

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: July 29, 2010 Time: 1:30 P.M.	Agenda Item No.: 9
Project Description: Combined Development Permit consisting of: 1) a Use Permit to allow Castroville Community Services District to construct a 2,800 square foot metal building for the storage of sewer maintenance equipment and vehicles and: 2) a Use Permit for the reduction in required parking spaces from 20 spaces to 12 spaces. The property is located at 11301 Wood Street, Castroville (Assessor's Parcel Number 030-222-008-000), North County Non-Coastal Area Plan and Castroville Community Plan.	
Project Location: 11301 Wood Street, Castroville and 11499 Geil Street	APN: 030-222-008-000-000 and 030-222-005-000
Planning File Number: PLN090279	Owner: Castroville Community Service District Agent: Eric Tynan, General Manager
Planning Area: North County Area Plan	Flagged and staked: No
Zoning Designation: : "HDR-C" High Density Residential with an adopted Community Plan overlay	
CEQA Action: Categorically Exempt pursuant to 15303 (c) and 15303 (e)	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Zoning Administrator adopt a resolution (**Exhibit C**) to:

- 1) Categorically Exempt the project pursuant to 15303 (c) and 15303 (e) and;
- 2) Approve PLN090279, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**):

PROJECT OVERVIEW:

This application is for a Use Permit to allow the Castroville Community Services District to construct a 2,800 square foot metal building for the storage of sewer maintenance equipment and vehicles and Use Permit to allow a reduction in parking from 20 spaces to 12 spaces. The site is located adjacent to the district's main corporate yard, at 11499 Geil Street (APN: 030-222-005-000) in Castroville, which contains an office and two metal storage garages. The district purchased the subject property at 11301 Wood Street (APN: 030-222-008-000) in order to expand their operations for the stormwater run-off program and sewer equipment system operations.

The subject site will provide access to this new building and there will be a reconfiguration of the parking spaces on Assessors Parcel Number 030-222-005-000 in order to provide access to the garage. Staff found although the number of required parking spaces would be reduced, the nature and use of the site did not necessitate additional spaces.

OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- √ RMA - Public Works Department
- √ Environmental Health Division
- √ Water Resources Agency
- √ North County Fire Protection District

Agencies that submitted comments are noted with a check mark ("✓"). Conditions recommended by Public Works and North County Fire have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached as Exhibit 1 to the draft resolution (**Exhibit C**).

The project was referred to the North County Advisory Committee on April 21, 2010. The LUAC recommended approval of the project with a vote of 5 to 0, with two members absent.

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

/S/ Valerie Negrete

Valerie Negrete, Assistant Planner
(831) 755-5227, negretev@co.monterey.ca.us
(Prepared June 23, 2010)

cc: Front Counter Copy; Zoning Administrator; North County Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; Bob Schubert, Senior Planner; Valerie Negrete, Project Planner; Carol Allen, Senior Secretary; Castroville Community Services District, Owner; Eric Tynan, General Manager/Agent; Matt Bouquet, Senior Project Manager; Roy Blanco, Agency; Planning File PLN090279.

Attachments: Exhibit A Project Data Sheet
Exhibit B Project Discussion
Exhibit C Draft Resolution, including:
1. Conditions of Approval and Mitigation Monitoring and Reporting Program
2. Site Plan, Floor Plan and Elevations, Parcel Map, Tentative Map
Exhibit D Vicinity Map
Exhibit E North County Advisory Committee Minutes (LUAC) dated April April 21, 2010.
Exhibit F General Development Plan

This report was reviewed by Bob Schubert, Senior Planner. 

Exhibit A
Project Information for (PLN090279)

Project Title: Castroville Community Services District Location: 11301 Wood Street, Castroville	Primary APN: 030-222-008- 000 Coastal Zone: No Zoning: HDR-C Plan Designation: Residential Final Action Deadline:
Applicable Plan: North County Area Plan & Castroville Community Plan Permit Type: Use Permit	Environmental Status: Exempt Advisory Committee: North County LUAC

Project Site Data:

Lot Size: .116 acres Existing Structures (sf): None Proposed Structures (sf): Garage Total Square Feet: 2,800 Sq. Ft.	Coverage Allowed: 60% Coverage Proposed: 55.37% Height Allowed: 15' Height Proposed: 20' FAR Allowed: NA FAR Proposed: NA
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Resource Zones and Reports

Environmentally Sensitive Habitat: Botanical Report #: NA Forest Mgt. Report #: NA Archaeological Sensitivity Zone: In file Archaeological Report #: Fire Hazard Zone: Moderate	Erosion Hazard Zone: Soils/Geo. Report #: NA Geologic Hazard Zone: NA Geologic Report #: NA Traffic Report #: NA
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Other Information:

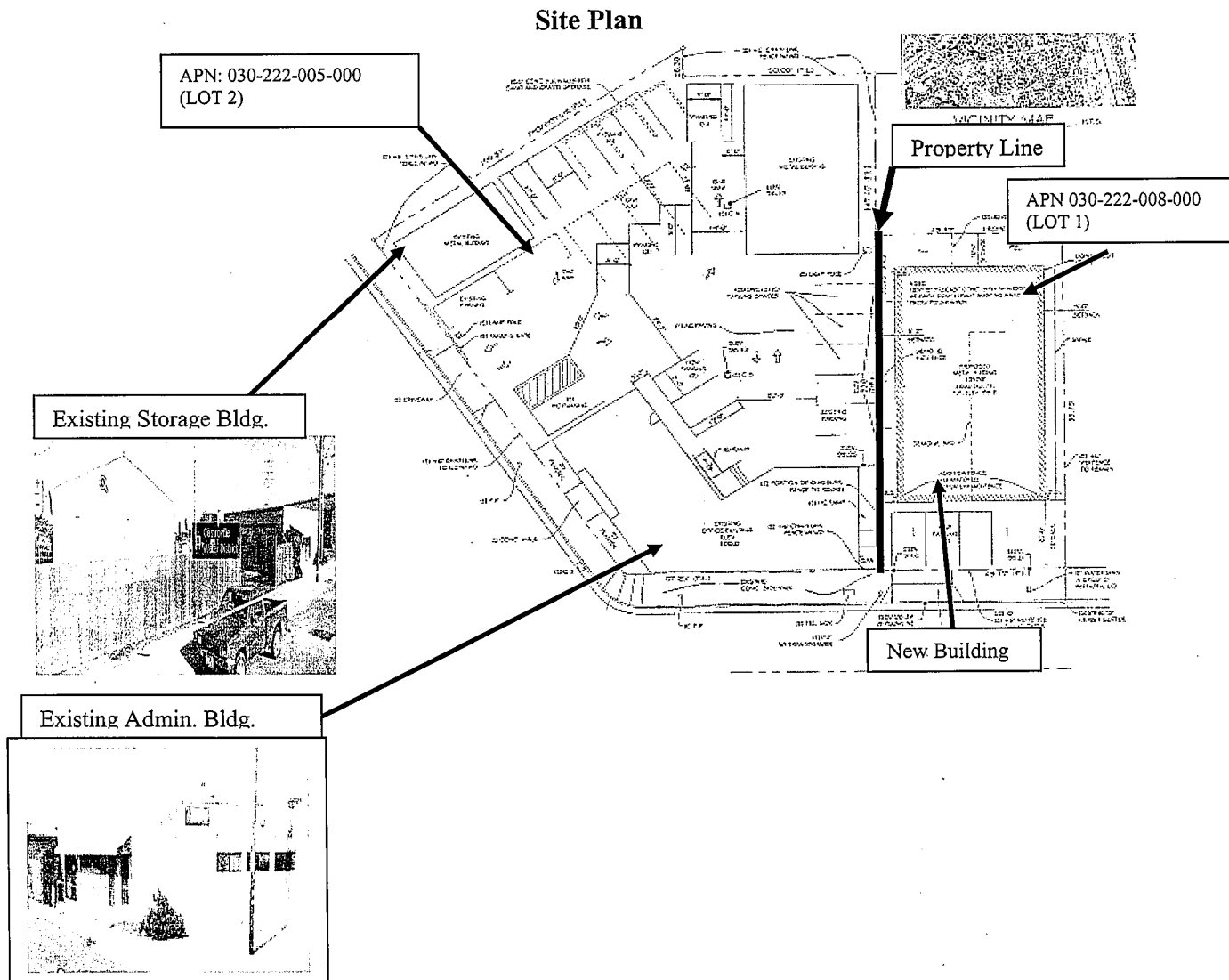
Water Source: No plumbing Water District/Company: Castroville Community Service Fire District: North County	Sewage Disposal (method): CSD Sewer District Name: Castroville Community Service Grading (cubic yds): 0
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EXHIBIT B

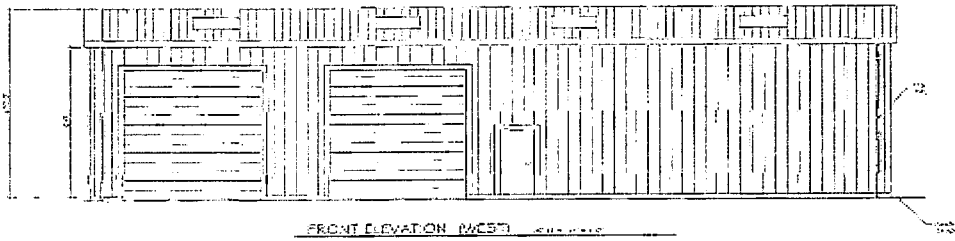
Project Overview

The subject property is the Castroville Community Service District yard located at 11301 Wood Street in Castroville, within the North County Area Plan, Assessors Parcel Number 030-222-008-000. The property is relatively flat and contained a single family dwelling. The subject lot is adjacent to the districts main property, which contains two existing metal buildings and a small office and bill drop off box. The entire Castroville Community Service District property consists of Assessor Parcel Number 030-222-005-000 and 030-222-008-000.

Due to an increase in services and vehicle storage needs, the district is requesting to construct an additional garage. The subject application is for a Use Permit to allow the Castroville Community Services District to construct a 2,800 square foot metal building for the storage of sewer maintenance equipment and vehicles. The property is zoned "HDR-C" or High Density Residential with an adopted Community Plan overlay. The use is considered compatible with the zoning, land use designation and mixed uses allowed in the Castroville Community Plan. Public and quasi-public uses including public safety facilities and public utility facilities are allowed with a Use Permit with the approval of the Zoning Administrator (Section 21.20.050(D)).

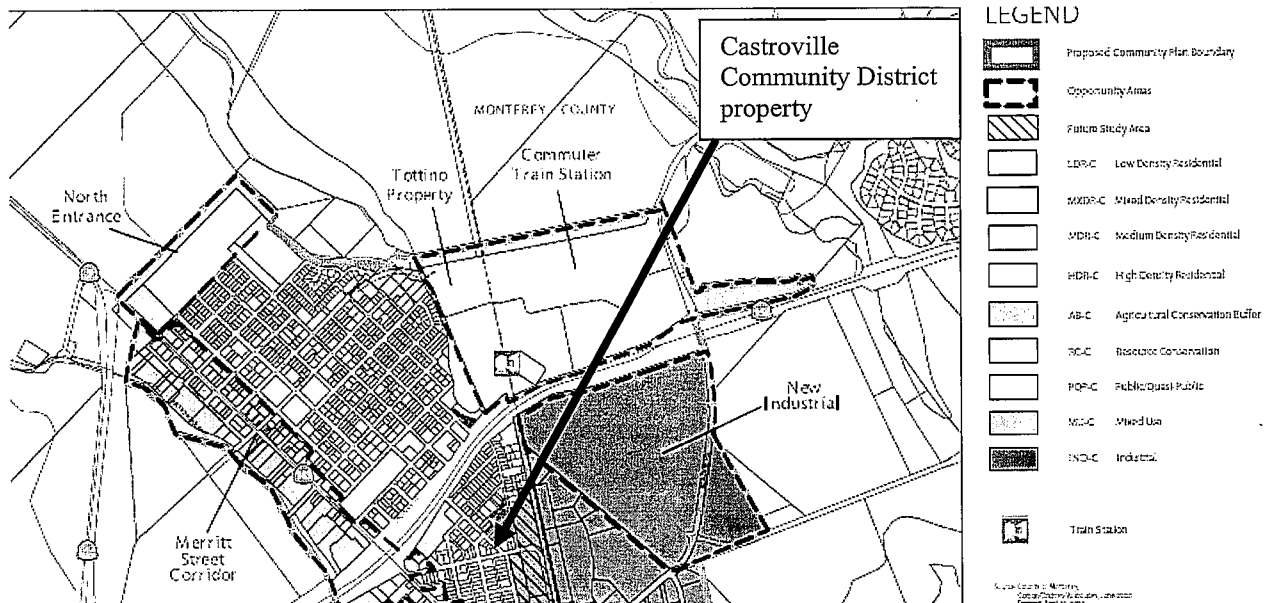


Elevation of New 2,800 square foot vehicle storage garage



Project consistency with the Castroville Community Redevelopment Area

The Castroville Community Service District site is located within the Castroville Community Plan Redevelopment Area. In early 2007 the Castroville Community Plan was adopted by the Planning Commission and the Board of Supervisors. In February of 2010, the county adopted the design guidelines, policies and zoning for all development proposed within the Castroville Community Plan area.



The project was referred to the North County Advisory Committee on April 21, 2010. The LUAC recommended approval of the project with a vote of 5 to 0, with two members absent.

Project Components

The two properties (APN 030-222-005-000 and 030-222-008-000) are the site of the Castroville Community Service District. Recently, the district acquired responsibility of area storm water runoff oversight and sewage system operations which will require additional space for storing related equipment. The proposed 2,800 square foot garage will be needed for this new operation. The storage garage will not be occupied by district personnel and will solely be used for the storage of equipment and vehicles needed for the new district operations.

The site is located in a residential zoning district, in both Monterey County Title 21 Zoning and the newly adopted Castroville Community Plan (shown above). Surrounding uses are commercial and there is a residential duplex to the east of the property. The project did not require a General Development Plan; however staff had the applicant provide a General Development Plan due to the use of the property as public quasi public.

Development Standards

The subject property (Assessors Parcel Number 030-222-008-000) will be covered 56% in structure coverage whereas the district limitation is 60%. The height of the new 2,800 square foot metal storage building will be approximately 20 feet high. The new building will be in keeping with the existing building on the adjacent lot. The height of the new structure is within the height limitation of 30 feet for a main structure, and is in accordance with CCP policies, "Site development should give the visual impression of increased lot coverage from the street by placing the building toward the front of the lot" (CCP7.1.1). The new building will match the colors, materials and heights of the storage garages on the adjacent lot.

Landscaping

Currently, the site has small patches of landscaping fronting Geil Street in front of the Administrative office. As a condition of approval, the site will encompass additional landscaping of at least 10%. The applicant will be required to install landscaping with trees or shrubbery that is native and drought tolerant. All properties are encouraged to seek means of including trees and plants in the streetscape where space and safety considerations will allow (CCP 7.5). Prior to the finaling of building permits, the applicant shall prepare a landscaping plan incorporating streetscape concepts (CCP 7.5) and perimeter planters and plantings designed and located for the purpose of creating a physical barrier, visual screen, and shading of the parking lot area. The parking lot and perimeter landscape must be designed for safe and convenient pedestrian circulation throughout, including designated paths across perimeter planters (CCP 7.5). Commercial development must also include a minimum of one tree should be planted for every six parking stalls, throughout the lot (CCP 7.5). The project will have a total of 20 spaces; therefore the applicant shall plant a minimum of 2 trees in the parking lot area.

Parking

Monterey County Code requires the project provide a minimum of 20 spaces, for the office, two storage warehouses and the new 2,800 square foot garage. The applicant is proposing to provide a total of 12 spaces on site, which will include one space for handicapped parking and 11 spaces throughout the properties. The CCP encourages parking to be located to the rear of commercial structures and the existing parking is consistent, 9 spaces will be located to the rear of the office building at 11499 Geil Street.

Table 1: Required Parking on Site

Current Use	Sq. Ft.	Required Spaces	Total Spaces Required	Spaces Proposed
Office	2417	1/250 sq. ft.	10	5
Warehouse/Garage	1500	1/500 sq. ft.	3	3
Warehouse/Garage	640	1/500 sq. ft.	1	1
New Garage	2800	1/500sq. ft.	6	3
		Total Required	20	12

The nature of the property, as a public quasi public garage for equipment, does not necessitate the spaces required. Monterey County Code allows for the

deviation in required parking with a Use Permit, if: 1) it shall be determined that reduced parking will be adequate to accommodate all parking needs generated by the use, or 2) additional parking is not necessary because of specific features of the use, site, or site vicinity. In this case, both findings can be made. The use of the site is more similar to a corporate yard and additional parking is not needed. In addition, the creation of a new warehouse garage will require more room for vehicles to safely maneuver in and out of the existing lot. Lastly, no additional employees will be added as a result of the new garage therefore more parking spaces will not be necessary.

Employees

The site employees 5 full time employees and at any given time only 3 are working on site. The garage addition will not increase the number of employees on the property. The new structure will be used for storage of materials and vehicles.

Lighting

The new garage storage building will have lighting that is low wattage and attached to the building. Prior to issuance of building permits, the applicant will be required to prepare an Exterior Lighting Plan (**Condition 5**) to ensure all exterior lighting will 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. Exterior lights shall have recessed lighting elements and must be in conformance with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, and Part 6. In accordance with policy CCP 7.4, lighting fixtures shall be compatible with and complement the building's design and architectural style.

Signage

There will be no new signage on the new garage. If in the future any signage is proposed, it will be in accordance with the Castroville Community Plan Guidelines, Section 7.6.2. Signage already exists on the office at 11499 Geil Street. Two signs run along the office, one sign faces Geil and the other sign faces Wood Street, which state, "Castroville Community Service District" that sits 2' x 6' or approximately 12 square feet in area.

CEQA

The applicant proposes to construct a 2,800 square foot garage. CEQA Guidelines Section 15303 (c), categorically exempts the construction of small accessory structures, such as a garage. The project also qualifies for an exemption under 15303 (e) for development of new construction which do not involve the storage of hazardous materials. In urbanized areas, this exemption includes structures over 10,000 square feet. The subject property is a public utility and the community of Castroville is largely urbanized, Castroville is served by existing public facilities including septic and a mutual water system.

Conclusion

Based on resource information contained in the North County Area Plan, the Monterey County Zoning Ordinance (Title 21), the Monterey County Geographic Information System, application materials and site visits, staff finds that this project has no issues remaining. The project is consistent with the North County Area Plan and Title 21.

**EXHIBIT C
DRAFT RESOLUTION**

**Before the Zoning Administrator in and for the
County of Monterey, State of California**

In the matter of the application of:

Castroville Water District (PLN090279)

RESOLUTION NO. ----

Resolution by the Monterey County Hearing Body:

- 1) Categorically Exempt the project pursuant to 15303 (c) and 15303 (e);
- 2) Combined Development Permit consisting of: 1) a Use Permit to allow Castroville Community Services District to construct a 2,800 square foot metal building for the storage of sewer maintenance equipment and vehicles and: 2) a Use Permit for the reduction in required parking spaces from 20 spaces to 12 spaces.;

(PLN090279, Castroville Water District, 11301 Wood Street, Castroville, North County Area Plan (APN: 030-222-008-000))

The Castroville Water District application (PLN090279) came on for public hearing before the Monterey County Zoning Administrator on July 29, 2010. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the Monterey County General Plan,
- North County Area Plan,
- Monterey County Zoning Ordinance (Title 21)
- Castroville Community Plan

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 11301 Wood Street, Castroville (Assessor's Parcel Number 030-222-008-000, North County Area Plan. The parcel is zoned "HDR-C" Zoning, High Density Residential with an adopted Community Plan overlay. The project is an allowed land use for this site with a Use Permit.
- c) The property is located in the newly adopted Castroville Community

Plan Area. The project site is currently, as are all parcels in the Castroville Community Plan Area, zoned with a "C" Community Plan overlay. Development within the Community Plan area are subject to form based zoning and specific development standards based on the structures use. Staff has reviewed the proposed development with the CCP guidelines and finds the project to be consistent.

- d) The Castroville Community Service District occupies two separate lots of record (Assessors Parcel Number 030-222-005-000 or Lot 1) and (Assessors Parcel Number 030-222-008-000 or Lot 2) respectively. Lot 1 contains a 2,417 square foot office, a 640 square foot garage and a 1,500 square foot storage building. The subject application is for the development of Lot 2 with a 2,800 square foot vehicle storage garage. There will be not changes to Lot 1, exempt for direct access to the new building and parking re-configuration (See Finding 7) to facilitate access and adequate vehicle mobility.
- e) The Castroville Community Service District qualified for a waiver in planning permit fees pursuant to Board of Supervisors adopted Fee Waiver Policy (Resolution No. 300-342), as a county or other government agency. In total, \$ 6,107.84 was waived for the processing of this application.
- f) The subject property contained a 1,200 square foot single family dwelling which had to be demolished in order to construct the subject 2,800 square foot building. The existing structure did not hold any historical or archeological significance (See Finding 2).
- g) Development standards for the proposed 2,800 square foot garage where derived from the Public/Public-Quasi Development Standards shown on Table B-8 of the Castroville Community Plan Section 3.4. The project was found to be consistent. The project will maintain a 20 foot setback from Wood Street, a 5 foot setback from on each side of the lot and a 10 foot setback to the rear. Coverage will encompass 56% percent of the lot.
- h) The Castroville Community Plan Policy 2.2 requires that new development and redevelopment proposals, including infill development, shall be reviewed with the appropriate Community Plan architectural Design Guidelines (Appendix A) and Development Standards (Appendix B) to ensure quality of design and compatibility.
- i) The project was referred to the North County Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application warranted referral to the LUAC because the project had the potential to require environmental review in early project review. The LUAC recommended approval of the project with a vote of 4 to 0, with two members absent.
- j) The project was not reviewed by the CAC (Castroville Citizens Advisory Committee) because the application was received and reviewed prior to the adoption of the Community Plan. The project was reviewed by the North County Land Use Advisory Committee.
- k) 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 PLN090279.

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, Parks, 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) Staff conducted site inspections on September 2009 and on February 2010 to verify that the site is suitable for this use.
- c) The property is located in a high archeological sensitivity area. Staff identified potential impacts to Archeological Resources as a result of the demolition of the 1,200 square foot single family dwelling and detached 400 square foot garage (Permit #10CP00749). A technical report, Archeological Reconnaissance Report, by outside consultant indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:
- *“Preliminary Cultural Resources Reconnaissance of Assessors Parcel Numbers 030-222-008-000” prepared by Lynne Mounday Salinas, CA, August 31, 2009).*
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN090279.
3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
- EVIDENCE:** a) The project was reviewed by RMA - Planning Department, North County Fire Protection District, Parks, Public Works, Environmental Health Division, and Water Resources Agency. The respective departments/agencies 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.
- b) Necessary public facilities are available and will be provided. The site is serviced by the Castroville Community Service District for both water and sewage.
- c) Preceding findings and supporting evidence for PLN090279.
4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No

violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on September 2009 and on February 2010. Staff also researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090279.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 (c) and 15303 (e), categorically exempts small structures in urbanized areas such as garages.
 - b) The proposed structure is 2,800 square feet, and CEQA allows an exemption for structures under 10,000 square feet in urbanized areas. The area of Castroville is considered urbanized due to the fact that there is existing infrastructure to serve growth, such as a municipal water district and public sewage system. Further the site does not involve the use or storage of hazardous materials.
 - c) CEQA exemptions accessory structures such as garages. The proposed structure will be used as a garage for the keeping and storage of vehicles for district use.
 - d) No adverse environmental effects were identified during staff review of the development application during a site visit on September 2009 and on February 2010.
 - e) The property is a developed lot and is an extension to the use on the lot of the adjacent lot, as
 - f) See preceding and following findings and supporting evidence.

6. **FINDING: GENERAL DEVELOPMENT PLAN** – A General Development Plan (GDP) was not required by Monterey County Code Title 21 or the Castroville Community Plan however, the applicant submitted a General Development Plan depicting the development standards of the project.

- EVIDENCE:**
- a) The project as described in the application and accompanying materials was reviewed by the Planning Department, North County Fire Protection District, Parks Department, Public Works Department, Environmental Health Division, Sheriff, and the Water Resources Agency. 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 zoning on the site is HDR-C or High Density Residential with the Castroville Community Plan district overlay. The residential zoning does not require a General Development Plan however; staff had the applicant provide similar information because of the commercial nature of the site.

- c) A General Development Plan has been developed and encompasses the two adjacent Castroville Community District properties (Assessors Parcel Number 030-222-008-000 (Lot 1) and 030-222-005-000 (Lot2)). Lot 1 and Lot 2 will provide 12 total parking spaces for the entire project area. Parking will be appropriate for the use of the property as a contractor's yard with storage facilities for district vehicle parking.
- d) There is no signage planned for the subject property. Existing signs are located on the adjacent site, 11499 Geil Street. If in the future any signage is proposed, it will be in accordance with the Castroville Community Plan Guidelines, Section 7.6.2.
- e) The new 2,800 square foot garage is considered a main structure and will conform to the development standards of a main structure setbacks and height. The subject property (Assessors Parcel Number 030-222-008-000) will be covered 56% in structure coverage and the new garage will be approximately 20 feet high. The project will maintain a 20 foot setback from Wood Street, a 5 foot setback from on each side of the lot and a 10 foot setback to the rear.
- f) Staff conducted site inspections on September 2009 and on February 2010, to verify that the proposed GDP and project are consistent with allowed uses for a heavy industrial site and historical uses identified.
- g) Materials in Planning File PLN090279.

7. FINDINGS:

USE PERMIT - REDUCTION IN PARKING - Monterey County Code allows deviation from required parking standards if 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 this Chapter. In such cases two finding must be made: 1) it shall be determined that reduced parking will be adequate to accommodate all parking needs generated by the use, or 2) additional parking is not necessary because of specific features of the use, site, or site vicinity.

- a) Monterey County Code requires the project provide a minimum of 20 spaces for a 2,417 square foot office, a 1,500 square foot storage warehouse, a 640 square foot warehouse and the new 2,800 square foot garage. The applicant is proposing to provide a total of 12 spaces.
- b) A total of 9 spaces will be provided at 11499 Geil Street for the existing structures, whereas 13 existing before. For the subject property, 3 spaces will be provided. There will be additional employees as a result of the new garage.
- c) The development of a 2,800 square foot garage necessitated the need to re-adjust (remove) parking spaces provided on the developed adjacent lot. Access to the garage will be gained primarily through the existing parking lot and more space will be needed to ensure adequate clearance of these vehicles as they enter and exit the district's parking lot.
- c) Additional parking is not needed because there will be no new employees on site. Castroville Community Service District currently has 5 employees and at any given time, no more than 3 employees are on site for customer payments and administrative functions.
- d) The properties (APN 030-222-005-000 and APN 030-222-008-000) are used primarily as a vehicle storage yard and additional parking spaces will take away from needed space for larger vehicles to safely ingress

and egress through the property. In this case, additional parking is not necessary by virtue of the property use.

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

- EVIDENCE:**
- a) Section 21.10.050.D Monterey County Zoning Ordinance
 - b) The Planning Commission is the Appeal Authority to consider appeals from the discretionary decisions of the Zoning Administrator made pursuant to this Title. The decision of the Planning Commission shall be final and may not be appealed. The project is not subject to appeal to/by the California Coastal Commission because the property is not located in the coastal zone.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

- A. Categorically Exempt the project pursuant to 15303 (c) and 15303 (e); and
- B. Use Permit to allow Castroville Community Services District to construct a 2,800 square foot metal building for the storage of sewer maintenance equipment and vehicles;

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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

NOTES

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

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

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

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

**RESOLUTION ### - EXHIBIT 1
 Monterey County Resource Management Agency
 Planning Department
 Condition Compliance and/or Mitigation Monitoring
 Reporting Plan**

Project Name: Castroville Community Services District
File No: PLN090279 **APNs:** 030-222-008-000 & 030-222-005-000
Approved by: Zoning Administrator **Date:** July 29, 2010

**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>
RMA – Planning Department						
1.		<p>PD001 - SPECIFIC USES ONLY This Use Permit (PLN090279) allows a Combined Development Permit consisting of: 1) a Use Permit to allow Castroville Community Services District to construct a 2,800 square foot metal building for the storage of sewer maintenance equipment and vehicles and: 2) a Use Permit for the reduction in required parking spaces from 20 spaces to 12 spaces. The property is located at 11301 Wood Street, Castroville (Assessor’s Parcel Number 030-222-008-000), North County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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. (RMA-Planning Department)</p>	<p>Adhere to conditions and uses specified in the permit.</p> <p>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.</p>	<p>Owner/ Applicant</p> <p>RMA - Planning</p>	<p>Ongoing unless otherwise stated</p>	

<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>
2.		<p>PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the Zoning Administrator for Assessor's Parcel Number 030-222-008-000 on July 8, 2010. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)</p>	<p>Obtain appropriate form from the RMA-Planning Department.</p> <p>The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.</p>	<p>Owner/ Applicant</p> <p>RMA- Planning</p>	<p>Prior to the issuance of grading and building permits or commencement of use.</p>	
3.		<p>PD032(A) - PERMIT EXPIRATION The permit shall be granted for a time period of 3 years, to expire on July 29, 2012 unless use of the property or actual construction has begun within this period. (RMA – Planning Department)</p>	<p>The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.</p>	<p>Owner/ Applicant</p>	<p>As stated in the conditions of approval</p>	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
4.		<p>PD012(G) - LANDSCAPE PLAN AND MAINTENANCE – NON STANDARD CASTROVILLE COMMERCIAL</p> <p>The site shall be landscaped. Prior to the finaling 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. In addition, as required by CCP 7.5, shall include perimeter planters. Perimeter planters and plantings should be designed and located for the purpose of creating a physical barrier, visual screen, and shading of the parking lot area. The parking lot and perimeter landscape should also be designed for safe and convenient pedestrian circulation throughout, including designated paths across perimeter planters. Additional parking lot plantings - Within the parking area, a minimum of one tree should be planted for every six parking stalls, throughout the lot. The cutout area for the tree island should be of adequate size to accommodate a mature tree (typically 5' clear minimum island width) Landscaping in the form of street trees, planters, and pots in the public parkway is encouraged. The use of protective and decorative tree wells is encouraged for street trees.</p> <p>The landscaping shall be installed and inspected prior to occupancy. All landscaped areas 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)</p>	<p>Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable.</p> <p>The landscaping shall be installed and inspected.</p> <p>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.</p>	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to final or occupancy of Building Permits	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
5.		<p>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)</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> <p>The lighting shall be installed and maintained in accordance with the approved plan.</p>	Owner/ Applicant	<p>Prior to first inspection of related building permits.</p> <p>Prior to occupancy or final of building permits.</p>	
6.		<p>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)</p>	<p>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.</p>	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>
RMA – Public Works Department						
7.		PW0001 – ENCROACHMENT (COM) Obtain an encroachment permit from the Department of Public Works and construct a commercial driveway connection to Geil Way and Wood Street including acceleration and deceleration tapers. The design and construction is subject to the approval of the Public Works Director. (Public Works)	Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupying or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.	Owner/ Applicant	Prior to Building/ Grading Permit Issuance.	
8.		PW0007 – PARKING STD 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. (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	
Fire Agency North County Fire Department						

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
9.		<p>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 all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. Responsible Land Use Department: North County Fire District.</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of building permit.</p> <p>Prior to final building inspection.</p>	

<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.		<p>FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</p> <p>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.</p> <p>Responsible Land Use Department: North County Fire District.</p>	<p>Applicant shall enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. rough sprinkler inspection</p> <p>Applicant shall schedule fire dept. final sprinkler inspection</p>	Applicant or owner	<p>Prior to issuance of building permit.</p> <p>Prior to framing inspection</p> <p>Prior to final building inspection</p>	

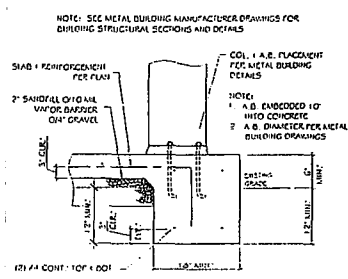
END OF CONDITIONS

Rev. 05/27/2010

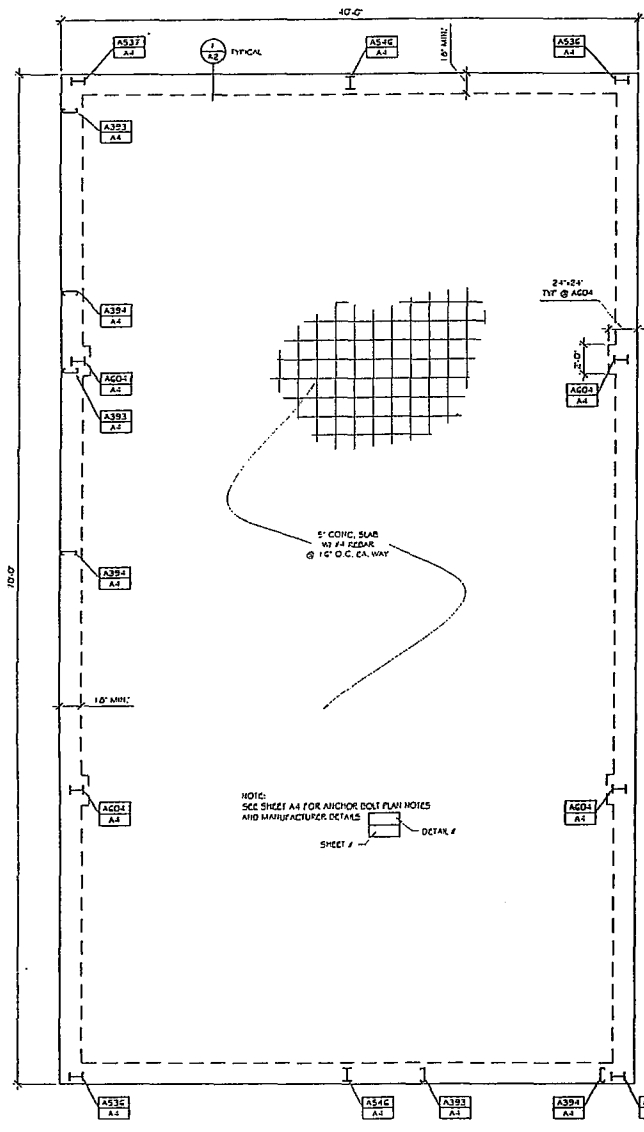
- FLOOR PLAN NOTES**
1. DIMENSIONS: ALL INTERIOR DIMENSIONS ARE TO FACE OR CENTER OF STUDS AS SHOWN ON PLANS UNLESS OTHERWISE NOTED. ALL EXTERIOR DIMENSIONS ARE TO FACE OF WALL (FINISHWOODSHEATHING) AND EDGE OF CONCRETE SLAB UNLESS OTHERWISE NOTED.
 2. SHOCK DETECTORS: INSTALL NEW SHOCK DETECTORS WHERE SHOWN ON FLOOR PLAN. SHOCK DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, EQUIPPED WITH BATTERY BACKUP AND SHALL EXHAUST A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION.
 3. FLOORING:
 - a) USE OF FLOORING FINISHES AS AN ELECTRICAL GROUND IS PROHIBITED.
 - b) USE OF SOLDER CONTAINING MORE THAN 2% OF 1% LEAD IN WELDING JOINTS ON PRIVATE OR PUBLIC WATER SYSTEMS IS PROHIBITED.

- ELECTRICAL NOTES**
1. SHOCK ANALYSIS:
 - a) SHOCK ANALYSIS ARE TO RECEIVE THEIR POWER FROM PRIMARY WIRING, AND ALSO HAVE BATTERY BACKUP AS PER CEC 310.9.1.3
 2. FLOORING:
 - a) USE OF FLOORING FINISHES AS AN ELECTRICAL GROUND IS PROHIBITED.
 - b) USE OF SOLDER CONTAINING MORE THAN 2% OF 1% LEAD IN WELDING JOINTS ON PRIVATE OR PUBLIC WATER SYSTEMS IS PROHIBITED.
 3. LIFE SUPPORTING:
 - a) ELECTRICAL EQUIPMENT IS REQUIRED PER CEC 250.50(A) FOR ELECTRICAL MAIN.
 - b) BOND WATER PIPES AND ABOVE GROUND METAL GAS PIPING TO THE SERVICE GROUND PER CEC 250-101.
 - c) ALL EXTERIOR OUTLETS SHALL HAVE A GFCI PROTECTION AND A WEATHER PROOF ENCLOSURE, PER CEC 410.57(B).
 - d) ALL AND SERVICE RECEPTACLES INSTALLED OUTDOORS IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF, WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED (SEE ARTICLE 408.8 (B) (1)).
 4. EXTERIOR LIGHTING:
 - a) HIGH EFFICACY OR LIGHTING SENSOR PHOTO SENSOR EXTERIOR LIGHT FIXTURES: ALL FIXTURES INSTALLED IN WET LOCATIONS SHALL BE LAMPED, "SUITABLE FOR WET LOCATIONS". ALL FIXTURES INSTALLED IN DAMP LOCATIONS SHALL BE LAMPED, "SUITABLE FOR WET OR DAMP LOCATIONS".
 5. CLEAR WORKING SPACE AT FRONT OF ELECTRICAL EQUIPMENT SHALL HAVE:
 - a) A MINIMUM DEPTH OF 36 INCHES, WIDTH OF 30 INCHES, HEIGHT OF 6 FEET 6 INCHES (SEE ARTICLE 110.26 (A) (1), 2 AND 3).
 - b) AT LEAST ONE ENTRANCE OF 24" WIDE BY 6 FEET 6 INCHES HIGH (SEE ARTICLE 110.26 (A)).
 - c) WORKING SPACE SHALL NOT BE USED FOR STORAGE. (SEE ARTICLE 110.26 (B)).
 6. ILLUMINATION SHALL BE PROVIDED FOR ALL WORKING SPACES ABOUT SERVICE EQUIPMENT, SWITCHBOARDS, PANEL BOARDS, OR METER CONTROLLED CENTERS INSTALLED INDUOORS. (SEE ARTICLE 110.26 (C)).

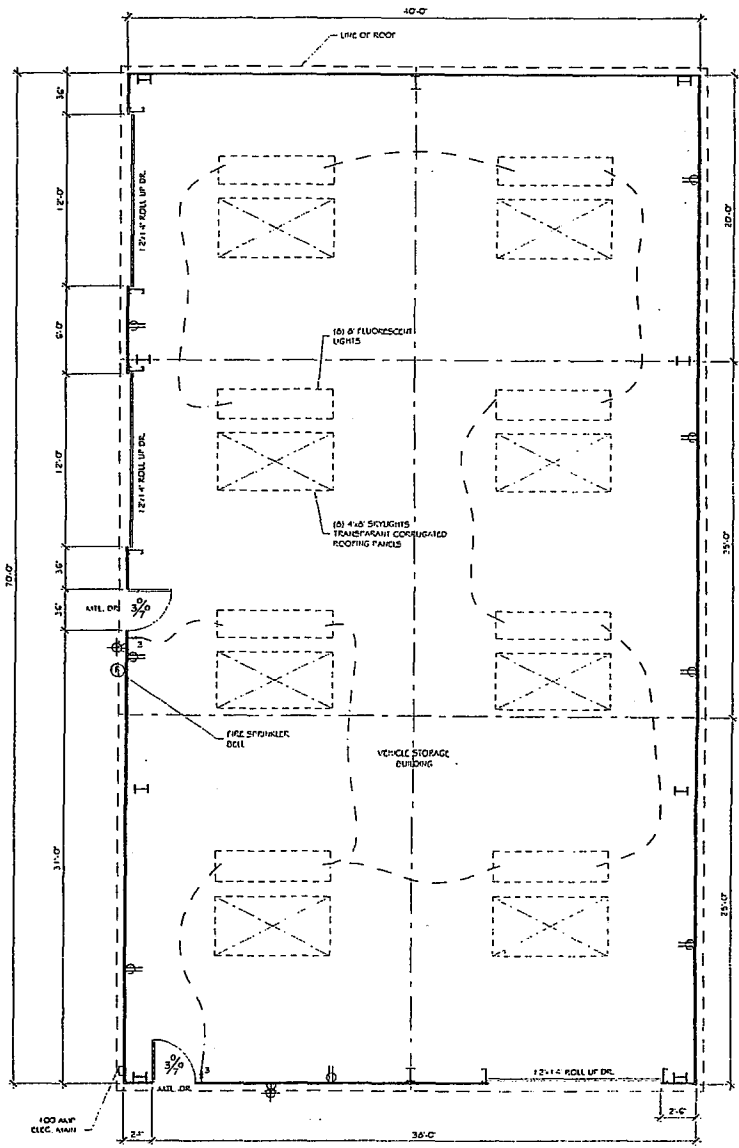
- FOUNDATION NOTES**
1. THE SOIL ENGINEER SHALL INSPECT AND APPROVE THE FOUNDATION EXCAVATIONS BEFORE BEGINNING A BUILDING DIVISION FOUNDATION INSPECTION.
 2. FROM TO CALLING FOR BUILDING DIVISION FOUNDATION INSPECTION, PRELIMINARY GRADING AND CONNECTION REPORTS SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING DIVISION GRADING INSPECTOR.
 3. THE FASTENERS EMBEDDED IN CONCRETE SHALL BE ATTACHED TO, OR HOOKED AROUND, REINFORCING STEEL OR OTHERSIVE TERMINATED TO EFFECTIVELY TRANSFER FORCES TO THE REINFORCING STEEL. (SEE 1631.4-2, 4).
 4. HOLD DOWN DEVICES MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
 5. FASTENERS IN PRECAST/PREFABRICATED WOOD JOIST/BOIS, WALK, STAIRS, ETC. (EXCLUDING INTERIOR WALLS) SHALL BE APPROVED SMOOTH BRONZE OR COPPER, STAINLESS STEEL OR HOT-DIPPED ZINC-COATED STEEL. (SEE 1611.3.4-2304.3).
 6. CONCRETE CONNECTION SHALL CONFORM WITH ALL BUILDING CODE REQUIREMENTS (ACI 318-05).
 7. CONCRETE DESIGN STRENGTH:
 - f_c = 3000 PSI
 - f_s = ASTM A113 GR40 OR GR65
 8. VERIFY ALL DIMENSIONS AND ANCHOR BOLT PLACEMENT DETAILS WITH METAL BUILDING DRAWINGS.
 9. ALLOWABLE SOIL BEARING CAPACITY = 1400 PSF FOR SOIL REPORT.
 10. SPECIAL INSPECTION REQUIRED FOR CONCRETE FOR FOOTINGS AND SLABS ON GRADE THAT RESIST TENSILE FORCES AND ANCHOR BOLTS - THIS INSPECTION MAY BE PERFORMED AND MUST BE EMPLOYED BY OWNER.



1 FOOTING DETAIL SCALE: 1/4" = 1'-0"



FOUNDATION PLAN SCALE: 1/4" = 1'-0"



FLOOR PLAN / ELECTRICAL SCALE: 1/4" = 1'-0"

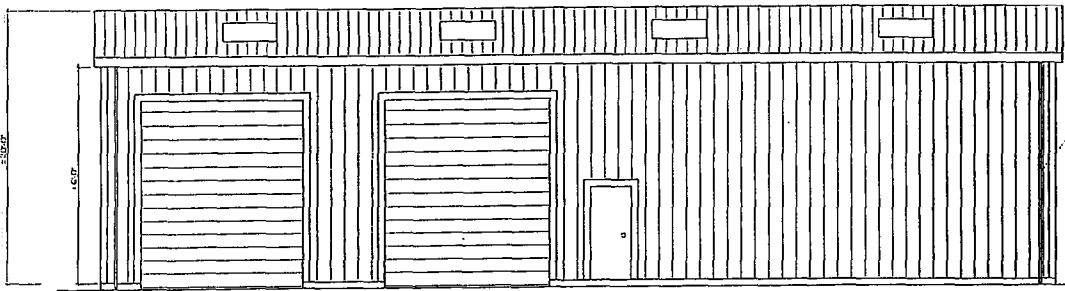
REVISIONS	DATE	BY

BLANCO DESIGNS
 11971 MARKET ST. SUITE 'D'
 CASTROVILLE, CA 95031
 PH: (831) 633-1311 FAX: (831) 633-1125
 CA CONTRACTORS LIC # 4774641

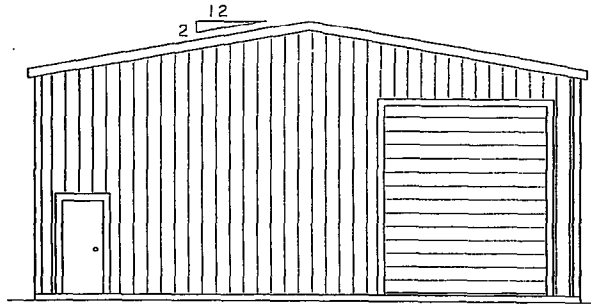
FLOOR PLAN, ELECTRICAL
 & FOUNDATION PLAN

Prepared For:
 CCSD
 11499 Gen. St.
 Castroville, CA 95017
 (831) 633-2560

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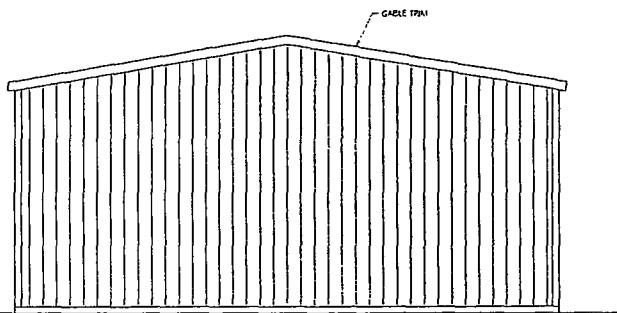


FRONT ELEVATION (WEST) SCALE = 1/4" = 1'-0"

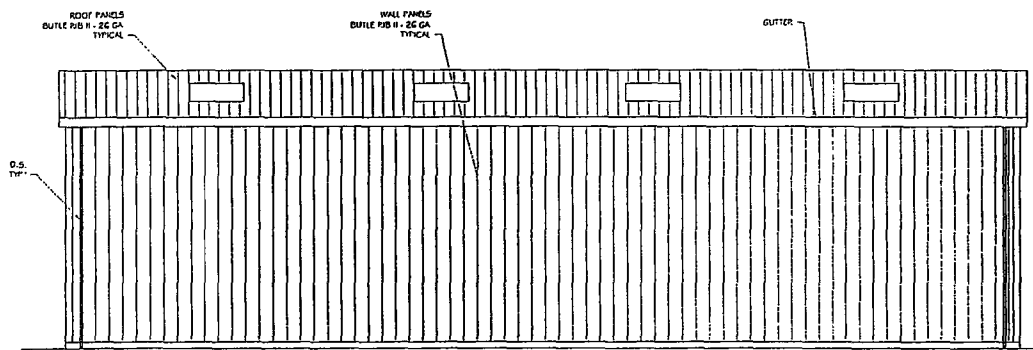


RIGHT ELEVATION (SOUTH) SCALE = 1/4" = 1'-0"

- NOTE:
1. FOR BUILDING DETAILS SEE MANUFACTURERS BUILDING DRAWINGS BY "STEEL SOLUTIONS"
 2. ROOF COLOR: BY OWNER
 3. WALL PANEL COLOR: BY OWNER
 4. GUTTER + TRIM COLOR: BY OWNER



LEFT ELEVATION (NORTH) SCALE = 1/4" = 1'-0"



REAR ELEVATION (EAST) SCALE = 1/4" = 1'-0"

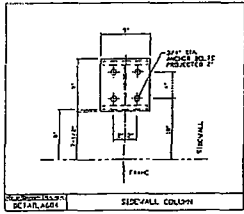
REVISIONS	DATE BY

BLANCO DESIGNS
 11771 MARKET ST
 CASTROVILLE, CA 95012
 PH: (831) 633-4311 FAX: (831) 633-4245
 CA CONTRACTORS LIC # 722461

ELEVATIONS

Prepared For:
 CCSD
 11498 Gell St.
 Castroville, CA 95012
 (831) 633-2560

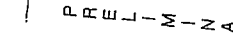
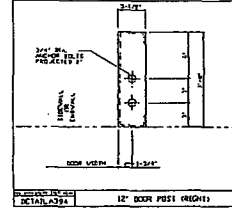
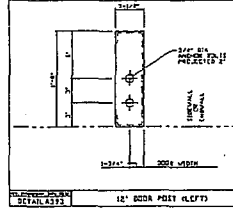
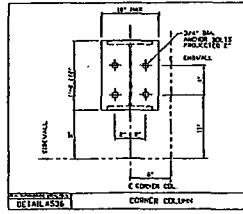
12/15/2009
 AS 310100
 Drawn by
 JBB
 Check
 A3
 Sheet



P R E L I M I N A R Y

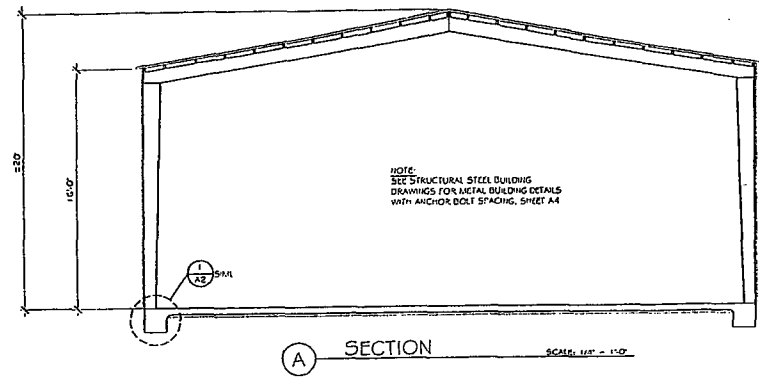
	Project:	Number:	Building Description:	Issued Date:	CCESD
	11272 WAREHOUSE SHED	0053	SHED 1 SF 28' x 18' x 10' 28' H x 18' D x 10' H 10' C/L x 10' C/L 10' C/L x 10' H	04/12/2011 04/12/2011 12:00 PM	Rev:

- See notes on drawings for general information. Do not attempt to modify drawings without written permission of the consultant.
- Dimensions and notes are made from finished construction.
- Structural steel shall be as specified in the schedule.
- Structural steel shall be as specified in the schedule.
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P R E L I M I N A R Y

	Project:	Number:	Building Description:	Issued Date:	CCESD
	11272 WAREHOUSE SHED	0053	SHED 1 SF 28' x 18' x 10' 28' H x 18' D x 10' H 10' C/L x 10' C/L 10' C/L x 10' H	04/12/2011 04/12/2011 12:00 PM	Rev:



STEEL BUILDING CONSULTANT
STEEL SOLUTIONS, INC.
 11498 Cent St.
 Menlo Park, CA 94024
 PH: (650) 638-0774

REVISIONS	DATE BY

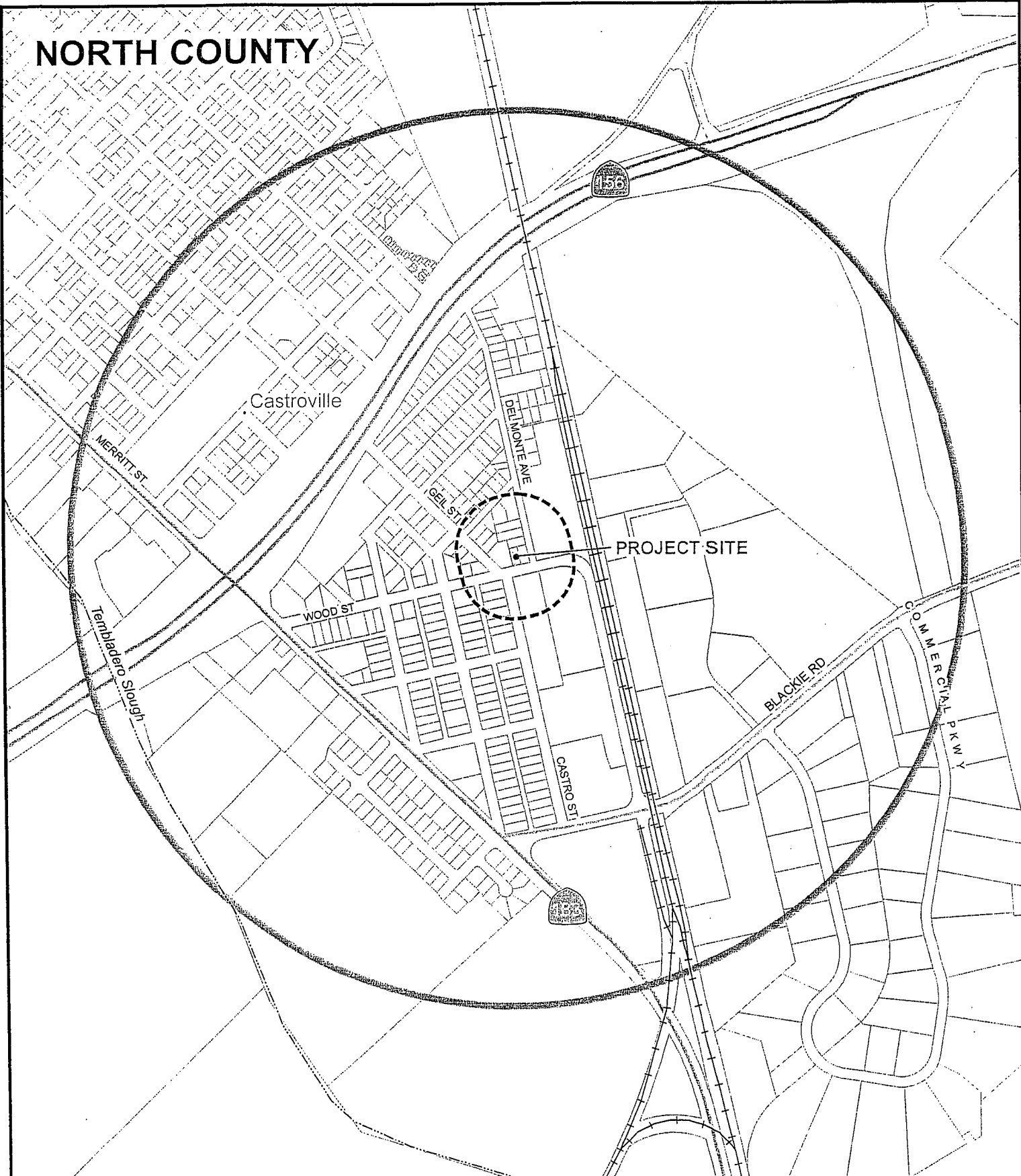
BLANCO DESIGNS
 11272 WAREHOUSE SHED
 PH: (650) 633-6311 FAX: (650) 633-6245
 CA CONTRACTORS INC. # 172461

SECTIONS & DETAILS

Prepared For:
CCSD
 11498 Cent St.
 Menlo Park, CA 94024
 PH: (650) 638-0774

Date:	12/15/2008
As noted	AS NOTED
Scale:	1/8" = 1'-0"
Sheet:	A4

NORTH COUNTY



APPLICANT: CASTROVILLE WATER DISTRICT

APN: 030-222-008-000

FILE # PLN090279

 300' Limit  2500' Limit  City Limits  Water

