

Attachment B

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**ATTACHMENT B
DRAFT RESOLUTION**

**Before the Board of Supervisors in and for the
County of Monterey, State of California**

In the matter of the application of:

FIRST BAPTIST CHURCH (PLN140863)

RESOLUTION NO. 17 -

Resolution by the Monterey County Board of
Supervisors to:

- 1) Grant in part the appeal of First Baptist Church of the Planning Commission's approval of a Use Permit to convert a single-family dwelling into a church;
- 2) Adopt a Negative Declaration; and
- 3) Approve a Use Permit to convert a single-family dwelling into a church, subject to thirty (30) conditions of approval.

19345 Cachagua Road, Carmel Valley, Cachagua
Area Plan (APN: 418-441-006-000)

The Appeal by First Baptist Church from the decision by the Planning Commission to adopt a negative declaration and approve a Use Permit to allow the conversion of a single-family dwelling into a church (First Baptist Church application - PLN140863) came on for a public hearing before the Monterey County Board of Supervisors on October 17, 2017. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Board of Supervisors finds and decides as follows:

FINDINGS

1. **FINDING:** **PROCESS** – The County has processed the subject Use Permit application (RMA-Planning File No. PLN140863/First Baptist Church) (“project”) in compliance with all applicable procedural requirements.
EVIDENCE: a) On August 20, 2015, pursuant to Monterey County Code (MCC) Chapter 21.36 (Resource Conservation Zoning District) and Chapter 21.74 (Use Permits), First Baptist Church (Applicant) filed an application for a discretionary permit to convert a single-family dwelling into a church on a project site located at 19345 Cachagua Road (Assessor's Parcel Number 418-441-006-000), Carmel Valley, Cachagua Area Plan.
b) The County referred the project to the Cachagua Land Use Advisory Committee (LUAC) for review. The LUAC, at a duly-noticed public meeting at which all persons had the opportunity to be heard, reviewed the proposed project on October 28, 2015, and voted unanimously (5 – 0) to support the project as proposed. The LUAC also recommended the County condition the project to ensure it maintains the rural character of the community, and to address

potential traffic and noise generated by the proposed use. See also Finding No. 2, Evidence s below.

- c) The Monterey County Planning Commission held a duly-noticed public hearing on the First Baptist Church application on January 11, 2017. Notices for the Planning Commission public hearing were published in the Monterey County Weekly on December 22, 2016; posted at and near the project site on January 1, 2017; and mailed or emailed to vicinity property owners and interested parties on or before December 23, 2016.
- d) On January 11, 2017, after review of the application and submitted documents, and a duly-noticed public hearing at which all persons had the opportunity to be heard, the Planning Commission continued the public hearing to a date certain of February 22, 2017, with direction for County staff to address questions raised regarding project scope, water quality, and parking area drainage.
- e) On February 22, 2017, the Planning Commission continued the public hearing to May 31, 2017, to allow additional time for the Applicant to address the question regarding water quality.
- f) On May 31, 2017, the Planning Commission continued the public hearing to July 26, 2017, to allow additional time for the Applicant to complete and submit evidence demonstrating the technical, managerial and financial (TMF) capability to treat the water to meet the maximum contaminant level for fluoride.
- g) On July 26, 2017, the Planning Commission continued the public hearing to August 9, 2017, to allow additional time for County staff to review the TMF information submitted by the Applicant, and to complete and distribute the staff report in advance of the public hearing.
- h) On August 9, 2017, at a public hearing at which all persons had the opportunity to be heard, the Planning Commission voted 9 – 1 to adopt a negative declaration and approve a Use Permit to allow the proposed development, subject to 30 conditions of approval. (Monterey County Planning Commission Resolution No. 17-030).
- i) Anthony Lombardo of Lombardo and Associates, on behalf of First Baptist Church (Appellant), pursuant to MCC Section 21.80.050.A, timely filed an appeal from the August 9, 2017, decision of the Planning Commission. The appeal challenged the Planning Commission's application of Condition No. 10, limiting the permit length to two (2) years, and Condition No. 30, limiting the maximum number of persons to 65, to the approval of a Use Permit to convert a single-family dwelling into a church. The appeal contends that the application of these two conditions occurred because there was a lack of a fair or impartial hearing, and that the findings or decision or conditions are not supported by the evidence. (See Finding No. 6 (Appeal) for the text of the Appellants' specific contentions and the County responses to the appeal.)
- j) Pursuant to MCC Sections 21.80.050.C and E, an appeal shall be filed with the Clerk of the Board of Supervisors within 10 days after written notice of the decision of the Appropriate Authority (i.e., Planning Commission Resolution No. 17-030) has been mailed to the Applicant, and no appeal shall be accepted until the notice of decision

has been given (i.e., mailed). The County mailed the written notice of the decision on August 15, 2017, and said appeal was filed with the Clerk of the Board of Supervisors on August 25, 2017, within the 10-day timeframe prescribed by MCC Section 21.80.050.C. The appeal sets aside the Planning Commission decision, and the appeal hearing is de novo (MCC Sections 21.80.030 and 21.80.090.)

Accordingly, although the appeal challenges only two conditions of approval, the hearing is on the project as a whole. A complete copy of the appeal is on file with the Clerk of the Board, and is attached to the October 17, 2017, staff report to the Board of Supervisors as Attachment C.

- k) Said appeal was timely brought to a duly-noticed public hearing before the Monterey County Board of Supervisors on October 17, 2017. Notice of the hearing was published on October 5, 2017, in the Monterey County Weekly; notices were mailed on October 5, 2017, to all property owners within 300 feet of the project site, and to persons who requested notice; and at least three (3) notices were posted at and near the project site on October 7, 2017.
- l) 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 No. PLN140863; Clerk of the Board of Supervisors' file(s) related to the appeal.

2. **FINDING:**

CONSISTENCY / NO VIOLATIONS / HEALTH AND SAFETY

– The proposed project and/or use, as conditioned, is consistent with the 2010 Monterey County General Plan, the Cachagua Area Plan, and the requirements of the applicable zoning ordinance (Title 21), including Monterey County Code (MCC) Chapter 21.36 (Resource Conservation Zoning District) and Chapter 21.74 (Use Permits), and other County health, safety, and welfare ordinances related to land use development. The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the particular case, be detrimental to 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 improvement in the neighborhood; or to the general welfare of the County. The site is physically suitable for the development proposed, and the subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any applicable provisions of this Title, and no violations exist on the property.

- EVIDENCE:**
- a) The proposed project involves the conversion of a single-family dwelling into a church. The scope or level of intensity of permitted activities shall be limited based on property constraints and the associated environmental review prepared by the County (Condition No. 30). The Applicant has also proposed the construction of a 744 square foot addition to the main level and an 830 square foot basement addition, and associated grading; however, while these site improvements are ministerial and do not require a Use Permit, they

have been included in the evaluation to the extent that they are part of the project as a whole.

- b) No conflicts were found to exist with applicable plans and/or MCC. The County received communications during the course of review of the project contending that the project is inconsistent with the text, policies, and regulations in the applicable plans and MCC; however, the County finds that the project is consistent with the text, policies, and regulations in the applicable documents for the reasons stated herein.
- c) The property is located at 19345 Cachagua Road, Carmel Valley (Assessor's Parcel Number 418-441-006-000), Cachagua Area Plan. The parcel is zoned Resource Conservation, 20 acres per unit (RC/20), which allows Public/Quasi-Public uses including churches with the granting of a Use Permit (MCC Section 21.36.050.B). Therefore, the proposed project is consistent with the zoning for this site.
- d) The current configuration and legality of the subject lot (Assessor's Parcel Number 418-441-006-000), identified as Parcel A, has been confirmed based on a Parcel Map recorded July 20, 1990, and filed at Volume 18, Parcel Maps, Page 61 (RMA-Planning File No. MS 88-23).
- e) Monterey County RMA-Planning and RMA-Building Services records were reviewed, and the County is not aware of any active violations existing on the subject property.
- f) Long-Term Sustainable Water Supply and Adequate Water Supply System. See Finding No. 5.
- g) The project is consistent with applicable Monterey County 2010 General Plan (GP) and Cachagua Area Plan policies, including GP Policies C-1.1, OS-5.3, OS-5.4, OS-5.22, S-7.6, and Cachagua Area Plan Policies CACH 1.6 and CACH 2.6.
- h) Riparian Habitat / 2010 Monterey County General Plan Policy OS-5.22. The project, as proposed and conditioned, is consistent with the 2010 General Plan Policy OS-5.22. Policy OS-5.22 seeks to preserve riparian habitat from development impacts, and directs adoption of a Stream Setback Ordinance. While the project is being considered in advance of adoption of the Stream Setback Ordinance, based on the specific facts associated with this application, the County has determined that the project meets the criteria set forth in Policy OS-5.22. As proposed, and based on the biological report prepared for the project (LIB150306) and reviewed by the County, the project would not cause removal of riparian habitat, would not compromise identified riparian wildlife corridors, and would not compromise water quality. In addition, the County has applied two conditions to ensure runoff is minimized and stormwater infiltration is maximized (Condition Nos. 27 and 28) by incorporation of bio-swales and gravel/mulch to the parking area surface. Incorporating these conditions ensures the project is consistent with General Plan Policy OS-5.3 to avoid or minimize potential impacts to riparian habitat.
- i) Biological Resources. The County's environmental review analyzed potential biological impacts to Cachagua Creek from the proposed use and concluded that the project would not result in impacts to

biological resources (see also Finding No. 2, Evidence h above). The 2010 Monterey County General Plan Policies OS-5.3 and 5.4 require careful planning for the conservation and maintenance of critical habitat and that development avoid, minimize, and mitigate impacts to listed species and critical habitat to the extent feasible. The U.S. Fish and Wildlife Service designates the Carmel River watershed (Cachagua Creek is a tributary of the Carmel River) as critical habitat for the California red-legged frog (CRLF), California Tiger Salamander (CTS), and South-Central Coast Steelhead (steelhead). This designation indicates the potential presence of CRLF, CTS, and steelhead in the larger watershed area. In the biological report prepared for the project (LIB150306), the biologist stated that there is limited riparian vegetation along the creek area of the property, no special status species were found on site, and project implementation would have no impact on critical habitat or special status species. Although there are no identified potential impacts, the biologist recommended as a precautionary measure that a pre-construction survey be conducted to ensure that CRLF or CTS are not present prior to excavation of the proposed basement level (Condition No. 13). Incorporating this recommendation as a condition of approval ensures the project is consistent with General Plan Policy OS-5.3 to avoid or minimize potential impacts to listed species.

- j) Traffic, Site Access, and Parking. The subject property has existing access from Cachagua Road, a relatively low-traffic county road, and access to the project site would remain unchanged. Monterey County RMA-Public Works reviewed the proposed project and the traffic report prepared for the project by Pinnacle Traffic Engineering (LIB150304), and concurred with the conclusions that the proposed use would not generate a significant number of new vehicle trips above the existing baseline, and would not result in a change in roadway level of service. There are no changes proposed to the existing road or transportation circulation patterns in the project area, and implementation of the project would not impact emergency access. The Applicant would also be required to pay fair-share traffic impact fees prior to issuance of construction permits (Condition Nos. 24 and 25).

Policy C-1.1 of the 2010 Monterey County General Plan Circulation Element states that the acceptable level of service (LOS) for County roads and intersections shall be at LOS D unless otherwise established by an area plan. Policy CACH-2.6 of the Cachagua Area Plan establishes LOS C as the acceptable level of service for County roads and intersections within the Cachagua planning area. For Cachagua Road, LOS C would equate to 10,800 average daily trips (ADTs). RMA-Public Works performed traffic counts for Cachagua Road on August 4, 2015, resulting in a traffic count of 709 vehicles per day. The traffic report submitted for the project concluded that project implementation would increase the traffic counts by 112 ADTs. The combined existing and projected traffic trips would equate to 821 ADTs, well below 10,800 ADTs.

The proposed parking for both existing and future church operations would be adequate pursuant to MCC parking regulations. The parking area located at the southern edge of the site would provide 31 standard parking spaces and 2 ADA-accessible spaces (33 total parking spaces). After completion of the proposed site improvements, the use would require a minimum of 17 parking spaces for standard activities and 33 parking spaces for major activities.

- k) Noise. Policy S-7.6 of the 2010 Monterey County General Plan requires submittal of an acoustical analysis for projects requiring environmental review if there would be a potential for the project to expose sensitive receptors to new noise generators. Implementation of the proposed project would introduce increased noise levels associated with typical church activities such as singing, playing of acoustical instruments, and gathering of people both indoors and outdoors. The Noise Assessment Study (LIB160304) prepared for the project to assess potential noise impacts concluded that the projected noise would remain within normally acceptable levels and result in less than significant impacts. Although not a significant impact, since the Applicant proposes to conduct outside services, the County has applied a condition to not allow amplified music or sound on the exterior or grounds of the proposed church building (Condition No. 29). See also Finding No. 2, Evidence n below.
- l) Exterior Lighting. The project would be subject to applicable policies of the Cachagua Area Plan and would be required to comply with the County's exterior lighting ordinance. Policy CACH-1.6 refers generally to allowing exterior lighting only to the level required to assure safety. The County has also applied a condition to require the Applicant to submit a proposed exterior lighting plan for review and approval prior to issuance of construction permits (Condition No. 8). In addition, the Initial Study analyzed potential visual impacts, and concluded that the project would not result in impacts to visual resources. The site is not located in a designated visually sensitive area, and application of the exterior lighting condition will ensure exterior lighting is unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled.
- m) Water Quantity/Quality and Wastewater. The Monterey County Environmental Health Bureau (EHB) and Water Resources Agency (WRA) reviewed the proposed use to determine consistency with applicable regulations and to identify any potential issues related to water and wastewater treatment. EHB and WRA concluded, based on a Preliminary Water Demand Estimate prepared for the project (LIB150305), that a sufficient water supply would be available after project implementation. The hydro-geologist who prepared the estimate concluded that water demand for the proposed project would be slightly less than the existing water demand. The County considers the transient nature of a church use to be less intensive than a dwelling, and concurs with the conclusion of the hydro-geologic report (LIB150305). Based on this conclusion, the project would not

result in intensification of water use over the existing baseline residential use of the property (see Finding No. 5, and supporting evidence).

Water quality analysis of the on-site well that serves the property indicates fluoride levels that exceed the allowed Maximum Contaminant Level (MCL). The Applicant submitted a water treatment feasibility analysis and preliminary information of the technical, managerial and financial (TMF) capability for a point of entry water treatment system. EHB reviewed this information and determined it to be sufficient foundational information demonstrating TMF capability. The County has applied Condition No. 15 to require installation of point of entry water treatment systems, and verification the treatment systems are working and producing potable water prior to commencement of use. The County has also applied Condition No. 14 to require the Applicant to establish a local small water system due to public accessibility. Ongoing treatment monitoring will be completed by the water system and regulated by EHB through the annual water system permit.

Additionally, the County determined there are no issues regarding wastewater treatment requirements; however, project implementation would require expansion of the existing wastewater leach field area. Due to the limited area available for separation of wastewater leach fields from the groundwater source, the project has been conditioned (Condition No. 9) to comply with the recommendations of the percolation and geological reports (LIB150307 and LIB150308). Additionally, to ensure that wastewater flow can be absorbed by the on-site wastewater system, the permit sets limits on the number of persons on site at any given time (Condition No. 30).

- n) Rural and Residential Character. Based on County review of the proposed project, no conflicts were found to exist regarding the compatibility of the proposed use with applicable plans and/or policies, and potential impacts to the rural/residential character of the surrounding area. The scope or level of intensity of permitted activities is limited based on property constraints, as analyzed in the associated environmental review (Condition No. 30). In addition, the County has applied a condition to not allow amplified music or sound on the exterior or grounds of the proposed church building to facilitate retention of the existing rural character (Condition No. 29). (See also Finding No. 2, Evidence k above; and Finding No. 6, Evidence c below.)
- o) Hydrology and Water Quality (related to drainage and erosion). The subject property contains highly erodible soils, and implementation of the project would result in an increase of impervious surface area and create the potential for sediment deposits within Cachagua Creek. The County has applied conditions requiring an erosion control plan, grading plan, geotechnical certification, and construction inspections to ensure the effectiveness of drainage and erosion control measures for the proposed improvements to the church building (Condition

Nos. 17, 18, 19, 20, 21, and 22). The project, as proposed and conditioned, would result in less than significant potential impacts to Cachagua Creek. In addition, the County has applied conditions to require the applicant to incorporate measures to minimize runoff and maximize stormwater infiltration (Condition No. 27), and to require an inspection of installed measures prior to final inspection of the construction permit (Condition No. 28). With incorporation of these conditions, the project is consistent with General Plan Policy OS-5.3 to avoid or minimize potential impacts (see also Finding No. 2, Evidence h above).

- p) County staff conducted site visits on October 28, 2015, and January 20, 2017, to verify that the proposed use on the subject parcel conforms to the applicable plans and MCC.
- q) As proposed and conditioned, the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- r) The necessary public facilities are available and adequate for the proposed use. Water for the current use of the property is obtained through an on-site well and wastewater is treated through existing septic facilities. The Monterey County Environmental Health Bureau (EHB) reviewed the proposed use to determine consistency and identify any potential issues related to potable water and wastewater treatment. The County concluded, based on a Preliminary Water Demand Estimate prepared for the project (LIB150305), that a sufficient water supply would be available after project implementation. Water quality analysis of the on-site well that serves the property indicates fluoride levels that exceed the allowed Maximum Contaminant Level (MCL). The County has applied Condition No. 15 to require installation of point of entry water treatment systems, and verification the treatment systems are working and producing potable water prior to commencement of use. The County has also applied Condition No. 14 to require the Applicant to establish a local small water system (see also Finding No. 2, Evidence m above).

The County also determined there are no issues regarding wastewater treatment requirements; however, project implementation would require expansion of the existing wastewater leach field area. Due to the limited area available for separation of wastewater leach fields from the groundwater source, the project has been conditioned (Condition No. 9) to comply with the recommendations of the percolation and geological reports (LIB150307 and LIB150308). Additionally, to ensure that wastewater flow can be absorbed by the on-site wastewater system, the permit sets limits on the number of persons on site at any given time (Condition No. 30) (see also Finding No. 2, Evidence m above).

- s) The project was referred to the Cachagua Land Use Advisory Committee (LUAC) for review. The LUAC, at a duly-noticed public meeting on October 28, 2015, voted unanimously (5 – 0) to support the project as proposed. The LUAC also recommended the County

condition the project to ensure it maintains the rural character of the community, and to address potential traffic and noise generated by the proposed use. The Initial Study analyzed potential traffic and noise impacts of the proposed use, and concluded that the project would not result in impacts to traffic and that potential noise impacts would be less than significant. The County has applied two conditions of approval to require the applicant to pay the applicable traffic fees for the new use (Condition Nos. 24 and 25).

- t) The application, plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed use and development found in RMA-Planning File No. PLN140863; Clerk of the Board of Supervisors' file(s) related to the appeal.

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, Cachagua Fire Protection District, RMA-Public Works, 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) The following reports were prepared for the proposed project and used in the preparation of the Initial Study:
 - Archaeological Reconnaissance Report (LIB160303) prepared by Archaeological Consulting, Salinas, California, September 11, 2014.
 - Geologic and Soil Engineering Report (LIB150308) prepared by LandSet Engineers, Inc., Salinas, California, April 10, 2015.
 - Percolation and Groundwater Study (LIB150307) prepared by Grice Engineering, Inc., Salinas, California, July 31, 2015.
 - Noise Assessment Study (LIB160304) prepared by Edward L. Pack Associates, Inc., San Jose, California, April 18, 2016.
 - Biological Assessment (LIB150306) prepared by Regan Biological and Horticultural Consulting, Carmel Valley, California, January 24, 2015.
 - Preliminary Water Demand Estimate and Hydrogeologic Report Scoping Guidance (LIB150305) prepared by Martin B. Feeney, Consulting Hydrogeologist, Santa Barbara, California, April 20, 2015.
 - Project Trip Generation Analysis and Traffic Impact Fee(s) (LIB150304) prepared by Pinnacle Traffic Engineering, Hollister, California, April 23, 2015.
 - c) The County independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed.
 - d) Archaeological/Cultural Resources. County records identify the parcel is within an area of high sensitivity for prehistoric archaeological or cultural resources. An archaeological survey (LIB160303) prepared for the project site did not identify any

potential for impacts to prehistoric or historic resources. There is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited and can be controlled by use of the County's standard project condition which requires that in the event any cultural, historic or paleontological resources are found, all work will be stopped and the resource shall be evaluated (Condition No. 3).

- e) Traffic. The subject property has existing access from Cachagua Road, a relatively low-traffic county road, and access to the project site would remain unchanged. Monterey County RMA-Public Works reviewed the proposed project and the traffic report prepared for the project by Pinnacle Traffic Engineering (LIB150304), and concurred with the conclusions that the proposed use would not generate a significant number of new vehicle trips above the existing baseline, and would not result in a change in roadway level of service. The roadways in the project area are not at degraded levels of service, and the proposed use would not cause any roadway or intersection level of service to be degraded (see also Finding No. 2, Evidence j above).
- f) The County conducted site visits on October 28, 2015, and January 20, 2017, to verify that the site is suitable for the proposed use. The project planner also reviewed the project application materials and plans, as well as the County's GIS database, to verify that the proposed use on the subject parcel conforms to applicable plans and that the site is suitable for this use.
- g) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed use and development found in RMA-Planning File No. PLN140863; Clerk of the Board of Supervisors' file(s) related to the appeal.

4. **FINDING:** **CEQA (Negative Declaration)** – On the basis of the whole record before the Monterey County Board of Supervisors, there is no substantial evidence that the proposed project as designed and conditioned, will have a significant effect on the environment. The Negative Declaration reflects the independent judgment and analysis of the County.

- EVIDENCE:**
- a) Pursuant to Public Resources Code Section 21083 and California Environmental Quality Act (CEQA) Guidelines Sections 15063.a and 15063.b.2, the Lead Agency shall conduct an Initial Study to determine if the project may have a significant effect on the environment, and shall prepare a Negative Declaration if there is no substantial evidence that the project or any of its aspects may cause a significant effect on the environment.
 - b) The County as Lead Agency, through RMA-Planning, prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of RMA-Planning and is hereby incorporated by reference (RMA-Planning File No. PLN140863).
 - c) There is no substantial evidence, based upon the record as a whole, that the project may have a significant effect on the environment. Based upon the findings of the Initial Study, RMA-Planning prepared a Negative Declaration.

- d) The Initial Study/Draft Negative Declaration for RMA-Planning File No. PLN140863 was prepared in accordance with CEQA and circulated for public review from September 19 through October 19, 2016 (SCH No. 2016091045).
- e) Resource areas that were reviewed and/or analyzed in the Negative Declaration included: aesthetics, agriculture and forest resources, air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation/traffic, and utility/service systems.
- f) The County determined that the project would result in either no impacts or less than significant impacts to the resource areas listed above.
- g) Evidence that has been received and considered includes: the application and staff analysis that reflect the County's independent judgment, and information and testimony presented during public meetings and hearings. These documents are on file in RMA-Planning (RMA-Planning File No. PLN140863) and are hereby incorporated herein by reference. (See also Finding Nos. 2 and 3, and supporting evidence.)
- h) Analysis contained in the Initial Study and the record as a whole indicate the project could result in changes to the resources listed in Section 753.5(d) of the California Department of Fish and Wildlife (CDFW) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Wildlife determines that the project will have no effect on fish and wildlife resources. For purposes of the Fish and Game Code, the project may have a significant adverse impact on the fish and wildlife resources upon which the wildlife depends. The Initial Study was sent to the California Department of Fish and Wildlife for review, comment, and to recommend necessary conditions to protect biological resources in this area. Therefore, the project will be required to pay the State fee plus a fee payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination (Condition No. 5).
- i) Monterey County received no comments from state or local agencies during the public review period.
- j) The County received seven comment letters from members of the public during the public review period. The Board of Supervisors has considered the comments pursuant to CEQA Guidelines Section 15074.b, and finds that they do not alter the conclusions in the Initial Study and Negative Declaration. In addition, the County has determined that revisions made to Condition No. 30 allowing a higher level of use on a limited basis is consistent with the Initial Study prepared for the project, and would not require additional environmental review.
- k) The County finds that there is no substantial evidence supporting a fair argument of a significant environmental impact.

- l) Monterey County RMA-Planning, located at 1441 Schilling Place, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.

5. **FINDING: LONG-TERM SUSTAINABLE WATER SUPPLY AND ADEQUATE WATER SUPPLY SYSTEM** – The project has a long-term, sustainable water supply, both in quality and quantity, and an adequate water supply system to serve the development as required by General Plan Policies PS-3.1 and PS-3.2, respectively.
- EVIDENCE:**
- a) An on-site well provides water for the current use of the property, and the proposed project will use or require the use of water.
 - b) Policies PS-3.1 and PS-3.2 of the 2010 Monterey County General Plan require proof of a long term sustainable water supply and an adequate water supply system for new development requiring a discretionary permit. Based on the introduction of the public/quasi-public use on the site, a qualified hydro-geologist prepared a Preliminary Water Demand Estimate (LIB150305) to determine if implementation of the proposed use would substantially deplete groundwater supplies. The hydro-geologist concluded that water demand for the proposed project would be slightly less than the existing water demand. Based on this conclusion, and the intermittent use of the facility as proposed, the project would not result in intensification of water use over the existing baseline residential use of the property.
 - c) Existing and proposed water demand were analyzed using methodology calculated by the Monterey Peninsula Water Management District (District). Although the subject property is outside the boundary of the District, the methodology developed by the District has been vetted and used by consultants and the County to estimate water demand for projects both inside and outside the District. The District's methodology is based on a combination of an inventory of water-using fixtures and/or established values for square footage for a given use. For residential uses, the District employs a fixture unit method. Non-residential uses (e.g.; industrial, commercial, public/quasi-public, etc.) are calculated using the square footage method. The existing water demand of 0.4 acre feet per year is based on the current residential use of the property. The proposed water demand of 0.376 acre feet per year is based on both methods (i.e., fixture count and square footage) due to the change of use of one of the residential structures on the property to a church. Based on a water demand comparison using the District's methodology, the proposed water demand would be approximately 0.024 acre feet per year less than the existing water demand. Also, due to intermittent use of the facility, major activities involving up to 125 persons on a limited basis would not result in intensification of water use over the existing baseline (Condition No. 30). The County independently reviewed the hydro-geologist report (LIB150305) and concurs with its conclusion.
 - d) Water quality analysis of the on-site well that serves the property indicates fluoride levels that exceed the allowed Maximum

Contaminant Level (MCL). The Applicant submitted a water treatment feasibility analysis and preliminary information of the technical, managerial and financial (TMF) capability for a point of entry water treatment system. The Monterey County Environmental Health Bureau (EHB) reviewed this information and determined it to be sufficient foundational information demonstrating TMF capability. The County has applied Condition No. 15 to require installation of point of entry water treatment systems, and verification the treatment systems are working and producing potable water prior to commencement of use. The County has also applied Condition No. 14 to require the Applicant to establish a local small water system due to public accessibility. Ongoing treatment monitoring will be completed by the water system and regulated by EHB through the annual water system permit (see also Finding No. 2, Evidence m above).

- e) Based on Evidences b, c, and d above, the project has a long-term, sustainable water supply, both in quality and quantity, and an adequate water supply system to serve the proposed use.
- f) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed use and development found in RMA-Planning File No. PLN140863; Clerk of the Board of Supervisors' file(s) related to the appeal.

6. **FINDING:** **APPEAL** – Upon consideration of the documentary evidence, the staff report, the oral and written testimony, and all other evidence in the record as a whole, the Board responds as follows to the Appellant's contentions:

EVIDENCE: a) The Appellant (First Baptist Church) challenges the Planning Commission's application of conditions of approval limiting the permit length to two (2) years (Condition No. 10), and limiting the maximum number of persons on the property at any time to 65 persons (Condition No. 30). The appeal also includes information in support of the challenge to the conditions of approval, and contends that there was a lack of a fair or impartial hearing, that the findings or decision or conditions are not supported by the evidence, and that the decision is contrary to law.

The text of the Appellant's contentions and the County's responses to those contentions are set forth in Evidences b and c below. The supporting information submitted by the Appellant is included in the October 17, 2017, staff report to the Board of Supervisors as Attachment C, and is incorporated herein by reference.

- b) Appellant's Specific Contention A. The Appellant states: **"Condition 10: The Church believes Condition 10 should be deleted in its entirety. Condition 10 causes the Use Permit to expire in two years. This condition would require that the Church install a water system and make other improvements and then in less than two years apply for an entirely new Use Permit. That application would include new application fees (the**

application fee for this permit was \$16,420), may require additional studies, and would require public hearings and undoubtedly appeals, with their associated costs. This would all be with no assurance that the subsequent use permit would be approved. Such a condition is unprecedented in the County and places a substantial burden on the Church.”

The County’s application of time limits or other restrictions on discretionary permits is not unprecedented, have been applied specifically to non-residential (e.g., public/quasi-public) uses proposed in residential or agricultural neighborhoods, and is well within the County’s authority to assure public health and safety. In addition, at the Planning Commission’s August 9th, 2017 hearing on the application, the Applicant volunteered the idea of a review by the Planning Commission at the 2-year mark, although the Applicant did not agree to limiting the permit to two years in duration.

The County has imposed time limits, or other types of restrictions and limitations, on a proposed use when on-going review is deemed necessary to assure the proposed use is not detrimental to the area, and to review the adequacy of the conditions. Examples of types of limits and restrictions may be found in various chapters of Monterey County Code (MCC) regarding land use, such as Chapter 21.64.095 (Cottage Industries), Chapter 21.64.100 (Bed and Breakfast Facilities), and 21.64.280 (Transient Use of Residential Property (Short-Term Rental)).

In the past, the County has granted Use Permits and Special Permits for churches subject to various conditions of approval related to parking, access improvements, wastewater treatment system improvements, water system improvements, exterior lighting, drainage and erosion control, landscaping and fencing, and signage. However, based on research of County land use records, no previously-approved permits for churches were found where the County applied a clearly-defined expiration date on the use. In addition, based on County review of the application materials and environmental analysis, the facts of this proposed use do not warrant the application of a 2-year permit expiration timeframe on the use, yet do warrant a 3-year review.

Therefore, the County has revised Condition No. 10 to remove the 2-year expiration timeframe, and replace it with a requirement for Planning Commission review of the use and conditions in three years with the option to revise, modify, or change the conditions, or take other measures as deemed necessary, to assure that continuation of the use is not detrimental to the area. The revised Condition No. 10 is consistent with the idea suggested by Applicant to the Planning Commission and responsive to the concerns expressed by the neighbors; while County finds that the conditions of approval address potential impacts, the 3-year review will provide for verification of this determination and, if necessary, revision of conditions. Because the County is revising Condition No. 10 to remove the time limit on the permit, the County grants the appeal in part.

- c) Appellant's Specific Contention B. The Appellant states:
"Condition 30: The Church asks that Condition 30 be amended to add "...the maximum capacity shall not exceed a weekly average of 65 persons per day." The key factors for the Church's water, wastewater and traffic impacts were based on average daily or annual use. They were not measured by the maximum use for a single day. To limit use of the Church to a single day maximum of 65 persons places a limit on the use of the Church inconsistent with use permits that were found for other churches and is contrary to the nature of the typical operation and use of churches."

The granting of a Use Permit by the County is a discretionary action, and subject to conditions of approval based on site constraints to ensure that the establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the particular case, be detrimental to 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 improvement in the neighborhood; or to the general welfare of the County. In furtherance of this governmental interest, the scope or level of intensity of permitted activities has been limited based on identified property constraints and the associated environmental review.

In the environmental analysis, the County identified site constraints, such as on-site wastewater treatment capacity and available parking area, that could limit the scope or level of use for health and safety. The County applied Condition No. 30 to address scope of use, including types of activities and a maximum capacity of 65 persons for standard weekly activities based on site constraints.

The maximum capacity of 65 persons was based on the estimated amount of wastewater generated per user, per day. As proposed, the on-site wastewater treatment system (OWTS) would have a capacity of approximately 300 gallons per day, which equates to approximately 65 persons at just under 5 gallons per person per day. Hence, the maximum of 65 persons allowed on-site at any given time is based on the capacity of the OWTS. Based on established health and safety regulations, the original Condition No. 30 applied a reasonable limit on the scope of activities to assure the use was not detrimental to persons residing or working in the area of the proposed use. The limit was also reasonable by the Applicant's/Appellant's own estimate of current and future regular members or attendees, supported by documentation submitted by the Applicant to the County

However, the OWTS could absorb additional flow on a periodic basis, provided the system is allowed sufficient recovery time between the periods of additional wastewater flow. Pursuant to this additional analysis, the County has revised Condition No. 30 to allow major activities involving up to, but not exceeding, 125 persons on-site at

any given time, provided that these major activities shall also be limited to not more than two days per month, with at least six intervening days between major activities to ensure sufficient recovery time for the OWTS. Combined with the proposed on-site parking capacity, the 125-person limit would also allow all parking to remain on-site and not overflow onto Cachagua Road.

- d) Appellant argues that the Planning Commission's decision violates the Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA), arguing that the condition imposing a two-year expiration does not "serve a compelling interest" and is not the "least restrictive means" to serve the governmental interest. Condition No. 10 has been revised to replace the two-year expiration with a three-year review at the Planning Commission, with authority to revise conditions if necessary to address impacts of the project. The revised Condition No. 10, as well as the limitations in Condition No. 30, serve the compelling public interest of protecting the public health and safety to ensure that the uses are within wastewater capacity limits, and that the project does not have environmental impacts beyond those analyzed and expected. These requirements do not create a substantial burden and do not treat the church use differently than other discretionary projects that have multiple conditions to address environmental and health and safety impacts.

7. **FINDING:** **APPEALABILITY** – The decision on this project is final. Section 21.80.090.I of the Monterey County Zoning Ordinance (Title 21) states that the decision of the Appeal Authority shall be final.

DECISION

NOW, THEREFORE BE IT RESOLVED, based on the above findings and evidence, and the administrative record as a whole, that the Board of Supervisors does hereby:

- A. Certify that the foregoing recitals and findings are true and correct;
- B. Grant in part the appeal by First Baptist Church of the Planning Commission's approval of a Use Permit to convert a single-family dwelling into a church;
- C. Adopt a Negative Declaration; and
- D. Approve the Use Permit (First Baptist Church/RMA-Planning File No. PLN140863) to allow the conversion of a single-family dwelling into a church, including construction of a 744 square foot addition to the main level and a 830 square foot basement addition, in general conformance with the attached plans and subject to thirty (30) conditions of approval, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED upon motion of Supervisor _____, seconded by Supervisor _____, and carried this 17th day of October, 2017, by the following vote to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof Minute Book _____ for the meeting on October 17, 2017.

Date:

File Number:

Gail T. Borkowski, Clerk of the Board of Supervisors
County of Monterey, State of California

By _____
Deputy

Monterey County RMA Planning

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

PLN140863

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Use Permit (PLN140863) allows the conversion of a single-family dwelling into a church, and the construction of a 744 square foot addition to the main level and a 830 square foot basement addition. The property is located at 19345 Cachagua Road, Carmel Valley (Assessor's Parcel Number 418-441-006-000), Cachagua 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 Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Use Permit (Resolution Number 17 -) was approved by the Board of Supervisors for Assessor's Parcel Number 418-441-006-000 on October 17, 2017. The permit was granted subject to thirty (30) 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. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: 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. Monterey County RMA - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register 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 recovery. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

The Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning 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.

4. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the County Counsel for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel.

5. PD005 - FISH & GAME FEE NEG DEC/EIR

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Pursuant to the State Public Resources Code Section 753.5, 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. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Within five (5) working days of project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to RMA-Planning.

If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to RMA-Planning prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

6. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

7. PD007- GRADING WINTER RESTRICTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Chief of RMA - Building Services. (RMA-Planning and RMA-Building Services)

Compliance or Monitoring Action to be Performed: The Owner/Applicant, on an on-going basis, shall obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.

8. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Chapter 21.63, Design Guidelines for Exterior Lighting, all exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The lighting shall also comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. (RMA - Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with Monterey County Code Chapter 21.63, Design Guidelines for Exterior Lighting, and the California Energy Code set forth in California Code of Regulations Title 24 Part 6.

9. PD016 - NOTICE OF REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "The following reports were prepared and are on file in Monterey County RMA-Planning: Percolation and Groundwater Study (Library No. LIB150307), prepared by Grice Engineering, Inc., dated July 31, 2015; and Geologic and Soil Engineering Report (Library No. LIB150308), prepared by LandSet Engineers, Inc., dated April 10, 2015. All development shall be in accordance with these reports." (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to RMA-Planning.

Prior to occupancy, the Owner/Applicant shall submit letters from Grice Engineering, Inc. and LandSet Engineers, Inc. to RMA-Planning certifying that all development has been implemented in accordance with the reports.

10. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of three (3) years, to expire on October 17, 2020, unless use of the property has begun within this period. Completion by Owner/Applicant of the compliance actions for Condition Nos. 14 (New Water System Permit) and 15 (Fluoride Treatment), and verification by RMA-Planning of compliance with those conditions shall constitute "use of the property" for the purpose of this condition. Any request for extension must be received in writing by RMA-Planning at least 30 days prior to the expiration date.

No later than September 1, 2020, the Owner/Applicant shall submit a report to RMA-Planning that reviews the status of condition compliance for the Use Permit. In turn, RMA-Planning shall report the status of condition compliance to the Monterey County Planning Commission at a noticed public hearing for the purpose of the Planning Commission determining the continuing adequacy of the conditions in avoiding or minimizing potential impacts of the use on the surrounding neighborhood. The Planning Commission may revise, modify, or change the conditions, or take other measures as deemed necessary, to assure that continuation of the use is not detrimental to the area. (RMA-Planning)

Compliance or Monitoring Action to be Performed: No later than September 1, 2020, the Owner/Applicant shall submit a report to RMA-Planning that reviews the status of condition compliance for the Use Permit.

11. PD035 - UTILITIES UNDERGROUND

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All new utility and distribution lines shall be placed underground. (RMA-Planning and RMA-Public Works)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.

12. PD047 - DEMOLITION/DECONSTRUCTION (MBUAPCD RULE 439)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In accordance with Monterey Bay Air Resources District (formerly the Monterey Bay Unified Air Pollution Control District) Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards:

1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process;
2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building;
3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour.

All Air District standards shall be enforced by the Air District. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of a demolition permit, if applicable, the Owner/Applicant/Contractor shall incorporate a "Demolition/Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.

During demolition, the Owner/Applicant/Contractor shall obtain any required Air District permits and the Air District shall conduct all deconstruction or demolition inspection activities as required by the Air District.

13. PDSP001 - PRE-CONSTRUCTION SURVEY (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of a grading or construction permit, the applicant shall hire a qualified biologist to conduct a pre-construction survey for California red-legged frog (CRLF) and California tiger salamander (CTS) up to 3 days prior to initial grading and ground disturbing activities within 100 feet of areas proposed for temporary or permanent disturbance in the project site. During rain conditions, the pre-construction survey shall be conducted the same day as grading and ground disturbing activities.

If CRLF or CTS are found within an area to be disturbed, no ground disturbance shall occur until a USFWS-approved biologist has captured and relocated any individuals to nearby suitable habitat area. All relocation shall be completed following a relocation plan approved by the USFWS and CDFW.

If CRLF or CTS are found within the project site and relocated out of the project site, then the biologist shall supervise installation of barrier fencing around construction areas to minimize the potential for CRLF or CTS to enter construction areas. Once barrier fencing is installed, the biologist will instruct the construction foreman on how to inspect the fence each morning, prior to the start of work activities, to make sure the fence is still intact and that no animals are stuck at the fence. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of a grading or construction permit, the applicant shall submit to RMA-Planning the completed pre-construction survey for CRLF and CTS.

14. EHSP01 - NEW WATER SYSTEM PERMIT (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Chapter 15.04, Domestic Water Systems, obtain a new water system permit from the Environmental Health Bureau.

Compliance or Monitoring Action to be Performed: Prior to commencement of use or issuance of grading/construction permits, the Owner/Applicant shall submit the necessary water system application, reports and testing results to Environmental Health Bureau for review and approval.

15. EHSP02 - FLUORIDE TREATMENT (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Point of Entry Fluoride treatment designs have been approved by the Environmental Health Bureau (EHB) for this site to meet the primary standards as found in Chapter 15.04 of the Monterey County Code, Titles 17 and 22 of the California Code of Regulations.

The Owner/Applicant shall install fluoride treatment systems onsite, and submit monitoring results verifying the treatment system is reducing Fluoride to below the Maximum Contaminant Levels. (Environmental Health Bureau)

Compliance or Monitoring Action to be Performed: Prior to commencement of use, the Owner/Applicant shall install the fluoride treatment systems in accordance with the plans approved by the Drinking Water Protection Service of EHB. Once fluoride treatment is installed, the Owner/Applicant shall submit water quality analysis to EHB for review and acceptance. Ongoing monitoring will be required under the Water System Permit for the property.

16. EHSP03 - SEPARATE RECYCLABLES (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: All persons shall separate recyclables from other solid waste generated at their premises and shall place such recyclables into a different approved container to facilitate segregation at a solid waste facility pursuant to California Assembly Bill AB 341 and Monterey County Code, Chapter 10.41. (Environmental Health Bureau)

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits and a continuous condition, the applicant shall submit to the Environmental Health Bureau for review and approval a descriptive plan on how recyclables will be collected and stored. Solid waste and recycling container enclosures shall be sized appropriately and located on the site plan.

17. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an erosion control plan in conformance with the requirements of Monterey County Code Chapter 16.12. The erosion control plan may be combined with the grading plan provided it is clearly identified. The erosion control plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit an Erosion Control Plan to RMA-Environmental Services for review and approval.

18. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project Geologic and Soil Engineering Report. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

19. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a grading plan incorporating the recommendations in the project Geologic and Soil Engineering Report prepared by Landset Engineers. Inc. The grading plan shall also address the requirements of Monterey County Code Chapter 16.08, and the geotechnical inspection schedule shall be included on the plan. The applicant shall provide certification from the licensed practitioner that the grading plan incorporates their geotechnical recommendations. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a grading plan to RMA-Environmental Services for review and approval.

Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed the grading plan for conformance with the geotechnical recommendations.

20. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

21. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, and to verify that pollutants of concern are not discharged from the site. At the time of the inspection, the applicant shall provide certification that all necessary geotechnical inspections have been completed to that point. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, the applicant shall schedule an inspection with RMA-Environmental Services.

22. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

23. PW0001 - ENCROACHMENT (COM)

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Obtain an encroachment permit from the Department of Public Works and construct a commercial driveway connection to Cachagua Road including acceleration and deceleration tapers. The design and construction is subject to the approval of the Public Works Director. (RMA-Public Works)

Compliance or Monitoring Action to be Performed: Prior to issuance of a grading or building permit, the Owner/Applicant shall obtain an encroachment permit from RMA-Public Works. Improvements are to be completed prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

24. PW0006 - CARMEL VALLEY

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The Applicant shall pay the Carmel Valley Master Plan Area Traffic Mitigation fee pursuant to the Board of Supervisors Resolution NO. 95-140, adopted September 12, 1995 (Fees are updated annually based on CCI). (RMA-Public Works)

Compliance or Monitoring Action to be Performed: Prior to issuance of a grading or building permit, the Owner/Applicant shall pay Monterey County RMA-Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to RMA-Public Works.

25. PW0043 -REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule. (RMA-Public Works)

Compliance or Monitoring Action to be Performed: Prior to issuance of a grading or building permit, the Owner/Applicant shall pay Monterey County RMA-Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to RMA-Public Works.

26. WR031 - FLOODPLAIN NOTICE

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a recorded floodplain notice stating: "The property is located within or partially within a Special Flood Hazard Area and may be subject to building and/or land use restrictions." (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a signed and notarized floodplain notice to the Water Resources Agency for review and approval. When approved, the applicant shall record the notice.

A copy of the standard notice can be obtained at the Water Resources Agency or online at: www.mcwra.co.monterey.ca.us.

27. WRSP1 - STORMWATER MANAGEMENT PLAN - PARKING LOT NEAR CACHAGUA CREEK

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall incorporate measures to ensure runoff is minimized and stormwater infiltration is maximized. The parking lot surface shall be designed to minimize runoff through the use of permeable materials such as gravel, wood mulch, or similar. Provisions shall be made to collect and conduct runoff to drainage areas/devices capable of polluted runoff filtration/treatment (e.g., vegetated filtration strips, bioretention areas, infiltration trenches, etc). A registered civil engineer or other qualified professional shall design a stormwater management plan to the satisfaction of the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a stormwater management plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

28. WRSP2 - WRA INSPECTION - PRIOR TO FINAL

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall schedule an inspection with the Water Resources Agency to ensure all necessary drainage and stormwater controls are in place and the project is compliant with respective water resources policies. This inspection requirement shall be noted on the stormwater management plan. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the Owner/Applicant shall schedule an inspection with the Water Resources Agency to ensure all necessary drainage and stormwater controls have been constructed in accordance with approved plans.

29. PDSP002 - NO EXTERIOR AMPLIFIED SOUND

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall not allow amplified music or other forms of amplified sound on the exterior of buildings or grounds. (RMA-Planning)

Compliance or Monitoring Action to be Performed: On an ongoing basis, there shall be no amplified music or other forms of amplified sound allowed on the exterior of buildings or grounds.

30. PDSP003 - ALLOWED INTENSITY OF USE (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The types of activities allowed by this Use Permit shall be consistent with those activities listed on page 3 of the Initial Study prepared by the County for the proposed use (Initial Study/Negative Declaration; SCH No. 2016091045), and as described in the Initial Study on file in RMA-Planning File No. PLN140863.

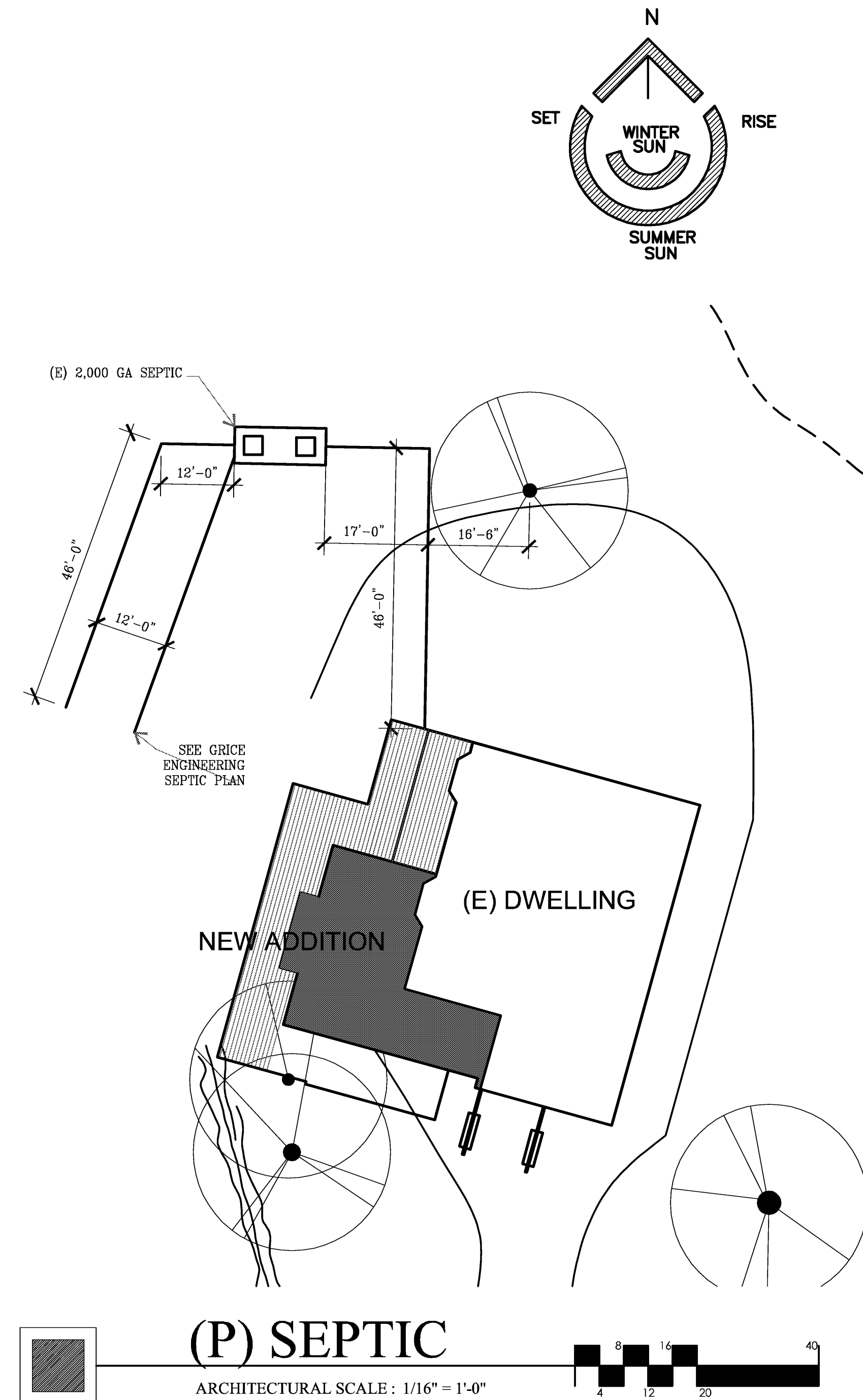
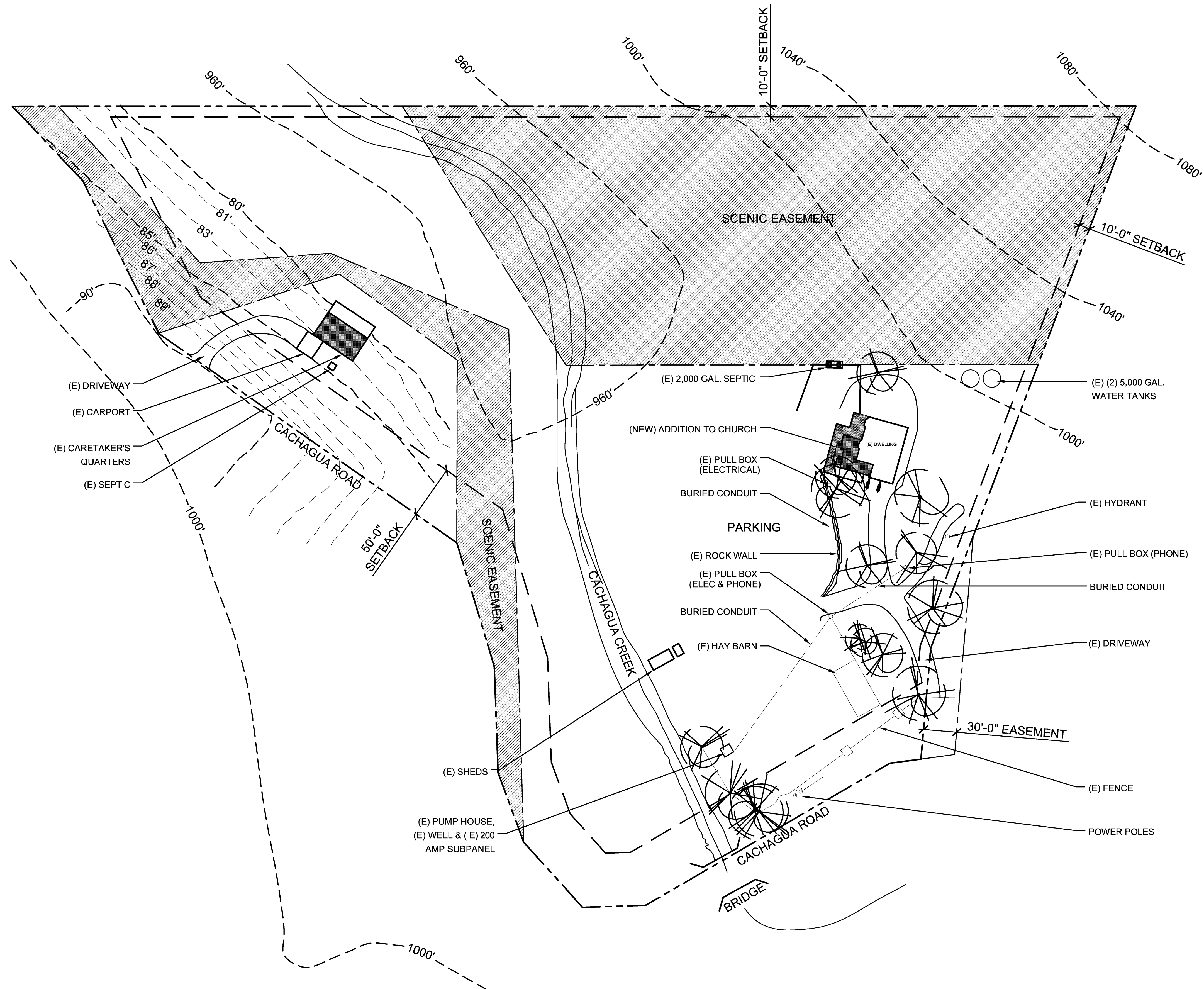
The scope or level of use for any such activity shall be limited based on site constraints identified in the Initial Study, such as on-site wastewater treatment capacity and area available for parking. Based on site constraints, the maximum capacity for standard weekly activities shall not exceed 65 persons on-site at any given time.

Notwithstanding the 65-person limit, due to the intermittent use of the facility, additional wastewater flow could be absorbed by the on-site wastewater system on a periodic basis. Therefore, activities involving up to, but not exceeding, 125 persons on-site ("major activities") at any given time are allowed provided that such major activities shall be limited to not more than two days per month, with at least six days between major activities.

The types of standard and major activities may include, but are not limited to:

- Church services (indoor, or outdoor when weather permits)
- Bible studies and prayer meetings
- Counseling services
- Children/youth support activities
 - Including separate church services, classrooms, nursery, etc.
- Day camps and overnight camping
 - Maximum of two overnight camping events per year; up to 3 nights per event
- Community service activities
- Disaster response activities
 - Including temporary staging, storage, and/or shelter, etc.
- Trade-skills training
- Congregation-related major events
 - Including weddings and memorial services

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall adhere to the scope of allowed intensity of use.



GRADING & DRAINAGE NOTES

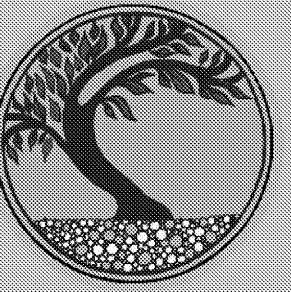
14.1 DURING WINTER OPERATIONS: (BEWEEN OCT 15 & APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:

14.1.1 DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

14.1.2 ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.

14.1.3 RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

14.1.4 DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUALLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS. (MONTEREY COUNTY GRADING / EROSION ORD. 2806-16.12-090



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PROJECT:

**CACHAGUA BIBLE
CHURCH**

19345 CACHAGUA RD.
CARMEL VALLEY, CA 93924

APN: 418-441-006

PROJECT NO:

OWNER:
CACHAGUA BIBLE CHURCH
CARMEL CALLEY, CA 93924
ph. 920-8814

SHEET TITLE:
SITE PLAN

SCALE: NOTED

DRAWN BY: JOSHUA STEWMAN

PRINT DATE: AUG. 20, 2015

PLANNING PERMIT SUBMITTAL DATE: -

BUILDING PERMIT SUBMITTAL DATE: -

DATE ISSUED FOR CONSTRUCTION: -

REVISIONS:



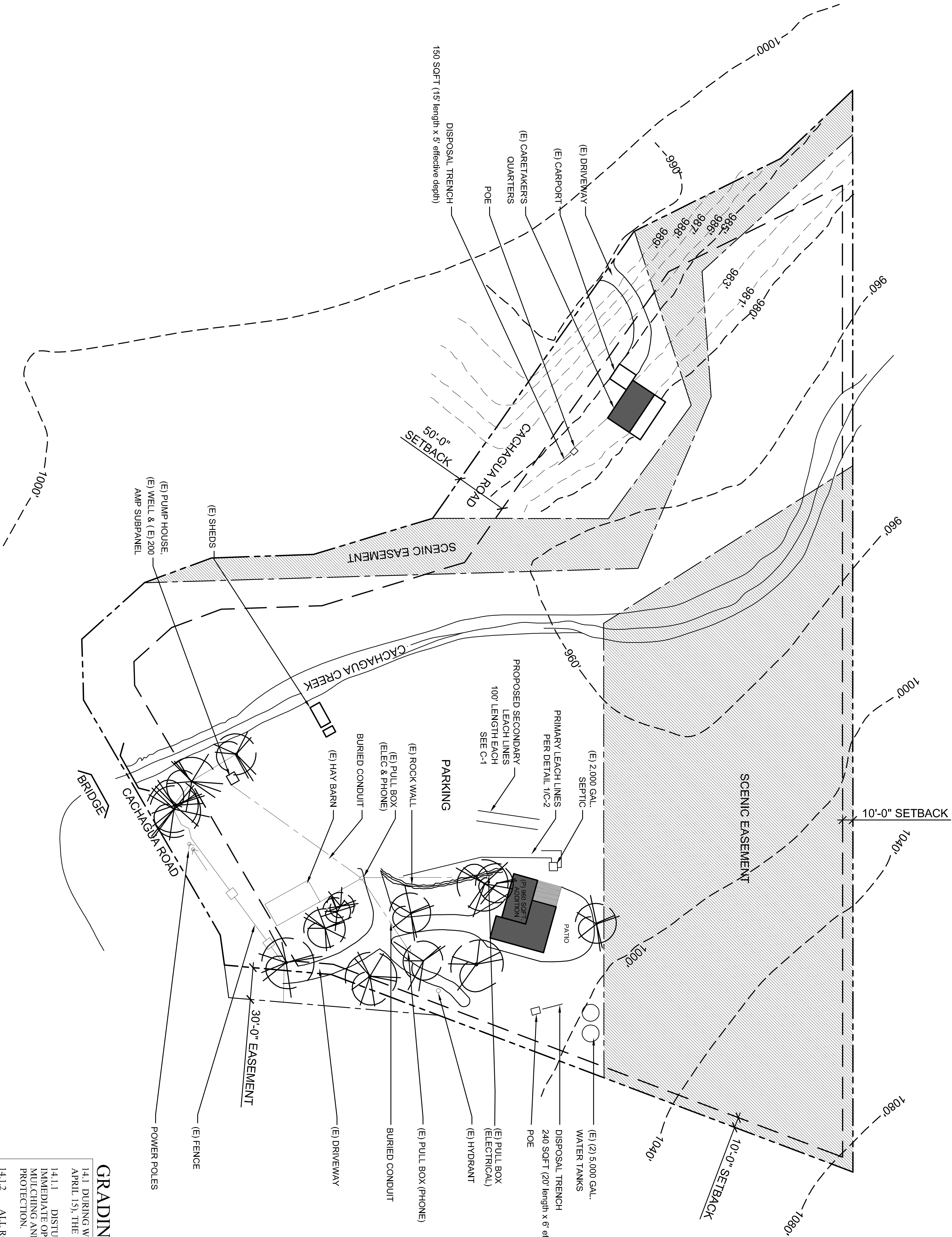
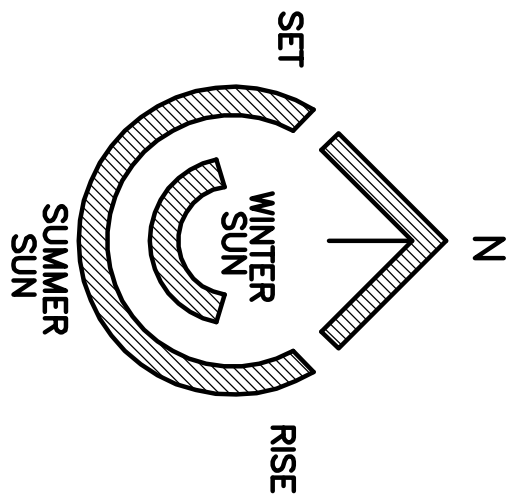
FILE: VIEW:

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SHEET NUMBER:

A-1.0

SHEET 3 OF 10 SHEETS



GRADING & DRAINAGE NOTES

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PROJECT:

CACHAGUA BIBLE CHURCH

19345 CACHAGUA RD.
CARMEL VALLEY, CA 93924

APR: 418-441-006

PROJECT NO:

OWNER:

CACHAGUA BIBLE CHURCH
CARMEL CALLEY, CA 93924
ph. 920-8814

SHEET TITLE:
PROPOSED SITE PLAN

SCALE: NOTED

DRAWN BY: JOSHUA STEWMAN
PRINT DATE: JUNE 30, 2017
PLANNING PERMIT SUBMITTAL DATE: -
BUILDING PERMIT SUBMITTAL DATE: -
DATE ISSUED FOR CONSTRUCTION: -

REVISIONS:

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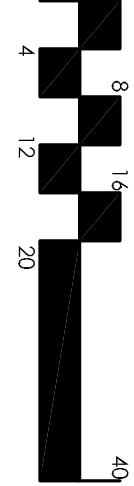
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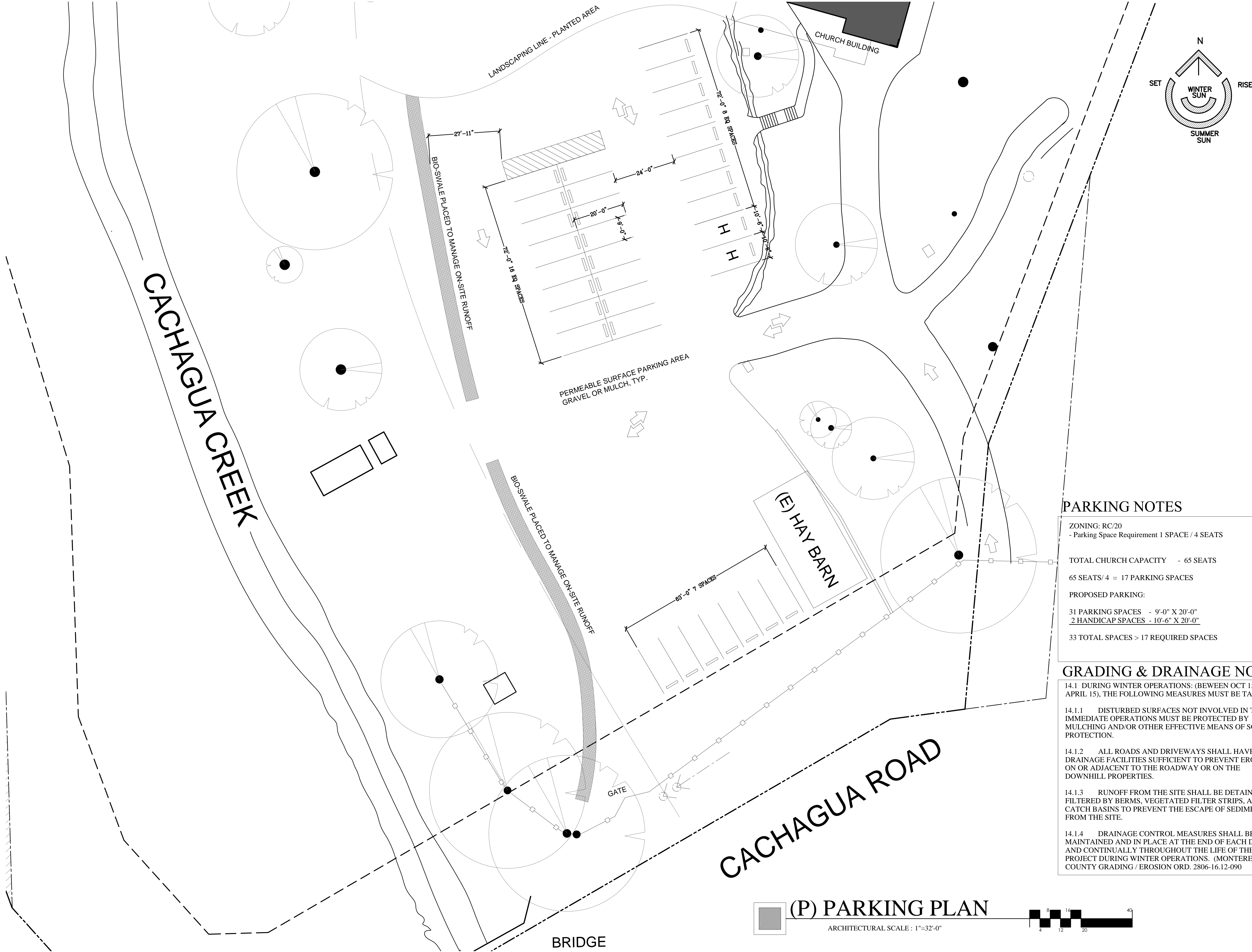
SHEET - OF - SHEETS

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(P) SITE PLAN

ARCHITECTURAL SCALE: 1"=50'-0"





PROJECT:

CACHAGUA BIBLE CHURCH

19345 CACHAGUA RD.
CARMEL VALLEY, CA 93924

APN: 418-441-006

PROJECT NO:

OWNER:
CACHAGUA BIBLE CHURCH
CARMEL CALLEY, CA 93924
ph. 920-8814

SHEET TITLE:

PARKING PLAN

SCALE: NOTED

DRAWN BY: JOSHUA STEWMAN

PRINT DATE: FEBRUARY 01, 2017

PLANNING PERMIT SUBMITTAL DATE: -

BUILDING PERMIT SUBMITTAL DATE: -

DATE ISSUED FOR CONSTRUCTION: -

REVISIONS:

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SHEET NUMBER:

A-1.2

SHEET 4 OF 10 SHEETS

PARKING NOTES

ZONING: RC/20
- Parking Space Requirement 1 SPACE / 4 SEATS

TOTAL CHURCH CAPACITY - 65 SEATS

65 SEATS/ 4 = 17 PARKING SPACES

PROPOSED PARKING:

31 PARKING SPACES - 9'-0" X 20'-0"
2 HANDICAP SPACES - 10'-6" X 20'-0"

33 TOTAL SPACES > 17 REQUIRED SPACES

GRADING & DRAINAGE NOTES

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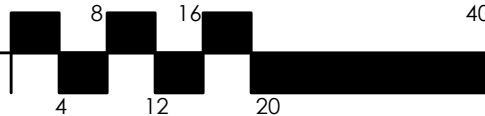
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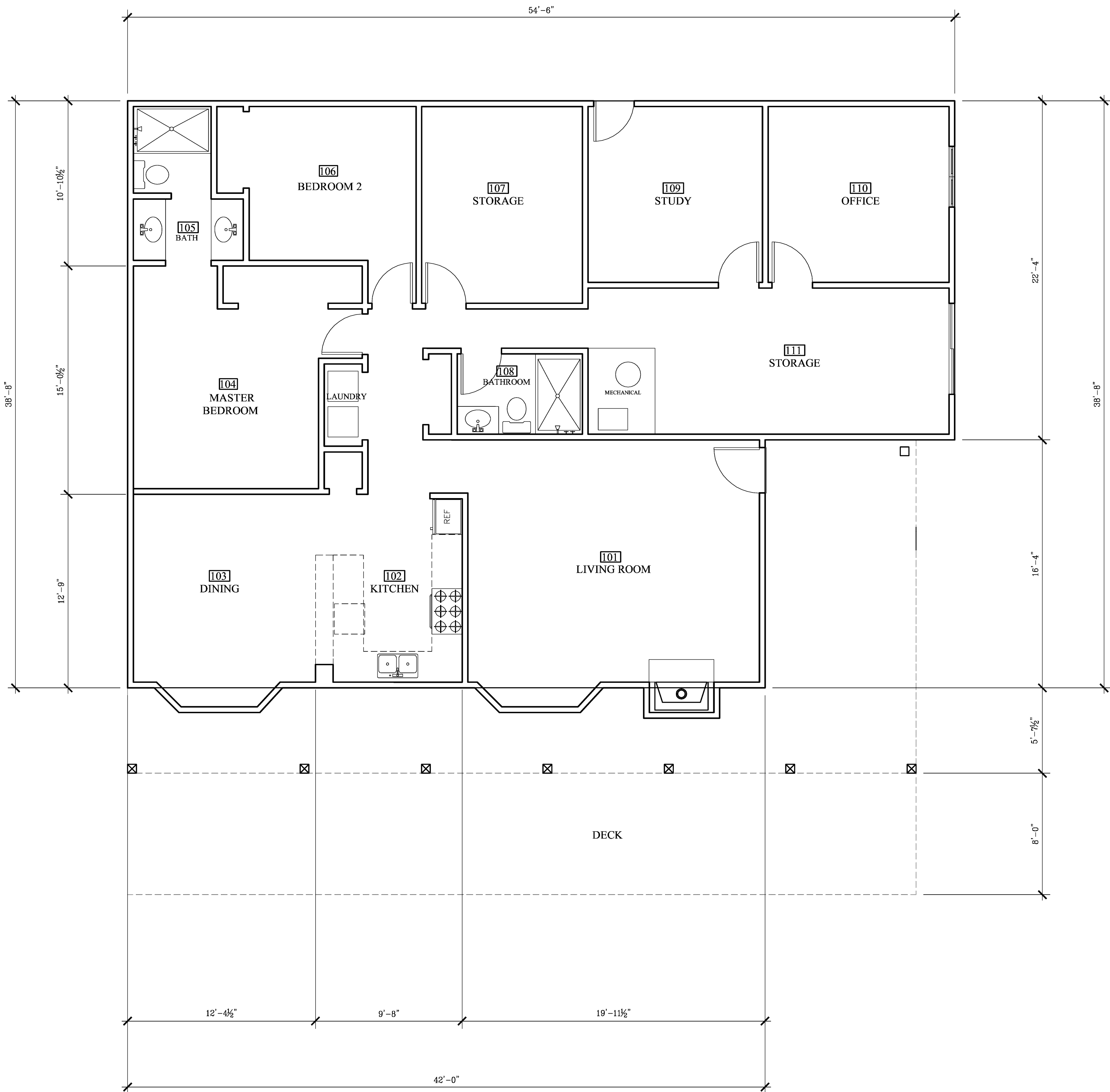
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(P) PARKING PLAN

ARCHITECTURAL SCALE : 1"=32'-0"





PLAN NOTES

- PLUMBING NOTES
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 4. PROVIDE A 30" CLEAR WIDTH FOR WATER CLOSET COMPARTMENT AND 24" CLEARANCE IN FRONT OF WATER CLOSET. (CBC Section 1134 A2.6)
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- EMERGENCY EGRESS
- REQUIREMENTS: CRC SECTION R310
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- FIRE BLOCKING
- FIRE BLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE. FIRE BLOCKING SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN CBC 707.

PLAN NOTES - TITLE 24

- TITLE - 24 RESIDENTIAL LIGHTING MEASURES
- 101.1 PERMANENTLY INSTALLED LIGHTING IN KITCHENS SHALL BE HIGH EFFICACY LUMINAIRES. UP TO 50% OF THE WATTAGE OF PERMANENTLY INSTALLED LIGHTING IN KITCHENS MAY BE IN LIGHTS THAT ARE NOT HIGH EFFICACY, PROVIDED THAT THESE LIGHTS ARE CONTROLLED BY SWITCHES SEPARATE FROM THOSE CONTROLLING THE HIGH EFFICACY LUMINAIRES. (150(K)3)
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TITLE - 24: CF-6R INSTALLATION CERTIFICATE

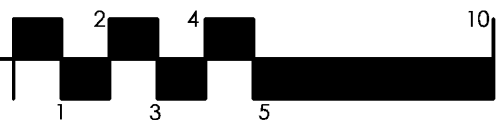
THE BUILDER/CONTRACTOR IS TO PROVIDE THE OWNER AND THE COUNTY BUILDING DIVISION WITH A COPY OF THE CF-6R INSTALLATION CERTIFICATE AT THE TIME OF FINAL INSPECTION

TITLE - 24: WS-5R FORM

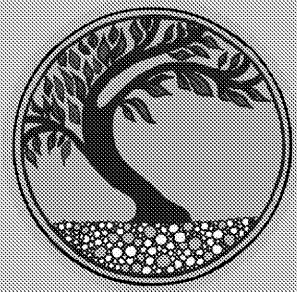
PRIOR TO RECEIVING A BUILDING FINAL, A COMPLETE COPY OF THE WS-5R FORM SHALL BE GIVEN TO THE OWNER AND THE BUILDING INSPECTOR. (CEC CHAPTER 1, SECTION 1.4.6&7)

(E) MAIN RESIDENCE FLOOR PLAN

ARCHITECTURAL SCALE : 1/4"=1'



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CARMEL VALLEY, CA 93924

APN: 418-441-006

PROJECT NO:

OWNER:

SANCTUARY BIBLE CHURCH
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ph. 920-8814

SHEET TITLE:

(E) MAIN RESIDENCE FLOOR PLAN

SCALE: 1/4" = 1'-0"

DRAWN BY: JOSHUA STEWMAN

PRINT DATE: AUG. 20, 2015

PLANNING PERMIT SUBMITTAL DATE: -

BUILDING PERMIT SUBMITTAL DATE: -

DATE ISSUED FOR CONSTRUCTION: -

REVISIONS:

- 1. REVISED
- 2. REVISED
- 3. REVISED
- 4. REVISED
- 5. REVISED
- 6. REVISED

FILE:

VIEW:

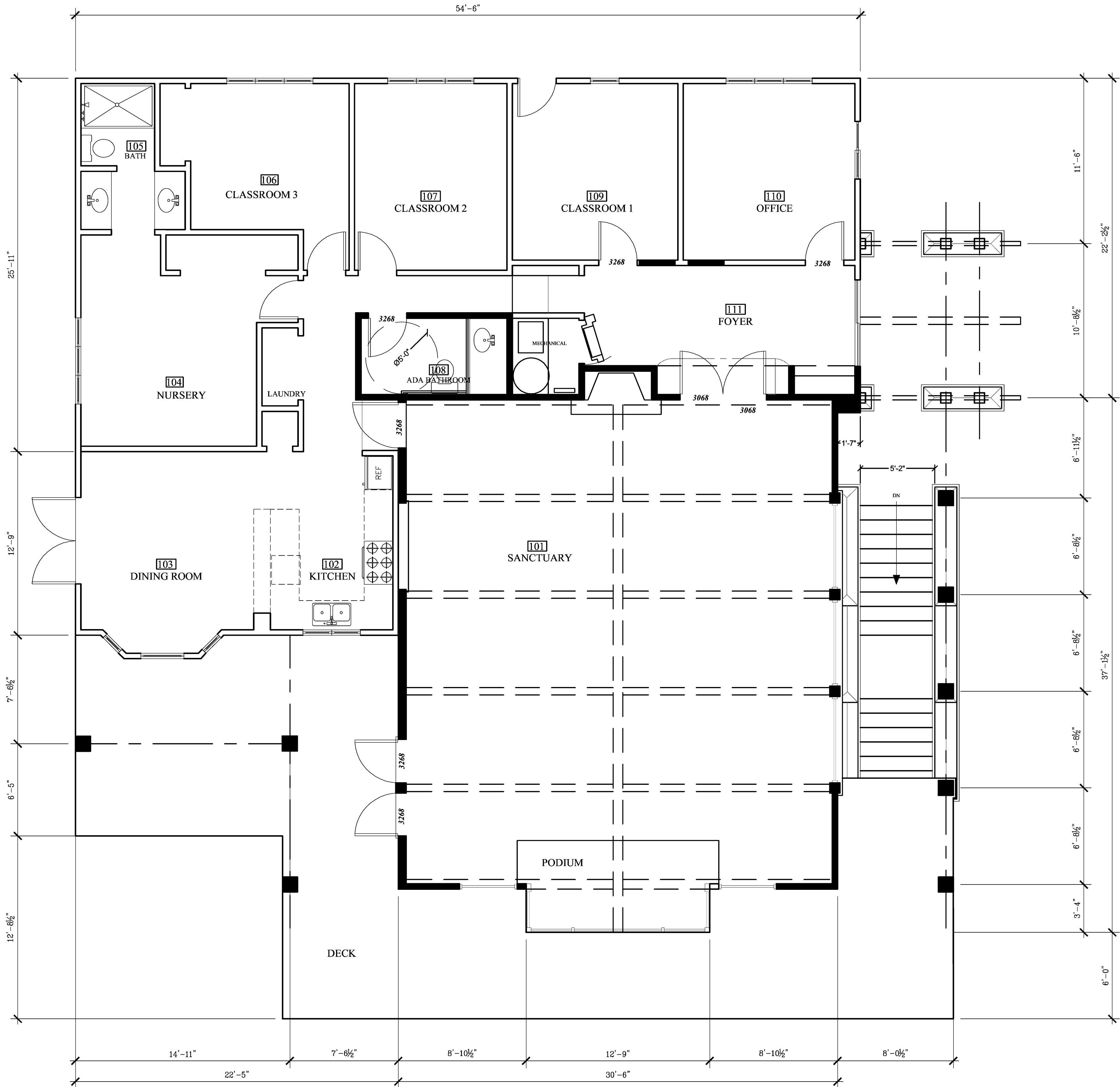
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SHEET NUMBER:

A-2.0

SHEET 5 OF 10 SHEETS

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PLAN NOTES

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TITLE - 24: CF-6R INSTALLATION CERTIFICATE
THE BUILDER/CONTRACTOR IS TO PROVIDE THE OWNER AND THE COUNTY BUILDING DIVISION WITH A COPY OF THE CF-6R INSTALLATION CERTIFICATE AT THE TIME OF FINAL INSPECTION

TITLE - 24: WS-SR FORM
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PROJECT:

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19345 CACHAGUA RD.
CARMEL VALLEY, CA 93924

APN: 418-441-006

PROJECT NO:

OWNER:

SANCTUARY BIBLE CHURCH
CARMEL CALLEY, CA 93924
ph. 920-8814

SHEET TITLE:

(P) CHURCH FIRST
FLOOR PLAN

SCALE: 1/4" = 1'-0"

DRAWN BY: JOSHUA STEWMAN

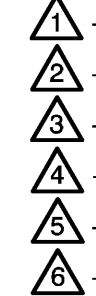
PRINT DATE: AUG. 20, 2015

PLANNING PERMIT SUBMITTAL DATE: -

BUILDING PERMIT SUBMITTAL DATE: -

DATE ISSUED FOR CONSTRUCTION: -

REVISIONS:



FILE:

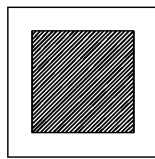
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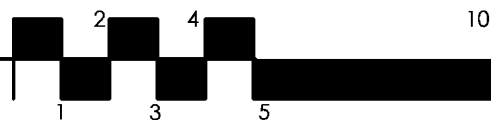
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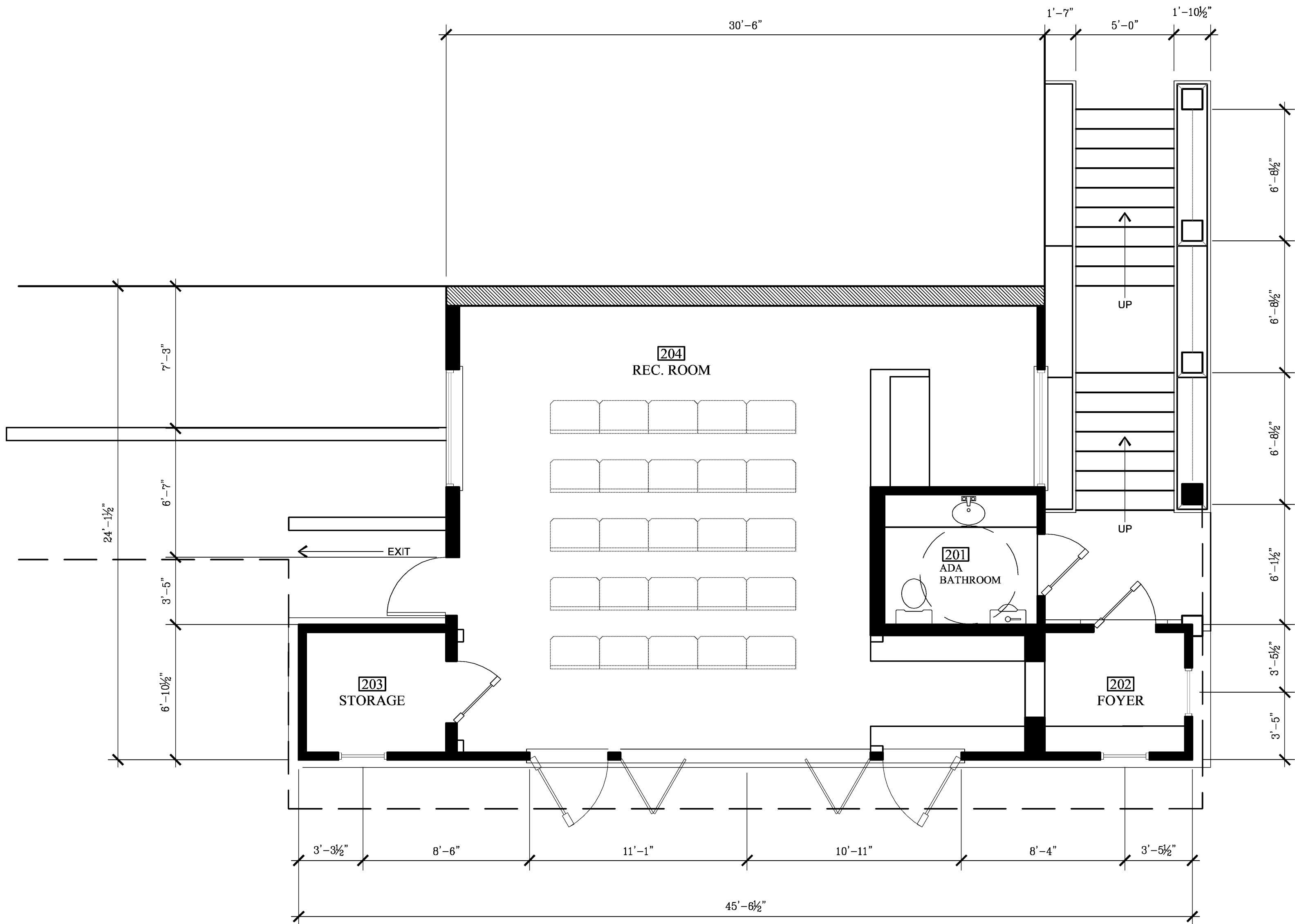
SHEET 6 OF 10 SHEETS



(P) CHURCH FIRST FLOOR PLAN

ARCHITECTURAL SCALE : 1/4"=1'







(P) CHURCH LOWER FLOOR PLAN

ARCHITECTURAL SCALE : 1/4"=1'

1

2

3

4

5

10

PLAN NOTES

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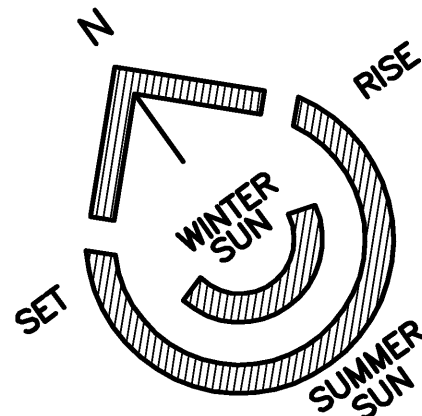
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- 101.3 PERMANENTLY INSTALLED LUMINAIRES LOCATED OTHER THAN KITCHENS, BATHROOMS, GARAGE, LAUNDRY AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES (OTHER THAN CLOSETS LESS THAN 70 SQFT.) : OR ARE CONTROLLED BY A DIMMER SWITCH OR ARE CONTROLLED BY AN OCCUPANCY SENSOR THAT COMPLIES WITH SECTION 119(d) THAT DOES NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS ON OPTION. (150(k)4)
- 101.4 LUMINAIRES PROVIDING OUTDOOR LIGHTING AND PERMANENTLY MOUNTED TO RESIDENTIAL BUILDING ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES OR ARE CONTROLLED BY OCCUPANCY SENSOR WITH INTEGRAL PHOTO CONTROL CERTIFIED TO COMPLY WITH SECTION 119(d). (150(k)6)

TITLE - 24: CF-6R INSTALLATION CERTIFICATE
THE BUILDER/CONTRACTOR IS TO PROVIDE THE OWNER AND THE COUNTY BUILDING DIVISION WITH A COPY OF THE CF-6R INSTALLATION CERTIFICATE AT THE TIME OF FINAL INSPECTION

TITLE - 24: WS-5R FORM
PRIOR TO RECEIVING A BUILDING FINAL, A COMPLETE COPY OF THE WS-5R FORM SHALL BE GIVEN TO THE OWNER AND THE BUILDING INSPECTOR. (CEC CHAPTER 1, SECTION 1.4.6&7)



PROJECT:

CACHAGUA BIBLE CHURCH

19345 CACHAGUA RD.
CARMEL VALLEY, CA 93924

APN: 418-441-006

PROJECT NO:

OWNER:
SANCTUARY BIBLE CHURCH
CARMEL CALLEY, CA 93924
ph. 920-8814

SHEET TITLE:

(P) CHURCH LOWER
FLOOR PLAN

SCALE: 1/4" = 1'-0"

DRAWN BY: JOSHUA STEWMAN

PRINT DATE: AUG. 20, 2015

PLANNING PERMIT SUBMITTAL DATE: -

BUILDING PERMIT SUBMITTAL DATE: -

DATE ISSUED FOR CONSTRUCTION: -

REVISIONS:

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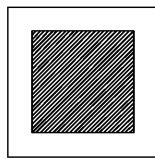
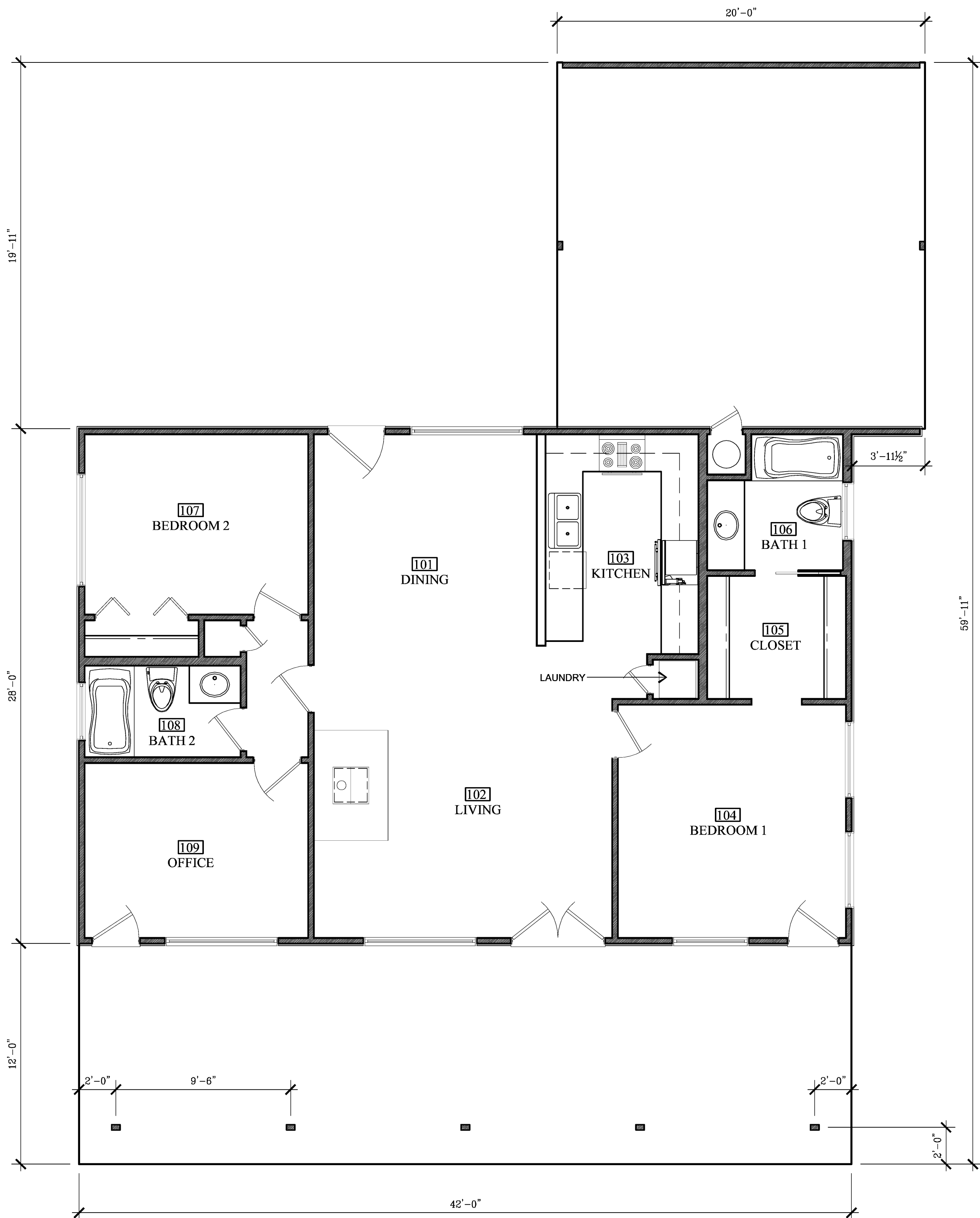
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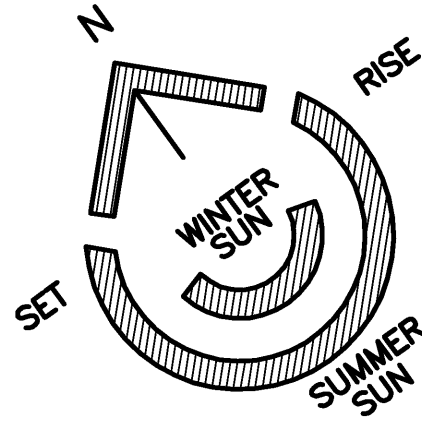
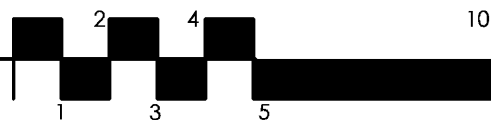
A-2.2

SHEET 7 OF 10 SHEETS



(E) ACCESSORY UNIT FLOOR PLAN

ARCHITECTURAL SCALE : 1/4"=1'



PLAN NOTES

- PLUMBING NOTES
1. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72". (CRC SECTION R307.2)
 2. SHOWER STALLS SHALL HAVE A CLEAR INTERIOR FINISH AREA OF 7.1 SQFT. AND BE ABLE TO ACCOMMODATE A MINIMUM 30" CIRCLE AT THE THRESHOLD LEVEL.
 3. THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHTUB AND WHIRLPOOL. BATH FILLER SHALL BE LIMITED TO 120 DEGREES FAHRENHEIT. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION. (CPC 414.5)
 4. PROVIDE A 30" CLEAR WIDTH FOR WATER CLOSET COMPARTMENT AND 24" CLEARANCE IN FRONT OF WATER CLOSET. (CBC Section 1134 A2.6)
 5. SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN A MIN. 22" UNOBSTRUCTED OPENING FOR EGRESS.

- EMERGENCY EGRESS
- REQUIREMENTS: CRC SECTION R310
1. MINIMUM NET CLEAR OPENABLE DIMENSION OF 24" IN HEIGHT,
 2. MINIMUM NET CLEAR OPENABLE DIMENSION OF 20" IN WIDTH,
 3. MINIMUM NET CLEAR OPENABLE DIMENSION OF 5.7 SQFT. IN AREA,
 4. OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FLOOR.

FIRE BLOCKING

FIRE BLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE. FIRE BLOCKING SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN CBC 707.

PLAN NOTES - TITLE 24

- TITLE - 24 RESIDENTIAL LIGHTING MEASURES
- 101.1 PERMANENTLY INSTALLED LIGHTING IN KITCHENS SHALL BE HIGH EFFICACY LUMINAIRES. UP TO 50% OF THE WATTAGE OF PERMANENTLY INSTALLED LIGHTING IN KITCHENS MAY BE IN LIGHTS THAT ARE NOT HIGH EFFICACY, PROVIDED THAT THESE LIGHTS ARE CONTROLLED BY SWITCHES SEPARATE FROM THOSE CONTROLLING THE HIGH EFFICACY LUMINAIRES. (150(k)3)
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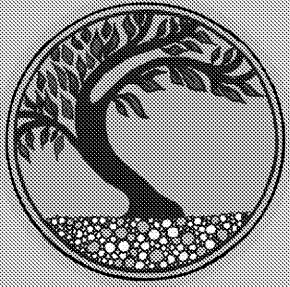
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CHURCH

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APN: 418-441-006

PROJECT NO:

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SHEET TITLE:

(E) ACCESSORY UNIT
FLOOR PLAN

SCALE: 1/4" = 1'-0"

DRAWN BY: JOSHUA STEWMAN

PRINT DATE: AUG. 20, 2015

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- 2. -
- 3. -
- 4. -
- 5. -
- 6. -

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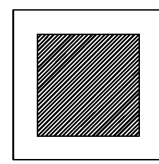
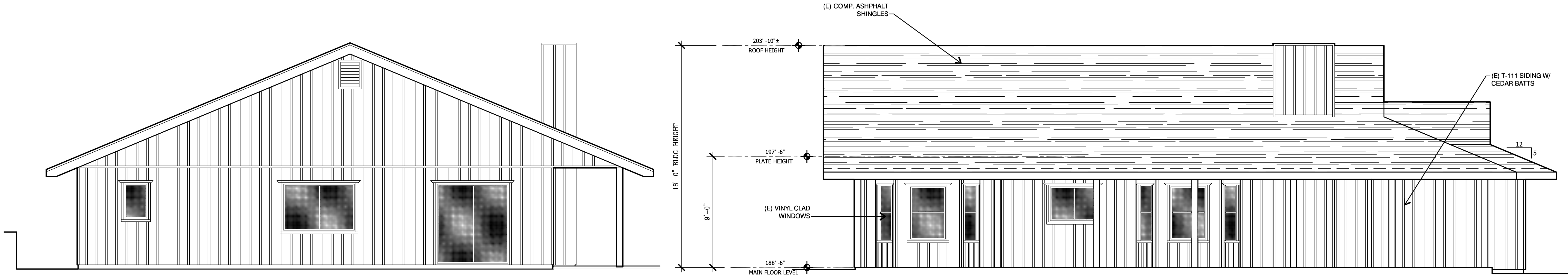
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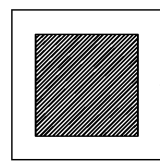
SHEET 8 OF 10 SHEETS

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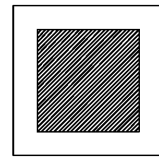
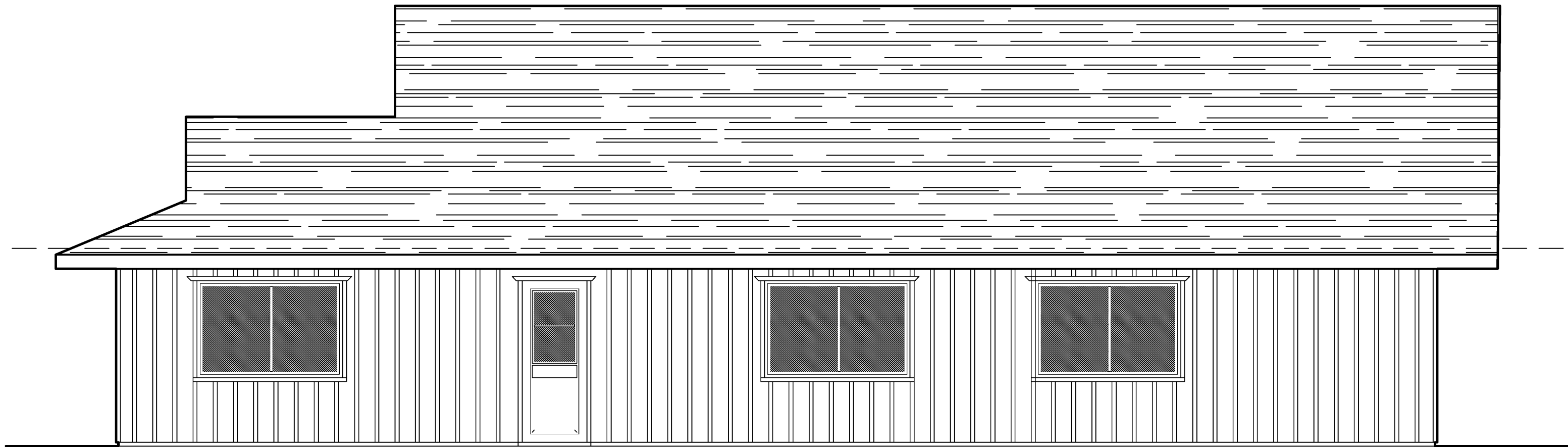
(E) EAST EXTERIOR ELEVATION

ARCHITECTURAL SCALE : 1/4"=1'



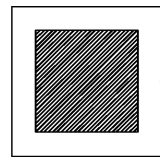
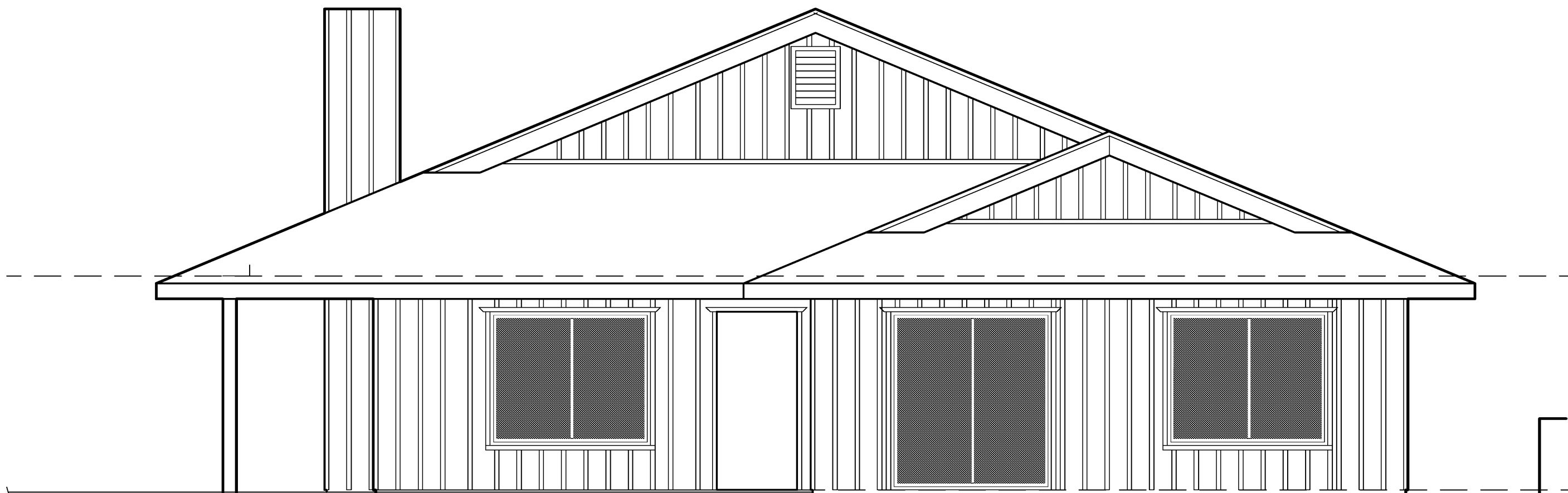
(E) SOUTH EXTERIOR ELEVATION

ARCHITECTURAL SCALE : 1/4"=1'



(E) NORTH EXTERIOR ELEVATION

ARCHITECTURAL SCALE : 1/4"=1'



(E) WEST EXTERIOR ELEVATION

ARCHITECTURAL SCALE : 1/4"=1'

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(E) EXTERIOR ELEVATIONS

SCALE: 1/4"=1'-0"

DRAWN BY: JOSHUA STEWMAN

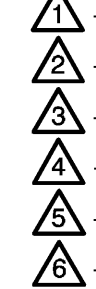
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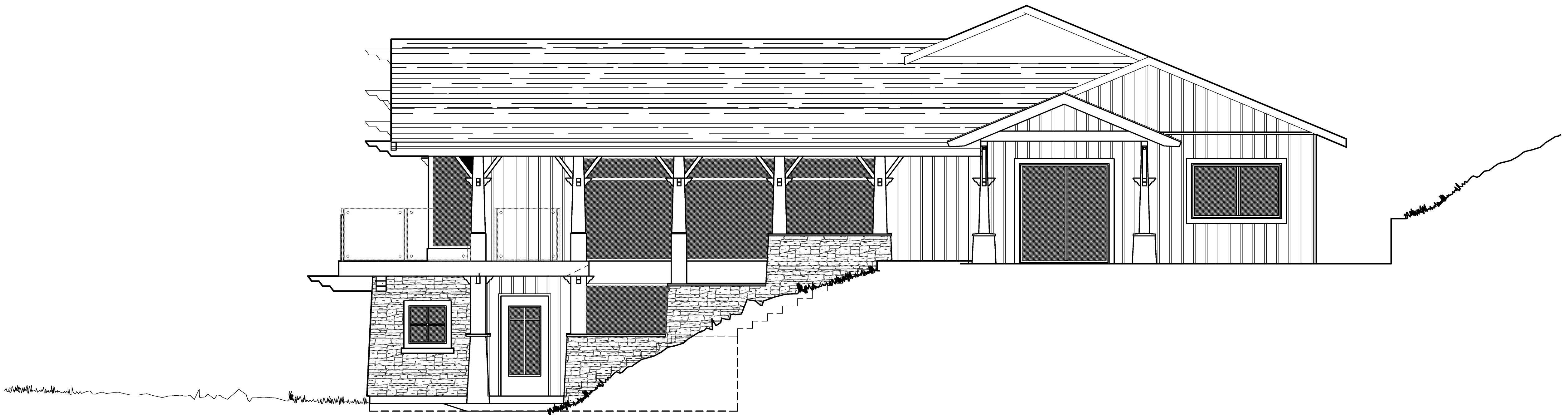
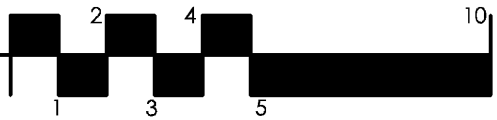
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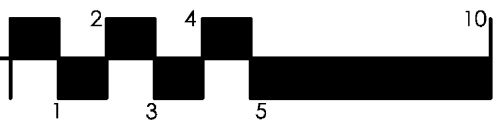
(P) SOUTH EXTERIOR ELEVATION

ARCHITECTURAL SCALE : 1/4"=1'

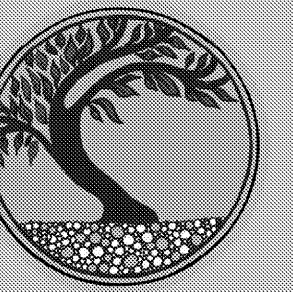


(P) WEST EXTERIOR ELEVATION

ARCHITECTURAL SCALE : 1/4"=1'



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