

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

RESOLUTION NO. 06059

A.P.# 125-282-019-000

In the matter of the application of  
**THE DON CHAPIN COMPANY, INC. (PLN060391)**

**FINDINGS & DECISION**

Use Permit for development on a 30% or more slope to allow the construction of a 14,600 square foot Shop Building and associated site improvements for a Contractor's Yard on a 9.8 acre lot. Grading is approximately 9,320 cubic yards of cut and 1,090 cubic yards fill. The property is located at 440 Crazy Horse Canyon Road, Prunedale (Assessor's Parcel Number 125-282-019-000), North County Non-Coastal Area, came on regularly for hearing before the Planning Commission on December 13, 2006.

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

**FINDINGS OF FACT**

1. **FINDING: CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, North County Area Plan and North County Inventory and Analysis, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for limited development in more remote mountainous areas while protecting the resources of the area.  
**EVIDENCE:** (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of the application. 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 project planner conducted a site inspection on 6/30/06 to verify that the project on the subject parcel conforms to the plans listed above.  
(c) The parcel is recorded on the Survey Maps, Volume 10, page 83 (Assessor's Parcel Number 125-282-019-000). The subject parcel is determined to be a legal lot.  
(d) The project was referred to the North County Land Use Advisory Committee meeting on August 16, 2006. The project was unanimously recommended for approval, with no recommended changes to the project.  
(e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN060391.
  
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, North County Fire Protection District, Public Works, Environmental Health Division, and the Water Resources Agency, Monterey Bay Unified Air Quality Control Board; and the Monterey County Sheriff's Department. 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) Technical reports by an outside Registered Professional engineering consultant indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff concurs. The following reports have been prepared:
  - 1. Soil Engineering Investigation for the Don Chapin Company Contractors Shop Facility (APN 125-282-019) 440 Crazy Horse Canyon Road Monterey County, California was prepared by Land Set Engineers, Inc., dated August 2006 (Library No. 060450).
- (c) Planning and Building Inspection staff conducted a site inspection on 6/30/06 and 7/05/2006 to verify that the site is suitable for this use. The parcel is zoned Light Industrial ("LI"). 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.
- (d) Materials in Project File PLN060391.

3. **FINDING:** **CEQA.** The proposed project will not have a potentially significant adverse impact on the environment. A Mitigated Negative Declaration has been prepared and is on file (File No. PLN060391) in the Planning Department. Mitigation measures identified in the Initial Study and Mitigated Negative Declaration required to avoid potential significant effects to the environment have been incorporated into the approved project or as conditions of approval. A Condition Compliance and Mitigation Monitoring Reporting Plan (hereafter "the MMRP") has been prepared pursuant to Public Resources Code 21081.6 and is required as a condition of approval. The MMRP is incorporated herein by reference. Potential environmental effects have been studied, and there is no substantial evidence in the record, as a whole, that supports a fair argument that the project, as designed, may have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment and analysis of the County based upon the findings and conclusions drawn in the Initial Study and the testimony and information received, and scientific and factual data presented as evidence during the public review process. The Monterey County Planning Department, located at 168 West Alisal Street, 2<sup>nd</sup> Floor, Salinas is the custodian of the documents and the materials that constitute the record of proceedings upon which the adoption of the Mitigated Negative Declaration is based.

- EVIDENCE:**
- (a) The application, plans, and support materials submitted by the project applicant to the Monterey County Planning Department for the proposed development, found in the project file.
  - (b) With assistance by County Consultant Rincon Consultants of Paso Robles, California, County staff prepared an Initial Study for the project in compliance

with the California Environmental Quality Act (CEQA and Guidelines. The Initial Study provided substantial evidence that the project, with the addition of mitigation measures, would not have significant environmental impacts. A Mitigated Negative Declaration was filed with the County Clerk on November 6, 2006, and noticed for public review. All comments received on the Initial Study/Mitigated Negative Declaration have been considered as well as all evidence in the record, which includes studies, data, and reports supporting the Initial Study; additional documentation requested by staff in support of the Initial Study findings; information presented or discussed during public hearings; staff reports that reflect the County's independent judgment and analysis regarding the above referenced studies, data, and reports; application materials; and expert testimony. Among the studies, data, and reports analyzed as part of the environmental determination are the following:

1. Project Application and Plans (dated 7/31/06).
2. Interdepartmental Review Agency Comments.
3. Soil Engineering Investigation for the Don Chaplin Company Contractors Shop Facility (APN 125-282-019) 440 Crazy Horse Canyon Road, Monterey County, California. Land Set Engineers, Inc., August 2006.
4. Monterey County General Plan, adopted September 30, 1982.
5. Monterey Bay Unified Air Pollution Control District.
6. June 2004. *CEQA Air Quality Guidelines*.
7. September 2004. *2004 Air Quality Management Plan for the Monterey Bay Region*.
8. October 2006. MBUAPCD comments on the project. Jean Getchell, Supervising Planner.
9. Regional Water Quality Control Plan.
10. Site visit by County Planner on 6/30/06.
11. [http://www.consrv.ca.gov/CGS/EarthquakeDOC/Older\\_QandA\\_Sessions/EQDOC\\_QandAs\\_May2005.htm](http://www.consrv.ca.gov/CGS/EarthquakeDOC/Older_QandA_Sessions/EQDOC_QandAs_May2005.htm) (fault activity).
12. Association of Monterey Bay Area Governments (AMBAG), [www.ambag.org](http://www.ambag.org).
13. North County Area Plan for Monterey County, Adopted July 2, 1985, Amended October 2, 1990.
14. Monterey County Municipal Code: Health and Safety, Chapter 10.60.
15. Certified Unified Program Agency Monterey County Environmental Health Division Permit to Operate, 7/1/01 to 6/30/07 (Hazardous Materials permit to operate).

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.

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

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

### DECISION

THEREFORE, it is the decision of the Planning Commission of County of Monterey that the Mitigated Negative Declaration and Program for Monitoring and/or Reporting on Conditions of Approval be adopted and said application for a Use Permit be granted as shown on the attached sketch and subject to the attached conditions.

**PASSED AND ADOPTED** this 13<sup>th</sup> day of December 2006, by the following vote:

AYES: Errea, Brown, Isakson, Salazar, Vandever, Padilla, Sanchez, Diehl, Rochester, Ottone

NOES: None

ABSENT: None

  
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MIKE NOVO, SECRETARY

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON DEC - 4 2006

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE DEC 14 2006

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.

<b>EXHIBIT D</b> <b>Monterey County Resource Management Agency</b> <b>Planning Department</b> <b>Condition Compliance and/or Mitigation Monitoring Reporting Plan</b>	<b>Project Name: Chapin</b> <b>File No: PLN060391</b> <b>Approved by: Planning Commission</b>	<b>APN: 125-282-019-000</b> <b>Date: 12/13/2006</b>
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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.		<b>PBD029 - SPECIFIC USES ONLY</b> Use Permit for development on a 30% or more slope to allow the construction of a 14,313 square foot shop and associated site improvements for a contractors yard on a ten acre lot. Grading is approximately 9,320 cubic yards of cut and 1,090 cubic yards fill. The property is located at 440 Crazy Horse Canyon Road, Prunedale (Assessor's Parcel Number 125-282-019-000), North County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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</b>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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		<b>(RMA) – Planning</b>				
2.		<p><b>PBD025 - NOTICE-PERMIT APPROVAL</b>  The applicant shall record a notice which states: "A permit (<b>Resolution No. _____</b>) was approved by the Planning Commission for Assessor's Parcel Number 125-282-019-000 on December 13, 2006. The permit was granted subject to <b>25</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.  <b>(Resource Management Agency (RMA) – Planning)</b></p>	Proof of recordation of this notice shall be furnished to RMA - Planning.	Owner/ Applicant	Prior to issuance of grading and building permits	
3.		<p><b>PBD026 – NOTICE OF REPORT</b>  Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:  "A Soil Engineering Investigation for the Don Chapin Company Contractors Shop Facility (APN 125-282-019) 440 Crazy Horse Canyon Road Monterey County, California has been prepared for the proposed parcel by Land Set Engineers, Inc., dated August 2006, and is on record in the Monterey County Planning and Building Inspection Department, Library No. 060450. All development shall be in accordance with this report".  <b>(Resource Management Agency (RMA) – Planning)</b></p>	Proof of recordation of this notice shall be furnished to Planning Director.	Owner/ Applicant	Prior to issuance of grading and building permits	

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4.		<p><b>PBD030 - STOP WORK - RESOURCES FOUND</b></p> <p>If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County 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>(Resource Management Agency (RMA) – Planning)</b></p>	<p>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.</p>	<p>Owner/ Applicant/ Archaeologist</p>	<p>Ongoing</p>	
5.		<p><b>PBD011 - EROSION CONTROL PLAN AND SCHEDULE</b></p> <p>The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Soils Conservation Service and the Director of Planning. All cut and/or fill slopes exposed during the course of construction shall be covered, seeded, or otherwise treated to control erosion during the course of</p>	<p>1) Evidence of compliance with the Erosion Control Plan shall be submitted to Planning Director prior to issuance of building and grading permits.</p>	<p>Owner/ Applicant</p>	<p>Prior to issuance of Grading and Building Permits</p>	

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		<p>construction, subject to the approval of the Director of Planning and Building Inspection. 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 Planning Director.</p> <p><b>(Resource Management Agency (RMA) – Planning)</b></p>	2) Evidence of compliance with the Implementation Schedule shall be submitted to Planning Director during the course of construction until project completion as approved by the Planning Director.	Owner/ Applicant	Prior to final inspection	
6.		<p><b>PBD014 - GRADING-WINTER RESTRICTION</b> No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning. <b>(Resource Management Agency (RMA) – Planning)</b></p>	None	Owner/ Applicant	Ongoing	
7.		<p><b>PBD032(B) – TREE AND ROOT PROTECTION</b> Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection shall be demonstrated prior to issuance of building permits subject to the approval of the Director of Planning and Building Inspection. <b>(Resource Management Agency (RMA) – Planning)</b></p>	Submit evidence of tree protection to PLANNING DIRECTOR for review and approval.	Owner/ Applicant	Prior to Issuance of Grading and/or Building Permits	



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8.		<b>PBD012 - FISH AND GAME FEE-NEG DEC/EIR</b> Pursuant to the State Public Resources Code, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. <b>(Resource Management Agency (RMA) – Planning)</b>	The applicant shall submit a check for \$1,275, payable to the <i>County of Monterey</i> , to the Director of Planning Director.	Owner/ Applicant	Within 5 working days of project approval	
9.		<b>PDSP001 NONSTANDARD - MITIGATION MONITORING PROGRAM</b> The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. <b>(Resource Management Agency (RMA) – Planning)</b>	1) Enter into agreement with the County to implement a Mitigation Monitoring Program.  2) If a preconstruction survey determines that ongoing mitigation monitoring is required, fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement. (Fees for one to ten mitigation measures are approximately \$5,234).	Owner/ Applicant	Within 60 days after project approval or prior to issuance of grading and building permits, whichever occurs first.	
10.		<b>PBD018(B) - LANDSCAPE PLAN AND MAINTENANCE (OTHER THAN SINGLE FAMILY DWELLING)</b> The site shall be landscaped. At least 60 days prior to occupancy, three (3) copies of a landscaping plan shall be	Submit landscape plans and contractor's estimate to the Planning Director for review and approval.	Owner/ Applicant/ Contractor	At least 60 days prior to final inspection or occupancy	

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		submitted to the Director of Planning and Building Inspection for approval. 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. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. <b>(Resource Management Agency (RMA) – Planning)</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	
11.		<b>PBD021 – LIGHTING – EXTERIOR LIGHTING PLAN</b> All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. <b>(Resource Management Agency (RMA) – Planning)</b>	Submit three copies of the lighting plans to Planning Director for review and approval.	Owner/ Applicant	Prior to issuance of building permits	
12.		<b>PW0007 – PARKING STD</b> The parking shall meet the standards of the Zoning Ordinance and be approved by the Director of Public Works and the Director of Planning and Building Inspection. <b>(Public Works)</b>	Applicant's engineer or architect shall prepare a parking plan for review and approval.	Owner/ Applicant/ Engineer	Prior to Building/Grading Permits Issuance	

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13.		<b>WR8 - COMPLETION CERTIFICATION</b> The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that storm water detention/retention facilities have been constructed in accordance with approved plans. <b>(Water Resources Agency)</b>	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Owner/ Applicant/ Engineer/ Contractor	Prior to final inspection	
14.		<b>WR40 - WATER CONSERVATION MEASURES</b> The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system. b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. <b>(Water Resources Agency)</b>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
15.		<b>WR45 - WELL INFORMATION</b> The applicant shall provide the Water Resources Agency information on the well to serve the project including a map showing the well location and any available well logs/e-logs. <b>(Water Resources Agency)</b>	Submit all applicable well information to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	

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16.		<p><b>WR001 - (NON-STANDARD WORDING) STORMWATER DETENTION</b></p> <p>Prior to issuance of any grading and/or building permits the applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer addressing on-site and off-site impacts with supporting calculations and construction details. The plan shall include detention facilities to mitigate the impact of impervious surface storm water runoff, and oil-grease water separators for the paved parking areas. Pond(s) shall be fenced for public safety. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency.</p> <p><b>(Water Resources Agency)</b></p>	Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of grading or building permits	
17.		<p><b>FIRE007 - DRIVEWAYS</b></p> <p>Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the</p>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Owner/ Applicant	Prior to issuance of grading and/or building permit	
			Applicant shall schedule fire dept. clearance inspection	Owner/ Applicant	Prior to final building inspection	
			Applicant shall schedule fire dept. clearance inspection	Owner/ Applicant	Prior to final building inspection	

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		<p>midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.</p> <p><b>(North County Fire District)</b></p>				
18.		<p><b>FIRE011 - ADDRESSES FOR BUILDINGS</b></p> <p>All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Owner/ Applicant</p>	<p>Prior to issuance of building permit</p>	

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		<p>the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. <b>(North County Fire District)</b></p>	<p>Applicant shall schedule fire dept. clearance inspection.</p>	<p>Owner/ Applicant</p>	<p>Prior to final building inspection</p>	
<p>19.</p>		<p><b>FIRE016 - SETBACKS</b> All parcels 1 acre and larger shall provide a minimum 30-foot setback for new buildings and accessory buildings from all property lines and/or the center of the road. For parcels less than 1 acre, alternate fuel</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p>	

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		modification standards or other requirements may be imposed by the local fire jurisdiction to provide the same practical effect. <b>(North County Fire District)</b>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
20.		<b>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)</b> Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. <b>(North County Fire District)</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Owner/ Applicant	Prior to issuance of grading and/or building permit	
			Applicant shall schedule fire dept. clearance inspection	Owner/ Applicant	Prior to final building inspection	
21.		<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>(North County Fire District)</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Owner/ Applicant	Prior to issuance of building permit	
			Applicant shall schedule fire dept. rough sprinkler inspection	Owner/ Applicant	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Owner/ Applicant	Prior to final building inspection	

<b>Permit Cond. Number</b>	<b>Mitig. Number</b>	<b>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</b>	<b>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</b>	<b>Responsible Party for Compliance</b>	<b>Timing</b>	<b>Verification of Compliance (name/date)</b>
22.		<b>FIRE023 - FIRE ALARM SYSTEM - (COMMERCIAL)</b> The building(s) shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72. Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. <b>(North County Fire District)</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall submit fire alarm plans and obtain approval.	Applicant or owner	Prior to rough sprinkler or framing inspection	
23.		<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>(North County Fire District)</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Owner/ Applicant	Prior to issuance of building permit	
24.		<b>FIRE 30 - (NONSTANDARD WORDING)</b> 1. Provide fire extinguishers per nfpa (national fire protection standard) 10. 2. Provide a "knox entry system" key box. 3. Install fire sprinkler riser (or at a minimum, the fire department connection) on east end of proposed building. <b>(North County Fire District)</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Owner/ Applicant	Prior to issuance of building permit	
25.	MM-1	<b>MITIGATION MEASURE #1 (NESTING):</b> If construction is to begin before August 1st, (before young have fledged), a pre-construction survey for nesting raptors is required. If active raptor nests are located during pre-construction surveys, a qualified biologist shall establish a 300-foot buffer around each next for the duration of the breeding season (until such	A qualified biologist shall perform a preconstruction survey for nesting raptors. Submit the report to the RMA -Planning Director for review and approval prior to start of construction	Owner/ Applicant	Prior to issuance of grading or building permit	



<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		time as the young are fully fledged) to prevent next harassment and brood morality. If trees known to support raptor nest cannot be avoided, removal of these trees may only occur during non-breeding season (August 1 <sup>st</sup> through April 15 <sup>th</sup> ). <b>(Resource Management Agency (RMA) – Planning)</b>				




# NORTH COUNTY

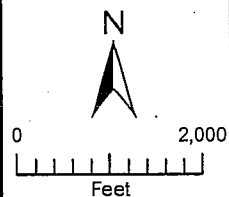


APPLICANT: THE DON CHAPIN COMPANY

APN: 125-282-019-000

FILE # PLN060391

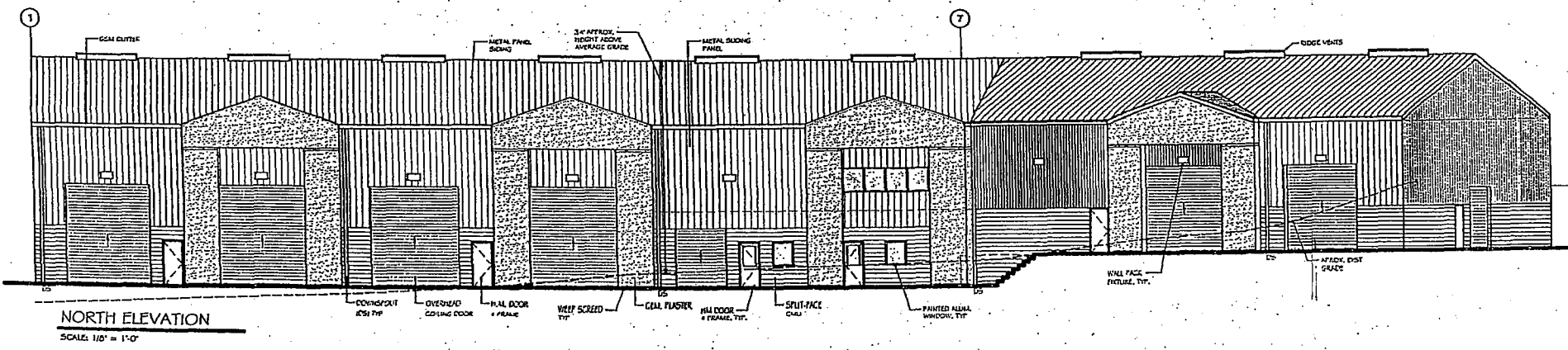
 300' Limit    2500' Limit    City Limits



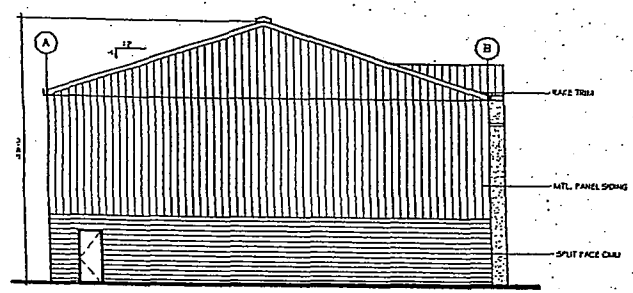
PLANNER: BRADLEY



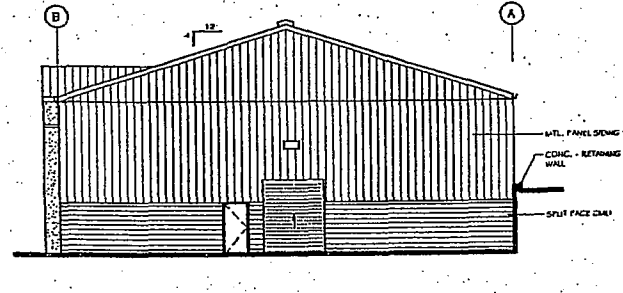




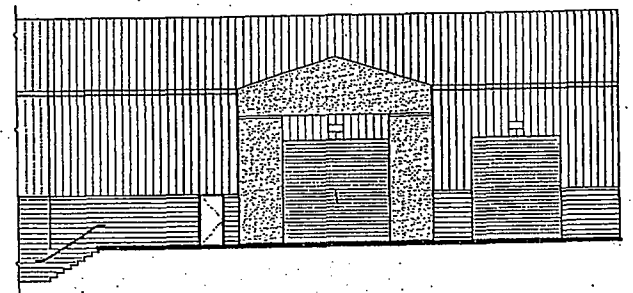
**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



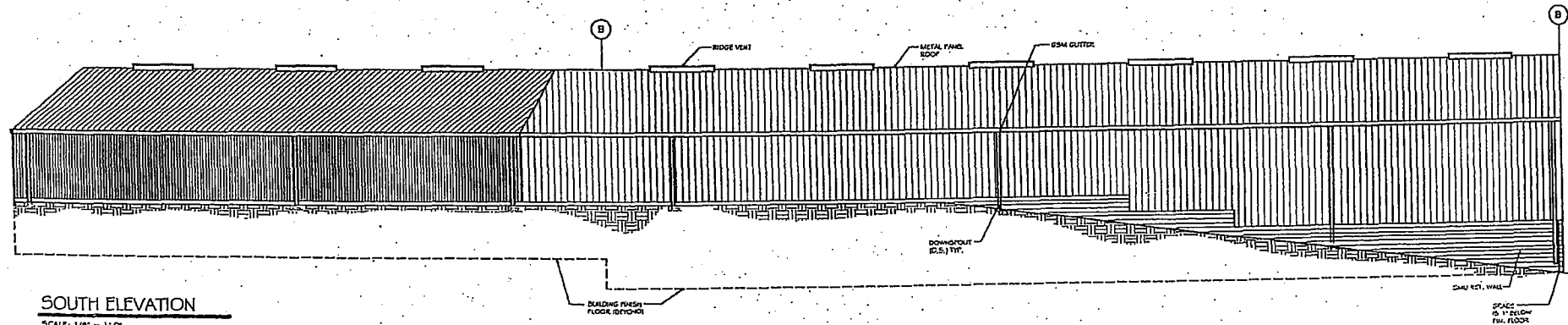
**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
1	11.10.2013	ISSUED FOR PERMITS
2		
3		
4		
5		
6		
7		
8		
9		
10		

ROBERT D. CORBETT  
ARCHITECT A I A



EXTERIOR ELEVATIONS  
CONTRACTOR'S SHOP FACILITY

PTG. 101  
34-111

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