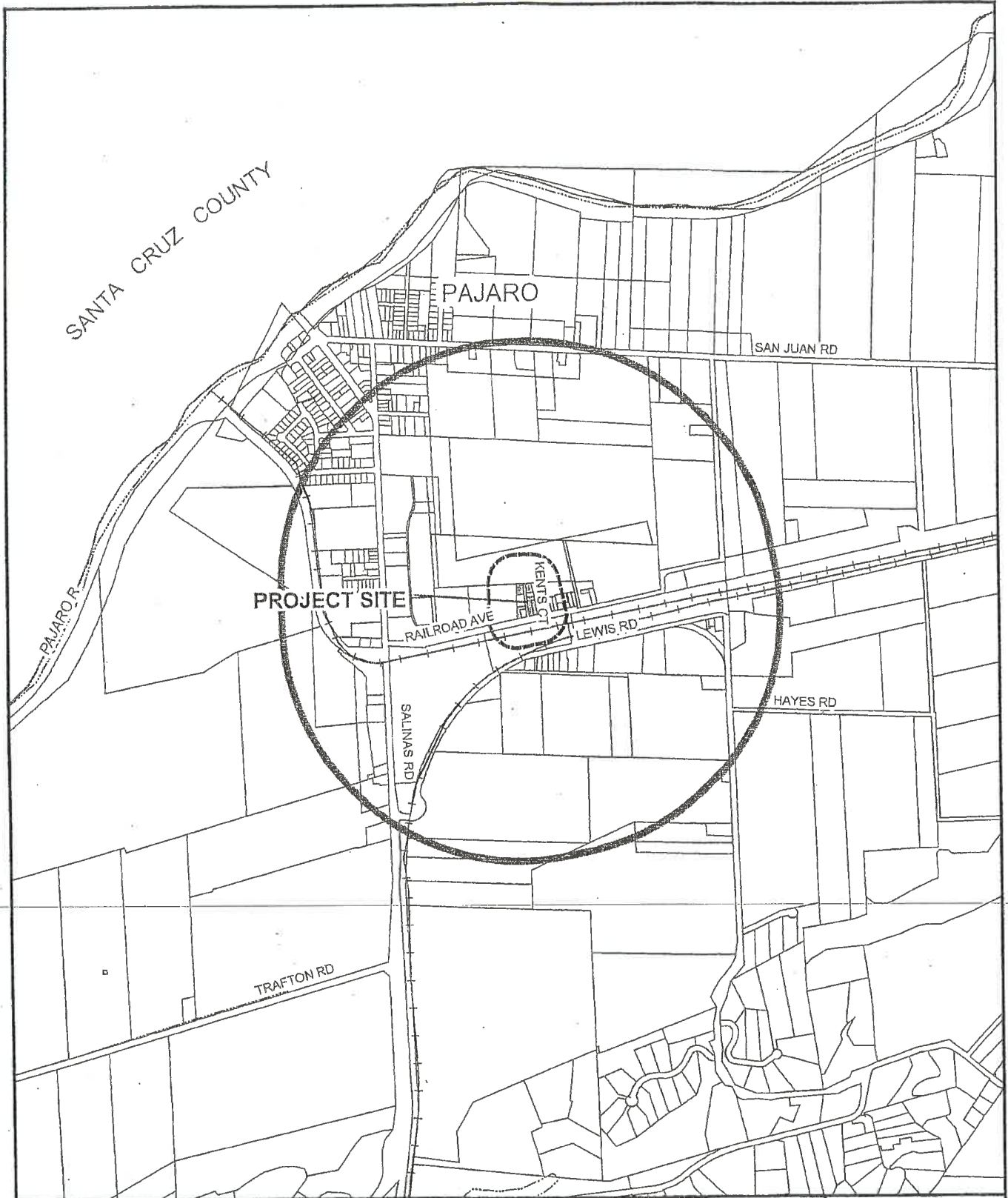
**Compliance or Monitoring Action to be Performed:** Within 60 of approval, the applicant shall submit written certification to the Environmental Health Bureau for review and approval.

**7. EHSP03 - EMPLOYEE HOUSING (NON-STANDARD)**

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** Comply with Employee Housing Regulations found in the California Health and Safety Code Section 17000-17062.5 and the California Code of Regulations Title 25, Division 1, Chapter 1, Subchapter 3 Sections 600-940. (Environmental Health)

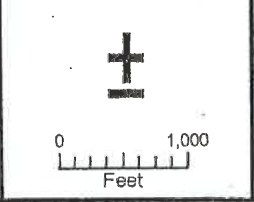
**Compliance or Monitoring Action to be Performed:** The applicant shall continue to obtain an on-going annual health permit for the Employee Housing from the Environmental Health Bureau.



APPLICANT: REDEVELOP. AGENCY OF MONTEREY CO

APN: 117-281-001-000M FILE # PLN150211

 300' Limit  2500' Limit  City Limits



PLN150211

# MONTEREY COUNTY

Economic Development



HOUSING OFFICE, David Spaur, Director

168 W. Alisal St., 3<sup>rd</sup> Floor  
Salinas, CA 93901


(831) 755-5390  
FAX (831) 755-5398

## MEMORANDUM

Date: February 12, 2015

To: Dan Lister, Land Use Technician

CC: John Ford, Planning Services Manager

From: Jane Royer Barr, Housing Program Manager  
Darby Marshall, Redevelopment & Housing Analyst 

Re: Request to Abandon the Temporary Use Permit for Kent's Court, Pajaro

The Housing Successor Agency to the Redevelopment Agency of the County of Monterey (RDA) is the owner of Kent's Court, a 19 unit affordable housing project located off of Railroad Avenue in Pajaro (APN:117-281-001, 002, 003, 005, 006, and 017). The project is used to help meet the housing needs of households earning less than 80% of the Area Median Income.

In December 2004, a Use Permit was issued by the County for the temporary placement of 20 manufactured homes for temporary housing of displaced residents during the construction of the SCH project. Subsequently, in March 2005, the RDA leased the land to South County Housing. Deed restrictions (Agreement Containing Covenants Affecting Housing) dated March 15, 2005 were recorded on the property. SCH developed the site with 19 manufactured homes which were first occupied in June 2005. During the last nine years, the units have been available for temporary relocation of tenants displaced by reconstruction of affordable housing developments or displaced by code enforcement activities and for affordable rental housing for very-low and low income households.

The Housing Successor Agency is requesting that the County take all steps necessary to formally abandon the Temporary Use Permit before it expires on June 18, 2015. The Housing Successor Agency's request is based upon the continuing need for affordable housing as evidenced by the lengthy waiting list for affordable rental housing in the County and Pajaro in particular.

We would appreciate it if you could provide a schedule for the abandonment process by Friday, February 20, 2015. Darby Marshall will be the Housing Successor Agency point of contact for processing this abandonment request. Darby can be reached at extension 5391 or [marshalld@co.monterey.ca.us](mailto:marshalld@co.monterey.ca.us).

**Before the Planning Commission in and for the  
County of Monterey, State of California**

In the matter of the application of:

**Monterey County Redevelopment Agency  
(PLN100148)**

**RESOLUTION NO. 10-013**

Resolution by the Monterey County Planning  
Commission:

- 1) Exempt pursuant to section 15301 of the California Environmental Quality Act (CEQA) guidelines;
- 2) Approving a Use Permit extension for five-years to allow for the continued use of 19 mobile homes as temporary housing of displaced families due to reconstruction/repairs to existing homes and code enforcement actions.

(PLN100148, Monterey County Redevelopment Agency, 1, 2, 4, 6, 9, 11 through 22, and 24 Kent's Court and 71 Railroad Ave., North County Area Plan (APN: 117-281-001-000, 117-281-002-000, 117-281-017-000, 117-281-019-000, 117-281-021-000, and 117-281-032-000))

**The Monterey County Redevelopment Agency application (PLN100148) came on for public hearing before the Monterey County Planning Commission on May 26, 2010. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission 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 Area Plan
- Monterey County Zoning Ordinance (Title 21)

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

- b) The property is located at 1, 2, 4, 6, 9, 11 through 22, and 24 Kent's Court and 71 Railroad Ave. (Assessor's Parcel Number(s): 117-281-001-000, 117-281-002-000, 117-281-017-000, 117-281-019-000, 117-281-021-000, and 117-281-032-000, North County Area Plan. The parcel is zoned HDR/20, which is zoned to accommodate high density residential development. Therefore, the project is an allowed land use for this site.

Exhibit E



- c) The proposed project for the temporary use of existing housing units is an allowed use, in accordance with Section 21.10.030.M.
- d) The project was not referred to the North County Land Use Advisory Committee (LUAC) 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 LUAC because the Use Permit Extension did not meet the criteria for LUAC review, and the project did not raise any new issues. The project was originally approved by the North County LUAC on February 19, 2004 (PLN030581).
- e) The application, plans and support materials submitted by the project applicant to the RMA – Planning Department for the proposed development can be found in Project Files PLN100148 and PLN030581.

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, 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) Necessary public facilities are available and will be provided.
  - c) The application, plans and support materials submitted by the project applicant to the RMA – Planning Department for the proposed development can be found in Project Files PLN100148 and PLN030581.

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) Preceding Findings and supporting Evidence.
  - b) The extended temporary use of housing for the displacement of families due to construction or code enforcement issues is for the greater good of the public interest and critical for improvement of general welfare.
  - c) The site has been operating with this use for the last five years. During that time nothing has happened that would constitute a danger to the public health and safety. The use will continue to operate under the same provisions as that which has been established.

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.

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) The temporary housing already exists and poses no adverse environmental impacts.
  - b) Staff originally exempted the temporary housing uses under section 21159.21 of the California Environmental Quality Act (CEQA) guidelines for the exemption for qualified housing projects (PLN030581).
  - c) The temporary use of existing and approved housing units that pose no adverse environmental impacts is exempt under section 15301 of the California Environmental Quality Act (CEQA) guidelines.
  - d) See preceding and following findings and supporting evidence.

6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.

**EVIDENCE:** a) Chapter 21.80 of the Monterey County Zoning Ordinance, Title 21.

### DECISION

**NOW, THEREFORE**, based on the above findings and evidence, the Planning Commission does hereby:

- A. Exempt pursuant to section 15301 of the California Environmental Quality Act (CEQA) guidelines;
- B. Approve a Use Permit extension for five-years to allow for the continued use of 19 mobile homes as temporary housing of displaced families due to reconstruction/repairs to existing homes and code enforcement actions, in general conformance with the attached site plan and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.


**PASSED AND ADOPTED** this 26th day of May, 2010 upon motion of Commissioner Rochester, seconded by Commissioner Sanchez, by the following vote:

~~AYES: Getzelman, Vandever, Roberts, Rochester, Salazar, Brown, Sanchez, Diehl, Padilla, Ottone~~

NOES: None

ABSENT: None

ABSTAIN: None



Mike Novo, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON **JUN 16 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 TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

JUN 26 2010

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

NOTES

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

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

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

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

**RESOLUTION 10-013 - EXHIBIT 1**  
**Monterey County Resource Management Agency**  
**Planning Department**  
**Condition Compliance and/or Mitigation Monitoring**  
**Reporting Plan**

Project Name: Monterey County Redevelopment Agency

File No: PLN100148

APNs: 117-281-001-000-M

Approved by: Planning Commission

Date: May 26, 2010

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

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed - Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
<b>RMA - Planning Department</b>						
1.		<p><b>PD001 - SPECIFIC USES ONLY</b></p> <p>This Use Permit extension (PLN100148) for five-years to allow for the continued use of 19 mobile homes as temporary housing of displaced families due to reconstruction/repairs to existing homes and code enforcement actions. The property is located at 1. 2, 4, 6, 9, 11 through 22, and 24 Kent's Court and 71 Railroad Ave. (Assessor's Parcel Numbers: 117-281-001-000, 117-281-002-000, 117-281-017-000, 117-281-019-000, 117-281-021-000, and 117-281-032-000), 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. <b>(RMA-Planning Department)</b></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>Owner/ Applicant</p> <p>RMA - Planning</p>	<p>Ongoing unless otherwise stated</p>	

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)
2.		<p><b>PD002 - NOTICE-PERMIT APPROVAL</b>  The applicant shall record a notice which states: "A permit (Resolution 10-013 ) was approved by the Planning Commission for Assessor's Parcel Numbers 117-281-001-000, 117-281-002-000, 117-281-017-000, 117-281-019-000, 117-281-021-000, and 117-281-032-000 on May 26, 2010. The permit was granted subject to 10 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)</p>	<p>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.</p>	Owner/Applicant RMA-Planning	Prior to commencement of use.	
3.		<p><b>PD003(A) - CULTURAL RESOURCES - NEGATIVE ARCHAEOLOGICAL REPORT</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>	<p>Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.</p>	Owner/Applicant	On-going	
4.		<p><b>PD032 - PERMIT TIME/YEAR &amp; DATE</b>  The permit shall be granted for a time period of 5 years, and at the end of this period the units authorized under this permit shall be removed from the property(ies), unless an additional discretionary permit to extend permitted uses for a greater time period are secured prior to the expiration of the 5-year period associated with PLN100148. (RMA - Planning Department)</p>	<p>After 5-years, the units authorized under this permit shall be removed, unless an additional discretionary permit to extend permitted uses for a greater time period are secured prior to the expiration of the 5-year period associated with PLN100148.</p>	Owner/Applicant	As stated in the conditions of approval	



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)
5.		<p><b>PD026 - BANNERS, FLAGS, PENNANTS</b> There shall be no flags, banners, pennants, or other attention getting devices, other than approved signs, on the property. (RMA - Planning Department)</p>	<p>There shall be no flags, banners, pennants, or other attention getting devices, other than approved signs, on the property. (RMA - Planning Department)</p>	Owner/Applicant	On-going	
<b>Health Department Environmental Health Division</b>						
6.		<p><b>EH-55 - EMPLOYEE HOUSING</b> Remain in compliance with the Employee Housing Regulations found in the California Health and Safety Code Section 17000-17062.5 and the California Code of Regulations Title 25, Division 1, Chapter 1, and Subchapter 3 Sections 600-940. (Environmental Health)</p>	<p>Remain in compliance with the previously obtained health permit of the Employee Housing from the Division of Environmental Health.</p>	Owner/Applicant	On-going	
<b>Fire Agency North County Fire Protection Agency</b>						
7.		<p><b>FIREP-001 - NORTH COUNTY FIRE DISTRICT CONDITIONS</b></p> <ol style="list-style-type: none"> <li>All modular dwellings must be protected with fire sprinklers.</li> <li>Post and paint, in Spanish and English, "NO PARKING" along entire length of Kent's Court, from Railroad Avenue to the approved parking space at the end of Kent's Court. The posting and painting shall include the "Fire Department Turnaround" at space #9 and #10.</li> <li>Provide the square footage of buildings previously torn down on Kent's Court. This figure will offset fire mitigation fees charged on new structures. This figure will be necessary at the time of plan check of the new modular homes.</li> <li>Protect the required fire hydrant, near the fire department turnaround at space #9 and 10, on both sides with concrete filled bollards. The type of hydrant required will be "James Jones Model 3740" or equivalent. (North County Fire District)</li> </ol>	<p>Clear with Fire Protection District prior to continuation of temporary housing use.</p>	Owner/Applicant	Prior to the commencement of use.	

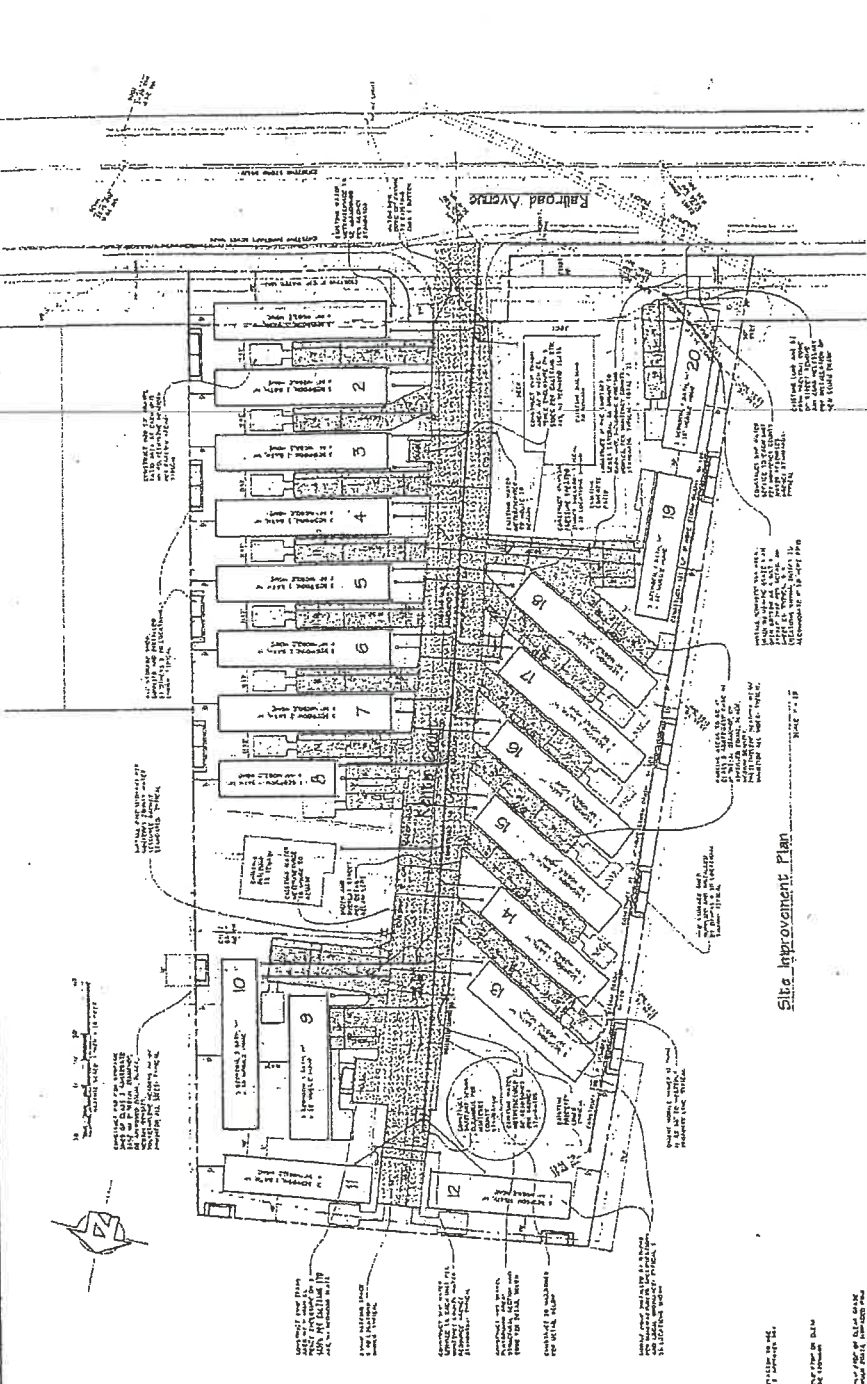
Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
8.		<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. (North County Fire District)</p>	<p>Clear with Fire Protection District prior to continuation of temporary housing use.</p>	<p>Owner/Applicant</p>	<p>Prior to the commencement of use.</p>	
9.		<p><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</p>	<p>Clear with Fire Protection District prior to continuation of temporary housing use.</p>	<p>Owner/Applicant</p>	<p>Prior to the commencement of use.</p>	



Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>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 District)</p>				
10.		<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 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. (North County Fire District)</p>	<p>Clear with Fire Protection District prior to continuation of temporary housing use.</p>	<p>Owner/Applicant</p>	<p>Prior to the commencement of use.</p>	

END OF CONDITIONS

PLAN CROSS SECTION

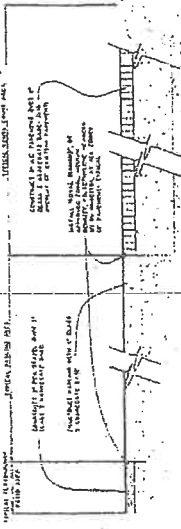
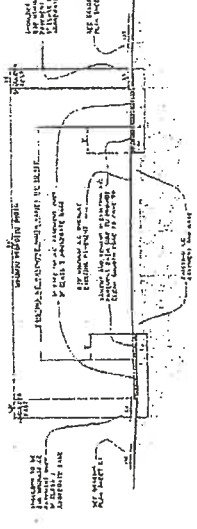
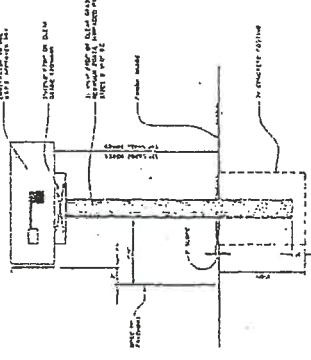


**Schedule**

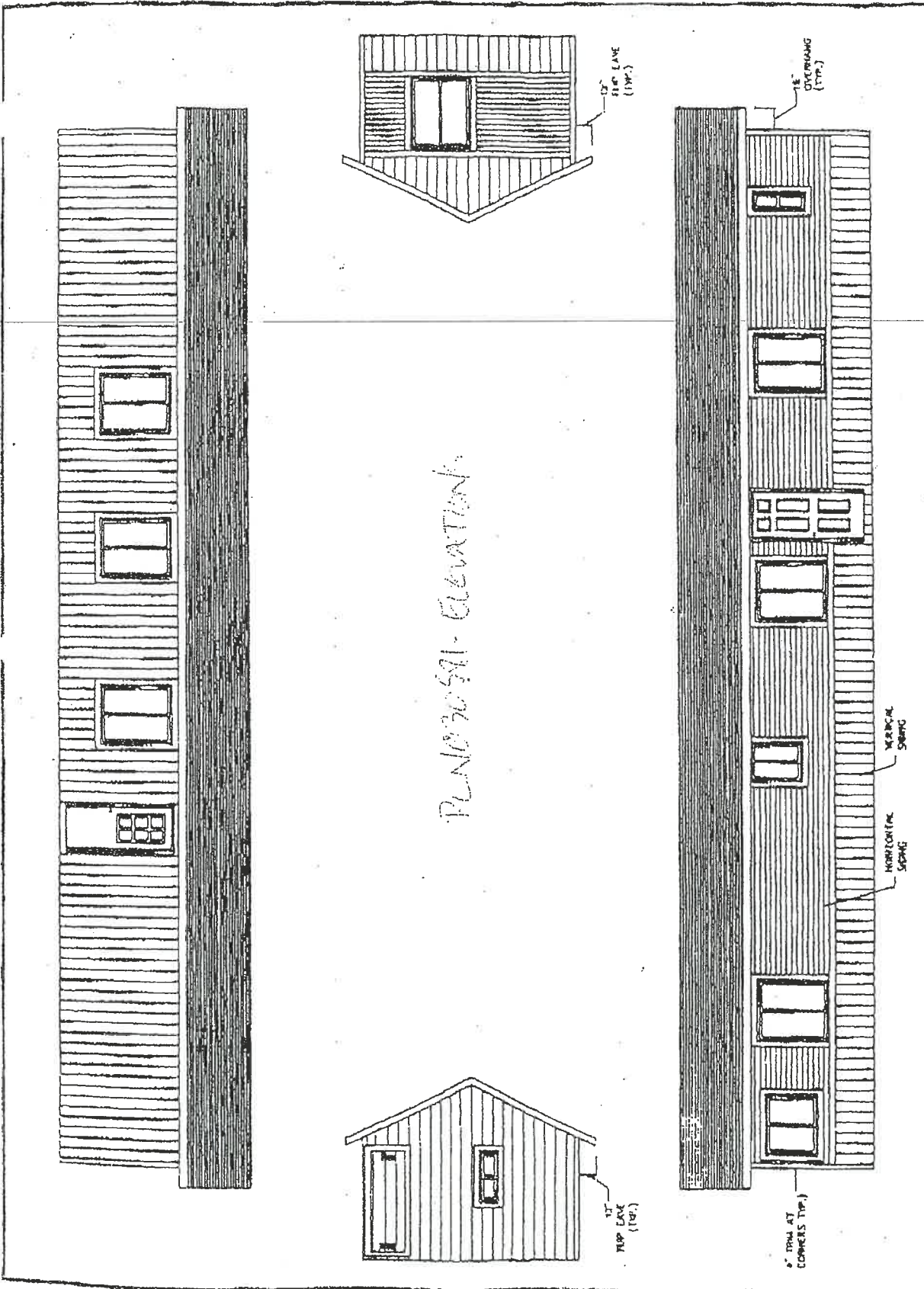
DARLING	10
STANDARD SPACES	10
TOTAL PARKING	10
<b>MOBILE HOME UNITS</b>	
1 BEDROOM, 10'x44'	7
2 BEDROOM, 10'x56'	10
3 BEDROOM, 10'x64'	10
TOTAL ON-SITE UNITS	27

**Legend**

PROPOSED ASPHALTIC PAVEMENT
AGGREGATE BASE AND FINISH AREAS
SEA GRAVEL PATIO AND PLAYGROUND







PLAN 030591 - ELEVATIONS

DATE	09-11-95	SCALE	N.T.S.	APPROVED BY	
DRAWN BY	D.J.M.	CHECKED BY			
PROJECT NO.	65/14-3FR	MODEL	RH-9	COMPUTER No.	RH-9-151
TITLE			ELEVATIONS (FOR ILLUSTRATION PURPOSES ONLY)		
SHEET			5	OF 5	

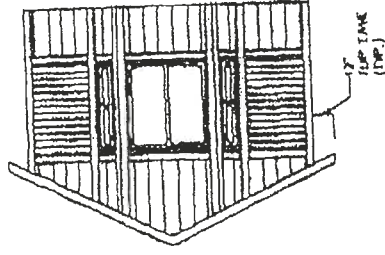
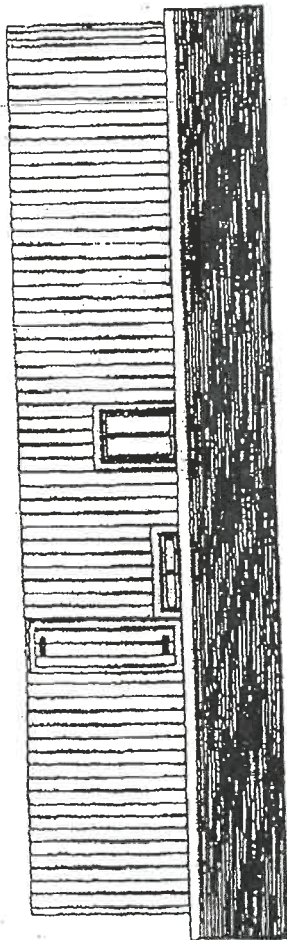


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07/09/2004 17:06

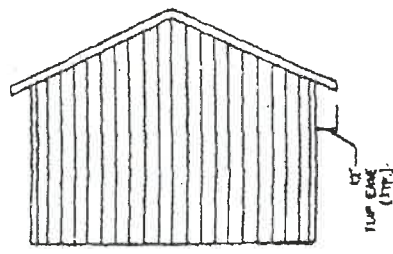
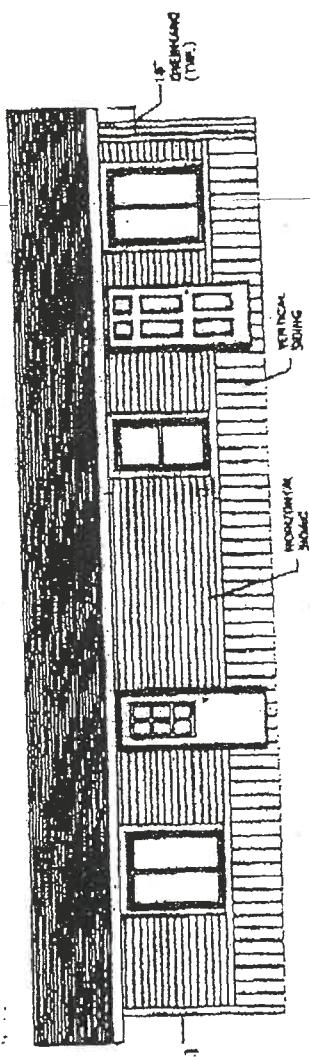
2317229855  
15305688074

JOHN DAY HOME CENTER  
SILVERCREST

PAGE 05  
PAGE 05/07

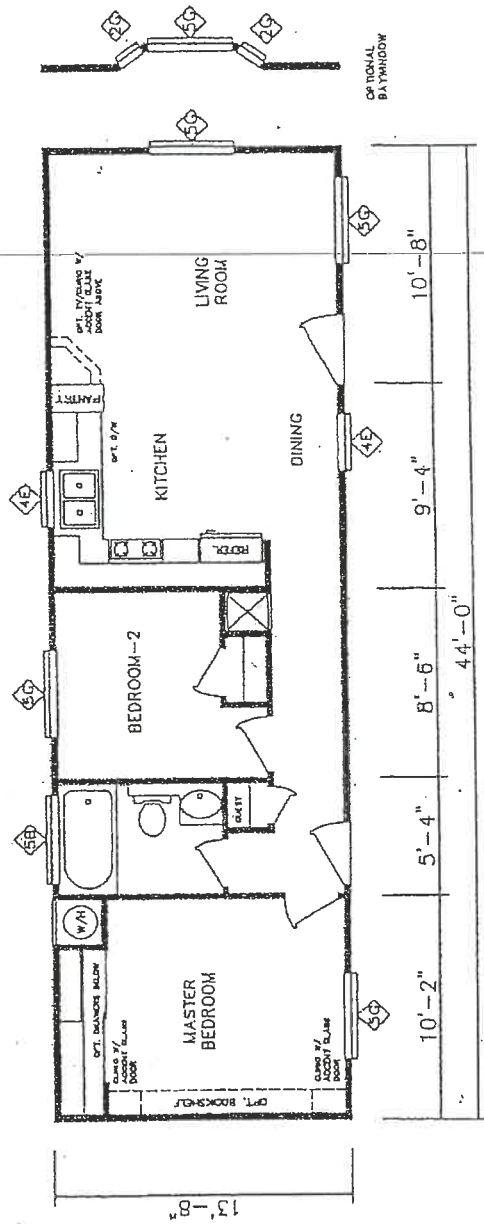


PAVING ELEVATIONS



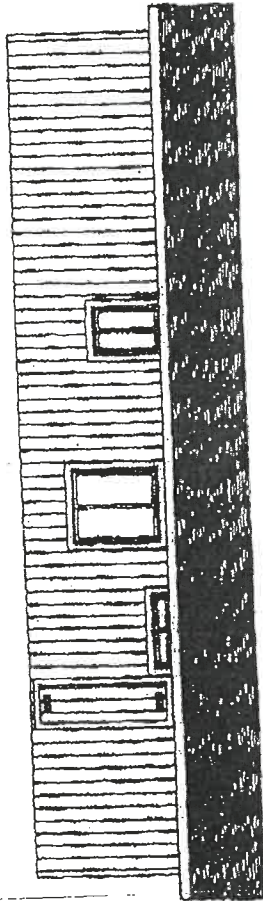
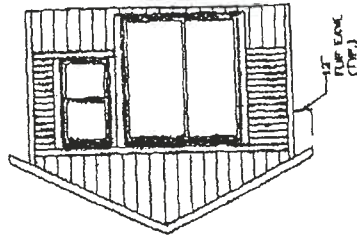
DATE	2-3-99	SCALE	N.T.S.	APPROVED BY	
DRAWN BY	O.J.M.	CHECKED BY			
PROJECT NO.	44/14-1BR	GROUP	1	SECTION	5
PLANT NO.	RH-8	TYPE ELEVATIONS (FOR ILLUSTRATION PURPOSES ONLY)			
COMPUTER NO.	RH-8-151				

PLAN NO. 81 - ELEVATIONS  
6 FLOOR PLAN

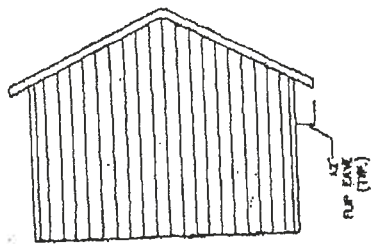
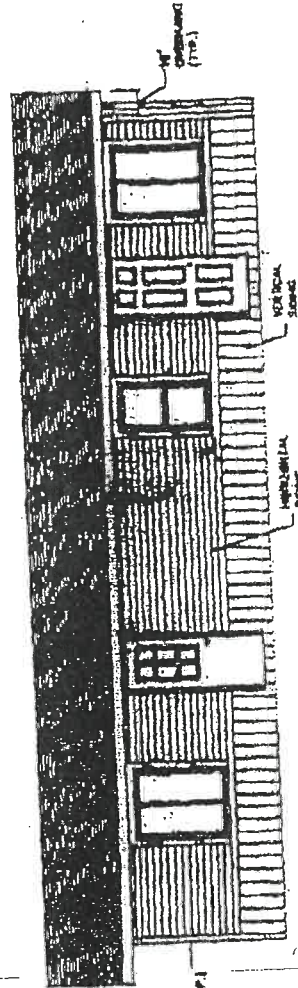


594 SQ. FT.

DATE	REVISED BY	DESCRIPTION OF REVISIONS	PLAN No.	MODEL	COMPUTER No.
8-1-84	DEL	REVISED FOR DOOR	RH-7	44/14-2BR	RH-7-131
4-13-84	DEL	UPDATED			
			TITLE SALES FLOOR PLAN		
DRAWN BY DEL			GROUP 1	SECTION 3	SHEET 1 OF 1
			APPROVED BY		
			CHECKED BY		
			SCALE 1/4" = 1'-0"		
			DATE 03-20-92		
			SILVERCREST WESTERN HOMES CORPORATION		



PLAN AND  
SECTION ELEVATIONS  
11/03/05 81 ELEVATIONS  
11/03/05 81 ELEVATIONS



DATE	08-24-85	SCALE	N.T.S.	APPROVED BY	
DRAWN BY	D.J.M.	RECORDED BY		APPROVED BY	
<b>SILVERCREST</b>					
PLAN NO.	RH-7	MODEL	44/14-2FR	COMPILED BY	RH-7-151
FILE ELEVATIONS			( FOR ILLUSTRATION PURPOSES ONLY		
GROUP	1	SECTION	5	SHEET	1 of 1

**PLANNING COMMISSION  
COUNTY OF MONTEREY, STATE OF CALIFORNIA**

RESOLUTION NO. 04056

A.P. # 117-281-001-000-M

In the matter of the application of  
**Redevelopment Agency (PLN030581)**

**FINDINGS & DECISION**

for a Use Permit in accordance with Title 21 (Zoning) Chapter 21.74 (Use Permits) of the Monterey County Code, for the temporary placement of 20 mobile homes for temporary housing of displaced residents during reconstruction of existing housing units. The property is located at Kent's Court, northerly of Railroad Avenue, Pajaro area, North County Planning area, came on regularly for hearing before the Planning Commission on December 8, 2004.

Said Planning Commission, having considered the application and the evidence presented relating thereto,

**FINDINGS OF FACT**

1. **FINDING: CONSISTENCY** - The Project, as conditioned, is consistent with applicable plans and policies, including the General Plan, the North County Area Plan, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for residential development. Specifically, the proposed demolition and construction complies with all applicable requirements of Section 21.10 of the Monterey County Zoning Ordinance.  
**EVIDENCE:** (a) PBI staff has reviewed the project as contained in the application and accompanying materials for consistency and conformity with the North County Area Plan and the Monterey County Zoning Ordinance (Title 21) and have determined that the project is consistent, and conforms with, said Area Plan. The project is, to the extent applicable and required, consistent with the Monterey County Zoning Ordinance.  
(b) The project planner conducted an on-site inspection to analyze the project for conformity with the plan and ordinance listed above.  
(c) The proposed project for construction of temporary housing units is an allowed use, in accordance with Sections 21.10.050.S.  
(d) The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File PLN030581.
  
2. **FINDING: SITE SUITABILITY** - The site is suitable for the use proposed.  
**EVIDENCE:** (a) The project has been reviewed for suitability by Public Works, Water Resources Agency, Environmental Health, the Office of the Sheriff, Parks, the North County Fire Protection District, the Office of Housing and Redevelopment, the Transportation Agency of Monterey County, and the Planning and Building Inspection Department. Conditions recommended have been incorporated.  
(b) Necessary public facilities are available and will be provided.



3. **FINDING: DENSITY BONUS** – The project qualifies for Density Bonus and other incentives as provided for by California Government Code.

**EVIDENCE:** (a) The project has been reviewed by the Planning and Building Inspection Department and the Office of Housing and Redevelopment in the design stage to determine qualifications for Density Bonus provisions as allowed under Sections 65915(g)(1), 65915(k)(1), and 65917 of the California Government Code. Staff has determined that the proposed project is 100% affordable to very low and low-income households and therefore qualifies for the Density Bonus.

(b) Density: The State Density Bonus allows for as many as 31 units at the Kent's Court site. 20 temporary units are proposed at the Kent's court site. The numbers of units proposed are within those allowed by State law.

(c) Setbacks: Due to the nature of the size of the lots and their orientation to the streets at the Kent's Court site, the mobile units cannot conform to required setbacks. However, under the State Density Bonus provisions, the reduced setbacks can be approved.

(d) Parking: A minimum of 40 parking spaces are required for the Kent's Court site based on zoning. Again, under State Density Bonus provisions, a reduction in the amount of parking or the type of parking can be approved.

(e) Agricultural Buffer: Zoning requires a minimum agricultural buffer of 200 feet between residential development and agricultural land. The proposed project would include a buffer area ranging from 30 to 100 feet wide. The State Density Bonus provisions allow for this reduction in the agricultural buffer requirements.

(f) Pilot Project: The Planning Commission is acting in recognition of the Monterey County Board of Supervisors' Order (as adopted on Oct. 28, 2003 and entered in Minute Book 71) which designates the Salinas Road Replacement Housing Project as a pilot project for the Affordable Housing Developer Incentive Program.

4. **FINDING: CEQA** – The project is statutorily exempt from the California Environmental Quality Act because it meets certain required criteria as an affordable housing project, and no unusual circumstances were found that would demonstrate that a significant environmental impact would occur from implementation of the project.

**EVIDENCE:** (a) No adverse environmental impacts were identified during review of the proposed project. Statutory requirements for review and identification of potential environmental issues, under §21159.21 of CEQA, as included in Division 13, Chapter 4.5, Article 6, of the Public Resources Code, have been met.

(b) Staff has determined that the applicable CEQA section for this project is the "Low Income Housing Exemption" (§21159.23, CEQA). Although the project does not meet all density, height, and setback (zoning) requirements in the "Criteria to Qualify for Housing Project Exemptions" (§21159.21, CEQA), the subject zoning requirements are inapplicable in this case due to the provisions of State law, which provides for a Density Bonus and other incentives pursuant to Sections 65915 and 65917 of the California Government Code. As shown in Evidentiary Section (a) under Finding No. 3 above, the project qualifies for these special exceptions. Therefore, the project does also qualify for the CEQA exemption cited.

(c) A traffic analysis (Higgins Associates, Nov. 1, 2004) has been conducted, which shows that current Level of Service is "A" and worst-case movement would be Level of

Service "B" at San Juan / Alison. The analysis concludes that the Kent's Court project does not have a significant impact at the San Juan Road / Alison Road intersection, where a one-peak hour trip increase would result from the placement of the temporary units.

(d) An Environmental Assessment and Finding of No Significant Impact (FONSI) has been produced for the project, containing project design revisions and specifications which would reduce any potential impacts to below a level of significance to include standard accepted geologic and archeological protection measures. These design revisions also include generally accepted standard hazardous waste remediation measures related to demolition of the existing structures and clean up of asbestos and lead paint used during construction of these structures.

(e) Development is largely contained in an already disturbed area of the property as described in the plans and specifications as referenced herein. Because of these circumstances staff review has concluded that no unusual circumstances related to the project or property that would cause significant environmental impacts.

5. **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 cost, if any, have been paid.

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

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.

(b) The County's action on this permit, in the greater good and for the public interest, is critical for improvement of the general welfare, insofar as this action will further prioritize and provide incentives for development of additional affordable housing in the County of Monterey, utilizing the Salinas Road Replacement Housing Project (the 'pilot project') as a model.

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

**EVIDENCE:** (a) Monterey County Zoning Ordinance Title 21, Chapter 21.80.

**DECISION**

THEREFORE, it is the decision of said Planning Commission that said application for a Use Permit be granted as shown on the attached sketch, and subject to the attached conditions.

**PASSED AND ADOPTED** this 8th day of December 2004, by the following vote:

AYES: Errea, Hawkins, Padilla, Vandevere, Diehl, Salazar, Rochester, Wilmot  
NOES: None  
ABSENT: Sanchez, Parsons  
ABSTAIN: None

  
\_\_\_\_\_  
JEFF MAIN, Secretary

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON DEC 22 2004

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY TO THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE JAN 1 2005

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 90<sup>th</sup> 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 and Building Inspection Department office in Salinas.

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



**Condition Compliance  
& Mitigation Monitoring and/or Reporting Plan**

**Project Name:** Kent's Court Use Permit

**File No:** PLN030581      **APNs:** 117-281-(001 through 006)-000, 117-281-017-000, 117-281-018-000

**Approval by:** Planning Commission      **Date:** 12/08/04

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

Permit Cond. Number	Mitig. Number	Impact Addressed, and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
1		<p><b>PBD029 - SPECIFIC USES ONLY</b></p> <p>This Use permit (PLN030581) allows for the temporary placement of 20 mobile homes for temporary housing of displaced residents during reconstruction of existing housing units. The property is located at 9, 11, 12, and 14 Kent's Court and 73, 77, 85, and 87 Railroad Ave. (Assessor's Parcel Numbers 117-281-(001 through 006)-000, 117-281-017-000, and 117-281-018-000), Watsonville - Pajaro area. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of Planning and Building Inspection. 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. (Planning and Building Inspection)</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	



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2		<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 Planning and Building Inspection 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. <b>(Planning and Building Inspection)</b>	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection 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	
3		<b>PBD027 - PERMIT TIME/YEAR &amp; DATE</b> The permit shall be granted for a time period of 5 years, and at the end of this period the units authorized under this permit shall be removed from the property(ies), unless additional discretionary permits to authorize maintenance of the units for a greater time period are secured prior to the expiration of the 5-year period associated with PLN030581. <b>(Planning and Building Inspection)</b>	None	Owner/ Applicant	As stated in the conditions of approval	
4		<b>PBD003 - BANNERS, FLAGS, PENNANTS</b> There shall be no flags, banners, pennants, or other attention getting devices, other than approved signs, on the property. <b>(Planning and Building Inspection)</b>	There shall be no flags, banners, pennants, or other attention getting devices, other than approved signs, on the property.	Owner/ Applicant	Ongoing	
5		<b>PBD004 - DEBRIS REMOVAL.</b> Prior to the issuance of a building permit, recordation of a final map or parcel map or initiation of the use, applicant shall cause to be removed from the property all junk, including scrap metals, scrap materials, dismantled or wrecked vehicles or machinery, garbage, debris or similar materials. <b>(Planning and Building Inspection)</b>	Proof of compliance shall be submitted to PBI prior to issuance of building permits.	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	

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6		<p><b>OTHER CONDITIONS - DEMOLITION</b> All demolition activities at the site shall be undertaken according to OSHA standards and other federal regulations to protect workers from asbestos and lead-based paint, if found within buildings to be demolished, and to properly abate and dispose of such materials found at the site, in accordance with recommendations from EnviroScience, Inc., or other professional entity qualified for analysis of abatement. <b>(Planning and Building Inspection Department)</b></p> <p><b>PBD006 - DEED RESTRICTION</b> Prior to the issuance of a building permit, the applicant shall record a deed restriction against all Assessors' Parcel Numbers for the project, stating the affordability regulations applicable to the project. The Deed Restriction shall ensure that the units will remain 100% affordable for low and very low-income households for the life of the project. <b>(Planning and Building Inspection and Redevelopment Agency)</b></p>	<p>Submit memorandum from EnviroScience, Inc., or from other professional entity qualified for analysis of abatement, certifying that any hazardous materials encountered have been abated and disposed of in accordance with recommendations.</p>	Applicant/Owner	Prior to final inspection and continuously thereafter	
7		<p><b>PBD025 - NOTICE-PERMIT APPROVAL.</b> The applicant shall record a notice against the primary Assessor's Parcel Number for the project, which states: "A permit (PLN030581) was approved by the Planning Commission for Assessor's Parcel Number 117-281-001-000 on 12/08/04. The permit was granted subject to 24 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. <b>(Planning and Building Inspection)</b></p> <p><b>PUBLIC SAFETY AND SECURITY</b> 1. Install residential alarm system. 2. Address numbers shall be illuminated during the hours of darkness and positioned so as to be readily readable from the street. They should be clearly mounted on a high contrast background. 3. Residential addressing should be a minimum height of 4 inches</p>	<p>Submittal of approved and Recorded Deed Restriction to PBI.</p>	Owner/Applicant	Prior to Issuance of Grading and Building Permits	
8		<p><b>PBD025 - NOTICE-PERMIT APPROVAL.</b> The applicant shall record a notice against the primary Assessor's Parcel Number for the project, which states: "A permit (PLN030581) was approved by the Planning Commission for Assessor's Parcel Number 117-281-001-000 on 12/08/04. The permit was granted subject to 24 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. <b>(Planning and Building Inspection)</b></p> <p><b>PUBLIC SAFETY AND SECURITY</b> 1. Install residential alarm system. 2. Address numbers shall be illuminated during the hours of darkness and positioned so as to be readily readable from the street. They should be clearly mounted on a high contrast background. 3. Residential addressing should be a minimum height of 4 inches</p>	<p>Proof of recordation of this notice shall be furnished to PBI.</p>	Owner/Applicant	Prior to Issuance of grading and building permits or start of use.	
9		<p><b>PUBLIC SAFETY AND SECURITY</b> 1. Install residential alarm system. 2. Address numbers shall be illuminated during the hours of darkness and positioned so as to be readily readable from the street. They should be clearly mounted on a high contrast background. 3. Residential addressing should be a minimum height of 4 inches</p>	<p>To comply, the applicant's plans must represent or display the 25 items shown at left. For questions, dial (831) 622-7861 or dial (831) 755-3700 and ask for the Station Commander or the designee to tell them you are requesting assistance of the</p>	Applicant/Owner	Prior to Issuance and Prior to Occupancy	



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		<p>and painted on the driveway or curbing in front of the home.</p> <p>4. All exterior doors shall have metal or solid, 1 &amp; 1/4" hardwood with installed peephole or wide-angle viewer in all entry doors.</p> <p>5. Sliding glass doors shall be secured with an anti-slide lock.</p> <p>6. Security for doors with glass: If an exterior door has a glass window or if there is glass within 40" of the lock, security screening shall be installed with window guards or burglary rated glazing. Non-removable screws shall be used to securely mount screens, bars, or window guards.</p> <p>7. The strike plates shall be well secured with at least three-inch brass wood screws. Sliding glass doors shall have #8 or #10 sheet metal screws inserted into the top of the doorframe at both ends and the middle to prevent the door from being lifted out. These screws should be adjusted so that the door barely clears these screws when opening. Finally, a key operated inside lock shall be installed. These doors shall have double sliding door locks. The supplemental lock shall be installed at the top or bottom, made out of steel, and inserted in the sliding door at a slightly downward angle.</p> <p>8. Adequate security hardware, e.g. dead bolt locks, shall be used.</p> <p>9. The locks shall be so constructed that both the dead bolt and the deadlocking latch can be retracted by a single action of the inside / door knob / lever / turn piece.</p> <p>10. Louvered windows shall not be used as they pose a significant security problem.</p> <p>11. Windows accessible from the side and rear and not viewable from the street should consist of rated burglary resistant glazing or its equivalent. The type of glazing recommended is the lock wrap that attaches to the frame.</p> <p>12. Sliding windows shall be secured by the same methods as sliding doors mentioned above.</p> <p>13. Crank type casement windows shall have a built in key lock.</p> <p>14. Monument signs and addresses shall be well lighted during darkness. The project plans need to show a small address sign with lighting that clearly indicates the location of this residence.</p> <p>15. Proposed lighting shall be adequate for current safety concerns.</p>	<p>Community Services Representative with the Sheriff's Office Safety and Security Guidelines.</p>			

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		<p>16. Lighting of parking lots and associated carports, driveways, circulation areas, passageways, recesses, and grounds contiguous to buildings shall be provided with low pressure sodium lighting with sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises during the hours of darkness and provide a safe, secure environment for all persons, property, and vehicles on site. Lighting plans must be included.</p> <p>17. Yards and ground floor areas accessible to windows shall be lighted.</p> <p>18. Using yard or lamppost type lighting, applicant shall eliminate blind spots.</p> <p>19. All exterior doors shall have their own light source that shall adequately illuminate door areas at all hours to make clearly visible the presence of any person on or about the premises and provide adequate illumination for persons exiting the building.</p> <p>20. Landscaping shall be of the type and situated in locations to maximize external observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines and under vulnerable windows. Keep doorways, windows, and porches clear when planting bushes and flowers. Plant thorny bushes and shrubs near windows and along fences. Keep walks and driveways clear of plants that can conceal persons.</p> <p>21. Doors and windows shall not be concealed from view.</p> <p>22. Plants shall not obstruct parking lot visibility.</p> <p>23. Emergency notification shall be filed with the Sheriff's Office.</p> <p>24. Key coding shall be provided for public safety access to security gates (only if key coding is used in the project).</p> <p>25. Caretaker information shall be provided (only if applicable). <b>(Office of the Sheriff – Community Services Unit)</b></p>				



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10		<b>EH6 - WATER SERVICE CAN/WILL SERVE</b> Provide to the Division of Environmental Health written certification, and any necessary certification from State agencies that Pajaro / Sunny Mesa can and will supply sufficient water flow and pressure to comply with both Health and fire flow standards. (Environmental Health)	Submit written certification to the Division of Environmental Health for review and approval.	CA Licensed Engineer /Owner/ Applicant	Prior to filing a final map and/or issuance of a building permit	
11		<b>EH24 - SEWER SERVICE CAN/WILL SERVE</b> Provide certification to the Division of Environmental Health that Pajaro / Sunny Mesa can and will provide sewer service for the proposed property/project. (Environmental Health)	Submit certification to Environmental Health for review and approval.	Owner/ Applicant	Prior to issuance of a building permit.	
12		<b>EH55- EMPLOYEE HOUSING</b> <i>Comply with Employee Housing Regulations found in the California Health and Safety Code Section 17000-17062.5 and the California Code of Regulations Title 25, Division 1, Chapter 1, and Subchapter 3 Sections 600-940. (Environmental Health)</i>	Obtain a health permit for the Employee Housing from the Division of Environmental Health.	CA Licensed Engineer /Owner/ Applicant	Prior to occupancy/Continous Cond.	
13		<b>STORMWATER CONTROL</b> 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, to include oil-grease water separators for paved parking areas. Stormwater runoff from impervious surfaces shall be routed to the existing 36" storm drainpipe below Railroad Avenue. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	WRA

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14		<p><b>ZONE A1-A30 ELEVATION REQUIREMENTS</b> The lowest floor and attendant utilities, for each structure, shall be constructed at least 27.8 feet above mean sea level (NGVD 1929). The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed land surveyor that a reference marker has been established at the building site to provide for the flood proofing and certification of the lowest floor elevation. (<b>Water Resources Agency</b>)</p> <p><b>STEMWALL INSPECTION</b> The applicant shall provide the Water Resources Agency a FEMA Elevation Certificate for each structure completed by a registered civil engineer or licensed surveyor certifying the lowest floor elevation, venting, external grades and internal grades for each structure are compliant with Chapter 16.16 of the Monterey County Code. (<b>Water Resources Agency</b>)</p>	Submit a letter to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	WRA
15		<p><b>ELEVATION CERTIFICATE</b> The applicant shall provide the Water Resources Agency a FEMA Elevation Certificate for each structure, based on finished construction, completed by a registered civil engineer or licensed surveyor certifying the structure has been constructed in accordance with Chapter 16.16 of the Monterey County Code. (<b>Water Resources Agency</b>)</p> <p><b>FOUNDATION PLAN -- ENCLOSURES/GRADE ELEVATIONS</b> All fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area shall be provided. The bottom of all openings shall be no higher than one foot above grade. The applicant shall provide the Water Resources Agency a foundation plan, for each structure, prepared by a registered civil engineer showing the internal and external grade elevation, as well as, the location and dimensions of all vents.</p>	Submit a completed FEMA Elevation Certificate, based on building under construction, to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to the stem wall inspection	WRA
16		<p><b>ELEVATION CERTIFICATE</b> The applicant shall provide the Water Resources Agency a FEMA Elevation Certificate for each structure, based on finished construction, completed by a registered civil engineer or licensed surveyor certifying the structure has been constructed in accordance with Chapter 16.16 of the Monterey County Code. (<b>Water Resources Agency</b>)</p> <p><b>FOUNDATION PLAN -- ENCLOSURES/GRADE ELEVATIONS</b> All fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area shall be provided. The bottom of all openings shall be no higher than one foot above grade. The applicant shall provide the Water Resources Agency a foundation plan, for each structure, prepared by a registered civil engineer showing the internal and external grade elevation, as well as, the location and dimensions of all vents.</p>	Submit a completed FEMA Elevation Certificate for each structure, based on finished construction, to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to final inspection	WRA
17		<p><b>ELEVATION CERTIFICATE</b> The applicant shall provide the Water Resources Agency a FEMA Elevation Certificate for each structure, based on finished construction, completed by a registered civil engineer or licensed surveyor certifying the structure has been constructed in accordance with Chapter 16.16 of the Monterey County Code. (<b>Water Resources Agency</b>)</p> <p><b>FOUNDATION PLAN -- ENCLOSURES/GRADE ELEVATIONS</b> All fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area shall be provided. The bottom of all openings shall be no higher than one foot above grade. The applicant shall provide the Water Resources Agency a foundation plan, for each structure, prepared by a registered civil engineer showing the internal and external grade elevation, as well as, the location and dimensions of all vents.</p>	Submit a foundation plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	WRA



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		(Water Resources Agency)				
18		<b>FLOODPLAIN RECORDATION</b> The owner shall provide the Water Resources Agency a recorded Floodplain Notice, for each parcel, stating: "The property is located within or partially within a floodplain and may be subject to building and/or land use restrictions." (Water Resources Agency)	Submit a recorded floodplain notice to the Water Resources Agency for review and approval. (A copy of the County's standard notice can be obtained at the Water Resources Agency.)	Owner/ Applicant	Prior to issuance of any grading or building permits	WRA
19		<b>MOBILE HOME ANCHORING</b> The applicant shall provide the Water Resources Agency an anchoring plan prepared by a registered civil engineer. In accordance with Chapter 16.16 of the Monterey County Code, each structure shall be designed to resist flotation, collapse, and lateral movement. (Water Resources Agency)	Submit an anchoring plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	WRA
20		<b>ANCHORING CERTIFICATION</b> The applicant shall provide the Water Resources Agency certification from a registered civil engineer that each structure is resistant to flotation, collapse, and lateral movement. (Water Resources Agency)	Submit a letter, prepared by a registered civil engineer, to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to final inspection	WRA
21		<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	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	

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		<p>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. (<b>Water Resources Agency</b>)</p>				
22		<p><b>NORTH COUNTY FIRE DISTRICT CONDITIONS</b></p> <ol style="list-style-type: none"> <li>All modular dwellings must be protected with fire sprinklers.</li> <li>Post and paint, in Spanish and English, "NO PARKING" along entire length of Kent's Court, from Railroad Avenue to the approved parking space at the end of Kent's Court. The posting and painting shall include the "Fire Department Turnaround" at space #9 and #10.</li> <li>Provide the square footage of buildings previously torn down on Kent's Court. This figure will offset fire mitigation fees charged on new structures. This figure will be necessary at the time of plan check of the new modular homes.</li> <li>Protect the required fire hydrant, near the fire department turnaround at space #9 and 10, on both sides with concrete filled bollards. The type of hydrant required will be "James Jones Model 3740" or equivalent.</li> </ol> <p>(North County Fire District)</p>	<p>Clear with Fire Protection District prior to building permit issuance and prior to final unless otherwise indicated by condition language.</p>	<p>Applicant/ Owner</p>	<p>Prior to issuance of building permits and prior to final inspection</p>	



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23		<p><b>FIRE015 - FIRE HYDRANTS/FIRE VALVES</b>  <i>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. Responsible Land Use Department: North County Fire District.</i></p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p> <p>Prior to final building inspection</p>	

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24		<p><b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</b>  <i>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. Responsible Land Use Department: North County Fire District.</i></p>	<p>Applicant shall enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. rough sprinkler inspection</p> <p>Applicant shall schedule fire dept. final sprinkler inspection</p>	<p>Applicant or owner</p> <p>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to issuance of building permit.</p> <p>Prior to framing inspection</p> <p>Prior to final building inspection</p>	