



## STAFF REPORT

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**MEETING DATE:** September 11, 2023

**PRESENTER:** Manuel Campos, Assistant Planner

**SUBJECT:** Public hearing regarding Conditional Use Permit 2023-10 to bring the existing residential dwelling unit and recreational vehicle storage at a mini-warehouse facility into conformance with current zoning requirements for the property located at 14750 W. Whitesbridge Rd., including adopting a finding of a Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines. (MC)

**RECOMMENDATION:** Planning Commission conduct a public hearing, deliberate, and by motion adopt a resolution approving Conditional Use Permit 2023-10 to bring the existing residential dwelling unit and recreational vehicle storage at a mini-warehouse facility into conformance with current zoning requirements for the property located at 14750 W. Whitesbridge Rd., including adopting a finding of a Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines.

**EXECUTIVE SUMMARY:** Conditional Use Permit (CUP) 2023-10 was filed by Emery Vlotho (property owner) requesting approval of a conditional use permit to bring the existing residential dwelling unit and recreational vehicle (RV) storage at a mini-warehouse facility into conformance with current zoning requirements for Stormax Real Estate Holdings, LLC located at 14750 W. Whitesbridge Rd., approximately 1,100 feet from the northeast corner of W. Whitesbridge Rd. and Madera Ave., in Kerman, CA, zoned CS (Service Commercial) with a SC (Service Commercial) General Plan land use designation (APN: 025-130-89). A Categorical Exemption pursuant to section 15301 of CEQA Guidelines will be considered for the project.

**APPLICABLE CODES AND PROCEDURES:**

KMC 17.12 – Conditional Use Permits

KMC 17.50 – Service Commercial District

KMC 17.78 – Development Standards

KMC 17.90 – Definitions

Public Resource Code – CEQA 15301 – Existing Facilities

The Kerman Municipal Code (KMC) allows the Commission to grant or deny approval of a conditional use permit provided that a public hearing is held on the proposed use to review and consider any public testimony. Prior to the public hearing, a staff report, environmental determination, and general plan finding for the use permit must be made available to the Commission, interested agencies, and the public.

If the Commission cannot make the appropriate findings, the use should be denied. Conditions may be attached to the approval of the use permit to ensure compatibility. Project design may be altered, and site improvements may be required to make the project compatible with nearby uses. In addition, the application may be subject to future review, modification, or revocation by the Commission, as deemed necessary.

## **ANALYSIS**

### **Prior Action**

Site development was initially approved as part of a Site Plan Review (SPR) 2011-01. Said SPR allowed for the five-phased development of a mini-warehouse facility. Phase 1 included the development of three (3) storage buildings, RV storage, a manager's quarters (residential dwelling unit), and an office. Phase 2 included the construction of three (3) storage buildings. Phase 3 includes the construction of three (3) storage buildings. Phase 4 includes the construction of three (3) storage buildings. Phase 5 includes the construction of four (4) storage buildings. A temporary ponding basin was required as part of a condition of approval and is set to be removed during the development of phase 5. Currently, only phases 1 & 2 have been completed. The approved RV storage area is contained in this report as Exhibit A-1'. Recently the applicant submitted a building permit application for phase 3, however, the application was rejected as it was discovered that approval from SPR 2011-01 had expired. As a result, the applicant submitted an SPR application to continue development on the remaining phases that were approved in 2011. It was also discovered through the newly submitted SPR application that the residential dwelling unit and RV storage were inadvertently approved via the SPR process. Both the residential dwelling unit and RV storage are subject to a conditional use permit.

### **Project Proposal**

The applicant is requesting approval of CUP 2023-10 to bring the existing residential dwelling and RV storage for the property located at 14750 W. Whitesbridge Rd. into conformance with current zoning requirements. The residential dwelling unit will be occupied by the business manager. Approval of the CUP application would bring the existing residential dwelling unit and RV storage into conformance with current zoning requirements. Denial of the CUP application would require the applicant to vacate the residential use and the RV Storage use from the site.

### **Site and Surrounding Land Uses and Setting**

The site has been developed with a 1,411 square feet (sq. ft.) residential dwelling unit consisting of 1 bed and 1 bath, a 294 sq. ft. office, and multiple storage buildings encompassing 32,086 sq. ft. on a 4.27-acre parcel.

The site is surrounded by developed land. As described in **Table 1.**, the site is surrounded by agricultural land to the north, a car dealership (Gill Chevrolet) to the east, a public street (Whitesbridge Rd.) to the south, and a mobile home dealer (Kerman Mobile Homes Inc.) to

the west. Uses in the surrounding vicinity will be negligibly affected by the existing residential dwelling unit and RV storage.

**Table 1. Existing Uses, General Plan Designations, and Zone Districts of Surrounding Properties**

Location	Existing Land Use	General Plan Designation	Zone District
North	Agricultural Land	MDR – Medium Density Res.	Fresno County Zoning
East	Car Dealership	SC – Service Commerical	CG – General Commerical
South	Public Street	N/A	N/A
West	Mobile Home Dealer	RC – Regional Commerical / SC Service Commerical	CG – General Commerical

#### Zoning & General Plan

The site is zoned CS (Service Commercial) with an SC (Service Commercial) General Plan land use designation. The CS zone district is intended to provide a location for wholesale and heavy commercial uses and services in Kerman, which may not be compatible with other commercial zones. Noting that residential dwelling units are not explicitly listed as permitted or conditionally permitted use within the CS zone district, the CS zone district allows for uses permitted in the CG (General Commerical) zone district through the conditional use permit process. As stated in KMC 17.48.030 a residential dwelling associated with any business listed in the CG zone district is permitted subject to a CUP. As stated in KMC 17.50.030 recreational vehicle storage facilities are subject to a CUP. Approval of the residential dwelling unit and RV storage will be consistent with the zone district and General Plan land use designation.

The original approval of SPR 2011-01 describes Stormax Real Estate Holdings, LLC as a mini-storage facility, however, staff has determined that the term “mini-warehouse” better represents the business. Mini-warehouse as defined in KMC 17.90 is a facility designed and operated for the storage of goods in individual compartments or rooms, which is available for use by the general public on a rental or lease basis. Although mini-warehouses are not listed as a permitted or conditionally permitted use within the CS zone district, staff has determined that mini-warehouses are substantially similar to a “storage warehouse for nontoxic and nonflammable chemicals” which is a permitted use in the CS zone district.

#### Conclusion

Residential dwellings and RV storage in the CS zone district are permitted subject to a CUP. The project site has historically operated harmoniously with surrounding land uses. No evidence suggests approval of the CUP would be detrimental to the public, health, safety, and welfare of those residing or working nearby. In order to ensure the continued compatibility of the site with surrounding uses, conditions of approval have been incorporated that address typical concerns associated with mini-warehouse facilities that have a residential dwelling

unit, and RV Storage. Additionally, it is not uncommon for mini-warehouse facilities to have a manager's quarters on site.

#### **APPLICABLE GENERAL PLAN POLICIES**

The 2040 General Plan includes policy recommendations related to the various physical development aspects of the community. The policies are supported by a set of goals and objectives. The Planning Commission shall refer to the General Plan's policies, goals, and objectives when making a decision regarding this particular request.

Through the project and development review process and in collaboration with other City departments and outside agencies, the project has been designed to comply by-in-large with the City's General Plan goals, policies, and objectives. The existing residential dwelling unit and RV storage will directly or indirectly provide compliance with the General Plan. Below is an excerpt from the General Plan that is germane to this conditional use permit request:

**ED-1.1 Increase Business:** *The City shall strive to increase the number of businesses operating in Kerman to satisfy the routine needs and dining, services, and retail desires of residents while also increasing sales, property, business, and potential transient-occupancy taxes.*

**H-1.9 Balanced Job Opportunities and Housing Types:** *The City shall encourage development around employment centers that provides the opportunity for local residents to live and work in the same community by balancing job opportunities with housing types.*

#### **ENVIRONMENTAL REVIEW:**

Staff performed a preliminary environmental assessment of this project under the California Environmental Quality Act (CEQA) and has determined that it falls within Class 1 Categorical Exemption (Existing Facilities) set forth in CEQA Guidelines Section 15301 applies to this Project as it consists of the use of an existing private facility on an existing site, to continue the existing uses of a residential dwelling unit and RV Storage at a mini-warehouse facility. No expansion of the building is proposed, and any maintenance or minor alternations of the building would be negligible, and would not result in a significant, adverse impact to the environment. Furthermore, none of the exceptions set forth in CEQA Guidelines Section 15300.2 apply to this Project.

#### **PLANNING COMMISSION FINDINGS:**

Due to operational characteristics, conditional use permits are required for certain uses within each zone district in order to minimize impacts upon surrounding uses. In considering a conditional use permit, the Planning Commission must make certain findings pursuant to Section 17.12.040 (C) of the KMC.

- A. That the proposed establishment, maintenance, and operations of the use applied for will not be detrimental to the public health, safety, and welfare of the persons residing or working in the neighborhood of such proposed use, or whether it will be injurious or detrimental to property and improvements in the neighborhood or the city.

Finding A (1). The project will not be detrimental to public health, safety, or welfare. It is located in a designated service commercial area with hours of operation and conditions of approval which minimize any potential negative impacts to adjacent land uses. The conditions of approval (Exhibit 'A') limit types of uses that may be objectionable or detrimental to other permitted uses or adverse to the public interest health, safety, convenience, or welfare of the City.

- B. That the proposed use is consistent with the Kerman General Plan.

Finding B (1). Residential dwelling units and RV storage are permitted uses subject to a conditional use permit in the Service Commercial (CS) zone district, which is a consistent zone with the General Plan SC (Service Commercial) land use designation. The project is consistent with the General Plan, including General Plan objectives ED-1.1 and HE-1.9.

Finding B (2). The Project is zoned as Service Commercial which is suitable for uses that are involved in manufacturing, processing, warehousing, and storage of goods.

Finding B (3). The conditions of approval preserve the integrity and character of the zone district and ensure compliance with the General Plan and Zoning Ordinance.

- C. That the environmental document is prepared as per the California Environmental Quality Act.

Finding C (1). As described in greater detail, above, a preliminary environmental assessment was prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA). The project falls within Categorical Exemption per CEQA Guidelines Section 15301 (Existing Facilities) as the project is characterized as a use occupying an existing structure within a developed site and meets the required conditions described in said section. There are no project-specific significant effects on the project or the site which would require additional environmental review.

- D. That the site for the proposed use is adequate in size, shape, and location to accommodate the use as it relates to the district for which the use is proposed.

Finding D (1). The location of the Project is within the CS Service Commercial zone district which is intended for wholesale and heavy commercial uses and services in Kerman that are not suited for other commercial zones. As stated under 17.50.030 of

the KMC conditional uses in the CS zone district allow for all uses permitted in the general commercial district. The existing residential dwelling unit and RV Storage do not necessitate or warrant any major building alterations to adequately and safely operate. Additionally, The project site has historically operated harmoniously with surrounding land uses since its approval in 2011.

**PLANNING COMMISSION ACTION:**

The Commission will be acting on CUP 2023-10 and determine to either:

**Motion 1:** Adopt a resolution approving CUP 2023-10, to bring the existing residential dwelling unit and RV storage at a mini-warehouse facility into conformance with current zoning requirements for the property located at 14750 W. Whitesbridge Rd., including adopting a finding of a Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines.

**Motion 2:** Move to continue the public hearing on CUP 2023-10 to a later meeting; or

**Motion 3:** Move to continue applications for CUP 2023-10 to a later meeting, with direction to staff to return with an updated resolution with appropriate findings for denial of the application(s).

Any action taken by the Commission approving or denying the application(s) is subject to appeal to the City Council no later than ten (10) working days after the day on which the decision was made.

**Attachments**

- A. Resolution w/ Exhibits
- B. Aerial Photo

**Attachment 'A'**  
**Resolution No. 2023-\_\_**

**A RESOLUTION OF THE CITY OF KERMAN PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT 2023-10, TO BRING THE EXISTING RESIDENTIAL DWELLING UNIT AND RECREATIONAL VEHICLE STORAGE AT A MINI-WAREHOUSE FACILITY INTO CONFORMANCE WITH CURRENT ZONING REQUIREMENTS FOR STORMAX REAL ESTATE HOLDINGS LLC LOCATED AT 14750 WEST WHITESBRIDGE ROAD IN KERMAN, CA (APN: 025-130-89)**

**WHEREAS**, the Planning Commission considered a request for a conditional use permit filed by Emery Vlotho (Property Owner) requesting approval of a conditional use permit to bring the existing residential dwelling unit and recreational vehicle storage at a mini-warehouse facility into conformance with current zoning requirements for Stormax Real Estate Holdings LLC located at 14750 W. Whitesbridge Rd., in Kerman, CA (APN: 025-130-89)

**WHEREAS**, a public notice was circulated to adjacent properties within a 300-foot radius of the project site and published in the local newspaper at least 10 days prior to the meeting as required by law; and

**WHEREAS**, a written report was prepared by staff which included a recommendation for approval of a modification to Conditional Use Permit 2023-10 and was made available for public review at least 72 hours prior to the public hearing; and

**WHEREAS**, the project was assessed under the California Environmental Quality Act (CEQA); and

**WHEREAS**, the Planning Commission, after hearing public testimony and deliberating, now desires to approve Conditional Use Permit 2023-10 subject to findings and conditions of approval, and adopt a finding of a Class 1 Categorical Exemption (Existing Facilities) pursuant to CEQA Guidelines Section 15301.

**NOW, THEREFORE, BE IT RESOLVED** by the City of Kerman Planning Commission as follows:

- 1) Recitals: The above recitals are true and correct and are incorporated herein:
- 2) CEQA: The Planning Commission finds and determines that a Class 1 Categorical Exemption (Existing Facilities) set forth in CEQA Guidelines Section 15301 applies to this Project as it consists of the use of an existing private facility on an existing site, to continue the existing uses of a residential dwelling unit and RV storage at a mini-warehouse facility. No expansion of the building is proposed, and any maintenance or minor alternations of the building would be negligible, and would not result in a significant, adverse impact to the environment. Furthermore, none of the exceptions set forth in CEQA Guidelines Section 15300.2 apply to this Project.
- 3) Conditional Use Permit: The Planning Commission has determined to approve Conditional Use Permit 2023-10 as permissible under Kerman Municipal Code Section 17.24.020 and determined that all findings required for approval of Conditional Use Permit 2023-10 with modifications can be made, including those required by the City of Kerman Municipal Code Section 17.12.040 (C) as follows:

- A. That the proposed establishment, maintenance, and operations of the use applied for will not be detrimental to the public health, safety, and welfare of the persons residing or working in the neighborhood of such proposed use, or whether it will be injurious or detrimental to property and improvements in the neighborhood or the city.

Finding A (1). The project will not be detrimental to public health, safety, or welfare. It is located in a designated service commercial area with hours of operation and conditions of approval which minimize any potential negative impacts to adjacent land uses. The conditions of approval (Exhibit 'A') limit types of uses that may be objectionable or detrimental to other permitted uses or adverse to the public interest health, safety, convenience, or welfare of the City.

- B. That the proposed use is consistent with the Kerman General Plan.

Finding B (1). Residential dwelling units and RV storage are permitted uses subject to a conditional use permit in the Service Commercial (CS) zone district, which is a consistent zone with the General Plan SC (Service Commercial) land use designation. The project is consistent with the General Plan, including General Plan objectives ED-1.1 and HE-1.9.

Finding B (2). The Project is zoned as Service Commercial which is suitable for uses that are involved in manufacturing, processing, warehousing, and storage of goods.

Finding B (3). The conditions of approval preserve the integrity and character of the zone district and ensure compliance with the General Plan and Zoning Ordinance.

- C. That the environmental document is prepared as per the California Environmental Quality Act.

Finding C (1). As described in greater detail, above, a preliminary environmental assessment was prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA). The project falls within Categorical Exemption per CEQA Guidelines Section 15301 (Existing Facilities) as the project is characterized as a use occupying an existing structure within a developed site and meets the required conditions described in said section. There are no project-specific significant effects on the project or the site which would require additional environmental review.

- D. That the site for the proposed use is adequate in size, shape, and location to accommodate the use as it relates to the district for which the use is proposed.

Finding D (1). The location of the Project is within the CS Service Commercial zone district which is intended for wholesale and heavy commercial uses and services in Kerman that are not suited for other commercial zones. As stated under 17.50.030 of the KMC conditional uses in the CS zone district allow for all uses permitted in the general commercial district. The existing residential dwelling unit and RV storage do not necessitate or warrant any major building alterations to adequately and safely operate. Additionally, the project site has historically operated harmoniously with surrounding land uses since its approval in 2011.



4. Conditions of Approval: Given the foregoing, the Planning Commission approves a modification to Conditional Use Permit 2023-10, subject to the conditions of approval attached herein as **Exhibit 'A'**.
5. Effective Date: This Resolution shall take into effect immediately.

**I HEREBY CERTIFY** that the foregoing Resolution was approved at a regular meeting of the Planning Commission of the City of Kerman on the 11th day of September 2023, and was fully adopted at the said meeting by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

The foregoing resolution is hereby approved.

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Scott Bishop  
Chairperson

ATTEST:

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Jesus R. Orozco  
Planning Commission Secretary

**Exhibit 'A'**  
**Conditions of Approval**  
**Stormax Real Estate Holdings, LLC – CUP 2023-10**  
**September 11, 2023**

**Notice To Applicant**

Pursuant to Government Codes Section 66020(d)(1) and/or Section 66499.37, any protest related to the imposition of fees, dedications, reservations, or exactions for this project or any proceedings undertaken regarding the City's actions taken or determinations made regarding the project, including but not limited to the validity of conditions of approval must occur within ninety (90) calendar days after the date of this decision. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.

**Important: Please Read Carefully**

This project is subject to a variety of discretionary conditions of approval. These include conditions based on adopted City plans and policies; those determined through conditional use permit review and environmental assessment essential to mitigate adverse effects on the environment including the health, safety, and welfare of the community; and recommended conditions for development that are not essential to health, safety, and welfare, but would, on the whole, enhance the project and its relationship to the neighborhood and environment.

Discretionary conditions of approval may be appealed. All code requirements, however, are mandatory and may only be modified by variance, provided the findings can be made.

All discretionary conditions of approval for CUP 2023-10 will ultimately be deemed mandatory unless appealed by the applicant to the City Council within ten (10) working days after the decision by the Planning Commission. In the event you wish to appeal the Planning Commission's decision or discretionary conditions of approval for this entitlement, you may do so by filing a written appeal with the City Clerk. The appeal shall state the grounds for the appeal and wherein the Commission failed to conform to the requirements of the zoning ordinance. This should include identification of the decision or action appealed (including its identification number) and specific reasons why you believe the decision or action appealed should not be upheld, and the identity of the appellant.

Approval of this conditional use permit shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development.

Approval of this conditional use permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this use permit, the zoning ordinance, and all City standards and specifications. This use permit and site plan review is granted, and the conditions imposed, are based upon the application submittal provided by the applicant, including any operational statement. The application is material to the issuance of this use permit. Unless the conditions of approval specifically require an operation inconsistent with the application, a new or revised use permit is required if the operation of this establishment changes or becomes inconsistent with the application. Failure to operate in accordance with the conditions and requirements imposed may result

in revocation of the use permit, or any other enforcement remedy available under the law. The City shall not assume responsibility for any deletions or omissions resulting from the use permit review process, or for additions or alterations to any construction or building plans not specifically submitted and reviewed and approved pursuant to this use permit or subsequent amendments or revisions. These conditions are conditions imposed solely upon the use permit as delineated herein and are not conditions imposed on the City or any third party. Likewise, imposition of conditions to ensure compliance with federal, state, or local laws and regulations does not preclude any other type of compliance enforcement.

These conditions are applicable to any person or entity making use of this use permit, and references to “developer” or “applicant” herein also include any applicant, property owner, owner, lessee, operator, or any other person or entity making use of this use permit.

### **General Conditions**

1. Project approval is conditioned upon acceptance of the conditions of approval contained herein, as evidenced by the receipt in the Planning Division of the applicant’s signature upon an Acknowledgement and Acceptance of Conditions within 30 days of the date of approval. Project approval is conditioned upon acceptance of the conditions of approval contained herein, as evidenced by the receipt in the Planning Division of the applicant’s signature upon an Acknowledgement and Acceptance of Conditions within 30 days of the date of approval.
2. Any intensification or expansion of the use(s) beyond its approval shall be cause for review and modification of the use permit to be approved by the Commission.
3. Any proposed future modifications to the site not specifically contemplated by CUP 2023-10, including but not limited to; the building exterior, parking/loading areas, fences/walls, new buildings, or landscaping specifically condition as part of this use permit shall require an amendment to CUP 2023-10.
4. All conditions of approval shall be the sole financial responsibility of the applicant/owner, except where specified in the conditions of approval listed herein or mandated by statute.
5. It shall be the responsibility of the property owner and/or applicant to ensure that any required permits, inspections, and approval from any regulatory agency are obtained from the concerned agency prior to the issuance of a business license or final occupancy issuance.
6. Failure to comply with the conditions of approval contained herein shall be cause for review and possibly modification or revocation to CUP 2023-10.
7. Approval of CUP 2023-10 is for the benefit of the applicant. The submittal of application(s) by the applicant for this project was a voluntary act on the part of the applicant not required by the City. Therefore, as a condition of approval of this project, the applicant agrees to defend, indemnify, and hold harmless the City of Kerman and its agents, officers, consultants, independent contractors, and employees (“City”) from any and all claims, actions, or proceedings against the City to attack, set aside, void, or annul an approval by the City concerning the project, including any challenges to associated environmental review, and for any and all costs, attorney’s fees, and damages arising therefrom (collectively “claim”). The City shall promptly notify the applicant of any claim.

Nothing in this condition shall obligate the City to defend any claim and the City shall not be required to pay or perform any settlement arising from any such claim not defended by the City, unless the City approves the settlement in writing. Nor shall the City be prohibited from independently defending any claim, and if the City does decide to independently defend a claim, the applicant shall be responsible for City's attorneys' fees, expenses of litigation, and costs for that independent defense, including the costs of preparing any required administrative record. Should the City decide to independently defend any claim, the applicant shall not be required to pay or perform any settlement arising from any such claim unless the applicant approves the settlement.

### **Building Division**

8. No new construction has been considered as part of this approval. However, a building permit shall be required for all proposed or future tenant and site improvements as required by the California Building Code, California Fire Code, and Americans with Disability Act (ADA) prior to occupancy.

### **Planning Division**

#### General

1. On-site litter and graffiti shall be corrected per Kerman Municipal Code Chapter 9.09 – Abatement of Graffiti Nuisance.
2. The business and/or property owner shall keep the property clear of all trash, rubbish, and debris at all times. Dumping of refuse shall be restricted to the refuse containers scheduled to service the site.
3. The business and/or property owner shall comply with all applicable federal, state, or local laws, rules, and regulations. Material violations of said laws, rules, and regulations may be cause for review and possible revocation of the use permit.
4. Business owner(s) shall be responsible for securing a business license from the Finance Department before the commencement of any commercial activity.

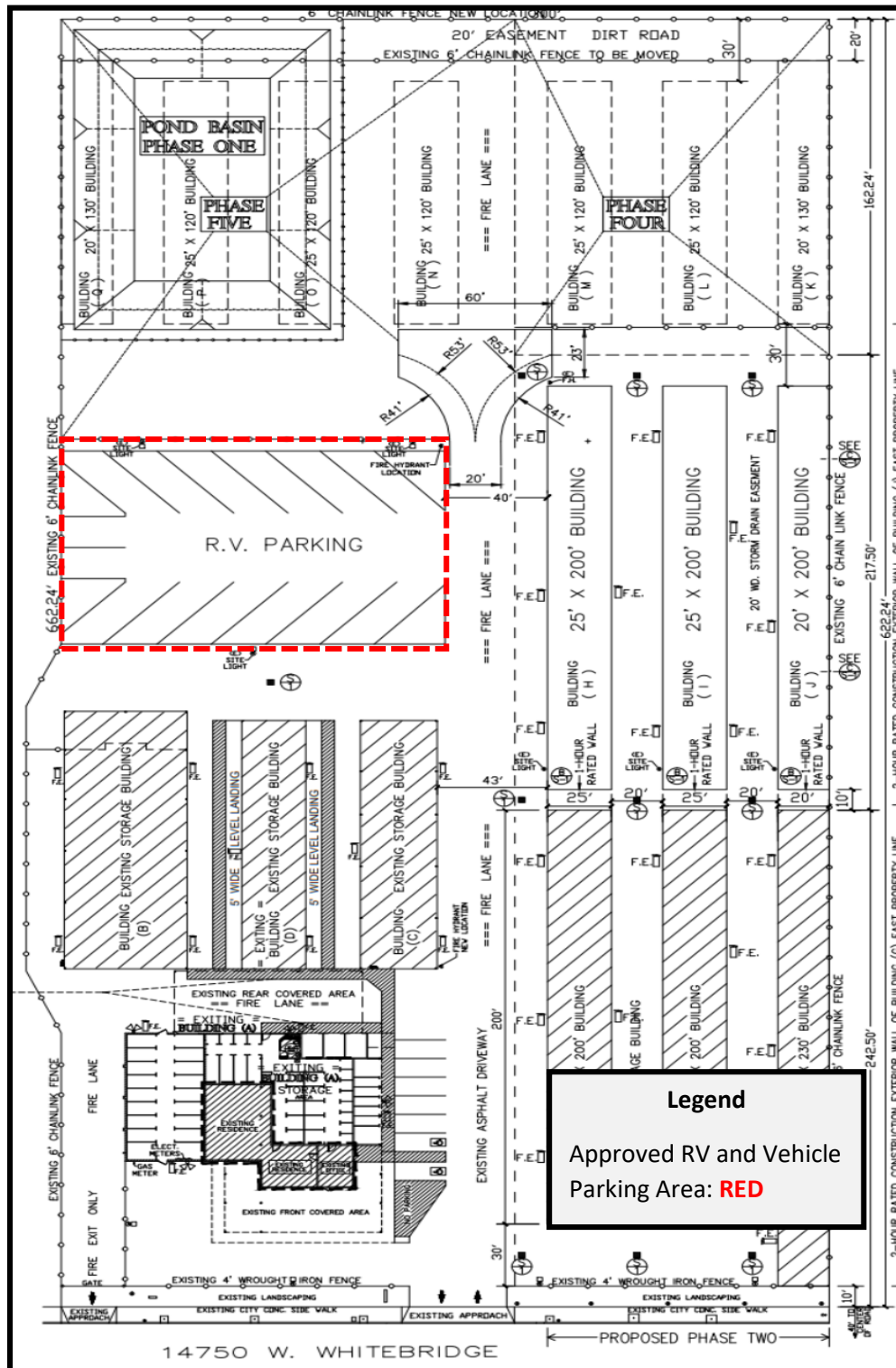
#### Conditional Use Permit 2023-10

5. Conditional Use Permit 2023-10 shall bring the existing residential dwelling unit and RV storage into conformance with current zoning requirements for the property developed with a mini-warehouse storage facility located at 14750 W. Whitesbridge Rd.
  - a. The residential dwelling unit shall consist of an approximate 1,411 sq. ft. building with one bed and one bath. The residential dwelling unit, to the extent possible, shall be used and blend into the physical and architectural character of the miniware-house storage.
  - b. The RV storage area shall be limited to the area identified in Exhibit 'A-1'. Any deviation from the approved RV or other approved vehicle-type storage area shall first be submitted for review and approval by the Planning Division via a Zoning Clearance.

- c. CUP 2023-10 shall allow for the storage of automobiles, boats, boat trailers, camper vans, and recreational vehicles.
- 6. CUP 2023-10 shall not allow for any repair or storage of any mechanical or vehicular equipment or other activities not customary to an RV storage business.
- 7. The business owner shall be responsible for equipping existing and future site facilities with functional color digital video camera systems along the site's perimeter. The system shall be capable of producing a CD or digital playback feature and may be provided to an authorized representative of the Kerman police department within twenty-four hours of the initial request relating to a criminal investigation only. The camera storage capacity should be for at least two weeks (fourteen calendar days). Such cameras must be capable of producing a retrievable and identifiable image that can be made a permanent record and that can be enlarged through projection or other means.

**End of Conditions**

**Approved RV and Vehicle Storage Area**





Attachment 2  
Aerial Photo

