

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: November 13, 2008 Time: 1:55 P.M		Agenda Item No.:
Project Description: Combined Development Permit consisting of: 1) Use Permit to replace non-soil dependent greenhouses over four phases. First phase would construct 439,824 square feet of new greenhouses along Esperanza Road including the construction of three 82 foot diameter 140,000 gallon rainwater storage tanks. Second phase would construct 41,328 square feet of new office space. Third phase would construct 120,540 square feet of new greenhouses, including the construction of another three 82 foot diameter 140,000 gallon rainwater storage tanks. Fourth phase includes the construction of 108,192 square feet of new greenhouses. Demolition activities under the first phase would include removal of 655,113 square feet of greenhouses and the removal of offices, boiler room, cooler shop, well house and tractor cover. Demolition activities under the second phase would include removal of 366,059 square feet of the remaining greenhouses. Rainwater is to be captured and harvested for use in the facility with state of the art technology and automation being applied throughout. There will be minimal incoming and outgoing truck traffic. A work force of 200 persons is expected to return to this property with a 50+ year history of such uses; and 2) Use Permit to reduce the number of required parking spaces from 602 spaces to 161 spaces, proportionate to the workforce.		
Project Location: Esperanza Road, Chualar (formerly the Yoder Brothers property)		APN: 137-051-031-000
Planning File Number: PLN080151		Name: Floricultura Pacific, Property Owner/Agent
Plan Area: Central Salinas Valley Area Plan		Flagged and staked: No
Zoning Designation: : “F/40” or Farm Land, 40 acres/unit		
CEQA Action: Categorically Exempt per Section 15302 (b)		
Department: RMA - Planning Department		

RECOMMENDATION:

Staff recommends that the Zoning Administrator approve the Combined Development Permit based on the Findings and Evidence (**Exhibit C**) and subject to the recommended Conditions (**Exhibit D**).

PROJECT OVERVIEW:

The project proposal includes four phases of construction, which will substitute and reconfigure the greenhouse facilities into different locations, and decrease the amount of soil coverage by 1 net acre. The one acre of “recovered” soil will be re-conditioned and brought back to match the level of the surrounding soils and made available for cultivation. In total the new facilities will consist of 20 acres of soil coverage. Project issues relating to vehicular and truck traffic, hydrology, wastewater, and parking are analyzed in detail in Exhibit B.

OTHER AGENCY INVOLVEMENT:

- ✓ Salinas Rural Fire Protection District
- ✓ California Department of Transportation, District 5
- ✓ Public Works Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency
- ✓ Monterey County Parks Department

- ✓ Monterey County Sheriff's Department
- ✓ Agricultural Commissioner's Office

The above checked agencies and departments have reviewed this project. Conditions recommended by RMA – Planning Department, Environmental Health Department, Public Works Department, Water Resources Agency, Salinas Rural Fire Protection District, and Monterey County Sheriff's Department have been incorporated into the condition compliance reporting plan (**Exhibit D**).

The project was not referred to a Land Use Advisory Committee (LUAC) for review, as no LUAC exists for this area of the county.

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

/s/ David J. R. Mack
 David J. R., Mack, Assistant Planner
 (831) 755-5096, mackd@co.monterey.ca.us
 October 7, 2008

cc: Front Counter Copy; Zoning Administrator; Salinas Rural Fire Protection District; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; California Department of Transportation, District 5; Monterey County Sheriff's Department; Agricultural Commissioner's Office; Luis Osorio, Planning Services Manager; David J. R. Mack, Assistant Planner; Carol Allen, Floricultura Pacific Greenhouses, Applicants; Systems USA Inc. Greenhouses (Don Howell), Agent; Planning File PLN080151

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Project Discussion
	Exhibit C	Recommended Findings and Evidence
	Exhibit D	Recommended Conditions of Approval
	Exhibit E	Vicinity Map
	Exhibit F	Site Plan, Floor Plan and Elevations
	Exhibit G	Traffic Reports by Higgins Associates, dated June 4, 2008 and August 7, 2008.
	Exhibit H	Email from Environmental Health dated September 05, 2008.
	Exhibit I	Sheriff's General Public Safety and Security Guidelines

This report was reviewed by Luis Osorio, Planning Services Manager

EXHIBIT A

Project Information for PLN080151

Project Title: **FLO REAL LLC**

Location: 9999	Primary APN: 137-051-031-000
Applicable Plan: Central Salinas Valley Area Plan	Coastal Zone: No
Permit Type: Combined Development Permit	Zoning: F/40
Environmental Status: Exempt	Plan Designation: FARMLAND
Advisory Committee: N/A	Final Action Deadline (884): 11/28/2008

Project Site Data:

Lot Size: 70+ acres	Coverage Allowed: 50%
Existing Structures (sf): 1,021,000+	Coverage Proposed: 33
Proposed Structures (sf): 958,000+/-	Height Allowed: 35
Total Sq. Ft.: 958,000+/-	Height Proposed: 25
	FAR Allowed: N/A
	FAR Proposed: N/A

Resource Zones and Reports:

Environmentally Sensitive Habitat: No	Erosion Hazard Zone: LOW
Biological Report #: N/A	Soils Report #: LIB080252
Forest Management Rpt. #: N/A	
Archaeological Sensitivity Zone: LOW	Geologic Hazard Zone: II
Archaeological Report #: N/A	Geologic Report #: N/A
Fire Hazard Zone: LOW	Traffic Report #: LIB080452

Other Information:

Water Source: WELL	Sewage Disposal (method): SEPTIC
Water Dist/Co: NONE	Sewer District Name: N/A
Fire District: SALINAS RURAL FIRE	Grading (cubic yds.): 0.0
Tree Removal: N/A	

EXHIBIT B

Project Background

The project site is located off Esperanza Road in the Chualar area (Assessor's Parcel Number 137-051-031-000). The previous owner operated a non-soil dependent greenhouse facility on the subject parcel for 46 years, employing approximately 100 persons. In September of 2005, Yoder Brothers ceased their operations, subsequently selling the property to the current owners, Floricultura Pacific. During the previous 46 years of operation, approximately 23.44 acres (1,021,172 square feet) of greenhouses were utilized. The new project proposal will replace all existing greenhouses with upgraded greenhouse facilities, comprising approximately 22.0 acres (958,524 square feet), resulting in a net reduction of 1 acre of greenhouses. The upgraded facilities are expected to employ a work force of 200 persons.

Project Description

The project site consists of approximately 76.71 acres located on the east (north-bound side) of Highway 101, south of Chualar, and north of the city of Gonzales. The site is located within the Central Salinas Valley Area Plan. Direct access to the site is from Esperanza Road, which connects directly to Highway 101. The site is situated adjacent to Highway 101 and is visible to vehicles traveling in each direction.

The soil type in the site and adjacent areas is considered as "prime and unique" per the Central Salinas Valley Area Plan Inventory & Analysis, much of which has been covered by non-soil dependant greenhouse facilities for about 40 to 50 years. Flo Real, LLC, is applying to demolish and reconstruct a greenhouse facility located off Esperanza Road in the Chualar area. An existing facility consisting of approximately 23.44 acres of non-soil dependent greenhouses will be demolished and rebuilt in a different configuration through four phases.

The applicant/owner proposes to construct and operate approximately 668,556 square feet of greenhouses, six 82-foot diameter 140,000-gallon rainwater storage tanks, and 41,328 square feet of new office space, over four construction phases; the proposal also includes a request to reduce the required parking from 602 spaces to 161 spaces.

Phase I will allow the construction of approximately 439,824 square feet of new non-soil dependant greenhouses along Esperanza Road including the construction of three 82 foot diameter 140,000 gallon rainwater storage tanks. Phase II will allow the construction of a 41,328 square foot office facility. Phase III will construct an additional 120,540 square feet of non-soil dependant greenhouses and three additional 82 foot diameter 140,00 gallon rainwater storage tanks. Phase IV will allow the construction of the final 108,192 square feet of new non-soil dependant greenhouse facilities.

The project site is designated in the *Central Salinas Area Plan* as Farmland, 40 acre minimum with a corresponding zoning district. The Farmland designation allows for the construction and use of non-soil dependent greenhouses and nurseries subject to a use permit, reviewed by the Zoning Administrator (Monterey County Zoning Ordinance Section 21.30.050.DD). The purpose of the Farmland zoning district is to preserve and enhance the use of the prime, productive and unique farmlands in the County of Monterey while also providing an opportunity to establish necessary support facilities for those agricultural uses.

The project requires a Combined Development Permit consisting of: 1) Use Permit to replace non-soil dependent greenhouses; and 2) Use Permit to reduce the number of required parking spaces.

Project Issues

Traffic

The project site is situated on the east side of Highway 101 at the Esperanza Road intersection, south of Chualar, and north of the city of Gonzales. When traveling in a southern direction on the highway access to the project site requires a left turn across the highway onto Esperanza Road. When traveling north on Highway 101, vehicles are required to decrease speed (below the flow of traffic), prior to making a right turn onto Esperanza Road. Upon exiting the facility, vehicles wishing to travel south on the highway are required to make a left turn across two lanes of northbound highway traffic, entering the inside southbound lane at speeds below the flow of traffic; vehicles wishing to travel north must complete a right-hand turn, accelerate to highway speed, and merge into the outside lane.

Traffic reports, conducted by Higgins Associates on June 4, 2008 and August 7, 2008, analyzed the impact of re-introducing vehicular and truck traffic to the Highway 101-Esperanza Road intersection (See Exhibit G). The proposed project will result in a reduction to traffic using the Highway 101-Esperanza Road intersection, and will not generate traffic impacts requiring mitigation. However, Higgins Associates identified an alternate access route utilizing the existing state highway on and off ramps located in the Chualar area.

This alternative recommends that the routing of inbound and outbound truck traffic to the project site be done through the town of Chualar, utilizing the existing highway exits, Chualar Road, Old Stage Road and Esperanza Road. To allow this alternate route, the construction of a new driveway to Esperanza Road, would be necessary on the south frontage of the project. With the installation of the new driveway and re-routing of truck traffic via Old Stage Road, there would be no projected truck traffic accessing Esperanza Road to and from Highway 101. The Monterey County Public Works Department has concurred with this recommendation and has recommended that the approval of the application be conditioned to that effect (Conditions 20 and 21).

Hydrology

The project involves the installation of six 140,000-gallon rainwater storage tanks (in construction phase I and III), for the collection of rainwater and its use for watering within the greenhouse facility. The Monterey County Environmental Health Department (EHD) analyzed the proposed construction of these six storage tanks with regard to impacts on the existing groundwater recharge and hydrology, determining that the potential for nitrate loading due to lack of groundwater recharge on the 72 acre parcel is “insignificant when considering the expansive size of the Salinas Valley Aquifer” (See Exhibit H). In addition, EHD stated that although the use of rain storage tanks limited potential groundwater recharge, the reuse of said captured water offsets water use which would otherwise be pulled from the aquifer by use of the existing irrigation well. Therefore, EHD has determined that no impacts to existing groundwater recharge or hydrology would result from the installation of the six 140,000-gallon rainwater storage tanks.

Water/Wastewater

The Monterey County Environmental Health Department (EHD) also reviewed the project with regard to availability of potable water and wastewater treatment. EHD identified that the current available potable water does not meet State maximum contaminant levels (MCL). The project applicant has worked with EHD's Drinking Water Program to develop a nitrate treatment system that will ensure potable water availability. Environmental Health has also determined that the existing wastewater discharge system is insufficient to support proposed development and is in need of upgrade, due to increased wastewater generation. The existing onsite wastewater treatment system (OWTS) needs to be demolished or abandoned, and a new OWTS which meets the standards found in Monterey County Code Chapter 15.20 needs to be installed. Environmental Health has applied conditions of project approval to ensure that the onsite wastewater treatment system will be upgraded to the appropriate level (Conditions 16, 17, and 18).

Parking

The Monterey County Zoning Ordinance, Section 21.58.040, *Regulations for Parking*, requires 602 parking spaces for the project; 436 for the greenhouse facilities (1 space/2000 square feet) and 166 for the office facilities (1space/250 square feet). Monterey County Zoning Ordinance, Section 21.58.050.C states that the Zoning Administrator may modify parking requirements, subject to a use permit, where it can be determined that reduced parking will be adequate to accommodate the parking needs required by project usage, because of specific features of the site. The applicant has requested the granting of a Use Permit to allow the reduction of the required parking spaces to 161 parking spaces, as 200 persons are expected to be employed on site. Staff has found that the reduced parking would result in a substantial reduction to coverage and paving of the existing soils, resulting in the net gain of one acre of soil, which will be re-conditioned and brought back to match the level of the surrounding soils, and made available for cultivation.

The granting of the use permit to allow the reduction in parking spaces would better achieve the policies and goal of both the Central Salinas Valley Area Plan and General Plan, limiting coverage of prime and unique soils to only that which is needed for project development.

Conclusion

During the project review process issues relating to traffic, hydrology, wastewater, and parking were analyzed. No negative impacts relating to any of these topics were identified or could be attributed to the project proposal.

Staff recommends that the Monterey County Zoning Administrator approve the Combined Development Permit as described, based on the Findings and Evidence (**Exhibit C**) and subject to the recommended Conditions (**Exhibit D**).

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, Central Salinas Valley Area Plan, Central Salinas Valley 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 Esperanza and Highway 101, Chualar (Assessor's Parcel Number 137-051-031-000), Central Salinas Valley Area Plan. The parcel is zoned Farmland, 40 acres/unit ("F/40") which allows non-soil dependent greenhouses and nurseries, subject to a Use Permit from the Zoning Administrator. Therefore, the property is suitable for the proposed development.

(c) The project planner conducted a site inspection on August 8, 2008 to verify that the project on the subject parcel conforms to the plans listed above.

(d) The project was not referred to a Land Use Advisory Committee (LUAC) for review, as no LUAC exists for this area of the county.

(e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN080151.

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, Salinas Rural Fire Protection District, Parks, Public Works, Environmental Health Division, Water Resources Agency, California Department of Transportation (District 5), Monterey County Agricultural Commissioner's Office, and Monterey County Sheriff's Department. 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 and geotechnical and 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. "Geotechnical Investigation – Design Phase" (LIB080252) prepared by Rock Solid Engineering, Inc., Watsonville, California, January 23, 2008.
- ii. "Floricultura Pacific Greenhouse Traffic Study" (LIB08531) prepared by Higgins Associates, Gilroy, California, June 4, 2008.

- iii. “Re: Floricultura Pacific Greenhouse Traffic Study” (LIB080452) prepared by Higgins Associates, Gilroy, California, August 7, 2008.
- (c) Staff conducted a site inspection on August 8, 2008 to verify that the site is suitable for this use.
- (d) Materials in Project File PLN08151.

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

EVIDENCE: (a) California Environmental Quality Act (CEQA) Guidelines Section 15302(b) categorically exempts replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity. The project involves substitution of non-soil dependent green houses for a previously existing non-soil dependent green house facility. No additional environmental impacts have been identified that would require additional analysis or mitigation.

(b) No adverse environmental effects were identified during staff review of the development application during a site visit on August 8, 2008.

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

4. **FINDING: USE PERMIT (NON-SOIL DEPENDENT GREENHOUSES)** – In order to grant the Use Permit to allow development the Zoning Administrator shall make the following findings:

1. Pursuant to Section 21.74.050.B.1 of the Zoning Ordinance, the establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the particular case, be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use; or be detrimental or injurious to property and improvement in the neighborhood; or to the general welfare of the County.
2. Pursuant to Section 21.74.050.B.2 of the Zoning Ordinance, the subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of this Title and any zoning violation abatement costs have been paid.

EVIDENCE: (a) The project as described in the application and accompanying materials was reviewed by the Planning Department, Salinas Rural Fire Protection District, Public Works Department, Environmental Health Division, Water Resources Agency, Agricultural Commissioner’s Office, California Department of Transportation (District 5), and Monterey County Sheriff’s Department. The respective departments have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood; or the county in general.

(b) The application, plans, and related support materials were reviewed during the Inter-Departmental Review (IDR) period from April 30, 2008 to May 19, 2008.

(c) See Finding No. 6, Health and Safety.

5. **FINDING: USE PERMIT (REDUCTION OF REQUIRED PARKING)** – Parking Standards may be modified by a Use Permit from the Zoning Administrator in cases which, due to the unusual characteristics of a use or its immediate vicinity, do not necessitate the number of parking spaces, type of design, or improvements required by Chapter 21.58, Regulations for Parking, of the Zoning Ordinance. In such cases, it shall be determined that reduced parking will be adequate to accommodate all parking needs generated by the use, or that additional parking is not necessary because of specific features of the use, site or site vicinity.

EVIDENCE: (a) The project as described in the application and accompanying materials was reviewed by the Planning Department, Salinas Rural Fire Protection District, Public Works Department, Environmental Health Division, Water Resources Agency, Agricultural Commissioner's Office, California Department of Transportation (District 5), and Monterey County Sheriff's Department. The respective departments have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood; or the county in general.

(b) The granting of the Use Permit to allow the reduction in parking spaces from 602 to 161, better achieves the policies and goals of both the Central Salinas Valley Area Plan and General Plan, limiting coverage of prime and unique soils to only that which is needed for project development.

(c) The number of proposed parking spaces (161) will adequately accommodate the number of proposed employees (200), therefore additional parking is not necessary.

(d) No adverse impacts to health, safety, or public welfare can be contributed to the reduction of parking facilities.

6. **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.

7. **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) See preceding Findings and Evidence.

8. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Planning Commission.

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

<p style="text-align: center;">EXHIBIT D Monterey County Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan</p>	<p>Project Name: <u>Floricultura Pacific</u></p> <p>File No: <u>PLN080151</u></p> <p>Approved by: <u>Zoning Administrator</u></p> <p>APNs: <u>137-051-031-000</u></p> <p>Date: <u>November 13, 2008</u></p>
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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.		<p>PD001 - SPECIFIC USES ONLY</p> <p>This Combined Development Permit (PLN080151) allows: 1) Use Permit to replace non-soil dependent greenhouses over four phases. First phase would construct 10.10 acres +/- of new greenhouses along Esperanza Road including the construction of three 82 foot diameter 140,000 gallon rainwater storage tanks. Second phase would construct 41,328 square feet of new office space. Third phase would construct 5.75 acres of new greenhouses, including the construction of another three 82 foot diameter 140,000 gallon rainwater storage tanks. Fourth phase includes the construction of 4.96 acres of new greenhouses. Demolition activities under the first phase would include removal of 13.90 acres of greenhouses and the removal of offices, boiler room, cooler shop, well house and tractor cover. Demolition activities under the second phase would include removal of 7.8 acres of the remaining greenhouses. Rainwater is to be captured and harvested for use in the facility with state of the art technology and automation being applied throughout. There will be minimal incoming and outgoing truck traffic. A work force of 200 persons is expected to return to this property with a 50+ year history of such uses; and 2) Use Permit to reduce the number of required parking spaces from 619 spaces to</p>	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>
		161 spaces, proportionate to the workforce. The property is located at Esperanza Road and Highway 101, Chualar (Assessor's Parcel Number 167-051-031-000), Central Salinas Valley Area Plan. 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 bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)				
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution PLN080151) was approved by the Zoning Administrator for Assessor's Parcel Number 137-051-031-000 on November 13, 2008. The permit was granted subject to <u>39</u> conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA -	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.	

<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>
		Planning Department)				
3.		PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT 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. (RMA - Planning Department)	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	
4.		PD004 - INDEMNIFICATION AGREEMENT The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its	Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County. Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as	

<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>
		sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (RMA - Planning Department)			applicable	
5.		PD007 - GRADING-WINTER RESTRICTION 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. (RMA – Planning Department and Building Services Department)	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	
6.		PD009 - GEOTECHNICAL CERTIFICATION Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA – Planning Department and Building Services Department)	Submit certification by the geotechnical consultant to the RMA – Building Services Department showing project's compliance with the geotechnical report.	Owner/ Applicant/ Geotech- nical Consultant	Prior to final inspection	
7.		PD012(G) - LANDSCAPE PLAN AND MAINTENANCE (OTHER THAN SINGLE FAMILY DWELLING) 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	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape	Prior to issuance of Building Permits	

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		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. (RMA – Planning Department)		Architect		
			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	
8.		PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN 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. (RMA – Planning Department)	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.	Owner/ Applicant	Prior to the issuance of building permits.	
			The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to Occupancy/ Ongoing	

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9.		PD016 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Geotechnical report has been prepared for this parcel by Rock Solid Engineering, Inc., dated January 2008 and is on record in the Monterey County RMA - Planning Department , Library No. LIB080252. All development shall be in accordance with this report." (RMA – Planning Department)	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.	
10.		PD016 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "Traffic Reports were prepared for this parcel by Higgins Associates, dated June 4, 2008, and August 7, 2008and are on record in the Monterey County RMA - Planning Department , Library No. LIB080452 and LIB080531. All development shall be in accordance with this report." (RMA – Planning Department)	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.		SPPD001 - WATER TANK APPROVAL (NON-STANDARD) All water tanks (Phase I – 3 tanks; Phase III – 3 tanks) shall be painted an earth tone color to blend into the area and landscaped (including land sculpturing and fencing, where appropriate), subject to the approval of the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)	Submit proposed color of water tank and landscaping plans to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of grading or building permits	
			Provide evidence to the Director of the RMA - Planning Department that the water tank has been painted and the landscaping has been installed according to the plans approved by the RMA - Planning Department.	Owner/ Applicant	Prior to the final inspection or occupancy.	

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			All landscaped areas and fences shall be continuously maintained; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	On-going	
12.		PD047 – DEMOLITION/DECONSTRUCTION OF STRUCTURES (MBUAPCD RULE 439) In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards: <ol style="list-style-type: none"> 1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process; 2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building; 3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour. All Air District standards shall be enforced by the Air District. (RMA – Planning Department)	Applicant shall incorporate a "Demolition/ Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.	Contractor /Owner/ Applicant	Prior to the issuance of a demolition permit	
			Contractor shall obtain any required Air District permits and conduct all deconstruction or demolition activities as required by the Air District.	Contractor /Owner/ Applicant/ Air District	During demolition	
13.		EH28 - HAZ MAT BUSINESS RESPONSE PLAN Comply with Title 19 of the California Code of Regulations and Chapter 6.95 of the California Health and Safety Code (Hazardous Material Registration and Business Response Plans) as approved by the Director of Environmental Health. (Environmental Health)	Contact the Hazardous Materials Program of the Division of Environmental Health.	Owner/ Applicant	Continuous	
14.		EH30 - HAZARDOUS WASTE CONTROL Comply with Title 22, Division 4.5 of the California Code of Regulations and Chapter 6.50 of the California Health and Safety Code (Hazardous Waste Control) as approved by the Director of Environmental Health.	Contact the Hazardous Materials Program of the Division of Environmental Health.	Owner/ Applicant	Continuous	

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		(Environmental Health)				
15.		EH34 - HAZ MAT SPCC Submit a site Spill Prevention Control Countermeasure (SPCC) Plan to the California Regional Water Quality Control Board for storage of petroleum products (i.e. diesel, oil, and gasoline) in above ground storage tanks greater than 650-gallon capacity or for cumulative storage of more than 1320 gallons. The Plan shall meet the standards as per Title 26, Division 22, Article 3, Sections 66264.30-66264.56 (Preparedness and Prevention). (Environmental Health)	Submit plan to the Hazardous Materials Program of the Division of Environmental Health for review and approval.	Owner/ Applicant	Prior to com-mence-ment of operation.	
16.		EHSP001 – ABANDON EXISTING ONSITE WATSEWATER TREATMENT SYSTEM (NON-STANDARD) The existing onsite wastewater treatment system (OWTS) currently serving the “A Range” building and the existing OWTS currently serving the “E Range” building shall be demolished or abandoned pursuant to the standards found in Monterey County Code (MCC), Chapter 15.20.090. (Environmental Health)	Apply for and obtain an OWTS demolition permit for each existing system from the Environmental Health Division. Demolish or abandon the existing OWTS according to the standards found in MCC 15.20.090.	Owner / Applicant	Prior to commencement of Phase 2	
17.		EHSP002 – ONSITE WASTEWATER TREATMENT SYSTEM DESIGN (NON-STANDARD) Environmental Health has determined that adequate area exists for onsite wastewater disposal for the proposed development. Submit onsite wastewater treatment system plans for review and approval indicating the location, design layout, and size specifications that meets standards found in Monterey County Code (MCC), Chapter 15.20., Sewage Disposal Ordinance, and the Central Coast Basin Plan, RWQCB. (Environmental Health)	Submit onsite wastewater treatment system design plans for review and approval by Environmental Health Division. Applicant shall obtain an OWTS permit from Environmental Health prior to installation of the system.	Owner / Applicant	Prior to commencement of Phase 2	

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18.		EHSP003 – WATSE DISCHARGE REQUIREMENTS (NON-STANDARD) Pursuant to the Memorandum of Understanding between Monterey County and the Regional Water Quality Control Board – Central Coast Region (RWQCB), Monterey County refers waste discharges of 2500 gallons or greater to the RWQCB for regulation. The RWQCB could impose individual Waste Discharge Requirements (WDRs); however, more routinely for facilities of this size, the RWQCB enrolls the facility under the general WDRs for Discharge to Land for Small Domestic Wastewater Systems. (Environmental Health)	Submit application for Waste Discharge Requirements to the RWQCB for review and approval. Submit evidence to EHD that the RWQCB has issued individual WDRs or enrolled the facility under the general WDRs for Discharge to Land for Small Domestic Wastewater Systems.	Owner / Applicant	Prior to commencement of Phase 2.	
19.		PWSP001 – PARKING (NON-STANDARD) The parking shall be approved by the Director of Public Works and the Director of Planning and Building Inspection. (Public Works)	Applicant's engineer or architect shall prepare a parking plan for review and approval.	Owner/ Applicant/ Engineer	Prior to Building/ Grading Permits Issuance	
20.		PWSP002 – DRIVEWAY (NON-STANDARD) Obtain an encroachment permit from the Department of Public Works and construct a standard driveway connection to Esperanza Road. Driveway connection shall be located east of the two ninety degree bends on Esperanza Road. (Public Works)	Submit application for encroachment permit to Public Works Department for review and approval. Submit driveway plans to the Public Works Department for review and approval.	Owner / Applicant	Prior to Building / Grading Permit issuance.	
21.		PWSP003 – TRAFFIC MANAGEMENT PLAN (NON-STANDARD) Truck traffic shall be restricted from the use of the Highway 101/Esperanza Road intersection until such time as the intersection is improved to provide for safe use by truck traffic. In order to achieve this, applicant shall prepare a Traffic Management Plan to be reviewed and approved by the Director of Public Works. Upon approval by the Department of Public Works, recommendations of the Traffic Management Plan shall be	Prepare and submit Traffic Management Plan to Public Works for review and approval. Implement Traffic Management Plan to limit truck traffic to and from Highway 101 North and South. Place appropriate signage in conspicuous locations prohibiting use of Highway	Owner / Applicant	Prior to Building/ Grading Permit Issuance.	

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		implemented by the applicant. The plan shall include, but not be limited to the following: <ul style="list-style-type: none"> • Truck route to and from Highway 101 north. • Truck route to and from Highway 101 south. • Placement of signs on site in conspicuous locations, prohibiting use of the Highway 101/Esperanza Road intersection. 	101/Esperanza Road intersection.			
22.		WR8 - COMPLETION CERTIFICATION The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater detention/retention facilities have been constructed in accordance with approved plans. (Water Resources Agency)	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Owner/ Applicant/ Engineer/ Contractor	Prior to final inspection	
23.		WR40 - WATER CONSERVATION MEASURES 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: <ol style="list-style-type: none"> 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. 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. (Water Resources Agency)	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	

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24.		WR47 - WASTE MANAGEMENT PLAN The applicant shall provide the Water Resources Agency a Construction Site Waste Management Plan prepared by a registered civil engineer that addresses the proper disposal of building materials and other construction site wastes including, but not limited to, discarded building materials, concrete truck washout, chemicals, litter and sanitary wastes. The Site Waste Management Plan must also address spill prevention, control and clean up of materials such as petroleum products, fertilizers, solvents, pesticides, paints and cleaners. (Water Resources Agency)	Submit the plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	
25.		WRSP001- STORMWATER DETENTION (NON-STANDARD) The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer addressing on-site and off-site impacts with supporting calculations and construction details. The plan shall include stormwater detention or retention facilities to mitigate the impact of impervious surface runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.	Owner / Applicant	Prior to the issuance of Grading and/or Building Permits.	
26.		FIRE002 - ROADWAY ENGINEERING The grade for all roads shall not exceed 15 percent. Where road grades exceed 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 length of vertical curves in roadways, exclusive of gutters, ditches and drainage structures designed to hold or divert water, shall not be less than 100 feet. No roadway turn shall have a horizontal inside radius of less than 50 feet. A roadway turn radius of 50 to 100 feet is required to have an additional 4 feet of roadway surface. A roadway turn radius of 100 to	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 for each phase of development.	Applicant or owner	Prior to final building inspection	

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		200 feet is required to have an additional 2 feet of roadway surface. Roadway turnarounds shall be required on dead-end roads in excess of 150 feet of surface length. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Salinas Rural Fire Protection District)				
27.		FIRE008 - GATES 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. (Salinas Rural Fire Protection District)	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.	
28.		FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

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		all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Salinas Rural Fire Protection District)				
29.		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) 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. (Salinas Rural Fire Protection District)	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	
30.		FIRE023 - FIRE ALARM SYSTEM - (COMMERCIAL) 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	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

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		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. (Salinas Rural Fire Protection District)	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	
31.		FIRE026 - ROOF CONSTRUCTION (STANDARD) All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class B roof construction. (Salinas Rural Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
32.		FIRE030 – NON-STANDARD CONDITIONS FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building identified as Project BNew Offices (Phase 2) Any building having a total floor area greater than 5,000 square feet 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. (Salinas Rural Fire District)	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	

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33.		FIRE030 – NON-STANDARD CONDITIONS - EXISTING FIRE SPRINKLER SYSTEMS - Existing fire sprinkler systems in buildings undergoing remodeling and/or additions shall be extended or modified to provide protection to the remodeled/added areas. Installation, approval and maintenance shall be in compliance with applicable National Fire Protection Association and/or Uniform Building Code Standards, the edition(s) of which shall be determined by the enforcing jurisdiction. Plans for fire sprinkler system changes must be submitted and approved prior to installation. In the event the remodel/addition project does not require extension or modification of the existing fire sprinkler system, a letter to that effect from the fire sprinkler contractor shall be provided to the Salinas Rural Fire District prior to requesting a framing inspection. Rough-in inspections must be completed prior to requesting a framing inspection. (Salinas Rural Fire District)	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	
34.		FIRE030 – NON-STANDARD CONDITIONS - FIRE ALARM SYSTEM - (COMMERCIAL) Any sprinklered building having 50 or more fire sprinklers 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. (Salinas Rural Fire District)	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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35.		<p>FIRE030 –NON-STANDARD CONDITIONS – HYDRANTS AND FIRE FLOW-</p> <p>Hydrants for fire protection shall be provided at locations approved by the Salinas Rural Fire District and shall conform to the following requirements:</p> <p>a. FIRE FLOW - Pursuant to California Fire Code Appendix B, the minimum fire flow requirement for the building identified as Project B New Offices (8,700 square foot commercial facility built with Type IIB construction) is 3000 gallons per minute with a residual pressure of 20 psi under normal operating conditions for a duration of 3 hours. Fire flow for facilities protected with automatic fire sprinkler systems may be reduced to 1,500 gallons per minute with a residual pressure of 20 psi under normal operating conditions for a duration of 3 hours.</p> <p>b. TIMING OF INSTALLATION – Drafting hydrant(s) at Tank Projects H through J serving Project A shall be installed and made serviceable prior to the time of construction of Project A. Pressurized hydrant serving Project B shall be installed and made serviceable prior to the time of construction of Project B.</p> <p>c. HYDRANT/FIRE VALVE (ADDITION) Project A - Additional drafting hydrant(s) shall be installed in the vicinity of the water storage tanks, known as Projects H through M. Final locations shall be approved by the Salinas Rural Fire District.</p> <p>d. HYDRANT/FIRE VALVE (ADDITION) Project B – A new pressurized hydrant shall be installed in the vicinity of the Fire Department Connection for the Project B New Offices</p> <p>e. HYDRANT/FIRE VALVE (LOCATION) - The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet</p>	Applicant shall incorporate specification into design and enumerate as “Fire Department Notes” on the underground improvement plans. Improvement Plans shall be submitted to the Salinas Rural Fire District and approved by the Salinas Rural Fire District prior to installation.	Applicant or owner	Prior to issuance of Building Permit	
			Drafting hydrant(s) shall be installed, tested and accepted by the Salinas Rural Fire District.	Applicant or Owner	Prior to issuance of Building Permit for Project A	
			Pressurized hydrant system shall be installed, tested and accepted by the Salinas Rural Fire District	Applicant or owner	Prior to issuance of building permit for Project B	
			Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on the building plans.	Applicant or owner	Prior to issuance of building permits for Projects A and B.	

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		nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. f. FIRE HYDRANTS - HYDRANT SIZE - The hydrant shall have a minimum of two (2) 2-1/2 inch outlets NST and one (1) 4-1/2 inch outlet NST. The riser shall be a minimum of six (6) inches and shall be wet barrel type with a coefficient of 0.9. g. SIGNING OF WATER SOURCES - Hydrant or fire valve identification may be allowed as specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. (Salinas Rural Fire District)				
36.		FIRE030 –NON-STANDARD CONDITIONS – EMERGENCY ACCESS KEYBOX Emergency access keybox shall be installed and maintained. The type and location shall be approved by the fire department. The fire department shall be notified when locks are changed so that the emergency access keybox can be maintained with current keys. (Salinas Rural Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection and obtain final fire inspection approval.	Applicant or owner	Prior to final building inspection.	
37.		FIRE030 – NON-STANDARD CONDITIONS – PORTABLE FIRE EXTINGUISHERS Portable fire extinguishers shall be installed and maintained in accordance with NFPA Standard 10. (Salinas Rural Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection and obtain final fire inspection approval.	Applicant or owner	Prior to final building inspection.	

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38.		FIRE030 – NON-STANDARD CONDITIONS ROAD ACCESS Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum width of 20 feet with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. (Salinas Rural Fire District)	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 and obtain final fire inspection approval.	Applicant or owner	Prior to final building inspection.	
39.		MCSO001- PUBLIC SAFETY AND SECURITY GUIDELINE REQUIREMENTS (NON-STANDARD) Each applicant shall comply with the Monterey County Public Safety and Security Guidelines to the satisfaction of the Monterey County Sheriff’s Department. These guidelines require the applicant to work with the Sheriff’s Department to implement satisfactory public safety and security measures in new private and public developments. Requirements will be tailored to the applied project on a case by case basis, and can be obtained directly from the Sheriff’s Office by contacting the Community Services Representative assigned to area by calling (831)755-3700. A list of recommended conditions and requirements is attached as Exhibit I.	Obtain the specific requirements for project development from the Sheriff’s Office Community Services Representative and/or Crime Prevention Specialist by calling (831) 755-3700.	Applicant and/or Owner	Prior to the commencement of commercial operations	

Rev. 06/18/2008