



STAFF REPORT
Monterey County Administrative Permit
Resource Management Agency - Planning Department
168 W. Alisal St. 2nd Floor, Salinas, CA 93901
(831) 755-5025; FAX (831) 757-9516

Date: May 25, 2012

To: Big Sur Land Trust, Property Owners
Scott Hennessy, Agent

From: Ashley Nakamura, Land Use Technician (831) 755-5892 *dh*
NakamuraA@co.monterey.ca.us

cc: Front Counter Copy; Monterey County Regional Fire Protection District; Public Works; Environmental Health Bureau; Water Resources Agency; Ashley Nakamura, Land Use Technician; Luis Osorio, Senior Planner; Big Sur Land Trust, Property Owner; Scott Hennessy, Representative; The Open Monterey Project; LandWatch; Project File PLN120327

Re: Big Sur Land Trust (PLN120327): An Administrative Permit and Design Approval to allow the construction of a 1,000 square foot wood pole barn and 90 square foot garden shed. Materials and colors consist of brown, wood, and composite shingles.

Location: Assessor's Parcel Number: 415-011-013-000
497 Monterey-Salinas Highway, Salinas
Toro Area Plan

Staff is recommending approval of the Administrative Permit subject to the findings, evidence and conditions in **Exhibit B**. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On June 13, 2012, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, June 12, 2012. The permit will be administratively approved the following day, if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator, if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

Attachments: Exhibit A Project Data Sheet
Exhibit B Resolution
• Recommended Conditions of Approval
• Site Plan, Floor Plans, and Elevations
Exhibit C Vicinity Map

This report was reviewed by Luis Osorio, Senior Planner

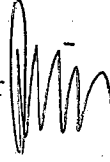


EXHIBIT A

Project Information for PLN120327

Project Information:

Project Name:	BIG SUR LAND TRUST THE		
Location:	497 MONTEREY SALINAS HWY SALINAS		
Permit Type:	Administrative Permit		
Environmental Status:	Exempt	Final Action Deadline (884):	8/3/2012
Existing Structures (sf):	0	Coverage Allowed:	25%
Proposed Structures (sf):	1090	Coverage Proposed:	<1%
Total Sq. Ft.:	1090	Height Allowed:	30
Tree Removal:	0	Height Proposed:	16.7
Water Source:	NA	FAR Allowed:	NA
Water Purveyor:	NA	FAR Proposed:	NA
Sewage Disposal (method):	Septic	Lot Size:	141
Sewer District:	NA	Grading (cubic yds.):	0

Parcel Information:

Primary APN:	415-011-013-000	Seismic Hazard Zone:	IV
Applicable Plan:	Toro Area Plan	Erosion Hazard Zone:	No
Advisory Committee:	Toro Land Use Advisory Committee	Fire Hazard Zone:	High
Zoning:	PQP D	Flood Hazard Zone:	No
Land Use Designation:	Public Quasi Public	Archaeological Sensitivity:	High
Coastal Zone:	No	Viewshed:	No
Fire District:	Monterey County Regional FPD	Special Setbacks on Parcel:	100' from Hwy 68

Reports on Project Parcel:

Soils Report #:
Biological Report #:
Geologic Report #:
Forest Management Rpt. #:
Archaeological Report #: LIB120165
Traffic Report #:

**EXHIBIT B
DRAFT RESOLUTION**

**Before the Director of the RMA-Planning Department
in and for the County of Monterey, State of California**

In the matter of the application of:

Big Sur Land Trust (PLN120327)

RESOLUTION NO. ----

Resolution by the Monterey County Director of the
RMA-Planning Department:

- 1) Finding the project exempt from CEQA per CEQA Guidelines Section 15303 (e);
- 2) Approving an Administrative Permit and Design Approval to allow the construction of a 1,000 square foot wood pole barn and 90 square foot garden shed. Materials and colors consist of brown, wood, and composite shingles.

(PLN120327), Big Sur Land Trust, 497 Monterey-Salinas Highways, Salinas, Toro Area Plan (APN: 415-011-013-000)

The Big Sur Land Trust application (PLN120327) came on for an administrative hearing before the Monterey County Director of the RMA-Planning Department on June 13, 2012. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Director of the RMA-Planning Department finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE:
 - a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Toro Area Plan;
 - Monterey County Zoning Ordinance (Title 21);No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
 - b) The property is located at 497 Monterey-Salinas Highway, Salinas (Assessor's Parcel Number 415-011-013-000), Toro Area Plan. The parcel is zoned Public Quasi Public with a Design Control overlay, or "PQP-D", which allows accessory structures subject to an Administrative Permit and Design Approval, per Section 21.40.040 C and Section 21.44. Therefore, the project is an allowed land use for this site.
 - c) The project planner conducted a site inspection on May 1, 2012 to verify that the project on the subject parcel conforms to the plans

listed above.

- d) The project was not referred to the Toro Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did not warrant referral to the LUAC because the proposed project is exempt from CEQA, does not involve any known conflict, and is not being considered by a public hearing body.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120327.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Monterey County Regional Fire Protection District, Parks, 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) Staff identified potential impacts to Archaeological Resources. The following reports have been prepared:

-“Preliminary Cultural Resources Reconnaissance” (LIB120165) prepared by Lynne Mounday, Monterey, CA, March 29, 2012.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- c) Staff conducted a site inspection on May 1, 2012 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120327.

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

- EVIDENCE:**
- a) The project was reviewed by the RMA - Planning Department, Monterey County Regional Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. Only the Monterey County Regional Fire Protection District recommended

conditions to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) Necessary public facilities are available. However, per the Environmental Health Bureau has determined that the existing septic system and water usage will not be impacted by the proposed project.
- c) Staff conducted a site inspection on May 1, 2012 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120327.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on May 1, 2012 and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) Zoning violation abatement costs, if any, have been paid. A condition is included to assure that all zoning abatement costs, if any, have been paid.
 - e) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN120327.

5. **FINDING:** **CEQA (Exempt)** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 (e), categorically exempts accessory structures.
 - b) Per Section 21.06.1230 a pole barn and storage shed are considered accessory structures.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on May 1, 2012.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project.
 - e) Staff conducted a site inspection on May 1, 2012 to verify that the site is suitable for this use.
 - f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120327.

6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.

EVIDENCE: a) Section 21.80.040 A Monterey County Zoning Ordinance.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Director of the RMA-Planning Department does hereby:

- A. Find the project exempt from CEQA per CEQA Guidelines Section 15303 (e); and
- B. Approve an Administrative Permit and Design Approval to allow the construction of a 1,000 square foot wood pole barn and 90 square foot garden shed. Materials and colors consist of brown, wood, and composite shingles, in general conformance with the attached sketch and subject to the conditions, both exhibits being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 13th day of June, 2012.

Mike Novo, Director of the RMA-Planning Department

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE DATE

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

NOTES

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

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

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

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

Monterey County Planning Department

DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN120327

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: 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 the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. 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 Department)

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: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An Administrative Permit (Resolution Number ***) was approved by the Director of Planning for Assessor's Parcel Number 415-011-013-000 on June 13, 2012. The permit was granted subject to 6 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department."
Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use.
(RMA - Planning Department)

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 Department.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning Department

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. The Monterey County RMA - Planning Department 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 Department)

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

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, 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 the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered." When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. FIRE007 - DRIVEWAYS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. Responsible Land Use Department: _____ Fire District

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the driveway into design and print the text of this condition as "Fire Department Notes" on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of driveway improvements and obtain fire department approval the final fire inspection.

5. FIRE011 - ADDRESSES FOR BUILDINGS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be visible and legible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. Responsible Land Use Department: _____ Fire District

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on plans.

Prior to requesting a final building inspection, Applicant shall install the required address signage and shall obtain fire department approval of the fire department final inspection.

6. FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)

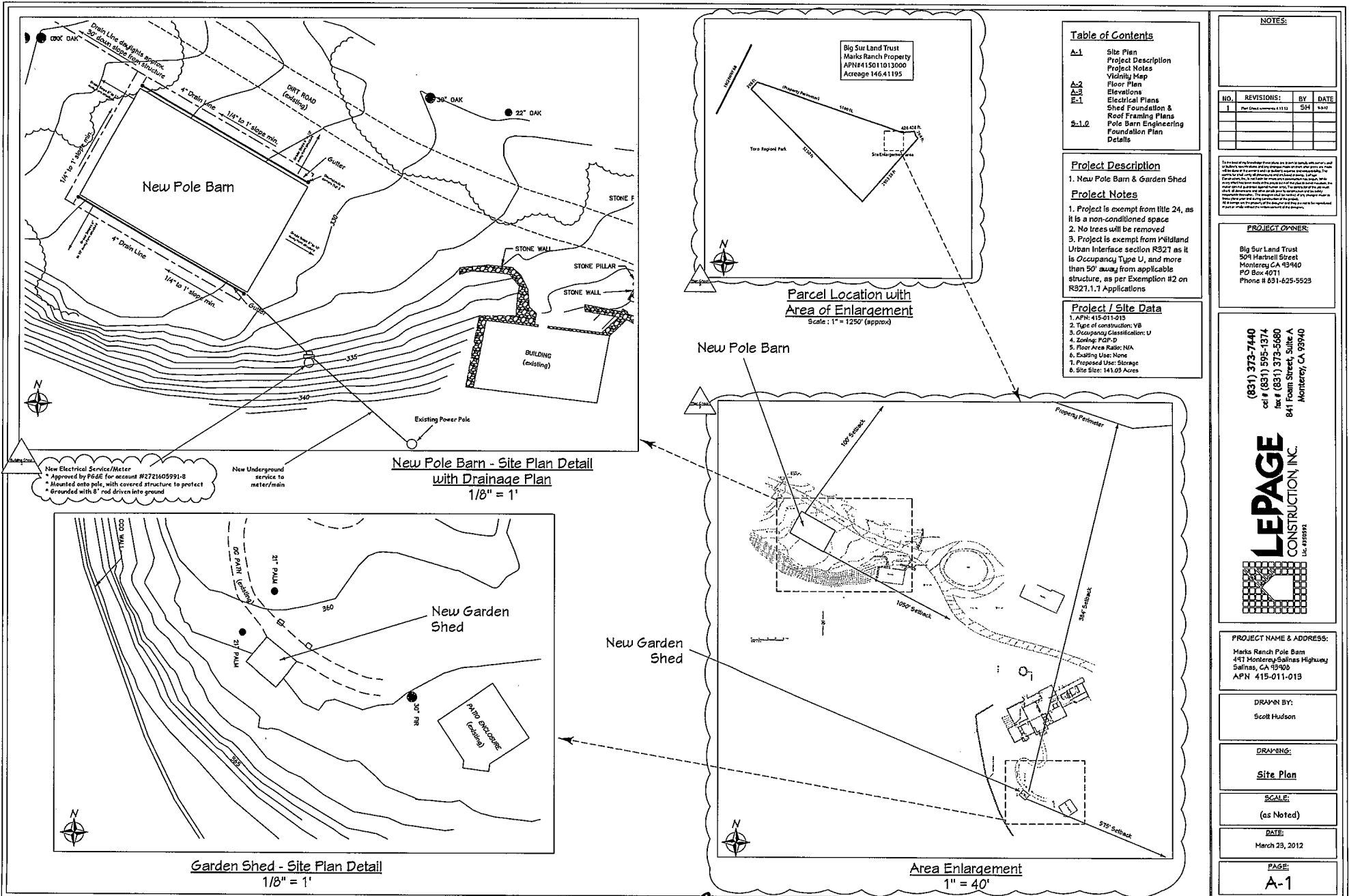
Responsible Department: Fire

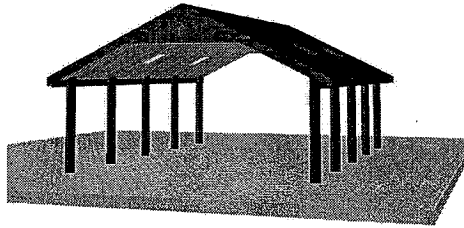
Condition/Mitigation Monitoring Measure: Manage combustible vegetation from within a minimum of 100 feet of structures, or to the property line, whichever is closer. Trim tree limbs to a minimum height of 6 feet from the ground. Remove tree limbs from within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. Responsible Land Use Department: _____ Fire District

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on construction plans.

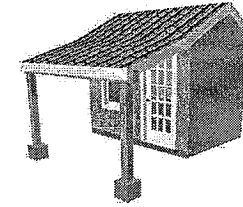
Prior to requesting a final building inspection, the Applicant shall complete the vegetation management and shall obtain fire department approval of the final fire inspection.

Exhibit B-2

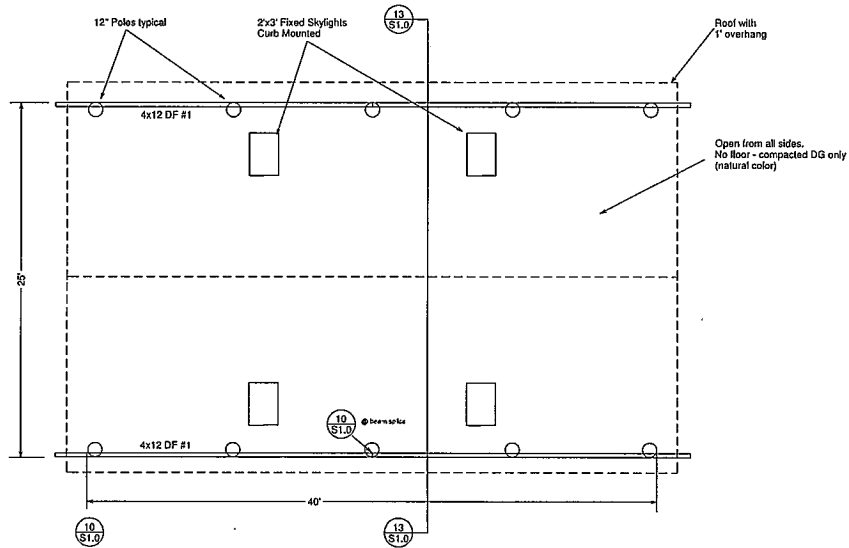




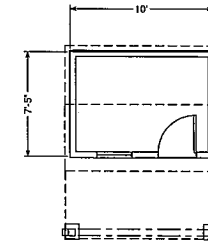
Pole Barn Perspective View



Garden Shed Perspective View



Pole Barn Floor Plan



Garden Shed Floor Plan

NOTES:

NO.	REVISIONS:	BY	DATE

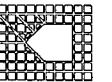
In the event of any discrepancy between these plans and any previous plans, the most recent shall govern. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals.

PROJECT OWNER:

Big Sur Land Trust
509 Hartnell Street
Monterey CA 93940
PO Box 4011
Phone # 831-625-5523

(831) 373-7440
cell # (831) 595-1374
fax # (831) 373-5680
841 Foam Street, Suite A
Monterey, CA 93940

LEPAGE
CONSTRUCTION INC.
INC. owners



PROJECT NAME & ADDRESS:

Marka Ranch Pole Barn
417 Monterey-Salinas Highway
Salinas, CA 93905
APN 415-011-013

DRAWN BY:

Scott Hudson

DRAWING:

Floor Plan

SCALE:

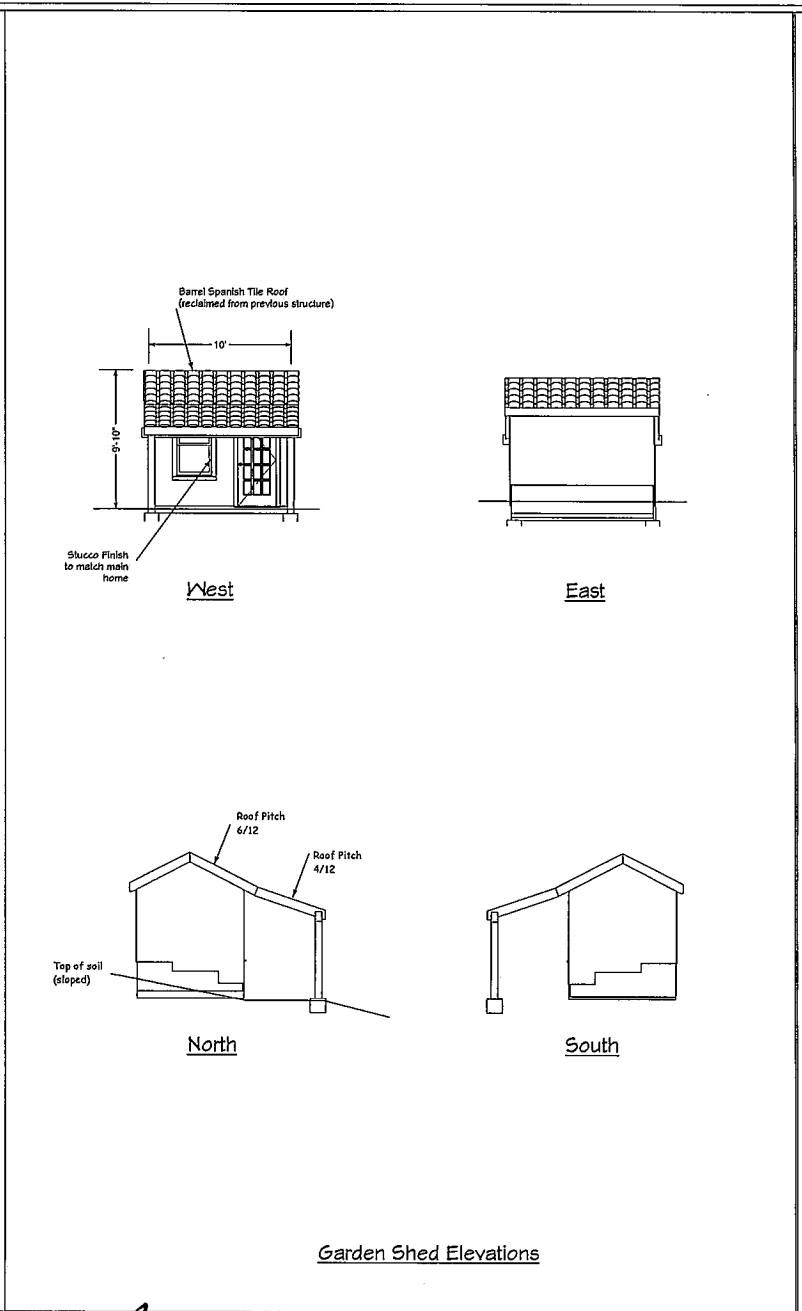
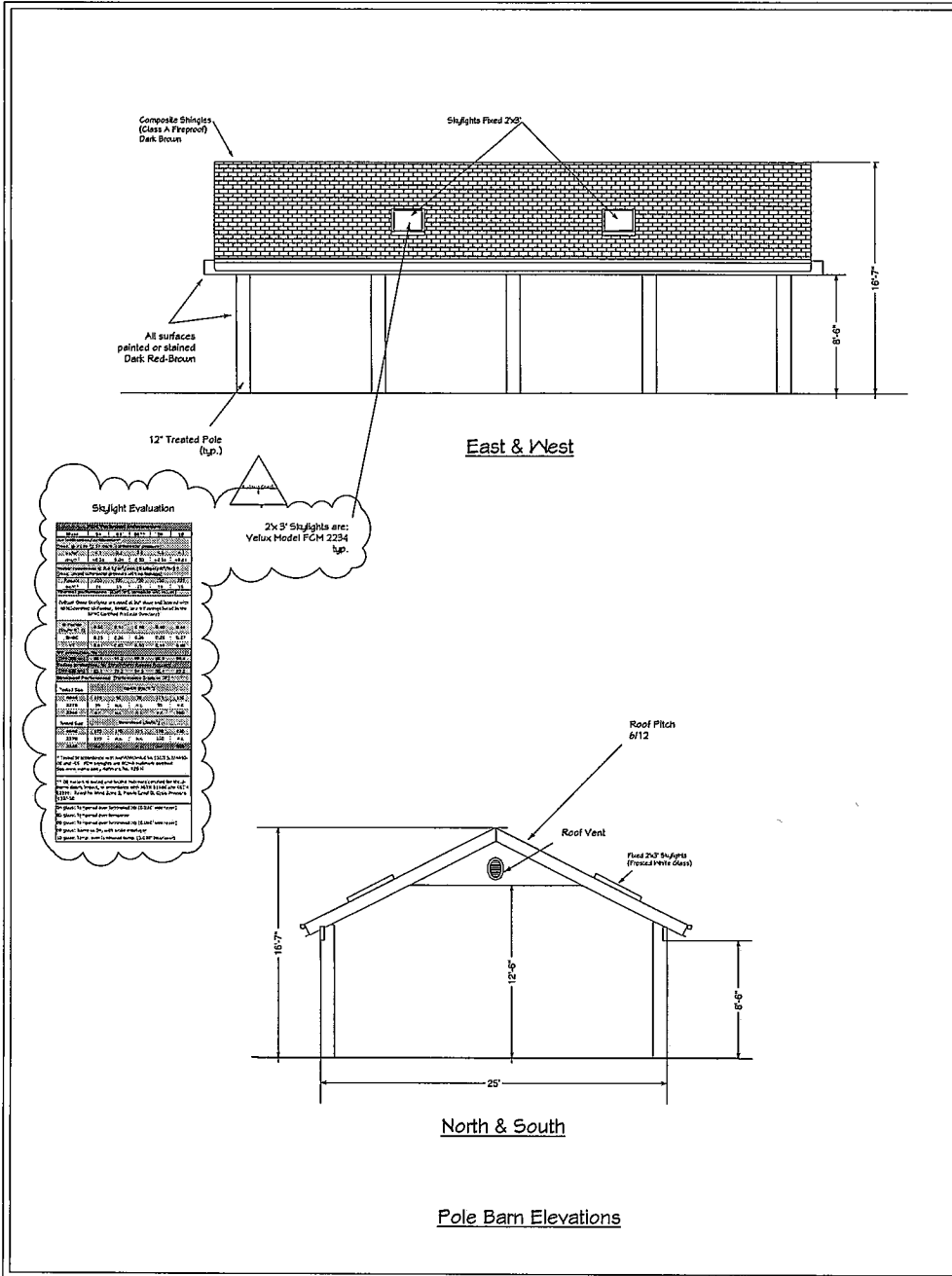
1/4" = 1'

DATE:

March 23, 2012

PAGE:

A-2



NOTES:

NO.	REVISIONS:	BY	DATE
1.	Skylight Info	SH	3-23-12

PROJECT OWNER:

Big Sur Land Trust
5071 Hartwell Street
Monterey CA 93940
PO Box 4011
Phone # 831-625-5523

(831) 373-7440
cell # (831) 595-1374
fax # (831) 373-5680
841 Foam Street, Suite A
Monterey, CA 93940

LEPAGE
CONSTRUCTION INC.
Lic. 133389

PROJECT NAME & ADDRESS:

Matias Ranch Pole Barn
491 Monterey Salinas Highway
Salinas, CA 93905
APN 415-011-013

DRAWN BY:
Scott Hudson

DRAWING:
Elevations

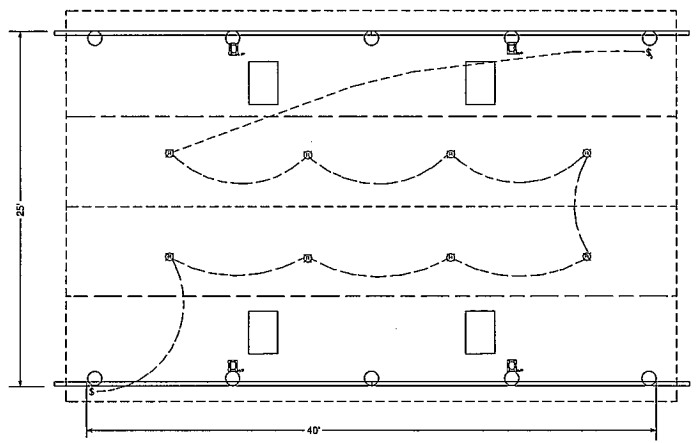
SCALE:
1/4" = 1'

DATE:
March 23, 2012

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All electrical work is to be weatherproof

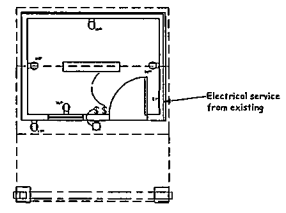
ELECTRICAL SCHEDULE		
NUMBER	QTY	DESCRIPTION
E01	3	Three Way Switch (WEATHERPROOF)
E02	4	GFCI DUPLEX (WEATHERPROOF)
E03	8	RECESSED DOWN LIGHT - LED



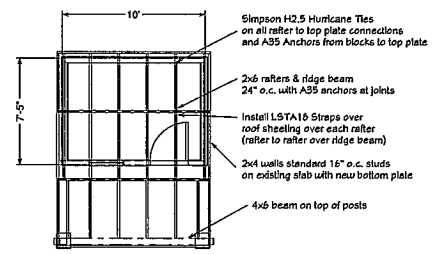
Pole Barn Electrical Plan & Schedule
1/4" = 1'

ELECTRICAL SCHEDULE		
NUMBER	QTY	DESCRIPTION
E01	1	48" SURFACE MOUNTED
E02	1	LED BAY LIGHT
E03	5	GFCI DUPLEX (WEATHERPROOF)
E04	1	ELECTRICAL PANEL
E05	2	SINGLE POLE

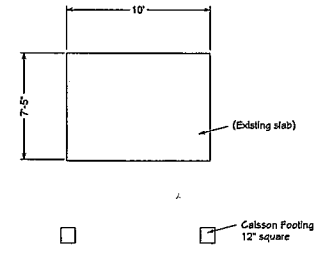
All electrical work is to be weatherproof



Garden Shed Electrical Plan & Schedule
1/4" = 1'



Garden Shed Roof Framing Plan
1/4" = 1'



Garden Shed Foundation Plan
1/4" = 1'

NOTES:

NO.	REVISIONS:	BY	DATE
2.	Weatherproof	GH	4-2-12

The kind of my knowledge I have given to you is hereby acknowledged and I hereby certify that I have prepared these drawings to the best of my ability and skill and that I am not aware of any other drawings or specifications for the same. I have prepared these drawings in accordance with the requirements of the California State Board of Professional Engineers, Architects and Surveyors. I have not been negligent in the preparation of these drawings and I have not been negligent in the preparation of these drawings. I have not been negligent in the preparation of these drawings. I have not been negligent in the preparation of these drawings.

PROJECT OWNER:
Big Sur Land Trust
504 Healdell Street
Monterey CA 93940
PO Box 4011
Phone # 831-625-5525

(831) 373-7440
cell # (831) 595-1374
fax # (831) 373-5680
841 Coon Street, Suite A
Monterey, CA 93940



PROJECT NAME & ADDRESS:
Marta Ranch Pole Barn
491 Monterey Salinas Highway
Salinas, CA 93906
APN 415-011-013

DRAWN BY:
Scott Hudson

DRAWING:
Electrical Plans
Shed Foundation
& Roof Framing plans

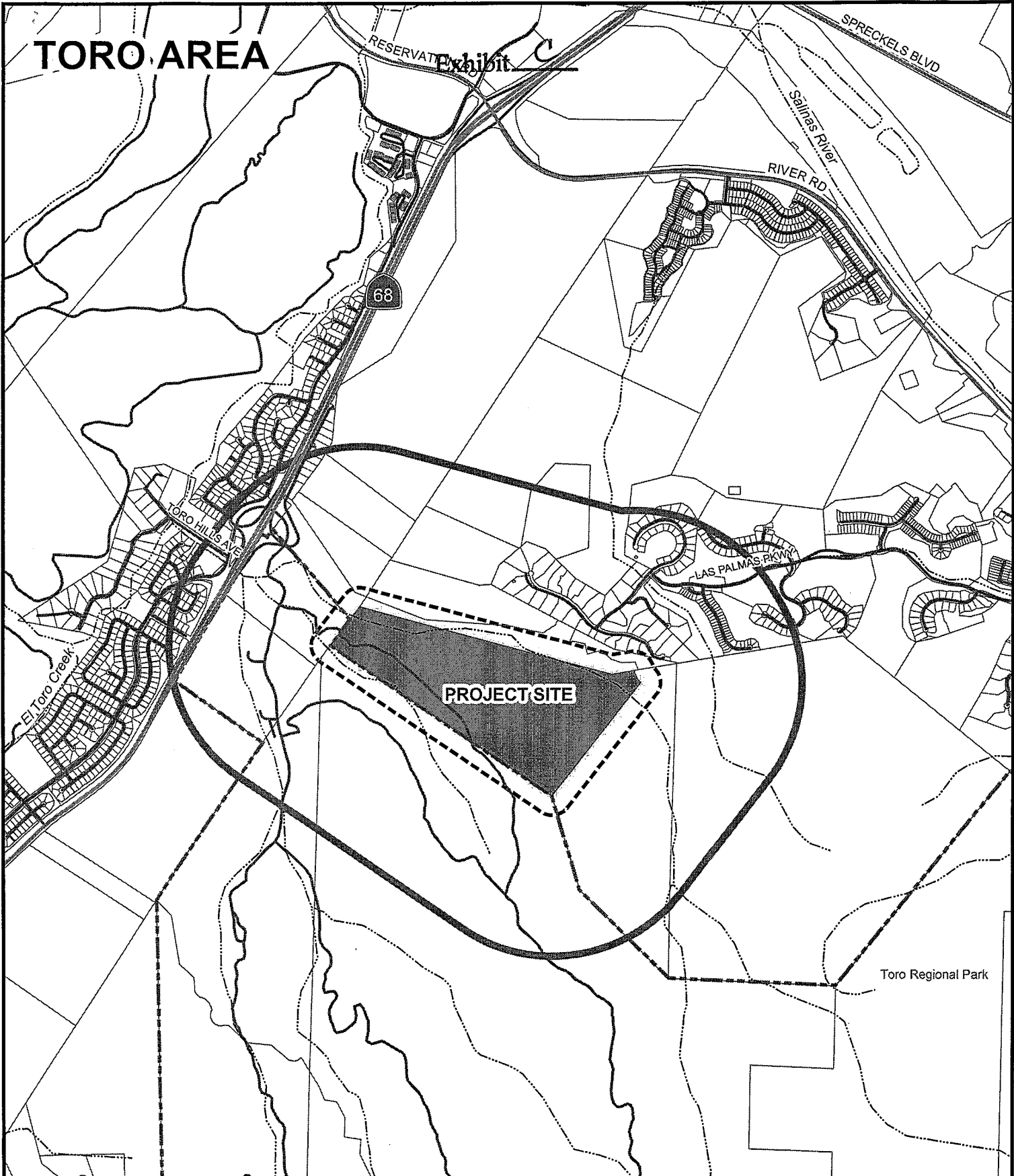
SCALE:
(as indicated)

DATE:
March 23, 2012

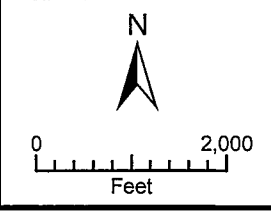
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TORO AREA

Exhibit C



APPLICANT: THE BIG SUR LAND TRUST
APN: 415-011-013-000 FILE # PLN120327
Legend: Water (wavy line), 2500' Limit (solid line), 300' Limit (dashed line), City Limits (hatched area)



PLANNER: NAKAMURA