

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> February 28, 2008      Time: 1:35 P.M	<b>Agenda Item No.:</b> 2
<b>Project Description:</b> A Use Permit to allow construction of a 22,050 square foot warehouse - storage facility and 45 parking spaces on a vacant 1.48 acre lot. The property is located at 10800 Ocean Mist Parkway, Castroville (Assessor's Parcel Numbers 030-301-019-000 & 030-301-020-000), North County Non-Coastal Area.	
<b>Project Location:</b> 10800 Ocean Mist Parkway, Castroville	<b>APN:</b> 030-301-019-000 & 030-301-020-000
<b>Planning File Number:</b> PLN070331	<b>Name:</b> Castroville Industrial Partners LLC, Property Owner/ John Silva, Agent
<b>Plan Area:</b> North County Area Plan (Non-Coastal)	<b>Flagged and staked:</b> Yes
<b>Zoning Designation:</b> : HI/Z [Heavy Industrial, Improvement Zone District]	
<b>CEQA Action:</b> Categorically Exempt [per Section 15332]	
<b>Department:</b> RMA - Planning Department	

**RECOMMENDATION:**

Staff recommends that the Zoning Administrator approve the Castroville Industrial Partners LLC Use Permit (PLN070331) based on the Findings and Evidence (**Exhibit C**) and subject to the recommended Conditions (**Exhibit D**).

**SUMMARY:**

The project involves a use permit to allow the operation of a container storage ware house facility utilizing a proposed 22,050 square foot building. The project is located on a 1.48 acre parcel on Ocean Mist Parkway Castroville, approximately 440 yards north of the Blackie Road /Ocean Mist Parkway intersection. Primary issues include parking, traffic, CEQA exemption and General Development Plan waiver. These issues are resolved by exceeding the development requirements of Monterey County and no unresolved issues remain for the project.

**OTHER AGENCY INVOLVEMENT:**

- ✓ North County Fire Protection District
  - ✓ Public Works Department
  - ✓ Environmental Health Division
  - ✓ Water Resources Agency
- ✓ The above checked agencies and departments have reviewed this project. Conditions recommended by RMA-Planning, North County Fire Protection District, Public Works Department , Water Resources Agency have been incorporated into the condition compliance reporting plan (**Exhibit D**).

The project was not referred to the North County Land Use Advisory Committee (LUAC) for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this application did not warrant referral to the LUAC because the project is exempt from CEQA per Section 15332.

Note: The decision on this project is appealable to the Planning Commission.

(February 14, 2008)

cc: Front Counter Copy, Zoning Administrator; North County Fire Protection District; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; (Other agencies that may have reviewed the application); Bob Schubert, Acting Planning Manager; Jody Lyons, Planner; Carol Allen, Hearing Clerk, Applicants; Agent; Planning File PLN070331.

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Project Discussion
	Exhibit C	Recommended Findings and Evidence
	Exhibit D	Recommended Conditions of Approval
	Exhibit E	Site Plan, Floor Plan and Elevations
	Exhibit F	Vicinity Map

This report was reviewed by Bob Schubert, Acting Planning Manager

**EXHIBIT A**

**Project Information for PLN070331**

**Project Title:** CASTROVILLE INDUSTRIAL PARTNER

<b>Location:</b> 10800 OCEAN MIST PKWY CASTROVILLE	<b>Primary API#:</b> 030-301-020-000-M
<b>Applicable Plan:</b> North County Area Plan	<b>Coastal Zone:</b> No
<b>Permit Type:</b> Use Permit	<b>Zoning:</b> HI-Z
<b>Environmental Status:</b> Exempt	<b>Plan Designation:</b> INDUSTRIAL
<b>Advisory Committee:</b> North County (Inland)	<b>Final Action Deadline (884):</b> 1/13/2008

Project Site Data:

<b>Lot Size:</b> 1.48 AC.	<b>Coverage Allowed:</b> 50%
<b>Existing Structures (sf):</b> -0-	<b>Coverage Proposed:</b> 34.2%
<b>Proposed Structures (sf):</b> 22,050	<b>Height Allowed:</b> 35'
<b>Total Sq. Ft.:</b> 22,050	<b>Height Proposed:</b> 35'
	<b>FAR Allowed:</b> N/A
	<b>FAR Proposed:</b> N/A

Resource Zones and Reports:

<b>Environmentally Sensitive Habitat:</b> No	<b>Erosion Hazard Zone:</b> LOW
<b>Biological Report #:</b> N/A	<b>Soils Report #:</b> N/A
<b>Forest Management Rpt. #:</b> N/A	
<b>Archaeological Sensitivity Zone:</b> HIGH	<b>Geologic Hazard Zone:</b> HIGH
<b>Archaeological Report #:</b> 070507	<b>Geologic Report #:</b> 070505
	<b>Traffic Report #:</b> 070508
<b>Fire Hazard Zone:</b> LOW	

Other Information:

<b>Water Source:</b> Castroville	<b>Sewage Disposal (method):</b> PUBLIC
<b>Water Dist/Co:</b> Castroville Water District	<b>Sewer District Name:</b> CASTROVILLE
<b>Fire District:</b> NC FPD	<b>Grading (cubic yds.):</b> 0.0
<b>Tree Removal:</b> NO	

## **EXHIBIT B**

### **PROJECT DISCUSSION**

#### **Project:**

The Castroville Industrial Partners LLC PLN070331 is for the construction of a 22,050 square foot warehouse–storage facility, 500 square feet of office space, and 45 parking spaces including one handicapped space, on a vacant 1.48 acre lot. This use is allowed with a Use Permit under Title 21 Section 21.28.060 G. A POD facility warehouse provides the customer a container delivered on the customer’s site to be filled. When packed for storage it is then picked up and taken to the warehouse. Truck traffic is at a minimum and customer visits are not significant. The warehouse will have four employees for the 8-5 Monday through Friday work week.

#### **Existing Conditions:**

The property, one of the last vacant parcels in the commercial park, is located at 10800 Ocean Mist Parkway, Castroville, North County (non-coastal area). The property is a flag lot with the stem of the flag lot in the Castroville Industrial Park West and the remaining portion outside the industrial park. The adjacent properties are commercial uses, including the Berkley Farms Distribution facility, a moving and storage business, a lumber supply business, a warehouse, the Ocean Mist cooler and their business offices, concrete recycling facility, and the Union Pacific Railroad lines.

#### **CEQA:**

This project is categorically exempt under CEQA Section 15332- “In-Fill Development Projects,” which requires the project to meet the following:

- “(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*
- (c) The project site has no value as habitat for endangered, rare or threatened species.*
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*
- (e) The site can be adequately served by all required utilities and public services.”*

This project is categorically exempt under Section 15332, for the following reasons.

The project is consistent with the General Plan, the Castroville Community Plan and Title 21 (Monterey County Inland Zoning Ordinance), demonstrated by the project plans with the findings and evidence attached.

According to section “(b)” (above), the proposed development must occur “within city limits” on a project site of no more than five acres substantially surrounded by urban uses. This project meets this requirement except that Castroville is not an incorporated city. However it is considered an “Urban area” in that it has a population density of over 1,000 per square mile. This project is within the limits of Castroville urban area. Additionally, the parcel is less than five acres being only 1.48 acres.

In accordance with Section “(c)” (above) the project site has been determined to have no value as habitat for endangered, rare or threatened species. As one of the last lots to be developed, it has been developed formerly as the tank farm for the Cara Mia Artichoke processing plant. The concrete foundations have been removed. The use has been abandoned and the parcel is currently undeveloped. As it has been significantly disturbed from its natural state, there is no value as habitat of endangered, rare, or threatened species.

Section “(d)” requires that the approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. Approval of this project will not result in any significant effects relating to traffic, noise, air quality or water quality. Traffic as discussed below with only four employees and the business which generates minimal traffic will not create a significant impact being even less than the estimates of the original traffic study for the approved commercial park. No issues arose from the project review for the issues of noise, air quality or water quality.

Section (e) (above) requires that the site can be adequately served by all required utilities and public services. All required services are available to the site. Sewer collection and water is provided by Castroville Water District. Sewer treatment is provided by Monterey Regional Water Pollution Control Agency. Other services are also in place.

**Parking:**

According to Title 21 Zoning Ordinance Chapter 21.58.040, a total of 44 spaces are required for this project. The code requires one space per 500 square feet of warehouse space and a 22,050 square foot warehouse. The project proposes 45 parking spaces including 1 handicapped space. The subject parcel is zoned HI/Z (Heavy Industry and Redevelopment Zoning District.)

**Traffic:**

A traffic study was prepared by Higgins & Associates Inc. which estimates that the trips generated for the POD type of warehouse would be minimal. The generic warehouse trip generation for the Castroville Industrial Park West was estimated at 93 trips per day for the 1.48 acre site. The POD warehouse proposal will generate 13 daily trips, for the four employees and business on site. This is only 14% of the estimate for the subdivision’s analyzed impact.

**Water:**

A “Can and Will” serve letter has been provided by the Castroville Water District dated May 16, 2006. The project will only use a limited amount of water for office (four day time employees) and landscape maintenance purposes.

**General Development Plan Waiver:**

Section 21.28.040 E. allows for the waiver of a general development plan. *“The requirement of a General Development Plan or an amendment to a General Development Plan may be waived by the Director of Planning and Building Inspection when, due to the circumstances of the particular situation, there is no potential significant adverse impact from the development and requiring the General Development Plan will not further the purposes of this Chapter.”*

In this case the services are in place (see discussion above regarding water, circulation, etc.) and the proposed project is a single use and tenant. The land use reviewing agencies and departments have reviewed the project. Some have recommended conditions but none raised issues of potential significant adverse impact. Because this is a similar development to those existing in the commercial park, which has been previously reviewed and approved, requiring a General Development Plan would not further the purposes of Title 21, the Inland Zoning Ordinance, and was therefore not required.

**EXHIBIT C**  
**RECOMMENDED FINDINGS AND EVIDENCE**

1. **FINDING: CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, North County Area Plan, North County Area Plan Inventory and Analysis, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for development.

- EVIDENCE:** (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. 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 10800 Ocean Mist Parkway Castroville (Assessor’s Parcel Number 030-301-019-000 and 030-301-020-000), North County Area Plan. The parcel is zoned HI/Z (“Heavy Industry and Redevelopment Zoning District”) which allows Commercial development with a Use Permit. Therefore, the property is suitable for the proposed development.
- (c) The project planner conducted a site inspection on January 31, 2008 to verify that the project on the subject parcel conforms to the plans listed above.
- (d) The current parcel configuration is a flag lot. It straddles two tax zones and as a result has two Assessor’s Parcel Numbers (APN). APN 030-301-019-000 (Lot 19) and 030-301-020-000 (Lot 20). Lot 19 is the stem of the flag lot. This was part of the original Castroville Industrial Park West Subdivision Planning (File No. SB-865) allowed the division of a 34.8-acre parcel. Lot 20 was a Union Pacific parcel which was joined to the Cara Mia Parcel. Then it was subdivided by PLN060130 creating two parcels. The subject parcel is the result of the actions.
- (e) The project was not referred to the North County Non-Coastal Land Use Advisory Committee (LUAC) for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this application did not warrant referral to the LUAC because the project is exempt from CEQA per Section 15332.
- (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 PLN070331.

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, North County Fire Protection District, Public Works, Environmental Health Division, 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) Technical reports by outside archaeological, geological, traffic 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 concurs. The following reports have been prepared:

- i. “Archeological Survey of the Proposed Nottingham Ranch Subdivision- Castroville, Monterey County” (LIB070507) prepared by Archaeological Resource Service, Novato, CA, March 9, 1987.
  - ii. “Final Field Geotechnical Report for the Cara Mia Parking lot Project in Castroville, CA” (LIB070505) Kleinfelder West, Salinas, CA, July 27, 2007.
  - iii. “Limited Geotechnical Recommendations for the Cara Mia Parking lot Project in Castroville, CA” (LIB070504) Kleinfelder West, Salinas, CA, December 6, 2005.
  - iv. “Castroville Industrial Park West Trip Generation Study Castroville CA” (LIB070508) Higgins Associates, Gilroy, CA, September 11, 2007.
  - v. “Castroville Industrial Area Traffic Analysis, Castroville CA” (LIB070506) Higgins Associates, Gilroy, CA, April 1988.
- (c) Staff conducted a site inspection on January 31, 2008 to verify that the site is suitable for this use.
- (d) Materials in Project File PLN070331.

**3. FINDING: CEQA (Exempt):** - The project is categorically exempt from environmental review. California Environmental Quality Act (CEQA) Guidelines Section 15332, categorically exempts in-fill projects when:

- “(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*
- (c) The project site has no value as habitat for endangered, rare or threatened species.*
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*
- (e) The site can be adequately served by all required utilities and public services.”*

**EVIDENCE:** (a) This project is in compliance with the exemption guidelines, as follows:

- i). This project is consistent with the General Plan, the Castroville Community Plan and Title 21 (Monterey County Inland Zoning Ordinance) as demonstrated by the project plans with findings and evidence.
- ii). According to section “(b)” (above), the proposed development must occur “within city limits” on a project site of no more than five acres substantially surrounded by urban uses. This project meets this requirement except that Castroville is not an incorporated city. However it is considered an “Urban area” in that it has a population density of over 1,000 per square mile. This project is within the limits of Castroville urban area. Additionally, the parcel is less than five acres being only 1.48 acres.
- iii). In accordance with Section “(c)” (above) the project site has been determined to have no value as habitat for endangered, rare or threatened species. As one of the last lots to be developed, it has been developed formerly as the tank farm for the Cara Mia Artichoke processing plant. The concrete foundations have been removed. The

use has been abandoned and the parcel is currently undeveloped. As it has been significantly disturbed from its natural state, there is no value as habitat of endangered, rare, or threatened species.

iv). Section “(d)” requires that the approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. Approval of this project will not result in any significant effects relating to traffic, noise, air quality or water quality. Traffic as discussed below with only four employees and the business which generates minimal traffic will not create a significant impact being even less than the estimates of the original traffic study for the approved commercial park. No issues arose from the project review for the issues of noise, air quality or water quality.

v). Section (e) (above) requires that the site can be adequately served by all required utilities and public services. All required services are available to the site. Sewer collection and water is provided by Castroville Water District. Sewer treatment is provided by Monterey Regional Water Pollution Control Agency. Other services are also in place.

(c) No adverse environmental effects were identified during staff review of the development application during a site visit on January 31, 2008.

(d) See preceding and following findings and supporting evidence.

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. Zoning violation abatement costs, if any, have been paid.

**EVIDENCE:** (a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department Monterey County records and is not aware of any violations existing on subject property.

5. **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) Preceding findings and supporting evidence.

6. **FINDING: General Development Plan Waiver** – A General Development Plan is required prior to the establishment of development in the Heavy Industrial District if there is no prior approved General Development Plan and if the lot is in excess of one acre. However, Title 21 Section 21.28.040 E. allows for the waiver of a general development plan. Title 21 Section 21.28.040 E. allows for the waiver of a general development plan. *“The requirement of a General Development Plan or an amendment to a General Development Plan may be waived by the Director of Planning and Building Inspection when, due to the circumstances of the particular situation, there is no potential significant adverse impact from the development and requiring the General Development Plan will not further the purposes of this Chapter.”*

**EVIDENCE:** (a) In this case the services are in place, water, power, fire protection, streets, curbs and gutters, etc.



- (b) The land use reviewing agencies and departments have reviewed the project. Some have recommended conditions but none raised issues of potential significant adverse impact.
- (c) Because this is a similar development to those existing in the commercial park, which has been previously reviewed and approved, requiring a General Development Plan would not further the purposes of Title 21, the Inland Zoning Ordinance.
- (d) Preceding findings and supporting evidence.

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

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

<b>EXHIBIT D</b> <b>Monterey County Resource Management Agency</b> <b>Planning Department</b> <b>Condition Compliance and/or Mitigation Monitoring</b> <b>Reporting Plan</b>	<b>Project Name:</b> Castroville Industrial Partners, LLC <b>File No:</b> PLN070331 <b>APNs:</b> 030-301-019-000 & 030-301-020-000 <b>Approved by:</b> Zoning Administrator <b>Date:</b> February 28 , 2008
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*\*Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1.		<b>PD001 - SPECIFIC USES ONLY</b> This Castroville Industrial Partners LLC Use permit (PLN070331) to allow construction of a 22,050 square foot warehouse - storage facility and 45 parking spaces on a vacant 1.48 acre lot. The property is located at 10800 Ocean Mist Parkway, Castroville (Assessor's Parcel Numbers 030-301-019-000 & 030-301-020-000), North County Non-Coastal Area. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of 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	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. <b>(RMA - Planning Department)</b>				
2.		<b>PD002 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A permit (Resolution 070331) was approved by the Zoning Administrator for Assessor's Parcel Number 030-301-019-000 & 030-301-020-000 on February 28, 2008. The permit was granted subject to 24 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. <b>(RMA - Planning Department)</b>	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits or commencement of use.	
3.		<b>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT</b> 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 Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. <b>(RMA - Planning Department)</b>	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.	Owner/ Applicant/ Archaeologist	Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
4.		<b>PD007 - GRADING-WINTER RESTRICTION</b> No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. <b>(RMA – Planning Department and Building Services Department)</b>	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner/ Applicant	Ongoing	
5.		<b>PD009 - GEOTECHNICAL CERTIFICATION</b> Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. <b>(RMA – Planning Department and Building Services Department)</b>	Submit certification by the geotechnical consultant to the RMA – Building Services Department showing project’s compliance with the geotechnical report.	Owner/ Applicant/ Geotechnical Consultant	Prior to final inspection	
6.		<b>PD012(G) - LANDSCAPE PLAN AND MAINTENANCE (OTHER THAN SINGLE FAMILY DWELLING)</b> The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. <b>(RMA – Planning Department)</b>	Submit landscape plans and contractor’s estimate to the RMA - Planning Department for review and approval.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits	
			The landscaping shall be installed and inspected.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to Occupancy	
			All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
7.		<p><b>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</b></p> <p>All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. <b>(RMA – Planning Department)</b></p>	<p>Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.</p>	Owner/ Applicant	Prior to the issuance of building permits.	
			<p>The lighting shall be installed and maintained in accordance with the approved plan.</p>	Owner/ Applicant	Prior to Occupancy / Ongoing	
8.		<p><b>PD016 – NOTICE OF REPORT</b></p> <p>Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A traffic report has been prepared for this parcel by Higgins Associates, dated September 11, 2007 and is on record in the Monterey County RMA - Planning Department , Library No. 070508. All development shall be in accordance with this report." <b>(RMA – Planning Department)</b></p>	<p>Proof of recordation of this notice shall be furnished to the RMA - Planning Department.</p>	Owner/ Applicant	Prior to the issuance of grading and building permits.	
9.		<p><b>PD016 – NOTICE OF REPORT</b></p> <p>Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A traffic analysis and report has been prepared for this parcel by Higgins Associates, dated April 1988 and is on record in the Monterey County RMA - Planning Department , Library No. 070506. All development shall be in accordance with this report." <b>(RMA – Planning Department)</b></p>	<p>Proof of recordation of this notice shall be furnished to the RMA - Planning Department.</p>	Owner/ Applicant	Prior to the issuance of grading and building permits.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
10.		<b>PD016 – NOTICE OF REPORT</b> Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A limited geological report has been prepared for this parcel by Kleinfelder West, dated December 6, 2005 and is on record in the Monterey County RMA - Planning Department , Library No. LIB070504. All development shall be in accordance with this report." <b>(RMA – Planning Department)</b>	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	
11.		<b>PD016 – NOTICE OF REPORT</b> Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Final Field Geotechnical report has been prepared for this parcel by Kleinfelder West, dated July 27, 2007 and is on record in the Monterey County RMA - Planning Department , Library No. LIB070505. All development shall be in accordance with this report." <b>(RMA – Planning Department)</b>	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	
12.		<b>PD016 – NOTICE OF REPORT</b> Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "An archeological report has been prepared for this parcel by Archaeological Resource Service, dated March 9, 1987 and is on record in the Monterey County RMA - Planning Department , Library No. LIB070507. All development shall be in accordance with this report." <b>(RMA – Planning Department)</b>	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	
13.		<b>PD035 - UTILITIES - UNDERGROUND</b> All new utility and distribution lines shall be placed underground. <b>(RMA - Planning Department; Public Works)</b>	Install and maintain utility and distribution lines underground.	Owner/ Applicant	Ongoing	

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14.		<b>PDSP0001 –General Development Plan</b> Should applicant or owner intend multiple uses of the proposed facility a General Development Plan may be required. <b>(RMA - Planning Department; Public Works)</b>	Applicant or owner shall apply for a use permit and General Development Plan.	Owner/ Applicant	Ongoing unless otherwise stated	
15.		<b>PD041 – HEIGHT VERIFICATION</b> The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. <b>(RMA – Planning Department and Building Services Department)</b>	1) The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection	Owner/ Applicant	Prior to the issuance of grading or building permits	
			2) The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.	Owner/ Applicant/ Engineer	Prior to the final inspection	

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16.		<p><b>WR40 - WATER CONSERVATION MEASURES</b>  The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</p> <p>a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.</p> <p>b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices.  <b>(Water Resources Agency)</b></p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
17.		<p><b>WR001SP-DRAINAGE PLAN – (NON-STANDARD WORDING)</b>  Prior to issuance of any grading and/or building permits, a drainage plan shall be prepared by a registered civil engineer or architect addressing on-site and off-site impacts, to include oil-grease/water separators for the paved parking areas. Impervious surface stormwater runoff shall be directed to the existing drainage improvements for Castroville industrial park west.  <b>(Water Resources Agency)</b></p>	Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of grading or building permits	
18.		<p><b>PW0007 – PARKING STD</b>  The parking shall meet the standards of the Zoning Ordinance and be approved by the Director of Public Works and the Director of Planning and Building Inspection. <b>(Public Works)</b></p>	Applicant’s engineer or architect shall prepare a parking plan for review and approval.	Owner/ Applicant/ Engineer	Prior to Building/Grading Permits Issuance	



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19.		<p><b>FIRE007 - DRIVEWAYS</b>            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 long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.  <b>(North County Fire District)</b></p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Applicant or owner	Prior to issuance of grading and/or building permit.	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	Applicant or owner	Prior to final building inspection.	

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20.		<b>FIRE008 - GATES</b> All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. <b>(North County Fire District)</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
21.		<b>FIRE010 - ROAD SIGNS</b> All newly constructed or approved roads and streets shall be designated by names or numbers, posted on signs clearly visible and legible from the roadway. Size of letters, numbers and symbols for street and road signs shall be a minimum 4-inch letter height, ½-inch stroke, and shall be a color that is reflective and clearly contrasts with the background color of the sign. All numerals shall be Arabic. Street and road signs shall be non-combustible and shall be visible and legible from both directions of vehicle travel for a distance of at least 100 feet. Height, visibility, legibility, and orientation of street and road signs shall be meet the provisions of Monterey County Ordinance No. 1241. This section does not require any entity to rename or renumber existing roads or streets, nor shall a roadway providing access only to a single commercial or industrial occupancy require naming or numbering. Signs required under this section identifying intersecting roads, streets and private lanes shall be placed at the intersection of those roads, streets and/or private lanes. Signs identifying traffic access or flow limitations (i.e., weight or vertical clearance limitations, dead-end road,	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on improvement plans.	Applicant or owner	Prior to filing of final map.	
			Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to issuance of building permit(s) for development on individual lots within the phase of the subdivision.	

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		one-way road or single lane conditions, etc.) shall be placed: (a) at the intersection preceding the traffic access limitation; and (b) not more than 100 feet before such traffic access limitation. Road, street and private lane signs required by this article shall be installed prior to final acceptance of road improvements by the Reviewing Fire Authority. <b>(North County Fire District)</b>				
22.		<b>FIRE015 - FIRE HYDRANTS/FIRE VALVES</b> A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings along State Highways and Freeways, May 1988. <b>(North County Fire District).</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

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23.		<b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</b> The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. <b>(North County Fire District)</b>	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
24.		<b>FIRE023 - FIRE ALARM SYSTEM - (COMMERCIAL)</b> The building(s) shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72. Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. <b>(North County Fire District)</b>	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall submit fire alarm plans and obtain approval.	Applicant or owner	Prior to rough sprinkler or framing inspection	
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	

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24.		<p><b>Sheriff SP0001 Non-standard public safety and security</b>  Prior to occupancy, applicant shall comply with the Monterey County Public Safety and Security Guidelines to the satisfaction of the Monterey County Sheriff's office.  <b>(Monterey County Sheriff)</b></p>	Applicant shall schedule security system acceptance review with Monterey County Sheriff.	Applicant or owner	Prior to occupancy	
		<b>END OF CONDITIONS</b>				

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