



Planning Commission

AGENDA ITEM # _____

Staff Report

August 9, 2017

PREPARED BY:
APPROVED BY:

TIFFANY HO, PROJECT PLANNER *th*
MARK HENDRICKSON, DIRECTOR

ADMINISTRATIVE APPLICATION NO. AA17-024: Ma Guadalupe Sanchez

A request to operate a taco truck with outdoor customer seating. The project site is located on the north side of East Highway 140, 225 feet west of North Arboleda Drive in the Merced area, identified as Assessor's Parcel Number (APN) 061-040-029. The property is designated Tuttle Urban Community - General Commercial land use and zoned C-2 (General Commercial). CEQA: Project can be found exempt from CEQA under Section 15311 – "Accessory Structures".

SUPERVISORIAL DISTRICT: 1 – Rodrigo Espinoza

RECOMMENDATION(S):

1. Open/close public hearing;
2. Determine the application can be found exempt from CEQA under Section 15311 – "Accessory Structures" of the CEQA Guidelines; and,
3. Approve Administrative Application No. AA17-024 based on the findings included in the staff report and subject to the proposed conditions of approval.

LOCATION MAP:



BACKGROUND:

Site Description

The applicant is proposing to establish a taco truck operation (semi-mobile food vendor) with covered outdoor seating within the parking area of an existing market (Country Market). The project site is located at 5966 East Highway 140, or north of Highway 140 and 225 feet west of North Arboleda Drive. The property is located within the Tuttle Urban Community and designated Tuttle Urban Community – General Commercial land use and zoned C-2 (General Commercial). The site has access from Highway 140. The project site is surrounded by industrial uses to the north, east, west, and south.

Surrounding Uses

	General Plan	Zoning	Current Land Use
On-Site:	General Commercial	C-2	Market
North:	Industrial	M-1	Storage Yard
East:	Industrial	M-1	Crop Spray/Nut Harvest Services
South:	Industrial	M-1	Trucking Yard
West:	Industrial	M-1	Plastic Products Manufacturing

Prior Actions/Entitlements

There are previous approved permits for the project site. Land Use 57-54 to establish a General Store; ZC 57 to change zone from A-1 to C-2; PD 3120 (PM 47-29) to divide one parcel to two parcels; AA 97012 to establish Plastics Fabrication Co.; AA 12021 to establish a Taco Truck.

ANALYSIS

Project Description

The applicant is requesting to establish a semi-mobile food vendor operation with shaded, outdoor seating within the parking area of an existing market. Per the Operation Statement, the semi-mobile food vendor is proposing to operate Tuesday through Sunday from 10:00 am to 8:00 pm. Both employees and customers will have access to the market's restroom. Wastewater and trash will be collected and removed by the applicant daily.

Consistency with Adopted Plans and Policies

1. General Plan

The 2030 General Plan provides a set of guiding principles, goals, and policies that communicate the adopted philosophy of the County regarding growth, development and sustainability. These statements, together with adopted diagrams, standards and analysis, provide the context under which specific land use proposals are reviewed. The 2030 General Plan is therefore considered the local "constitution" for planning and development and serves to direct the physical growth and development of the County for the long term.

Land Use Element

The Land Use Element of the 2030 General Plan provides the policy context for Merced County to achieve its vision for both rural and urban land use. Agricultural land use designation is applied to much of the land within the County. It acknowledges the importance of agriculture and seeks to protect productive agricultural land, promote

agricultural processing and support operations, and recognize and preserve valuable open space resources.

The following land use goals and policies are applicable to the present application:

Goal LU-1

Create a countywide land use pattern that enhances the integrity of both urban and rural areas by focusing urban growth towards existing or suitably located new communities.

Policy LU-1.1: Countywide Development

Direct urban development to areas within adopted urban boundaries of cities, Urban Communities, and Highway Interchange Centers in order to preserve productive agriculture, limit urban sprawl, and protect natural resources.

Policy LU-1.4: Urban Communities

Continue to support compact Urban Communities through the efficient use of land to reduce conflicts with agricultural and open space areas, and minimize public service costs.

The proposed taco truck is located within the Tuttle Urban Community on an existing improved site that is designated General Commercial and zoned C-2 (General Commercial). In addition, the project site is located along a major transportation route (Highway 140). Therefore, the application is consistent with the General Plan.

2. Zoning Code

The project site is zoned C-2 (General Commercial) per the Merced County Zoning map. The purpose of the General Commercial zone is to provide areas for a wide variety of retail stores, entertainment establishments, offices and service businesses that serve unincorporated urban communities or regional markets. The C-2 districts are mainly located in the central business districts or along major transportation routes, such as arterial and major collector roads.

The proposed taco truck is allowed as a temporary mobile retail sale/semi-mobile food vendor under Table 18-8, Chapter 18.18 of the Zoning Code. Section 18.47.280 (D) requires an Administrative Permit for semi-mobile food vendors in a commercial zone. The project is consistent with the requirements detailed in Section 18.47.280 and the setback and parking standards in Section 18.18.030. Therefore, the proposed project is consistent with the Zoning Code.

California Environmental Quality Act (CEQA)

Staff has determined that this project can be found exempt from CEQA review under Section 15311 – “Accessory Structures”, which states:

Class 11 consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to:

(a) On-premise signs;

(b) Small parking lots;

(c) Placement of seasonal or temporary use items such as lifeguard towers, mobile food units, portable restrooms, or similar items in generally the same locations from time to time in publicly owned parks, stadiums, or other facilities designed for public use.

The proposed project involves placement of a minor accessory structure, a semi-mobile food vendor with outdoor seating, to an existing commercial facility. The semi-mobile food vendor is authorized for placement on the property and access to the restroom facilities. The semi-mobile food vendor shall cease operation if water supply to the restrooms, on-site septic, or water connection is inaccessible and/or fails. The semi-mobile food vendor shall vacate the premises after close of the proposed hours of operation. Therefore, the proposed project can be found exempt from further CEQA review under this Categorical Exemption.

Community Engagement

The project application was routed to applicable County departments as well as outside agencies for comment. Comments were received from the Department of Public Health – Environmental Health Division, Department of Public Works Building and Safety Division, and the Department of Public Works Roads Division.

The following comments and observations were made regarding the application:

The Department of Public Health – Environmental Health Division submitted comments expressing concern over the restroom availability as the existing market has irregular hours of operation. The applicant responded that access will be available during operations of the taco truck as the applicant will also be operating the market. Additionally, the comment letter stated the applicant shall obtain a stationary mobile food facility permit, maintain key access to the gate and restroom, and obtain potable water from an approved commissary. The applicant shall not obtain any water from the premises (except for toilet flushing and hand washing) and shall cease operations if water supply to the restrooms, on-site septic system, or sewer connections fails.

The Department of Public Works – Buildings and Safety Division submitted comments stating that any extension cords used for power to the truck shall be rated for outdoor use, protected from damage if in vehicle route or travel, and be one continuous run from the power source to the truck.

The Department of Public Works – Roads Division submitted comments stating that since no additional permanent structure are proposed, the project is not subject to the Regional Transportation Impact Fee (RTIF).

Notice of the public hearing was published in the Merced Sun-Star on **July 29, 2017** and mailed to adjacent owners on **July 28, 2017**. No written or verbal comments were received by staff prior to the completion of this staff report.

CONCLUSION:

The analysis provided in this staff report finds the proposed semi-mobile food vendor to be consistent with applicable provisions of the General Plan and Zoning Code. Furthermore, the project can be found exempt from CEQA review under Section 15311 – “Accessory Structures” of the CEQA Guidelines.

Staff recommends the Planning Commission approve Administrative Application No. AA17-024 based upon the findings and subject to the proposed conditions of approval.

RECOMMENDED PLANNING COMMISSION ACTION:

A. CEQA Determination

MOTION: Determine that the project can be found exempt from CEQA Review under Section 15311 – “Accessory Structures” of the CEQA Guidelines based on the findings listed in the Staff Report.

CEQA Findings:

1. The proposed project involves placement of a minor accessory structure, a semi-mobile food vendor with outdoor seating, to an existing commercial facility.
2. The semi-mobile food vendor is authorized for placement on the property and access to the restroom facilities.
3. The semi-mobile food vendor shall cease operation if water supply to the restrooms, on-site septic, or water connection is inaccessible and/or fails.
4. The semi-mobile food vendor shall vacate the premises at closing of the proposed hours of operation.
5. The determination that the application is exempt from CEQA review reflects the independent judgment of the County.

B. Project Determination

MOTION: Approve Administrative Application No. AA17-024 based on the findings included in the staff report and subject to the proposed conditions of approval.

Project Findings:

1. Administrative Application No. AA17-024 proposes establish a semi-mobile food vendor with outdoor seat within the parking area of an existing market, located on the north side of East Highway 140, 225 feet west of North Arboleda Drive.
2. The property is designated Tuttle Urban Community – General Commercial land use in the General Plan and zoned C-2 (General Commercial).
3. The proposal is consistent with applicable provisions of the 2030 Merced County General Plan.
4. The proposal is consistent with applicable provisions of the Merced County Zoning Code that have not been superseded through adoption of the 2030 General Plan.
5. The project has been reviewed by the Department of Public Works Road Division, Department of Public Health Environmental Health Division,

Department of Public Works Building and Safety Division, and the Fire Department.

6. The proposed semi-mobile food vendor is compatible with adjacent uses, properties, and neighborhoods, and will not be a nuisance or detrimental to the public health, safety or general welfare.
7. The project is subject to all applicable Federal, State and Local regulations.
8. Notice of the application and Planning Commission hearing was published in the Merced Sun Star and mailed to adjacent property owners.

ATTACHMENTS

1. Proposed Conditions of Approval
2. Site Plan
3. Public Agency Comments

cc.

Property Owner – Wallace Properties

Applicant – Ma Guadalupe Sanchez

ADMINISTRATIVE APPLICATION NO. AA17-024 – MA GUADALUPE SANCHEZ

CONDITIONS OF APPROVAL:

Community and Economic Development Department, Planning Division

1. Administrative Permit No. AA17-024
2. is granted to Ma Guadalupe Sanchez to establish a semi-mobile food vendor at an existing commercial site, in accordance with the approved Plot Plan and Operational Statement. Minor Modifications may be approved by the Director upon submittal of an acceptable application.
3. For the purpose of conditions monitoring an inspection in the amount of **\$162** shall be required. This fee shall be paid with 30 days of the approval date. Should additional inspections be required, inspection time shall be billed to the applicant at the established hourly rate at the time of inspection.
4. The semi-mobile food vendor shall vacate the premises upon closing of the proposed hours of operation.
5. There shall be adequate trash receptacle adjacent to the semi-mobile food vendor.
6. The site shall be kept clean and free of litter at all times. Trash and garbage shall be removed from the site at the end of each day.
7. Waste water generated by this use shall not be released on-site or into any storm drainage or irrigation system.
8. Grease shall be disposed per requirement of the Division of Environmental Health.
9. No additional advertising sign except a sign attached to the semi-mobile food vendor.
10. A copy of administrative permit shall be kept with the operator (Ma Guadalupe Sanchez) at all times and shall not be transferable to another operator.
11. The applicant shall comply with all applicable County, State and Federal regulations. These regulations shall include, but not be limited to standards administered by the County Fire, Health, and Public Works Departments.

County Counsel

12. INDEMNITY AND HOLD HARMLESS AGREEMENT:

MA GUADALUPE SANCHEZ has the contracted duty (hereinafter "the duty") to indemnify, defend and hold harmless, County, its Board of Supervisors, officers, employees, agents and assigns from and against any and all claims, petitions, demands, liability, judgments, awards, interest, attorney's fees, costs, experts' fees and expenses of whatsoever kind or nature, at any time arising out of or in any way connected with the performance of this Agreement, whether in tort, contract, writ of mandamus, or otherwise. This duty shall include, but not be limited to, claims, petitions, or the like for bodily injury, property damage, personal injury, contractual damages, writ of mandamus, or otherwise alleged to be caused to any person or entity including, but not limited to employees, agents, commissions, boards, and officers of MA GUADALUPE SANCHEZ.

MA GUADALUPE SANCHEZ liability for indemnity under this Agreement shall apply, regardless of fault, to any acts or omissions, willful misconduct or negligent conduct of any kind, on the part of MA GUADALUPE SANCHEZ, his agents, subcontractors, employees, boards, and commissions. The duty shall extend to any allegation, claim of liability, or petition, except in circumstances found by a jury or judge to be the sole and legal result of the willful misconduct of County. This duty shall arise at the first claim, petition, or allegation of liability against County. MA GUADALUPE SANCHEZ will on request and at its expense, defend any action or suit or proceeding arising hereunder. This clause and shall not be limited to any and all claims, petitions, demands, liability, judgments, awards, interest, attorney's fees, costs, experts' fees and expenses of whatsoever kind or nature, that may arise during the term of this Agreement but shall also apply to all such claims and the like after the term of this contract, for example, arising from land use and environmental law actions, or meeting notice law actions, brought against the County following permit approval, modification, or denial.

This clause for indemnification shall be interpreted to the broadest extent permitted by law.

Department of Public Health, Environmental Health Division

13. Prior to beginning operation, the applicant shall obtain a stationary mobile food facility permit from MCDEH and thereafter operate within the parameters of the permit and the applicable sections of the California Retail Food Code.
14. The semi-mobile food vehicle shall be located within 200 feet travel distance of an MCDEH approved toilet and permanent hand washing station. The semi-mobile food staff shall have access to this restroom at all times the vehicle parked on-site. If the restrooms are locked, the semi-mobile food staff must have a key in their possession.
15. The semi-mobile food vendor operator shall provide to MCDEH food program staff a current, valid document from the restroom owner indicating the times the restrooms are available and ranting permission for the semi-mobile food staff to use the restrooms. A copy of the permission document shall be kept on the mobile food facility.
16. The mobile food facility shall not obtain any water from the premises, nor shall any wastewater from the food facility be drained to on-site sewer connection or to the ground surface. No solid waste (trash, etc.) from the semi-mobile food vendor shall be disposed on the parcel.
17. The semi-mobile food vendor shall immediately cease operating if the water supply to the restroom fails or the market sewer connection fails.
18. The mobile food facility must report to its approved commissary at least once every day for cleaning, discharge of waste water, restocking water and food, and all other required functions. The semi-mobile food vendor shall not use the market at 5699 East Highway 140 as a commissary.

Department of Public Works, Building and Safety Division

19. Any extension cords used for power to the truck shall be rated for outdoor use, protected from damage if in a vehicle route of travel, and be one continuous run from the power source to the truck.





DEPARTMENT OF PUBLIC WORKS
Building and Safety Division

Dana Hertfelder
Director

Vacant
Deputy Building Official

2222 "M" Street, 2nd Floor
Merced, CA 95340
(209) 385-7477
(209) 385-7302 Fax
www.co.merced.ca.us

Equal Opportunity Employer

DATE: July 13, 2017
TO: Ma Guadalupe Sanchez
FROM: Charles Mendenhall
Supervising Building Inspector/Floodplain Manager
SUBJECT: AA17-024

We have no comment regarding the land use permit.

In regard to the proposed placement of the "Taco Truck", please adhere to the following:

Any extension cords used for power to the truck will have to be rated for outdoor use, protected from damage if in a vehicle route of travel, and one continuous run from the power source to the truck.

Thank you,

Charles Mendenhall
Merced County Public Works
Building Division
2222 M St. 2nd Floor
Merced, CA 95340
209-385-7477

Memorandum

DATE: July 13, 2017
TO: Tiffany Ho, Planner I
FROM: Brent Cronk, EHS III
(209) 381-1095; bcronk@co.merced.ca.us
SUBJECT: **ADMINISTRATIVE APPLICATION No. AA17-024 - MA GUADALUPA SANCHEZ** - A request to operate a taco truck with outdoor customer seating. The project site is located on the north side of East Hwy 140, 225 feet west of North Arboleda Drive in the Merced area, identified as Assessor's Parcel Number (APN) 061-040-029. The property is designated Tuttle Urban Community - General Commercial land use and zoned C-2 (General Commercial).
SITUS: 5966 E. Hwy 140, Merced

Observations & Comments – Merced County Division of Environmental Health (MCDEH):

The market follows irregular operating days and hours, and may be closed for days at a time.

The application includes a document from the market operator granting permission for truck staff to use the market restroom, but the document does not identify the days and hours of operation of the market.

The exterior restroom is accessible via a locked gate and a locked restroom door.

The market is a permitted food facility with approved restrooms and its own water system. It operates under a CalCode exemption to public water system regulations.

The water at the market is not potable due to high nitrate levels.

Contact Information:

Loreina Childress, food facility inspector, (209) 381-1076

Recommended Permit Conditions:

1. The semi-mobile food operator shall obtain and maintain a current stationary mobile food facility permit issued by MCDEH.

2. The semi-mobile food vehicle shall be located within 200 feet travel distance of an MCDEH-approved toilet and permanent hand washing station. The mobile food facility operator shall provide to MCDEH food program staff a current, valid document from the restroom owner indicating the days and times the restrooms are available and granting permission for the mobile food vendor staff to use the restrooms. A copy of the permission document shall be kept on the mobile food facility.
3. Keys to both the gate and the restroom door shall be in the possession of the taco truck staff at all times the truck is parked at the market.
4. The mobile food facility shall not obtain any water from the premises (except for toilet flushing and handwashing at the restroom), nor shall any wastewater from the food facility be drained to any on-site septic system, on-site community sewer connection, or to the ground surface. No solid waste (trash, etc.) from the mobile food facility shall be disposed on the parcel.
5. The mobile food facility shall immediately cease operating if the water supply to the restrooms fails or the on-site septic system or sewer connection fails.
6. The mobile food facility must report to its approved commissary at least once every day for cleaning, discharge of waste water, re-stocking water and food, and all other required functions. The taco truck market shall not use the market at 5699 E. Hwy 140 as a commissary.



DEPARTMENT OF PUBLIC WORKS
Road Division

Dana S. Hertfelder
Director

345 West 7th Street
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(209) 722-7690
www.co.merced.ca.us

Equal Opportunity Employer

Date: July 12, 2017

To: Tiffany Ho, Planner I
Planning and Community Development Department

From: Sara V. Soto, Engineering Associate
Department of Public Works *SS*

Subject: Administrative Application No. AA17-024
Ma Guadalupe Sanchez

MEMORANDUM

We have reviewed this administrative application that intends to operate a taco truck with outdoor customer seating. The project site is located on the north side of East Hwy 140, 225 feet west of North Arboleda Drive in the Merced area, identified as Assessor's Parcel Number (APN) 061-040-029. The property is designated Tuttle Urban Community - General Commercial land use and zoned C-2 (General Commercial).

Since no additional permanent structures are proposed, the administrative application is not subject to the Regional Transportation Impact Fee (RTIF) program. The Road Division does not have any additional comments on this application.

SS:jl原因

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*PLANNING COMMISSION
MERCED COUNTY*

In the matter of

RESOLUTION NO.97-1

*ADOPTING REVISED STANDARD
CONDITIONS OF APPROVAL FOR MAJOR
SUBDIVISIONS, ADMINISTRATIVE PERMITS,
AND CONDITIONAL USE PERMITS*

WHEREAS, the Planning Commission and Planning and Community Development Department have been designated as the Planning Agency for the County by the Board of Supervisors; and

WHEREAS, the Planning Commission may hold public hearings and approve, conditionally approve, or deny applications for Major Subdivisions, Administrative Permits, and Conditional Use Permits; and

WHEREAS, the Planning Director as Hearing Officer may also hold public hearings to approve, conditionally approve, or deny applications for Administrative Permits; and

WHEREAS, the local building industry, applicants, the Planning Commission, County Staff, and the general public have benefited from the adoption of Standard Conditions of Approval applied to all Major Subdivisions, Administrative Permits, and Conditional Use Permits in Planning Commission Resolution No. 94-1; and

WHEREAS, these Standard Conditions of Approval have also provided for more expedited processing of development applications by eliminating the need for individually specified measures to mitigate potential environmental impacts; and

WHEREAS, the Board of Supervisors adopted a new completely revised Zoning Code on June 17, 1997, which incorporates many of these Standard Conditions into the Code;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby adopts the attached revised list of Standard Conditions of Approval to replace Planning Commission Resolution No. 94-1 at a regular meeting held on August 13, 1997, by the following vote:

AYES: John Adame, Robert King, Paul Moyer, Lynn Tanner

NOES: None

ABSENT: Steve Sloan

By



Robert E. Smith
Planning and Community Development Director
Secretary of the Planning Commission

MERCED COUNTY PLANNING COMMISSION
STANDARD CONDITIONS OF APPROVAL

A. Major Subdivisions:

1. The Final map, meeting all Zone Code and Public improvements requirements, shall be recorded within two (2) years of the Planning Commission approval date as required by the Merced County Subdivision Code, unless a Development Agreement between the County and the Developer is executed prior to expiration of the tentative map, in which case the tentative map may be extended for a period of time provided for in the Agreement but not beyond the duration of the Agreement.
2. The applicant shall satisfy Improvement Level 1 requirements as set forth in Chapter 16.08 of the Merced County Code which generally includes dedication of right-of-way and public utilities easements, roadway construction and installation of matching pavement along existing roadways, street lighting, storm drainage system and underground or relocate utilities and irrigation facilities.
3. All lot and street grading shall be completed prior to the issuance of any building permits. The developer shall enter into an agreement with Public Works that no occupancy shall take place until such time as all improvements are completed.
4. The developer shall comply with County Parkland Dedication and/or Fee Ordinance No. 1090. Said fee shall be paid prior to, or concurrently with, the recording of the Final Map.
5. Any existing irrigation well shall be abandoned according to County standards.

B. Administrative Permits and Conditional Use Permits

1. The uses under this Permit shall be located, developed, and operated in a manner as described on the approved plot plan, sections, and elevations. Minor modifications may be approved by the Planning Director.
2. All development on the project property shall be constructed and thereafter maintained and operated in accordance with the conditions of the permit.
3. The application shall comply with all applicable regulations administered by the County. These regulations shall include, but not be limited to standards administered by the County Fire, Health, Planning and Public Works Departments.
4. If the Administrative or Conditional Use Permit is not implemented within one year, it shall expire and become void. The Planning Director may extend the Permit if a request is filed by the applicant prior to its expiration (Zoning Code Section 18.50.09).
5. If the use authorized by the Administrative or Conditional Use Permit is abandoned or discontinued for over one year, the Planning Department may initiate revocation proceedings at a public hearing before the body that originally approved the permit (Zoning Code Sections 18.50.09C and 18.53.02G).

6. A trash enclosure shall be provided and designated on the plot plan for all urban development. The enclosure shall be designed to accommodate all trash receptacles. It shall be enclosed by a solid wood fence or a wall of a minimum six feet in height on three sides with a solid gate, a minimum of five feet in height, subject to approval of the Planning Department (Zoning Code Sections 18.38.04 and 18.44.03).
7. The site shall be maintained in a neat and orderly manner at all times.
8. All signs shall be subject to the standards in Chapter 18.42 of the Zoning Code.
9. All sign plans shall be submitted to the Planning Director for approval prior to the installation of any sign.
10. No use shall be permitted which creates dust, fumes, odors, vibrations, heat, glare or electrical disturbances beyond the boundaries of the site (Zoning Code Chapter 18.41).
11. All exterior lighting shall be designed and maintained in a manner so that glare and reflections are contained within the boundaries of the parcel, and shall be hooded and directed downward and into the project site. No glare or direct light shall emanate from the project area (Zoning Code Section 18.41.06).
12. Three copies of landscape and irrigation plans for landscaping shown on the plot plan or required as conditions of approval shall be submitted for review and approval of the Planning Director in accordance with the standards in Chapter 18.38 of the Zoning Code prior to the issuance of building permits.
13. Landscaping and irrigation in compliance with the approved plans shall be installed prior to Final inspection or issuance of a Certificate of Occupancy by the County Building Division (Zoning Code Section 18.38.04).

C. All Discretionary Permits and Subdivision Maps

1. The applicant shall inform in writing all contractors and subcontractors for the project of the potential discovery of significant archaeological and historical resources below the ground surface in the project area. If any cultural resources are found or disturbed during project activities, all work must be halted within the area and the Merced County Planning Department and a qualified archaeologist must be contacted to evaluate the find.
2. If the construction site has been disturbed (cleared, graded or excavated) and is to remain inactive for a period of three or more months, it shall be seeded with an annual grass and watered until growth is evident. If after disturbing, the site is inactive for three or more months during the dry period (June-October), as an alternative to seeding, a soil-binding dust palliative, such as Hemicellulose extract (wood molasses) solution, may be applied.

If seeded, grass shall be mowed (not disced under) to a maximum height of four inches for fire control. Grasses do not need to be maintained in a green/growing condition. Mowing should occur before the grass dries out to avoid fires that may result from blades striking rocks (Zoning Code Section 18.41.03).

3. During clearing, grading, earth-moving and other site preparation activities and all construction:
 - a. Exposed earth surfaces shall be watered as needed, whenever needed, in order to prevent dust from leaving the project site on that phase of the project presently under development.
 - b. Mud and dirt carried from the development onto adjacent roadways shall be cleaned-up daily.
 - c. Litter and debris shall be cleaned-up daily to prevent it from leaving the project site and littering adjacent properties. (Zoning Code Section 18.41.03)
4. The applicant shall ensure that construction hours shall be limited to the daytime hours between 7:00 a.m. and 6:00 p.m., and all construction equipment shall be properly muffled and maintained. (Zoning Code Section 18.41.07).
5. All storm water runoff from the site shall be disposed of subject to approval of the County Department of Public Works in one of the following ways:
 - a. Uniform on-site percolation over widespread area.
 - b. Use of on-site detention or retention basin.
 - c. Off-site drainage to community drainage system. (Zoning Code Section 18.40.04)
6. The Planning Director, or his/her authorized designee(s) may enter at all reasonable times any building, structure, or premise for the purpose of carrying out any activity required or authorized by the provisions of Title 17 (Subdivisions) or 18 (Zoning) of the County Code. Upon request, the Planning Director or his/her authorized designee(s), shall provide adequate identification (Zoning Code Section 18.53.02).