

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> August 12, 2010 Time: A.M./P.M. <u>5</u>	<b>Agenda Item No.:</b> <u>1.45 p.m</u>
<b>Project Description:</b> Combined Development Permit consisting of a: 1) Use Permit, General Development Plan and Design Approval to allow the conversion of an existing 6,900 square foot warehouse to a agricultural chemicals and fertilizer distribution warehouse including twelve 10' wide x 12' tall tanks (6,500 gallons each) and one 2,500 gallon wash tank and wash rack; and 2) a Lot Line Adjustment between two lots of record of approximately 1.22 acres (Lot 10) and approximately 2.27 acres (Lot 11) to one lot of record totaling 2.27 acres.	
<b>Project Location:</b> 21895 Rosehart Way, Salinas	<b>APN:</b> 137-131-016-000
<b>Planning File Number:</b> PLN100218	<b>Owner:</b> Schwan's Sales <b>Agent:</b> Bob Larsen, Buttonwillow
<b>Planning Area:</b> Central Salinas Valley	<b>Flagged and staked:</b> No
<b>Zoning Designation:</b> : "A-1-B-6-D" [Agricultural Industrial, Building Site with Design Control Overlays]	
<b>CEQA Action:</b> Categorically Exempt per Section Exempt 15301(a), 15301(e), 15305(a)	
<b>Department:</b> RMA - Planning Department	

**RECOMMENDATION:**

Staff recommends that the Hearing Body adopt a resolution (**Exhibit C**) to:

- 1) Categorically Exempt per Section Exempt 15301(a), 15301(e), 15305(a);
- 2) Approve PLN100218 and approve the General Development Plan, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**):

**PROJECT OVERVIEW:**

The subject property is a 2.2 acre site located at 21895 Rosehart Way in Salinas located within the Rosehart Industrial Park. The property is zoned "A-1-B-6-D" or Agricultural Industrial, Building Site with Design Control Overlays. The lot is the former site of Schwan's frozen foods distributor and contains an existing 6,900 square foot commercial building and office which includes a 5,400 square foot warehouse and a 1,500 square foot office.

The applicant, Buttonwillow Warehouse Company, is in the process of purchasing the subject property for their agricultural fertilizer operation. The property has been vacant for over a year and would require a Use Permit to continue a new use on the site. The subject request is for a Use Permit to establish an agricultural fertilizer operation and a lot line adjustment to merge the two properties.

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

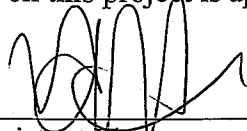
- √ RMA - Public Works Department
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ Monterey Regional Fire Protection District
- √ Parks Department
- √ RMA - Building Department

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by Public Works, Environmental Health Bureau and Monterey Regional Fire Protection District have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached as Exhibit 1 to the draft resolution (**Exhibit C**).

The property was not referred to a LUAC because no LUAC exists for the Central Salinas Area Plan.

Note: The decision on this project is appealable to the Board of Supervisors.

/S/ Valerie Negrete




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Valerie Negrete, Assistant Planner  
(831) 755-5227, negretev@co.monterey.ca.us  
(July 19, 2010)

cc: Front Counter Copy; Zoning Administrator; Monterey Regional Fire Protection District; Public Works Department; Parks Department; Environmental Health Bureau; Water Resources Agency; Taven Kinison Brown, Planning Services Manager; Valerie Negrete, Project Planner; Carol Allen, Senior Secretary; Buttonwillow, Owner; Bob Larsen, Agent; Rey Legasa, Belli Architects; Planning File PLN100218

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 General Development Plan  
Exhibit E Traffic Report conducted by Larry Hail of Pinnacle Traffic Engineering dated June 28, 2010  
Exhibit F Resolution (PC 93-063) for original Schwan's Sales  
Exhibit G Record of Survey to Combine Lots 10 and Lots 11 recorded August 1993  
Exhibit H Buttonwillow Business Emergency Response Plan  
Exhibit I Vicinity Map

This report was reviewed by Taven Kinison Brown, Planning Services Manager/Senior Planner. 

**Exhibit A**  
**Project Information for Buttonwillow (PLN100218)**

<b>Project Title:</b> Schwan's Sales (Buttonwillow) <b>Location:</b> 21895 Rosehart Way, Salinas  <b>Applicable Plan:</b> Central Salinas Area Plan <b>Permit Type:</b> Combined Development  <b>Environmental Status:</b> Exempt 15301(a), 15301(e), 15305(a)  <b>Advisory Committee:</b> N/A	<b>Primary APN:</b> 137-131-016-000  <b>Coastal Zone:</b> Inland  <b>Zoning:</b> A1-B-6-D <b>Plan Designation:</b> Commercial  <b>Final Action Deadline:</b>
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**Project Site Data:**

<b>Lot Size:</b> 2.27 acres  <b>Existing Structures (sf):</b> 6,900 Sq. Ft. <b>Proposed Structures (sf):</b> None  <b>Total Square Feet:</b> 6,900 Sq. Ft.	<b>Coverage Allowed:</b> 50% <b>Coverage Proposed:</b> 6.9%  <b>Height Allowed:</b> 30' <b>Height Proposed:</b> 18' 6"  <b>FAR Allowed:</b> NA <b>FAR Proposed:</b> NA
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**Resource Zones and Reports**

<b>Environmentally Sensitive Habitat:</b> Disturbed <b>Botanical Report #:</b> NA <b>Forest Mgt. Report #:</b> NA  <b>Archaeological Sensitivity Zone:</b> Low <b>Archaeological Report #:</b> NA  <b>Fire Hazard Zone:</b> No	<b>Erosion Hazard Zone:</b> Undetermined <b>Soils/Geo. Report #:</b> LIB100154 <b>Geologic Hazard Zone:</b> No <b>Geologic Report #:</b> NA  <b>Traffic Report #:</b> LIB100165
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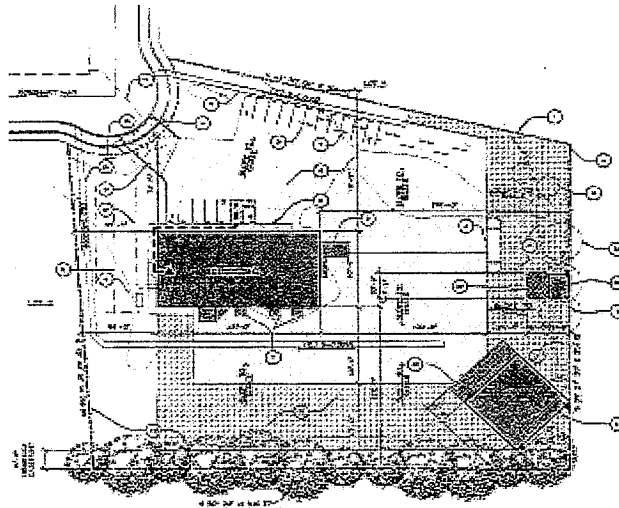
**Other Information:**

<b>Water Source:</b> Private Water  <b>Water District/Company:</b> Rosehart Industrial Park WS  <b>Fire District:</b> Monterey Regional  <b>Tree Removal (Count/Type):</b> 3 Eucalyptus Trees, 5 Pepper Trees	<b>Sewage Disposal (method):</b> Septic  <b>Sewer District Name:</b> NA  <b>Grading (cubic yds):</b> None
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**EXHIBIT B**  
**PROJECT DISCUSSION**

The subject property is located at 21895 Rosehart Way, Salinas, within the Central Salinas Area Plan. The site is a flat agricultural commercial lot, the former site of the Schwans frozen foods distributor, and includes two parcels (Lot 10 and Lot 11 shown in **Exhibit F**). The property contains an existing 6,900 square foot commercial warehouse and office which straddles two separate lots. The applicant, Buttonwillow Warehouse Company, are in the process of purchasing the property and are not proposing to change the exterior of the building. The existing building is neutral beige with white trim and is not visible from Highway 101. The applicant has prepared a General Development Plan (Exhibit D) detailing the scope of their business.

**Figure 1: Site Plan for Buttonwillow Company**



**Property History**

In 1978, the Rosehart Industrial Park was created and contained 14 separate commercial lots. The subject property is Lot 10 and Lot 11 within the Rosehart Industrial Park. In 1993 Schwan's Sales, purchased two lots (Lot 10 and Lot 11) for their warehouse and distribution facility. At the time, the project was heard before the Planning Commission with a recommendation to merge the 2 lots however, an agreement was made to allow Schwan's to record a Record of Survey (see **Exhibit F**) in order to recognize the projects' placement on two lots. Schwan's developed a 6,900 square foot building and remained on the property until early 2009.

**Lot Line Adjustment**

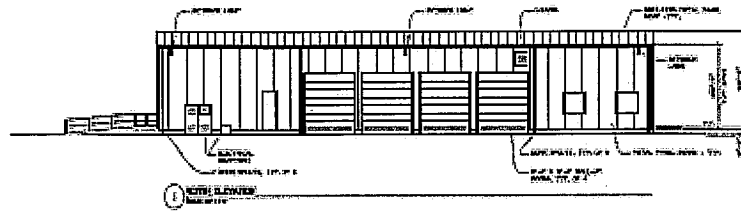
The Planning Commission approved a Use Permit (Exhibit E) for a 6,900 square foot frozen food facility which allowed the applicant to record a Record of Survey to merge the two lots to one lot. Because the applicants are proposing to continue the existing building, staff is requiring the applicant to merge the two properties through a Lot Line Adjustment. The required findings for a lot line adjustment have been made (see Finding Nos. 11, 12, and 13) and as a condition of approval the applicant will record a Certificate of Compliance for the property configuration.

**Proposed Use**

The proposed use is an agricultural chemical distribution facility. To utilize the former frozen food distribution building Buttonwillow will need to remodel the warehouse to remove a freezer, work station areas and remove interior truck loading docks. New development will include a

2,500 square foot rinse pad area, an exterior concrete pad for twelve 6,500 gallon tanks for fertilizer storage, interior remodeling and repaving of the existing parking lot area.

**Figure 2: Elevation of Existing Warehouse and Office**



**General Development Plan**

The subject property is covered 6% in structure where 50% coverage is allowed. Landscaping will remain at 21.5% and is located primarily along the property line. In order to provide sunlight to the neighboring property’s greenhouse, the applicant will remove 3 Eucalyptus Trees and 5 Pepper Trees along the eastern border of the property. Lighting will not change and will be located in the same location as previously placed, along the corridors of the building. There are approximately 6 lighting fixtures located along the exterior of the building. There are no plans to change signage, the “Buttonwillow Warehouse” will be a 8’ x 4’ sign located in the same location as the former sign, just above the office and adjacent to the address. Colors and materials of the building will remain neutral beige with brown trim.

**Parking Provided**

Monterey County Code requires the project provide a minimum of 17 parking spaces and 1 handicap parking space. The property will provide the required parking as shown in Table 1 below.

**Table 1: Buttonwillow Parking Summary**

	Parking Ratio	Project Area	Total Required
<b>Office</b>	1/250	1,500 sq. ft	6
<b>Warehouse</b>	1/500	5,400 sq. ft.	10.8
<b>Total Spaces</b>			<b>17</b>

**CEQA**

The project falls under the California Environmental Quality Act (CEQA) exemption. CEQA Guidelines Section Exempt 15301(a) exempts existing facilities with interior alterations. In this case, the existing structure will not be changed and there are no plans to add to the existing building. The project also qualifies for exemption 15301(e) for an addition to existing structures provided the addition will not result in a 50% increase in floor area. The applicant will be constructing a new tank pad and wash pad area however this increase will be less than 1% of the overall site coverage. The project also includes a lot line adjustment. CEQA Guidelines Section Exemption 15305(a), exempt minor lot line adjustments where there will not be a creation of a new parcel and the property has an average slope of under 20%. In this case, the property is a flat, developed lot therefore the average slope is under 20%.

**Conclusion**

Based on resource information contained in the Central Salinas Area Plan, Monterey County Zoning Ordinance (Title 21), the Monterey County Geographic Information System, application materials and site visits, staff finds that this project has no outstanding issues.

**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:

**Schwans Sales/Buttonwillow Warehouse (PLN100218)**

**RESOLUTION NO. ---**

Resolution by the Monterey County Hearing Body:

- 1) Categorically Exempt per Section Exempt 15301(a), 15301(e), 15305(a);
- 2) Combined Development Permit consisting of a: 1) Use Permit, General Development Plan and Design Approval to allow the conversion of an existing 6,900 square foot warehouse to a agricultural chemicals and fertilizer distribution warehouse including twelve 10' wide x 12' tall tanks (6,500 gallons each) and one 2,500 gallon wash tank and wash rack; and 2) a Lot Line Adjustment between two lots of record of approximately 1.22 acres (Lot 10) and approximately 2.27 acres (Lot 11) to one lot of record totaling 2.27 acres;

(PLN100218, Schwans Sales/Buttonwillow, 21895 Rosehart Way, Salinas, Central Salinas Area Plan (APN: 137-131-016-000))

**The Schwans Sales/Buttonwillow Warehouse application (PLN100218) came on for public hearing before the Monterey County Zoning Administrator on August 12, 2010. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Hearing Body 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,
- Central Salinas Area Plan,
- Monterey County Zoning Ordinance (Title 21)
- Monterey County Subdivision Ordinance (Title 19)

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 21895 Rosehart Way, Salinas (Assessor's Parcel Number 137-131-016-000, Central Salinas Area Plan. The parcel is zoned "A-1-B-6-D" [Agricultural Industrial, Building Site with

Design Control Overlays], which can allow an agricultural fertilizer facility subject to the issuance of a Use Permit pursuant to 21.24.050.J of the Monterey County Zoning Code. The proposed project is a request for a Use Permit, Lot Line Adjustment and Design Approval to allow the continued use of an existing 6,900 square foot warehouse and office, which includes a 5,400 square feet warehouse and a 1,500 square foot office.

- c) The property was the former site of the Schwans frozen foods company headquarters until early 2009. The applicant is currently in the process of purchasing the property and will utilize the existing 6,900 square foot warehouse and office with minor interior changes.
- d) The existing structure is located on two separate lots of record (Lot 10 and Lot 11). In 1993, the Planning Commission approved a Use Permit, Resolution # 93-123, to operate a frozen foods warehouse/facility on these two contiguous lots. At the time, the Planning Commission agreed to allow the owner to record a Record of Survey in order to merge the two parcels. The applicant recorded a Record of Survey on August 10, 1993 and a 6,900 square foot building was erected along the property lines. The property was managed as one property. A new owner, Buttonwillow, would like to continue to use the existing warehouse and manage the property in the same manner. Because the new property owner has no intention of separating the lots or removing the existing warehouse, staff is requiring the property owner to merge the two lots through a Lot Line Adjustment and subsequently record a Certificate of Compliance.
- e) A General Development Plan was prepared by the applicant pursuant to 21.24.030.A. The existing building will be used, which is 74 feet high from the front of the property, 127 feet from the rear of the property and 59 feet from the side of property line. The building sits at 18 feet in height including the metal panel roof. Landscaping encompasses 21.5% of the property and is situated along the property lines. The applicant will remove 3 Eucalyptus trees and 5 Pepper trees along the eastern border of the property in order to provide lighting to the neighboring property owner's greenhouse. As a condition of approval, the applicant will maintain the existing landscaping and ensure the property is weed free. A total of seven lamp post style light fixtures are situated on the building for security.
- f) The project planner conducted a site inspection on July 15, 2010 to verify that the project on the subject parcel conforms to the plans listed above.
- g) The project was not referred to a Land Use Advisory Committee (LUAC) for review as no LUAC exists for the Central Salinas Area Plan.
- h) 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 PLN100218.

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, Monterey

Regional Fire Protection District, Parks, Public Works, Environmental Health Bureau, Building Department 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 identified potential impacts to traffic. A traffic report prepared by Larry Hail indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. The report County staff independently reviewed the report and concurred with its conclusion. The following reports have been prepared:

- *"Traffic Report" (LIB100164) prepared by Larry Hail, Salinas, Ca, June 30, 2010).*

- c) Access to the site is gained either from US 101 through Potter Road or from Old Stage Road through Chualar. It is estimated that the majority of traffic from the project will be to and from the north through Hwy 101 and Potter Road. The traffic consultant estimated the "net" change in trips associated with the proposed project. Estimates were derived from operation data from the Department of Public Works, data from the Institute of Transportation Engineers (ITE) Trip Generation Manual (8<sup>th</sup> Edition), previous operations and the proposed operation. The report concluded that the proposed operation will generate 10 fewer vehicle trips during AM and PM peak commuter periods, therefore yielding a -63% reduction in usage of the site. The operation will have little to no impact on local traffic operations.
- d) Staff conducted a site inspection on July 15, 2010 to verify that the site is suitable for this use.
- 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 PLN100218.

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, Monterey Regional Fire Protection District, Parks, Public Works, Environmental Health Bureau, Building Department 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) A list of the applicants chemical inventory was routed to the Environmental Health Department during Interdepartmental Review. Based on their review, the Hazardous Materials Division recommended 4 conditions of approval for the storage of chemicals on site (Conditions 4,5,6,7). The applicant will be required to submit a Hazardous Materials Business Response Plan which stipulates steps to be taken in



the event of an emergency spill on the site. In addition, a CalARP (California Accidental Release Prevention Program) will be required if any chemicals are listed as acutely hazardous.

- c) Necessary public facilities are available. Water will be provided by a private district, Rosehart Industrial Park WS and sewage is collected through an on-site septic system. There has been no indication that the proposed project will create a substantial impact to the existing facilities.
- d) Preceding findings and supporting evidence for PLN100218.

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 July 15, 2010 and 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 PLN100218.

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 15301(a), 15301(e), 15305(a), categorically exempts the use of an existing warehouse and office.
  - b) The applicant proposes to use an existing 6,900 square foot warehouse which contains a 1,500 square foot office. CEQA Section 15301 (a) and (e) are exemptions under Class 1 which include the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency review. The applicant will not expand the existing structure and will operate at a level less than what previously existing on site.
  - c) The application includes a Lot Line Adjustment to merge two separate lots of record (Lot 10 and Lot 11). In 1993, the Planning Commission approved a Use Permit, Resolution # 93-123, to operate a frozen foods warehouse/facility on these two contiguous lots. At the time, the Planning Commission agreed to allow the owner to record a Record of Survey in order to merge the two parcels. Because the new property owner is requesting a Use Permit and would like to operate the property as one contiguous lot, the applicant will be merging the two lots. Although the County does not have a Merger ordinance, lot mergers are processed through lot line adjustments. CEQA Section 15305 (a), Class 5 categorically exempts minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel. The property is flat and the lot line adjustment meets the findings for a lot

line adjustment. See Findings and Evidence Nos. 7, 8 and 9.

- d) No adverse environmental effects were identified during staff review of the development application during a site visit on July 15, 2010.
- e) See preceding and following findings and supporting evidence.

6. **FINDING: GENERAL DEVELOPMENT PLAN** –Monterey County Code requires a General Development Plan (GDP) prior to the establishment of uses/development if there is no prior approved GDP, and if: 1) the lot is in excess of one acre; or, 2) the development proposed includes more than one use; or, 3) the development includes any form of subdivision.

- EVIDENCE:**
- a) Zoning Ordinance, Section 21.24.030 in a “A-I” or Agricultural Industrial zoning district. The proposed project meets the size and number of uses criteria; therefore, a GDP is required to be approved by the Planning Commission prior to new development, changes in use, expansion of use, or physical improvement of the site.
  - b) The project as described in the application and accompanying materials was reviewed by RMA - Planning Department, Monterey Regional Fire Protection District, Parks, Public Works, Environmental Health Bureau, Building Department and 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.
  - c) A General Development Plan has been developed that details the proposed use of the property as an agricultural distributor and fertilizer distributor warehouse. The facility will be situated in an existing 6,900 square foot warehouse and office building. The warehouse will employ 4 employees full time, 2 employees in the office and 2 employees will be employed in the warehouse. One delivery truck will deliver products to and from the site once a week. District regulations require 16 parking spaces for a 5,900 square foot warehouse and a 1,500 square foot office, including one handicap parking and the applicant will be providing 17 spaces. The applicants will maintain the landscaping at 22% and will remove 3 euclyptus trees and 5 pepper trees along the along the eastern border of the property in order to provide lighting to the neighboring property owner’s greenhouse. Signage will not change, the applicants will place a 8’ x 4’ “Buttonwillow Warehouse Company” sign along the front of the building. The building colors will remain at beige siding with brown trim. The GDP is attached hereto as **Exhibit D** and incorporated herein by reference.
  - d) Staff conducted site inspections on July 15, 2010, to verify that the proposed GDP and project are consistent with allowed uses for a heavy industrial site and historical uses identified.
  - e) Materials in Planning File PLN100218.

7. **FINDING: LOT LINE ADJUSTMENT** –The parcels resulting from the lot line adjustment conform to County’s general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

- EVIDENCE:**
- a) The parcel is zoned “A-1-B-6-D” [Agricultural Industrial, Building Site with Design Control Overlays], Inland Zone.
  - b) The project area is a total of 2.27 acres and an existing 6,900 square foot warehouse straddles both properties. The project area (Lot 10 and Lot

11 of the Rosehart Industrial Park) was previously merged through a Record of Survey as part of a Use Permit (Planning File Nos. PC 93-063). The subject application will officially merge the lots from 1 acres (Lot 10) and 1.22 acres (Lot 11) to one parcel of 2.27 acres.

- c) Pursuant to Government Code Section 66412 (Subdivision Map Act) and Monterey County Subdivision Ordinance (Section 19.09.005.A) the lot line adjustment is between two or more existing adjacent parcels (*see Finding #A*)
- d) Pursuant to Government Code Section 66412 (Subdivision Map Act) and Monterey County Subdivision Ordinance (Section 19.09.005.A) a greater number of parcels than originally existed will not be created as a result of the lot line adjustment. (*see Finding #B*)
- e) The proposed lot line adjustment is consistent with the Monterey County Zoning Ordinance (Title 21). Staff verified that the subject property is in compliance with all rules and regulations pertaining to the use of the property that no violations exist on the property. The property is located in an "AI" or an Agricultural Industrial zoning designation where development standards are set forth the projects' General Development Plan. The applicant has prepared a General Development Plan and the project will cover 6% of the site.
- f) Necessary public facilities are available. Water will be provided by a private district, Rosehart Industrial Park WS and sewage is collected through an on-site septic system. There has been no indication that the proposed project will create a substantial impact to the existing facilities.
- g) The resulting lot will not impact existing easements. An existing 15 foot drainage easement is located along the southern border however no development is proposed in this area. The existing 6,900 square foot structure is setback 127 feet from this drainage easement.
- h) As an exclusion to the Subdivision Map Act, no map is recorded from a Lot Line Adjustment. In order to appropriately document the boundary changes, a Certificate of Compliance for each new lot is required (**Condition 6**).
- i) The project planner conducted a site inspection on July 15, 2010 to verify that the project would not conflict with zoning or building ordinances.
- j) 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 PLN100218.

8. **FINDING:** **LOT LINE ADJUSTMENT** – The lot line adjustment is between two or more existing adjacent parcels

- EVIDENCE:**
- a) The lot line adjustment is between more than one and less than four existing adjacent parcels. The properties are Lot 10 and Lot 11 of the Rosehart Industrial Park subdivision.
  - b) 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 PLN100218.

9. **FINDING:** **LOT LINE ADJUSTMENT** – A greater number of parcels than originally existed will not be created as a result of the lot line adjustment.

- EVIDENCE:** a) The lot line adjustment is between more than one and less than four existing adjacent parcels.
- b) The lot line adjustment will not create a greater number of parcels than originally existed. 2 contiguous separate legal parcels of record will be adjusted and 1 legal parcel of record will result from the adjustment. No new parcels will be created.
- c) 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 PLN100218.

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

**EVIDENCE:** a) Section 21.040.080.B Monterey County Zoning Ordinance (Planning Commission).

### DECISION

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

- A. Categorically Exempt per Section Exempt 15301(a), 15301(e), 15305(a);
- B. Combined Development Permit consisting of a: 1) Use Permit, General Development Plan and Design Approval to allow the conversion of an existing 6,900 square foot warehouse to a agricultural chemicals and fertilizer distribution warehouse including twelve 10' wide x 12' tall tanks (6,500 gallons each) and one 2,500 gallon wash tank and wash rack; and 2) a Lot Line Adjustment between two lots of record of approximately 1.22 acres (Lot 10) and approximately 2.27 acres (Lot 11) to one lot of record totaling 2.27 acres, in general conformance with the attached sketch (**Exhibit 2**) and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 12<sup>th</sup> day of August, 2010 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
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: Schwans/Buttonwillow Warehouse  
 File No: PLN100218 APNs: 137-131-016-000  
 Approved by: Zoning Administrator Date: August 12, 2010

*\*Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

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)
<b>RMA – Planning Department</b>						
1.		<b>PD001 - SPECIFIC USES ONLY</b> This Combined Permit (PLN100218) allows Combined Development Permit consisting of a: 1) Use Permit, General Development Plan and Design Approval to allow the conversion of an existing 6,900 square foot warehouse to a agricultural chemicals and fertilizer distribution warehouse including twelve 10' wide x 12' tall tanks (6,500 gallons each) and one 2,500 gallon wash tank and wash rack; and 2) a Lot Line Adjustment between two lots of record of approximately 1.22 acres (Lot 10) and approximately 2.27 acres (Lot 11) to one lot of record totaling 2.27 acres. The property is located at 21895 Rosehart Way, Salinas (Assessor's Parcel Number 137-131-016-000), Central Salinas 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	Adhere to conditions and uses specified in the permit.  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.	Owner/ Applicant  RMA - Planning	Ongoing unless otherwise stated	

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		allowed unless additional permits are approved by the appropriate authorities. (RMA-Planning Department)				
2.		<b>PD002 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the <b>Zoning Administrator</b> for Assessor's Parcel Number APN; 137-131-016-000 on August 12, 2010. The permit was granted subject to ## 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)	Obtain appropriate form from the RMA-Planning Department.  The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner/ Applicant  RMA- Planning	Prior to the issuance of grading and building permits or commencement of use.	
3.		<b>PD032(A) - PERMIT EXPIRATION</b> The permit shall be granted for a time period of 3 years, to expire on August 12, 2013 unless use of the property or actual construction has begun within this period. (RMA - Planning Department)	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.	Owner/ Applicant	As stated in the conditions of approval	

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4.		<p><b>PD001 – NON STANDARD – GENERAL DEVELOPMENT PLAN</b></p> <p>The property will adhere to the submitted General Development Plan. The site will operate as an agricultural processing facility using an existing 6,900 square foot warehouse and office building. The operation will include the installation of twelve 6,500 gallon storage tanks and one 2,500 gallon exterior wash tank. It is anticipated that the facility will be open Monday through Friday 7am-5pm with no more than 5 employees. 17 parking spaces will be provided and 2 handicap spaces will be added. Landscaping will remain at 21% and lighting will be provided by seven (7) lamp post style light fixtures affixed to the building.</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing	
5.		<p><b>PD012(G) - LANDSCAPE PLAN AND MAINTENANCE (OTHER THAN SINGLE FAMILY DWELLING)</b></p> <p>The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. <b>(RMA – Planning Department)</b></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>	<p>Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect</p> <p>Owner/ Applicant</p>	<p>Prior to issuance of Building Permits</p> <p>Prior to Occupancy</p> <p>Ongoing</p>	



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5.		<p><b>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</b></p> <p>All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. <b>(RMA – Planning Department)</b></p>	<p>Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.</p> <p>The lighting shall be installed and maintained in accordance with the approved plan.</p>	Owner/ Applicant	<p>Prior to the issuance of building permits.</p> <p>Prior to Occupancy / Ongoing</p>	
6.		<p><b>PD045 – CERTIFICATES OF COMPLIANCE (LOT LINE ADJUSTMENTS)</b></p> <p>The applicant shall request unconditional certificates of compliance for the newly configured parcels. <b>(RMA – Planning Department)</b></p>	<p>The Surveyor shall prepare legal descriptions for each newly configured parcel. The legal descriptions shall be entitled "Exhibit A". The legal description shall comply with the Monterey County Recorder's guidelines as to form and content. The Applicant shall submit the legal descriptions with a check, payable to the <i>Monterey County Recorder</i>, for the appropriate fees to record the certificates.</p>	Owner/ Applicant/ Surveyor	Concurrent with recording the Record of Survey	

**Health Department  
Environmental Health Bureau**

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
7.		<b>EHSP01 - HAZARDOUS MATERIALS - BUSINESS RESPONSE PLAN</b> The applicant shall maintain an up-to-date Business Response Plan that meets the standards found in the California Code of Regulations, Title 19, Division 2, Chapter 4 (Hazardous Material Release Reporting, Inventory, and Response Plans) and the California Health and Safety Code, Division 20, Chapter 6.95 (Hazardous Material Release Response Plans and Inventory), and the Monterey County Code Chapter 10.65. <b>(Environmental Health)</b>	Submit the signed Business Response Plan – Memorandum of Understanding (form available from EHD) that specifies an approved Business Response Plan must be on file with Hazardous Materials Management Services prior to bringing hazardous materials on site and/or commencement of operations. Once approved, the applicant shall maintain an up-to-date Business Response Plan.	Owner/ Applicant	Prior to issuance of grading / building permits	
8.		<b>EHSP02 - HAZARDOUS WASTE CONTROL</b> The facility shall comply with the standards found in the California Code of Regulations, Title 22, Division 4.5 and the California Health and Safety Code, Division 20, Chapter 6.5 and the Monterey County Code Chapter 10.65. for the proper handling, storage and disposal of Hazardous Waste as approved by the Environmental Health Division (EHD). <b>(Environmental Health)</b>	Register the facility with Hazardous Materials Management Services of EHD.  Comply with all conditions of the Hazardous Materials permit.	Owner/ Applicant	Prior to commencement of operation  Continuous	
9.		<b>EHSP03 - HAZARDOUS MATERIALS - RMP</b> Submit a Risk Management Plan (RMP) to the Director of Environmental Health for review and approval. The RMP shall comply with the standards found in the California Code of Regulations Title 19, Chapter 4.5, and the California Health & Safety Code, Division 20, Chapter 6.95, Article 2. <b>(Environmental Health)</b>	Submit plan RMP to the Hazardous Materials Program Management Services of the Environmental Health Division for review and approval, prior to bringing acutely hazardous materials on site or commencement of operations. Once approved, the applicant shall maintain an up-to-date Risk Management Plan	Owner/ Applicant	Prior to bringing acutely hazardous materials on site or commencement of operations.	

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10.		<p><b>EHSP04 – HAZARDOUS MATERIALS - SPILL PREVENTION CONTROL COUNTERMEASURE PLAN</b></p> <p>Above ground storage tanks for petroleum products (i.e. diesel, oil, and gasoline) with greater than 1320-gallons of capacity or for cumulative storage of more than 1320 gallons shall meet the standards as found in the California Health and Safety Code, Section 25270 et seq. and the Code of Federal Regulations, Part 112 (commencing with Section 112.1) of Subchapter D of Chapter 1 of Title 40. <b>(Environmental Health)</b></p>	<p>Submit a Spill Prevention Control Countermeasure (SPCC) Plan to the Hazardous Materials Management Services of the Environmental Health Division for review and approval.</p> <p>Once approved, the applicant shall maintain an up-to-date SPCC Plan.</p>	Owner/ Applicant	<p>Prior to issuance of building permits</p> <p>Continuous</p>	
<p><b>Fire Agency</b> <b>Monterey Regional Fire Department</b></p>						
11.		<p><b>FIRE008 - GATES</b></p> <p>All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. <b>Responsible Land Use Department: Monterey County Regional Fire District</b></p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection</p>		<p>Prior to issuance of grading and/or building permit.</p> <p>Prior to final building inspection</p>	

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12.		<p><b>FIRE011 - ADDRESSES FOR BUILDINGS</b></p> <p>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. <b>Responsible Land Use Department: Monterey County Regional Fire District</b></p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection</p>		<p>Prior to issuance of grading and/or building permit.</p> <p>Prior to final building inspection</p>	

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13.		<p><b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</b></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. <b>Responsible Land Use Department: Monterey County Regional Fire District</b></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>		<p>Prior to issuance of building permit.</p> <p>Prior to framing inspection</p> <p>Prior to final building inspection</p>	
14.		<p><b>FIRE023 - FIRE ALARM SYSTEM - (COMMERCIAL)</b></p> <p>The building(s) shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72. Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. <b>Responsible Land Use Department: Monterey County Regional Fire District</b></p>	<p>Applicant shall enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall submit fire alarm plans and obtain approval</p> <p>Applicant shall schedule fire alarm system acceptance test.</p>	Applicant or owner	<p>Prior to issuance of building permit.</p> <p>Prior to rough sprinkler or framing inspection</p> <p>Prior to final building inspection</p>	

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15.		<b>FIRE032 – NON-STANDARD CONDITIONS ROAD ACCESS</b> 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. <b>Responsible Land Use Department: Monterey County Regional Fire District.</b>	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.  Applicant shall schedule fire dept. clearance inspection for each phase of development  Applicant shall schedule fire alarm system acceptance test and obtain fire district approval.	Applicant or owner	Prior to issuance of grading and/or building permit.  Prior to final building inspection.	
16.		<b>FIRE031 – OTHER NON-STANDARD CONDITIONS – Hazardous Materials Storage and Dispensing</b> – Storage and dispensing of hazardous materials shall comply with the requirements of California Fire Code Chapter 27. <b>Responsible Land Use Department: Monterey County Regional Fire District.</b>	The text of this condition shall be printed on the building and grading plans. Storage, spill control and secondary containment plans shall be incorporated into the plan submittal for building permits.  A fire department final inspection approval shall be obtained	Applicant or owner	Prior to issuance of building and/or grading permit  Prior to final fire inspection	
17.		<b>FIRE033 – NON-STANDARD CONDITIONS - EXISTING FIRE SPRINKLER SYSTEMS -</b> 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	Applicant shall enumerate as “Fire Dept. Notes” on plans.  Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to issuance of building permit.  Prior to framing inspection  Prior to	

Exhibit C-1

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		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 Monterey County Regional Fire District prior to requesting a framing inspection. Rough-in inspections must be completed prior to requesting a framing inspection. <b>Responsible Land Use Department: Monterey County Regional Fire District.</b>	Applicant shall schedule fire dept. final sprinkler inspection		final building inspection	
18.		<b>FIRE034 – NON-STANDARD CONDITIONS - EXISTING FIRE ALARM SYSTEM -</b> The existing fire alarm system shall be extended or modified to accommodate the remodeled/added area(s) in accordance with National Fire Protection Association Standard 72 – 2007 Edition. Plans and specifications for the fire alarm system must be submitted and approved by the enforcing agency prior to requesting a framing inspection. In the event the remodel/addition project does not require extension or modification of the existing fire alarm system, a letter to that effect from the fire alarm contractor shall be provided to the Monterey County Regional Fire District prior to requesting a framing inspection. All fire alarm system inspections and acceptance testing shall be done in accordance with NFPA 72. Responsible Land Use Department: Monterey County Regional Fire District.	Applicant shall enumerate as “Fire Dept. Notes” on plans.  Applicant shall submit fire alarm plans and obtain fire district approval  Applicant shall schedule fire alarm system acceptance test and obtain fire district approval	<i>Applicant or owner</i>	Prior to issuance of building permit.  Prior to rough sprinkler or framing inspection  Prior to final building inspection	

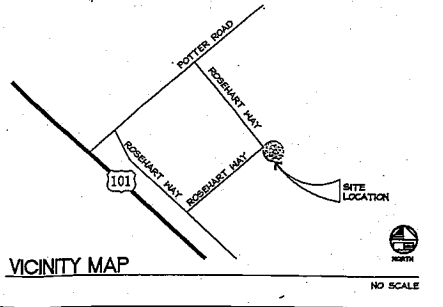
END OF CONDITIONS





**CONSTRUCTION DATA:**

**CONTACTS:** **PLUMBING CONSTRUCTION**  
**CLIENT REPRESENTATIVE:** ROBERT LARSEN  
 2640 PASEO DE LOS ROBLES  
 (800) 976-9006 / (805) 484-9800  
**GENERAL CONTRACTOR:** TO BE DETERMINED AT A LATER DATE  
**TRUCK TRAFFIC:**  
 NUMBER OF TRUCKS: AVERAGE OF 1 TRUCK/DAY  
 TRIP/DAY  
 HOURS OF OPERATION: AS PERMITTED BY THE COUNTY  
 PROJECT SCHEDULING: 3 MONTHS (SEPT. - DEC. 2010)  
**GRADING:**  
 GRADING WILL BE MINIMAL, CONSISTING ONLY OF SITE CLEARING  
 AND IMPORT OF BASECOURSE & PAVING MATERIALS



**GENERAL NOTES:**

1. PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER FREE ACCESS W/O ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" @ 12" MAX. SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL. MAX. CROSS SLOPE 2% TYPICAL. THE ARCHITECT & CONTRACTOR SHALL VERIFY THAT ALL BARRIERS ON THE INDICATED PATH OF TRAVEL HAVE BEEN REMOVED PER SECTION 1023.
2. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NONCOMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK SHALL NOT COMPLY WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS, A CHANGE ORDER, OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE OFFICE BEFORE PROCEEDING WITH THE WORK.
3. PATH OF TRAVEL SHALL BE SLIP RESISTANT WITH MAX. CROSS-SLOPE 2% (TYP.), VERIFY ALL SPOT ELEVATIONS.
4. VERIFY ALL EXISTING CONDITIONS IN FIELD. SANICUT ALL HARD SURFACES PRIOR TO REMOVAL. PATCH AND REPAIR TO MATCH EXISTING.
5. WHERE GRATINGS OCCUR WITHIN PATH OF TRAVEL, THE GRATE OPENINGS SHALL NOT EXCEED 1" IN DIRECTION OF TRAFFIC FLOW (C.B.C. SEC. 13387.2).
6. WATER PROVIDER IS ROSEBART INDUSTRIAL PARK WATER COMPANY.
7. PROPERTY IS NOT SUBJECT TO INUNDATION OR 100 YEAR FLOOD LEVELS.

**PROJECT DATA:**

**AP NUMBER:** 187-181-016-000  
**PROJECT ADDRESS:** 21878 ROSEBART WAY  
 SALINAS, CALIFORNIA  
**OWNER:** BUTTONWILLOW WAREHOUSE COMPANY  
 P.O. BOX 90 BUTTONHILLWAY, CA 93206  
**OCCUPANCY GROUP:** B 4 92  
**CONSTRUCTION TYPE:** TYPE XX - B  
**NUMBER OF STORIES:** 1 STORY  
**ZONING:** A1/ B-4-D  
**BLDG. FIRE SPRINKLERS SYSTEM:** \*ORDINARY HAZARD GROUP 1\* MET PIPE SYSTEM  
**CURRENT USE:** FROZEN FOOD DISTRIBUTION FACILITY  
**SCOPE OF WORK:** AGRICULTURAL/ CHEMICAL DISTRIBUTION FACILITY  
**PROPOSED USE:** CONVERSION OF AN (E) FROZEN FOOD DISTRIBUTION FACILITY INTO AN AGRICULTURAL FERTILIZER (NO-HANDLES) DISTRIBUTION WAREHOUSE AND ADDITION OF TWELVE (12) 6,500 GALLON EXTERIOR STORAGE TANKS AND ONE 2,500 GALLON EXTERIOR WASH TANK.  
**BUILDING AREA:**  

	B	S-2	TOTAL
AREA	1,500	5,400	6,900
EXISTING	1,500	5,400	6,900
TOTAL	1,500	5,400	6,900

**ALLOWABLE BUILDING AREA:**  

BASE	B	S-2
TOTAL ALLOWABLE	28,000	176,000
	28,000	28,000

**PARKING:**  

REQUIRED:	RATIO AREA	# OF STALLS
OFFICE	1,000	11,500 S.F. / 1,500 / 250 = 6
WAREHOUSE	1,500	5,400 / 500 = 10.8
PROPOSED:	17 STALLS PROVIDED INCLUDING 2 HANDICAP ACCESSIBLE STALLS.	

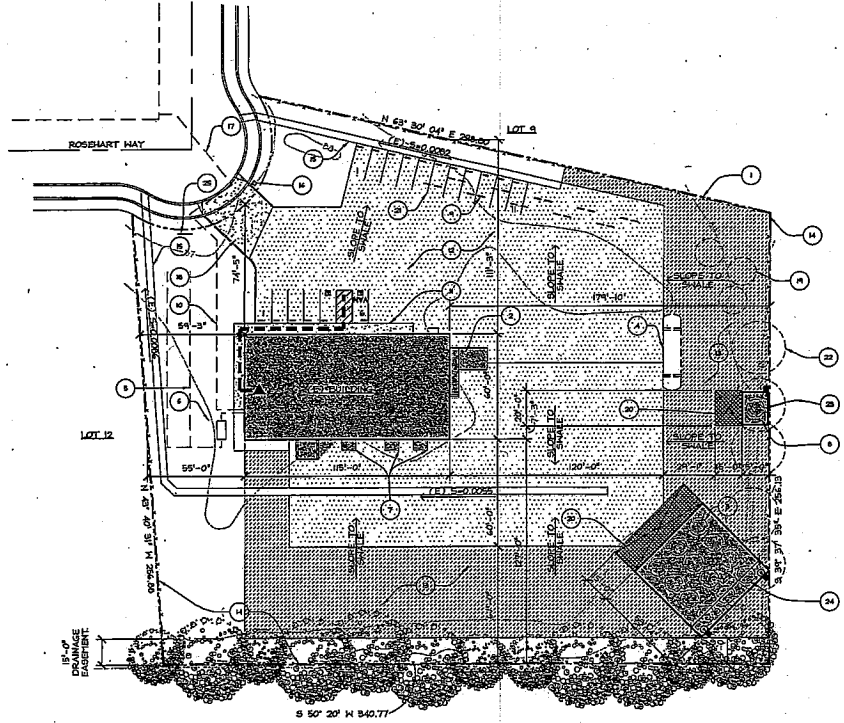
**LOT AREA:** 98,731 S.F. (32.27 AC.)  
**LOT COVERAGE:** EXISTING = 6.9% - (6,900 / 98,731 = 0.0699)  
 PROPOSED = 6.9% - (6,900 / 98,731 = 0.0777)  
**ALLOWABLE FLOOR AREA RATIO:** MAX. 50% = 50% x 98,731 = 49,365.5 S.F. MAX. ALLOW. EXISTING: 6.9% - (6,900 / 98,731 = 0.0699)  
**LANDSCAPE REQUIREMENT:** MIN. REQUIRED = 10% EXISTING: 21.5% - (21,255 / 98,731 = 0.215)  
**IMPERVIOUS COVERAGE:** MIN. REQUIRED = 6.9% - (6,900 / 98,731 = 0.0699) STRUCTURES = 71.5% - (70,576 / 98,731 = 0.715)

**KEYED NOTES:**

1. PROPERTY LINE
2. (N) WALKWAY - REFER TO FLOOR PLAN FOR SIZE & SLOPE.
3. (N) TANK: FARM - POWER & WATER CONNECTION TO BE DETERMINED AT BUILDING PERMIT APPLICATION.
4. (E) LF TANK, CONCRETE PIERS, LIGHT POLE & ELECTRICAL CONNECTIONS TO BE REMOVED
5. (E) LEACH FIELD: 2 LINES OF 100 LF EA. 6'-0" DEEP
6. (E) 1000 GALLON SEPTIC TANK
7. (E) 6'-0" X 6'-0" REINFORCED CONCRETE EQUIPMENT PAD - TO BE ABANDONED (TYP)
8. (N) RINSE PAD - POWER & WATER CONNECTION TO BE DETERMINED AT BUILDING PERMIT APPLICATION.
9. (E) 10'-0" PRECAST CONCRETE WHEEL STOPS TO BE REMOVED
10. (E) 1-1/2" WATER LINE
11. (E) REINFORCED CONCRETE APPROX SIDEWALK
12. (E) ASPHALT PAVING
13. (N) ASPHALT PAVING
14. (E) FENCE
15. (E) 4'-0" WIDE VALLEY GUTTER
16. (E) TRANSFORMER PAD
17. (E) 2" WATER LINE
18. (E) 30'-0" HIDE CONCRETE ENTRANCE APPROACH
19. (E) EUCALYPTUS TREES TO BE REMOVED, TYP. OF 5
20. (N) CONCRETE PAVING, SLOPED TO DRY SWMP
21. (N) STRIPING FOR PARKING STALLS W/ CONCRETE WHEEL STOPS
22. (E) PEPPER TREES TO BE REMOVED, TYP. OF 5
23. (N) 2,500 GALL. TANK, APPROX. 8'-0" x 12'-0" TALL, W/ CONTAINMENT CURB/HALL
24. (N) 6,500 GALL. TANK, 10'-0" x 12'-0" TALL, W/ CONTAINMENT CURB/HALL, TYP. OF 12
25. (N) 8' X 4' SIGN

**LEGEND:**

- ▲ ACCESSIBLE DOOR ENTRY
- ⊙ EXT. LIGHT W/ CUTOFF OPTICS & POLE, TYP. OF 5
- PATH OF TRAVEL
- PROPERTY LINES (BOUNDARY ASSUMED)
- ⊙ (E) FIRE HYDRANT
- ▨ ARSAS INCLUDED IN SCOPE OF WORK
- ▨ (E) CONC. PAVING
- ▨ (E) A.C. PAVING
- ▨ (N) CONCRETE PAVING
- ▨ (N) A.C. PAVING
- ⊙ (E) TREES TO RETAIN U.O.N.



1 SITE PLAN  
 SCALE 1/8" = 1'-0"

REVISION DATE	BY	DESCRIPTION



**Belli Architectural Group**  
 BUILDING INNOVATIONS  
 Salinas, California  
 313 Salinas Street  
 Phone (831) 751-4600  
 Fax (831) 621-4408

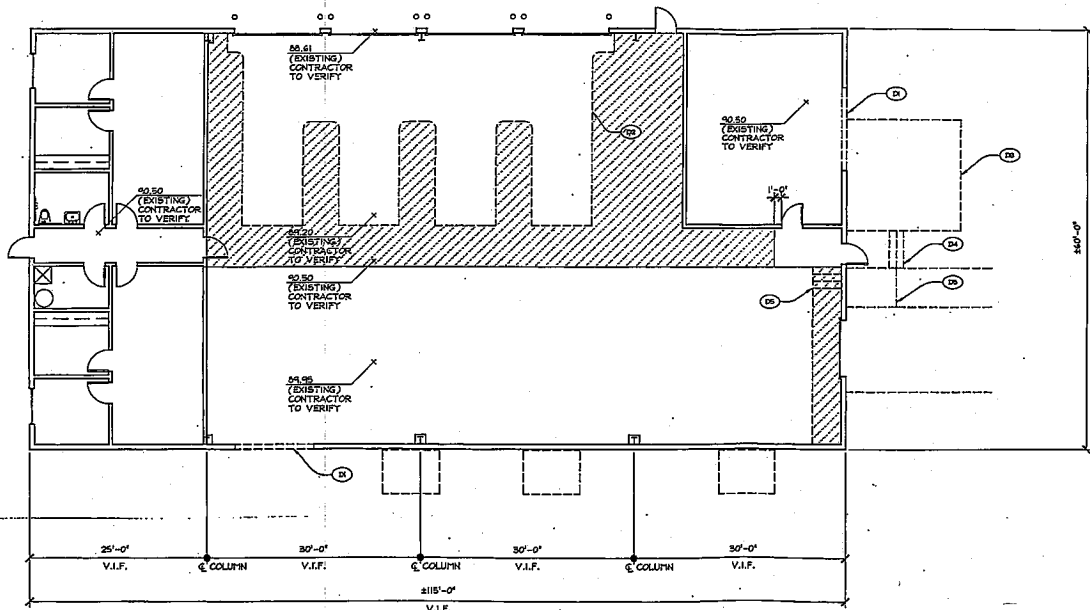


**SITE PLAN**  
 NEW AG CHEMICAL DISTRIBUTION FACILITY FOR  
**BUTTONWILLOW WAREHOUSE COMPANY**  
 21878 ROSEBART WAY  
 SALINAS, CA

DATE: 04/26/10  
 SCALE: AS NOTED  
 DRAWN: C.J.  
 JOB: 10004  
 SHEET: A1.1

CA1000410004-A, Pg. 5/25/2010 1:52:29 PM

01/10/2010 1:52:35 PM



1 DEMOLITION PLAN  
SCALE: 1/8" = 1'-0"

**DEMOLITION GENERAL NOTES**

1. PREP. ALL INT. SURFACE AS REQ'D. TO ACCEPT NEH FINISHES PER FINISH SCHEDULE U.G.N.
2. ALL DOORS TO BE REMOVED & REPLACE U.G.N. PREP. AS REQ'D. TO ACCEPT (N) DOOR.
3. SEE DOOR SCHEDULE FOR MORE INFORMATION.
4. SEE NEH FLOOR PLAN FOR ANY DOOR SING CHANGES.
5. TOILET ROOM TYPICAL: SEE NEH FLOOR PLAN FOR ANY NEH LAYOUT CHANGES.
6. EVERYTHING SHOWN IS EXISTING TO REMAIN U.G.N.
7. PROTECT ALL FIXTURES, FINISHES AND STRUCTURES TO REMAIN THROUGH THE DURATION OF CONSTRUCTION.
8. COORDINATE REMOVAL OF ANY FURNITURE, EQUIPMENT APPLIANCES FOR STORAGE & REINSTALLATION.
9. ADJUST ROUGH-IN PLUMBING AS REQUIRED FOR NEH FIXTURES TYPICAL-SEE MECH. DRAWINGS FOR MORE INFORMATION.
10. WHERE SURFACES ARE TO REMAIN, PATCH HALL SURFACES TO MATCH EXISTING AT DEMOLISHED CABINET LOCATIONS, TYPICAL.

**DEMOLITION KEYED NOTES**

- (D) REMOVE PORTION OF HALL. PREP. AS REQ'D TO ACCEPT (N) FRAME, DOOR AND HARDWARE - SHOWN DASHED
- (E) REMOVE CONCRETE CURBS - SHOWN DASHED
- (F) REMOVE CONCRETE PAD - SHOWN DASHED
- (G) REMOVE CONCRETE STAIRS - SHOWN DASHED
- (H) REMOVE CONCRETE STAIRS AND WALKWAY TO MATCH ADJACENT GRADE OF 20.50

**LEGEND**

- (E) HALL TO REMAIN
- (D) DEMOLISHED HALL & PLAN ITEMS
- (E) PORTION OF CONC. CURBS TO BE REMOVED

REVISIONS DATE	BY	DESCRIPTION



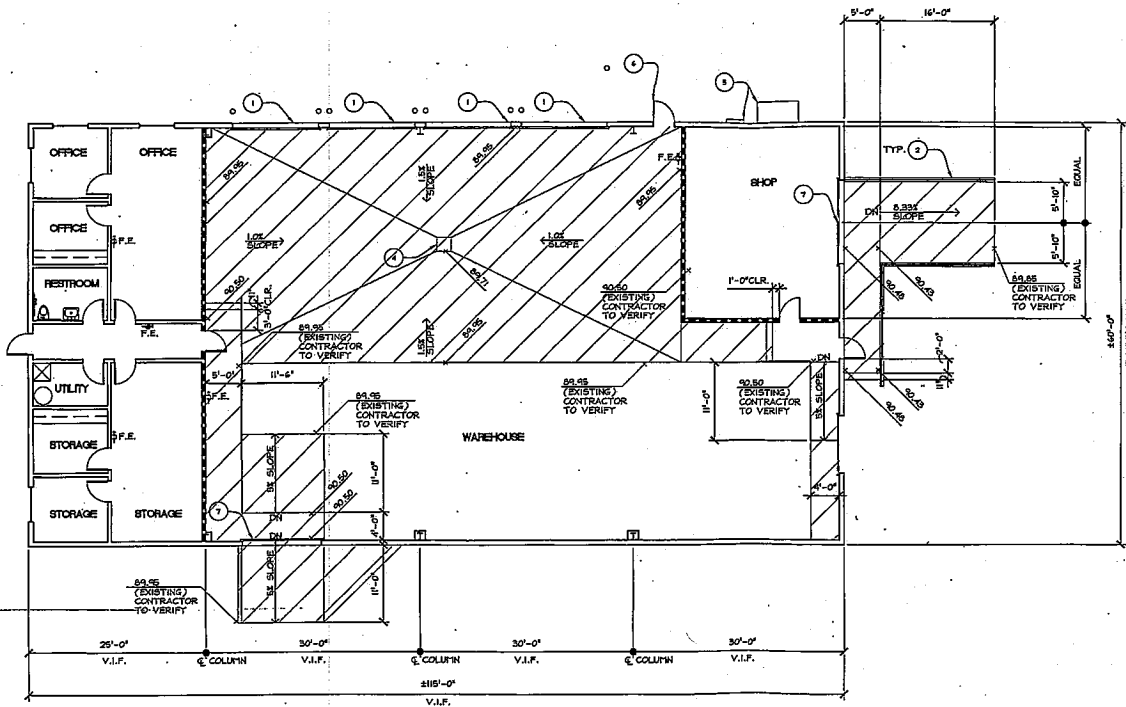
**Belli Architectural Group**  
BUILDING INNOVATION  
313 Solano Street  
Sausalito, California  
Phone (415) 424-1600  
Fax (415) 424-4408



**DEMOLITION PLAN**  
NEW AG. CHEMICAL DISTRIBUTION FACILITY FOR  
**BUTTON WILLOW WAREHOUSE COMPANY**  
2895 ROSEBANK WAY  
SALINAS, CA

DATE	04/26/10
SCALE	1/8" = 1'-0"
DRAWN	C.J.
DATE	1004
SHEET	A21
OF	2413

CH1000A10004-A 04/25/2010 1:52:41 PM



1 FLOOR PLAN  
SCALE 1/8"=1'-0"

**GENERAL NOTES**

1. EVERYTHING SHOWN IS EXISTING TO REMAIN U.O.H.
2. REMOVE & REINSTALL ALL ITEMS (E) TO REMAIN IN WAY OF (N) WORK.

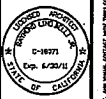
**KEYED NOTES**

- 1 (N) CONCRETE CURB, TOP @ 90.50
- 2 (N) GALVANIZED METAL HANDRAILS
- 3 NOT USED
- 4 (N) 12"x12" DRY SUMP PIT
- 5 ELECTRICAL EQUIPMENT
- 6 (E) DOOR TO BE ABANDONED IN PLACE
- 7 (N) ROLL-UP DOOR

**LEGEND**

- FIRE-RATED 1 HOUR HALL
- CONC. AREA OF WORK
- F.E. (E) SET-IN-RECESSED FIRE PROTECTION CABINET OR FIRE EXTINGUISHER & BRACKET; 2-AIO/BC = RELOCATE, RECHARGE & REINSTALL W/ CURRENT CERTIFICATION TAG; 40" A.F.F., U.O.H.

REVISIONS	DATE	BY	DESCRIPTION



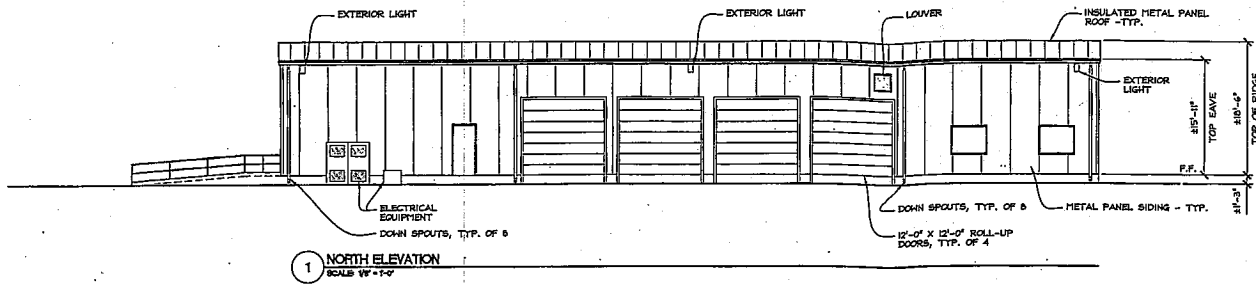
**Belli Architectural Group**  
**BUILDING INNOVATIONS**  
 313 Sibley Street  
 San Jose, California  
 Phone (408) 424-4000  
 Fax (408) 424-4000



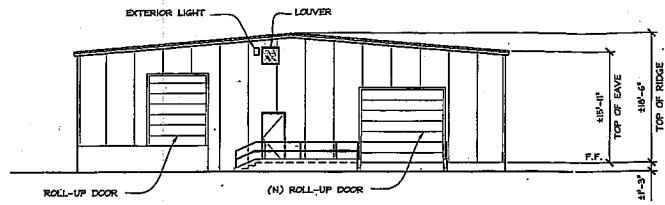
FLOOR PLAN  
 FOR  
 NEW AG. CHEMICAL DISTRIBUTION FACILITY FOR  
**BUTTON WILLOW WAREHOUSE COMPANY**  
 2895 ROEBERHART WAY  
 SULLIVAS, CA

DATE	04/26/10
SCALE	1/8"=1'-0"
DRAWN	C.I.
BY	10004
SHEET	A22

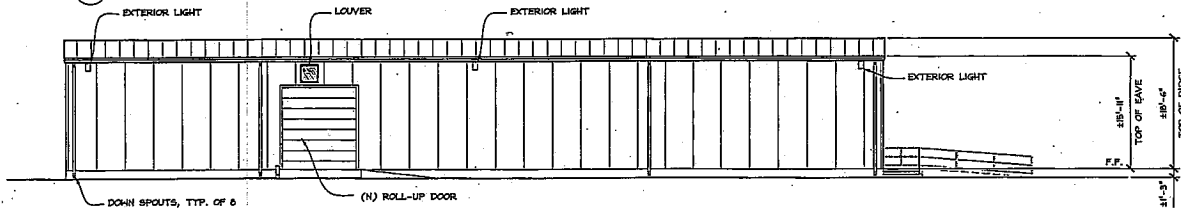
6/1/000410004-A (W) 6/25/2010 1:52:46 PM



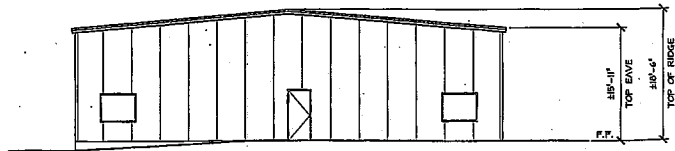
1 NORTH ELEVATION  
SCALE 1/8" = 1'-0"



2 EAST ELEVATION  
SCALE 1/8" = 1'-0"



3 SOUTH ELEVATION  
SCALE 1/8" = 1'-0"

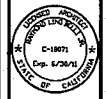


4 WEST ELEVATION  
SCALE 1/8" = 1'-0"

**GENERAL NOTES**

1. EVERYTHING IS EXISTING TO REMAIN, U.O.M.
2. ALL (N) MATERIALS TO MATCH (E).

REVISION DATE	BY	DESCRIPTION



**Bell Architectural Group**  
 BUILDING INNOVATIONS  
 313 Solano Street  
 Salinas, California  
 Phone (831) 421-4820  
 Fax (831) 421-4888



EXTERIOR ELEVATIONS  
 NEW AG CHEMICAL DISTRIBUTION FACILITY FOR  
**BUTTONWILLOW WAREHOUSE COMPANY**  
 313E BOURBON WAY  
 SALINAS, CA

DATE	04/26/10
SCALE	1/8" = 1'-0"
PLANNED BY	C.J.
DATE	10004
SHEET	A4.1

**GENERAL DEVELOPMENT PLAN FOR BUTTONWILLOW WAREHOUSE COMPANY**

PLN 100218 - 21895 Rosehart Way, Salinas CA. 93908

Allowed Use:

A Use Permit to allow the conversion of an existing Frozen Food Distribution Facility (Schwan's Sales Enterprise Inc.) into an Agricultural Fertilizer (non-manure) Distribution Warehouse and an addition of twelve 6,500 gallons exterior storage tanks and one 2,500 gallons exterior wash tank.

Operation:

Hours of Operation: Monday through Friday, 7:00am to 5:00pm

Delivery Hours: Monday through Friday, 7:00am to 5:00pm

Employees:

Maximum: 5 employees

Parking:

17 parking spaces including 2 accessible spaces

Site Development Standards:

Building Height: Maximum is 35'-0" and Existing building is +/- 20'-0"

Setback: Existing building meets setback requirements. See Sheet A1.1-Site Plan

Building Site Coverage: Maximum is 50% and Existing is 6.9%

Sign Program:

Proposed monument sign with this Use Permit Application

Materials and Colors:

To match existing, see attached photos

Landscaping Plan:

Minimum of 10% and Existing is 21.5%. Remove Five Pepper trees and 3 Eucalyptus trees and refurbish and maintain existing landscape.

Exterior Lighting:

Exterior lighting provided throughout exterior of existing building. Also, along the exterior tanks and rinse pad area with cut-off optics.

**PINNACLE TRAFFIC ENGINEERING**

310 Donna's Lane • Hollister, CA 95023

(831) 638-9260 / FAX (831) 638-9268

PinnacleTE.com

June 28, 2010

Dave German  
Buttonwillow Warehouse Company  
P.O. Box 98  
Buttonwillow, CA 93206

RE: Buttonwillow Warehouse Company Project; Monterey County, CA  
Project Trip Generation Estimates and Evaluation of Potential Impacts

Dear Mr. German,

The following is a summary of the project trip generation estimates and a qualitative evaluation of the potential impacts. The project site is located at 21895 Rosehart Way in the unincorporated area of Monterey County south of Salinas. The site is currently occupied by an existing 7,000 square foot (SF) building. The existing building was previously used by the Schwan's food delivery service. The proposed project will allow the Buttonwillow Warehouse Company to occupy the existing building. The building will be used to store agricultural products and provide services to local farmers. The hours of operation will be Monday through Friday, 7:00 AM to 5:00 PM. Project access will continue to be provided via the existing two-way driveway on Rosehart Way. Parking stalls for 17 vehicles will be provided on-site (see attached Project Site Plan). County staff has requested a review of the potential trip generation estimates (net change) and a qualitative evaluation of the potential impacts. The scope of the analysis was developed in consultation with County Public Works staff.

Trip Generation Estimates

The project trip generation estimates were derived using operational data provided by your office and data contained in the Institute of Transportation Engineers (ITE) Trip Generation Manual (8<sup>th</sup> Edition). A copy of the proposed Buttonwillow Warehouse operational data is attached. Operational data regarding the previous use was obtained from the Schwan's headquarters in Minnesota. The majority of all trips associated with semi-truck traffic will continue to occur during non-peak period times between 9:00 AM and 4:00 PM. It is anticipated that the majority of delivery truck trips and customer trips will also occur outside the normal weekday commuter peak periods (7:00-9:00 AM and 4:00-6:00 PM). To quantify the "net" change in trips associated with the proposed project the trip generation estimates were derived for both the previous and proposed uses. The project trip generation estimates are presented in Table 1.

The data in Table 1 indicates that the previous use generated approximately 54 daily trips (two-way trip ends), with 15 trips during the AM and PM peak hour periods. It is estimated that the proposed project will only generate about 20 daily trips, which is a "net" reduction of 34 daily trips. The proposed use will also generate about 10 fewer vehicle trips during both the AM and PM peak commuter periods. Therefore, it is concluded that the proposed project will generate significantly fewer daily trips than the previous use (-63%).

Buttonwillow Warehouse L01

Table 1 - Project Trip Generation Estimates

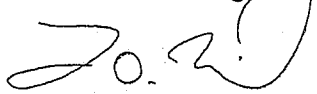
Project Components (ITE Land Use Code)	Number of Vehicle Trips (ITE Trip Rate)				
	AM Peak Hour		PM Peak Hour		Daily
	IN	OUT	IN	OUT	
<u>Previous Use (a):</u>					
Semi Trucks (1 per day)	0	0	0	0	2
Delivery Trucks (13 per day)	0	2	2	0	26
Daily Employees (13)	10	3	3	10	26
Subtotal:	10	5	5	10	54
<u>Proposed Use (b):</u>					
Semi Trucks (3 per week)	0	0	0	0	2
Delivery Trucks (4 per week)	0	0	0	0	4
Customer Vehicles (3 per week)	0	0	0	0	4
Daily Employees (5)	4	1	1	4	10
Subtotal:	4	1	1	4	20
<b>Net Increase:</b>	<b>-6</b>	<b>-4</b>	<b>-4</b>	<b>-6</b>	<b>-34</b>

- (a) Based on data provided by the Schwan's company.  
 (b) Estimates represent daily average based on weekly operations.

Evaluation of Potential Impacts

Access to US 101 is currently provided via Rosehart Way and Potter Road. Potter Road is stop sign controlled at US 101. US 101 has 2 travel lanes in each direction, with a southbound left turn lane. The majority of project traffic will be oriented to and from the north (75-80%). All semi and delivery truck traffic with a destination to the south will not use the US 101 / Potter Road "at-grade" intersection. This truck traffic will be directed east on Potter Road, south on Old Stage Road, west on Chualar Road-Payson Street and south on Grant Street to the US 101 / Chualar Road "grade-separated" interchange. This will minimize the potential project impacts to the US 101 / Potter Road intersection (eliminates many critical westbound left turn movements to southbound US 101). Therefore, it is concluded that the proposed project will have little-to-no measurable impact on the local traffic operations.

Pinnacle Traffic Engineering



Larry D. Hail, PE, PTOE  
 President

ldh:msw

attachments: Figure 1 - Project Site Plan and Buttonwillow Warehouse Operational Data

cc: Bob Larsen

Buttonwillow Warehouse L01





To: Chad Alinio, Monterey County Public Works  
From: Bob Larsen for Buttonwillow Warehouse Company  
Date: June 17, 2010  
Subject: PLN100218, 21895 Rosehart Way, Salinas, CA

Chad - Here is the updated traffic information we discussed this morning. We received the Schwan's information from their headquarters in Minnesota. The existing (Schwan's) business had many more employees and much more daily truck traffic. The proposed use (Buttonwillow) will have fewer semi deliveries, fewer daily truck deliveries (in and out), and fewer employees. I have composed the information in the following tables for your review.

<b>INCOMING TRAFFIC</b>	<b>EXISTING</b>	<b>PROPOSED</b>
Semi Trucks	1 per day	3 per week
Delivery Trucks	13 per day	4 per week
Customer Vehicles	N/A	2 to 3 per week
Employee Vehicles	13 per day	3 to 5 per day

<b>OUTGOING TRAFFIC</b>	<b>EXISTING</b>	<b>PROPOSED</b>
Semi Trucks	N/A	N/A
Delivery Trucks	13 per day	4 per day
Customer Vehicles	N/A	2 to 3 per week
Employee Vehicles	13 per day	3 to 5 per day

**Traffic Route:** North bound deliveries will exit Potter Road onto north bound Hwy 101 or go east on Potter Road to Old Stage Road. South bound deliveries will go east on Potter Road to Old Stage Road. They will then go south on Old Stage Road to Chular where they will enter Hwy. 101 via the existing southbound onramp.

**Hours of Operation:** Monday – Friday 7:00 AM to 5:00 PM.

Please call me if you have any questions or comments. Thank you.

Sincerely,

Bob Larsen  
Cell: 596-9385, Phone: 484-9180

CC: Valerie Negrete, Monterey County Planning Department

PLANNING COMMISSION  
COUNTY OF MONTEREY, STATE OF CALIFORNIA

RESOLUTION NO. 93-123

A. P. # 137-131-010-090M

FINDINGS AND DECISION

In the matter of the application of Dawn Transportation (PC93-63)  
WHEREAS: The Planning Commission, pursuant to regulations established by local ordinance and state law, has considered, at public hearing, a Combined Development Permit, located on Lots 10 and 11, Rosehart Industrial Park, Potter Road area, fronting on and easterly of Rosehart Way, came on regularly for hearing before the Planning Commission on June 30, 1993.

WHEREAS: Said proposal includes:

- 1) General Development Plan, and
- 2) Use Permit for warehouse/distribution facility

WHEREAS: Said Planning Commission, having considered the application and the evidence presented relating thereto,

- 1. FINDING: That the proposed project is consistent with the Central Salinas Valley Area Plan and with the policies of the Area Plan and Monterey County General Plan.  
EVIDENCE: The project site is designated "Industrial" by the Central Salinas Valley Area Plan. The project proposes the construction of a 6,900 square foot commercial structure on a 2.22 acre parcel.
- 2. FINDING: That the project complies with the requirements of the "HI" (Heavy Industrial) zoning district.  
EVIDENCE: The proposed use is permitted in the "HI" (Heavy Industrial) zoning district subject to approval of a General Development Plan and Use Permit. The proposal meets all development standards for the "HI" (Heavy Industrial) district.
- 3. FINDING: That the project site, layout and design are compatible with neighboring uses and suitable for the intended use.  
EVIDENCE: The neighboring land uses consist of a mix of Commercial and Industrial uses within the Industrial Park. The Land Use designations surrounding property are "Industrial" and "Farmlands, 40 Acre Minimum."
- 4. FINDING: That this project will not create a significant environmental effect.

**EVIDENCE:** An Initial Study was prepared for the project and no significant adverse environmental impacts were identified. Accordingly, staff filed a Negative Declaration on May 26, 1993.

5. **FINDING:** Considering the record as a whole, there is no evidence that the project will have potential for adverse effect either individually or cumulatively on wildlife resources as defined under Section 759.2 and 711.2 of the Fish and Game Code.

**EVIDENCE:** The administrative record as a whole which must and does contain the following information, (See are below) supports the above finding (Provide brief explanation - use conclusions and evidence in #4 of the Initial Study or other information contained in the record as a whole)

- a. Name and Address of Project Proponent
- b. Brief description of project and its location.
- c. An Initial Study has been prepared so as to evaluate the potential for adverse environmental impact.
- d. When considering the record as a whole, there is no evidence that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which the wildlife depends.
- e. The presumption of the project's adverse effect on fish and wildlife resources or the habitat upon which the wildlife depends, has been rebutted on the basis of substantial evidence.

Dawn Transportation, Inc., 971 N. Main Street,  
#9, Salinas, CA, 93906. Combined Development  
Permit application for a General Development Plan  
and Use Permit for a Warehouse/Distribution  
Facility.

An Initial Study has been prepared and a Negative Declaration filed on May 26, 1993.

The proposed project will not substantially change any resources cited in A through G of the Initial Study nor is there any evidence in the record as a whole that the implementation of subject project will have a potential for adverse effect on the habitat upon which the wildlife depends.

6. **FINDING:** That the recommended conditions for approval of this application are appropriate for this project.

**EVIDENCE:** The recommended conditions address all potential impacts of the project and provide assurance for adequate parking, design review, landscaping and lighting control.

7. **FINDING:** That the establishment, maintenance, or operation of the use or building 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



- the Fire Department. Plans for fire sprinkler system must be submitted and approved prior to installation. Rough-in inspection must be completed prior to requesting a framing inspection. (Salinas Rural Fire Department)
9. That the building shall be fully protected with automatic fire alarm system(s). Installation, approval, and maintenance shall be in compliance with applicable National Fire Protection Association and/or California Electrical Code Standards, the editions of which shall be determined by the Fire Department. Plans for the alarm system must be submitted and approved prior to installation. Rough-in inspection must be completed prior to requesting a framing inspection. (Salinas Rural Fire Department)
  10. Plans for the refrigeration ammonia system and diffuser shall be submitted for approval by Fire and Health Departments. (Salinas Rural Fire Department)
  11. The LPG Tank Fuel Dispensing Facility shall comply with the Uniform Fire Code and NFPA #58. (Salinas Rural Fire Department)
  12. The property owner agrees as a condition of the approval of this permit to defend at his sole expense any action brought against the County because of the approval of this permit. The property owner will reimburse the County for any court costs and attorneys' fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of any such action; but such participation shall not relieve applicant of his obligations under this condition. Said indemnification agreement shall be recorded upon demand of County counsel or prior to the issuance of building permits or use of the property, whichever occurs first. (Planning and Building Inspection)
  13. The applicant shall file a record of survey merging the two parcels (Lot 10 and Lot 11). (Public Works Department)
  14. Comply with Title 19 of the California Administrative Code, Subchapter 3 and Health and Safety Code Chapter 6.95 (Hazardous Material Registration and Business Response Plans) as approved by the Director of Environmental Health. (Environmental Health Department)
  15. Complete and submit a Hazardous Materials Questionnaire to the Health Department for review and approval. (Environmental Health Department)
  16. Comply with Title 22 of the California Administrative Code and Chapter 6.50 of the Health and Safety Code (Hazardous Waste Management) as approved by the Director of Environmental Health. (Environmental Health Department)
  17. The applicant shall record a notice which states: A permit (Resolution # 93-123) was approved by the Monterey County Planning Commission for Assessor's Parcel Number 137-131-010-000M on June 30, 1993. The permit was granted subject to 17 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County

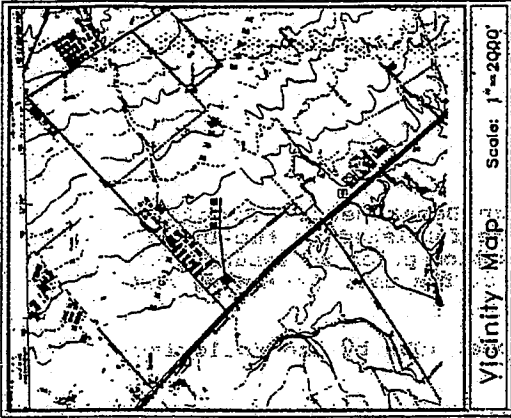
Planning and Building Inspection Department. Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (Planning and Building Inspection)

PASSED AND ADOPTED this 30th day of June, 1993 by the following vote:

Ayes: Calcagno, Foote, Jimenez, Moore, Orrett, Reaves,  
Riddle, Stallard, Vasquez, Jr.  
Naes: None  
Absent: Errea

*Robert Slimmon, Jr.*  
ROBERT SLIMMON, JR.  
SECRETARY OF THE PLANNING COMMISSION

Copy of this decision mailed to applicant on JUL 6 1993  
/clw



**NOTES:**

1. All structures and improvements shown are to be constructed in accordance with the approved plans and specifications.
2. The proposed structures and improvements are shown on this plan in accordance with the approved plans and specifications.
3. The proposed structures and improvements are shown on this plan in accordance with the approved plans and specifications.
4. The proposed structures and improvements are shown on this plan in accordance with the approved plans and specifications.
5. The proposed structures and improvements are shown on this plan in accordance with the approved plans and specifications.
6. The proposed structures and improvements are shown on this plan in accordance with the approved plans and specifications.

**SHEET INDEX:**

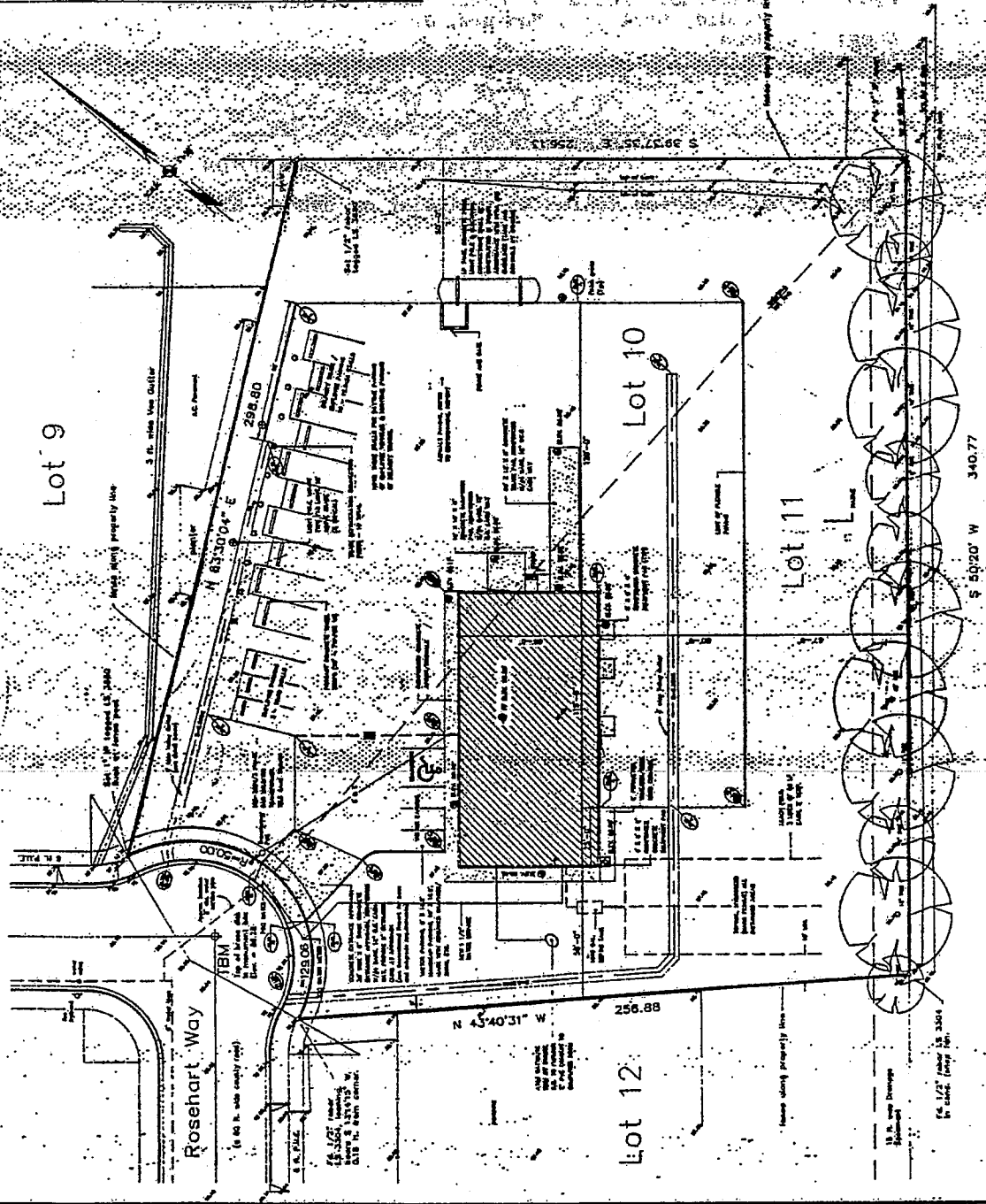
1	CDP Site Plan
A1	Floor Plans
A2	Elevations

NEW STORAGE FREEZER / WAREHOUSE DEPOT  
**SCHWAN'S SALES ENTERPRISES, INC.**  
 SALINAS, CALIFORNIA

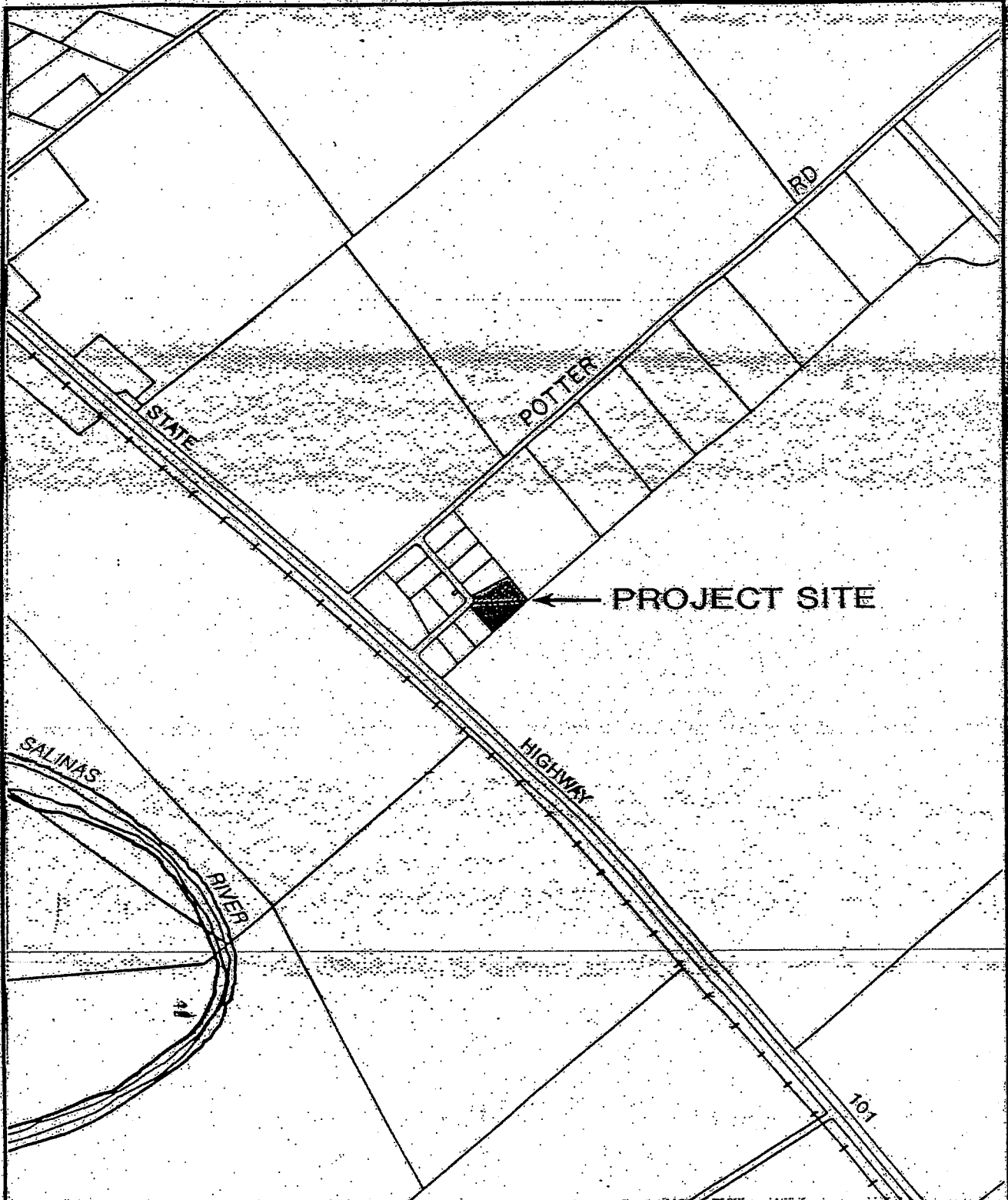
**WESS-INC.** LONTEREY COUNTY SURVEYORS, INC.  
 1000 W. Main St., Salinas, CA 95076  
 (408) 835-1884

**Combined Development Permit**  
 Issued by the Office of Planning and Development  
 Planning Department, Salinas, California

MADE FOR: Schwan's Sales Enterprises, Inc.  
 SCALE: 1" = 200' JOB NO. 17288 DATE: APRIL 1993  
 SHEET 1 OF 3



# 2



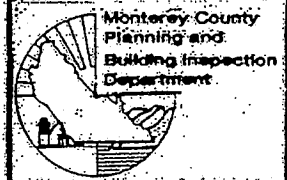
APPLICANT: DAWN TRANSPORTATION

APN: 137-131-010-000/011-000

P.C.# 93083

300' LIMIT

2,500' LIMIT



DATE: 6/30/93





BUSINESS EMERGENCY RESPONSE PLAN

Will be similar to  
Rosehart facility.

BUTTONWILLOW WAREHOUSE COMPANY  
715 YODER BLVD.  
CORCORAN, CA 93212  
(559) 992-5120

Submitted by:

Rob Hopkins  
Branch Manager

SEPTEMBER 2002

Exhibit H  
Page 1 of 42 Pages

## EMERGENCY COORDINATORS

- A. Primary Emergency Coordinator:  
Art Jackson Work - (559) 816-8275  
Corcoran, CA Home - (559) 992-9290
- B. Secondary Emergency Coordinator:  
Cooper Baker Work - (559) 992-5120  
Corcoran, CA Home - (559) 992-1218
- C. Secondary Emergency Coordinator  
A. J. Brassart Work - (559) 360-4708  
Laton, CA Home - (559) 923-4181

## OFF-SITE MANAGEMENT CONTACTS

Robert Hallmark (Warehouse Foreman)  
Wasco, CA Work- (559) 992-5120 Home - (661) 758-0824

Rob Hopkins (Branch Manager)  
Lemoore, CA Work - (559) 285-7106 Home - (559) 924-7547

Rob Poznoff (Operations Manager)  
Shafter, CA Work - (661) 333-6334 Home - (661) 746-4858

INDEX FOR THE BUSINESS EMERGENCY RESPONSE PLAN

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Emergency Response for Emergency Releases.....	11-12
Employee Emergency Action Procedures.....	6
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Other Emergency Telephone Numbers.....	2
Outside Help for Stopping Emergency Releases.....	11-12
Primary Emergency Coordinator's Emergency Actions.....	6-8
Secondary Emergency Coordinator's Emergency Actions.....	8
Spill Policy and Procedures.....	20--24
Symptoms and Signs for Pesticide Poisoning.....	25-26

## OTHER EMERGENCY TELEPHONE NUMBERS

Corcoran Fire Dept.	911 or 992-2156
Corcoran Police Dept.	911 or 992-5151
Kings County Sheriff Dept.	911 or 584-9276
Ambulance Service	911
Corcoran District Hospital	992-5051
Poison Control Center	(800) 876-4766
Company Physician: Dr. Richard Lusby – Central Valley Comp. Care	582-9313
California Highway Patrol	911 or 582-0231
Kings County Environmental Health Services	584-1411
Calif. Regional Water Quality Control Board	445-5116
San Joaquin Valley Air-Pollution Control	230-6000
California Dept. of Fish and Game	(916) 653-7664
Calif. Office of Emergency Services	(800) 852-7550
Electric Power: Pacific Gas and Electric Co. Emergency Service	(800) 743-5000
Natural Gas: Southern Calif. Gas Co.	(800) 427-2200
City of Corcoran Public Works	992-2151 or 992-5151
National Response Center	(800)-424-8802
CHEMTREC	800-424-9300

## ON-SITE EMERGENCY EQUIPMENT

### I. The Emergency Spill Kit Contents:

1. Clorox Bleach
2. Clay absorbent
3. Face Respirators with extra cartridges
4. Clean wipes for respirators
5. Rubber boots
6. Empty 5 gal. buckets
7. Plastic dust pan
8. Colored flagging tape
9. Hydrated lime
10. Box of strong detergent
11. Splash-proof goggles
12. Nitrile or Neoprene gloves
13. Tyvek Spray Suits
14. Fire extinguisher of 20 B:C or better
16. Shovel
17. 55 gal. DOT approved Recovery Drum, 1.
18. Water
19. Large, thick, plastic bags
20. Plastic tarps, at least 20' by 20'
21. Hand soap, 1 box or bottle.
22. Clean cloth towels
23. Masking tape, and duct tape
24. Yellow nylon rope
25. Permanent marking pens
26. Placards, 4 of each type.
27. Working flashlight, 2.
28. Extra handles for scrub brushes, 2.
29. Scrub brushes to fit handles
30. Push broom to fit scrub brush handles
31. 2 gal. hand sprayer

This kit is kept inside of the main warehouse.

II. Fire Extinguishers on Site.

1. There are numerous Fire Extinguishers located in and around this facility.

III. First Aid Kit.

1. This kit is located in the office and the shop.

IV. Emergency Medical Arrangements.

1. The local doctor is:

Dr. Richard Lusby at the Central Valley Comprehensive Care in Hanford  
(559) 582-9313

2. The number for Corcoran District Hospital is (559) 992-5051

4.

## EMERGENCY RESPONSE PLAN AND PROCEDURES

### PURPOSE:

To provide a coordinated, orderly plan of action to protect personnel and minimize property loss and damage to the environment in case of any emergency. An emergency situation includes uncontrolled fires, explosions, earthquakes, toxic spills, bomb threats, floods, or any other act of God involving hazardous materials stored at this location.

### I. FACILITY DESCRIPTION:

This facility is located in an Industrial Park area of Corcoran. There are residential units directly south of the yard. There are two industrial buildings in near proximity. One is to the south-east of the yard and the other is to the north of the yard. There are large open area between the yard fences and the buildings and large open areas in all the other directions.

The facility is made up of a shop building, and a warehouse building. The shop is metal on cement floors. The warehouse is diked and sprinklered with cement walls and flooring. There is a small office unit in the south-west corner of the warehouse. Construction is underway for a rinse pad, a bulk pesticide storage area with diked load pad, and a bulk fertilizer storage area with a diked load pad. There is also a rail siding that will be used for unloading of bulk fertilizer.

- A. APPENDIX A - A map of the immediate surrounding area which includes:
  - 1. Compass directions.
  - 2. Descriptions on surrounding area such as residential, vacant areas, bodies of water, wells, and highways.
  - 3. Designated facility and property boundaries.
  
- B. APPENDIX B - A map of the immediate area around the facility which includes:
  - 1. Designated facility boundaries with gates.
  - 2. General water flow directions.
  - 3. Types of surfaces under potential water flows.
  
- C. APPENDIX C - A map of individual items within the facility which includes:
  - 1. Detail drawing of the buildings.
  - 2. Location of the fire extinguishers and spill control equipment.
  - 3. Main electrical switches, and gas shut-off devices.
  - 4. Smoke and burglar alarms.
  - 5. Emergency evacuation routes and exits.



**THIS PLAN IS TO BE IMPLEMENTED AT ANYTIME THAT THE PRIMARY EMERGENCY COORDINATOR DETERMINES THAT AN EMERGENCY SITUATION EXISTS THAT THREATENS THE HEALTH OR SAFETY OF THE EMPLOYEES, NEARBY PUBLIC, OR THE ENVIRONMENT.**

**II. EMERGENCY ACTION PROCEDURES.**

If an incident occurs at your facility that is a hazardous material release, fire, explosion, medical emergency or any other incident which could threaten human health or the environment, all employees are to follow these procedures:

A. All Employees:

**ALL HAZARDOUS MATERIAL RELEASES, FIRES, EXPLOSIONS, OR OTHER EMERGENCIES WITHIN THE FACILITY ARE TO BE REPORTED IMMEDIATELY TO THE FACILITY PRIMARY EMERGENCY COORDINATOR.**

B. Primary Emergency Coordinator's Actions and Responsibilities.

1. Go immediately to the area of concern and evaluate the situation.

a. If the assessment is that the problem can be handled following standard procedures, proceed with mitigating the situation following the procedures found in company training programs and policies.

b. If an assessment indicates that a discharge, fire, or other possible release could threaten human health or the environment, or a severe medical emergency exists and it is obviously beyond the scope for standard procedures to mitigate, proceed with the following steps.

2. Activate your internal facility communication system to notify all personnel of an imminent or existing emergency.

a. This may be an intercom system, word of mouth, or a continual blast of a vehicle horn.

3. Present the following information when making emergency phone calls.

a. Your name, facility telephone number, and address.

b. Type of HAZMAT incident (fire, spill, etc.).

c. Name and quantity of the chemical(s) involved.

d. Extent of injuries, if any.

6.

- e. Possible known hazards to human health or the environment.
4. The Primary Emergency Coordinator, PEC has the authority to use any and all available resources to mitigate any emergency situation.
    - a. The PEC may want to discuss using such resources with off-site management personnel to help determine which type of resource would work best for the particular situation.
  5. The Primary Emergency Coordinator shall see that all employees are evacuated from the facility in case of any fire, major spill, or any other emergency that may threaten the health or safety of the employees, and is responsible to account for all employees once complete evacuation has occurred.
  6. The Primary Emergency Coordinator shall assign any rescue or medical duties to any employee who may be able to perform the required duty.
    - a. Employees are not to be assigned rescue or medical duties unless the situation is safe for assigned employees to enter.
  7. The Primary Emergency Coordinator shall remain available to help appropriate responding agencies, if needed.
  8. The Primary Emergency Coordinator shall document all steps taken in the course of any emergency situation for later review with management.
    - a. This is to be a complete, step by step account of everything that happened from the very first incident until the very last action taken.
  9. The Primary Emergency Coordinator shall not allow ANY employee to enter any area that is classified as a Confined Space by OSHA or Cal-OSHA regulations.
    - a. This would be any enclosed area that is not normally designed for employees to enter or work in such as pits, tanks, and vats.
  10. The Primary Emergency Coordinator shall assign personnel to complete any post-release clean-up following procedures in the Spill Clean-Up Procedure training.
    - a. All hazardous waste will be handled following all State and Federal regulations.

11. The Primary Emergency Coordinator shall see that regular inspections are completed and documented at all times.

a. Monthly Inspections are to be performed, documented, and filed.

b. Daily general walk-throughs are to be performed to observe the general conditions of the facility.

12. The Primary Emergency Coordinator is responsible to see that any outside Contractor doing work within facility is given a copy of this plan while on site.

a. The Contractor shall be responsible to inform his employees of this plan.

b. Special attention shall be given to Evacuation Route Maps and the evacuation signal.

C. Secondary Emergency Coordinator's Actions and Responsibilities.

1. The appointed SEC or on-scene supervisor is responsible for all listed duties when the PEC is not on-site or cannot be reached.

2. Refer to the listed duties found in "A" above and the listed duties found later in this Plan.

D. Emergency Notification Procedures.

1. For ALL fires, medical emergencies, or police help:

a. 911

2. For hazardous material releases that occur within the warehouse and can be stopped and cleaned-up by warehouse personnel:

a. NO REPORTING IS REQUIRED.

3. For hazardous material releases that occur outside of the warehouse but within the facility and there is no chance of any material leaving the property by air, land, or water:

a. Released amounts below CERCLA RQ or under 100 lbs. active ingredients for non-CERCLA listed products:

a. NO REPORTING IS REQUIRED.

b. Amounts of releases greater than CERCLA RQ values or over 100 lbs. active ingredient for non-CERCLA listed products:

i. National Response Center **1-800-424-8802**

4. For hazardous material releases that occur inside of your property but are or have the potential to move off site by air, water, or land and all releases outside of your property:

a. Released amounts under the CERCLA RQ; over SARA RQ; under 100 lbs. of active ingredient for non-CERCLA listed products:

i. **911**

ii. Calif. Office of Emergency Services: **(800) 852-7550**

b. Released amounts over the CERCLA RQ and or SARA RQ amounts or over 100 lbs. of active ingredient for any non-CERCLA listed product:

i. **911**

ii. National Response Center: **(800) 424-8802**

iii. Calif. O.E.S.: **(800) 852-7550**

iv. Kings County Environmental Health Services **(559) 584-1411**

5. All releases that occur on public roadways:

a. For CHP and local Police: **911**

b. Calif. O.E.S.: **(800) 852-7550**

c. Other agencies as directed above.

**ALSO CALL ANY OTHER AGENCIES AS THE SITUATION DICTATES.**

6. For any release reported, also contact off-site management:

a. Rob Poznoff (M) 661-333-6334  
(H) 661-746-4858

b. Donald Houchin (M) 661-301-5636

7. For more detailed information on any chemical, call:

a. CHEMTREC 1-800-424-9300

8. Refer to the listing of other agencies on page 1 to determine if a particular situation requires notification to any of the listed agencies.

9.

### III. Emergency Evacuation Procedures.

- A. All employees are allowed to initiate and direct a facility evacuation.
- B. Facility Emergency Evacuation Route maps must be posted near all exits from the facility.
  - 1. These maps will include Emergency Exits and the Emergency Evacuation Assembly Area.
  - 2. All employees will be trained and be familiar the exit routes and assembly area location.
- C. Emergency Facility Evacuation will be declared in the event of any fire, material release, or any other emergency incident that could threaten the health or safety of facility personnel.
- D. If an evacuation becomes necessary, the PEC will activate the internal alarm system.
  - 1. This may be word of mouth, intercom, or a continual blast from a vehicle located a safe distance from the affected area.
    - a. The horn blast shall be continued until all employees are accounted for.
- E. After the evacuation is complete, the PEC will check to determine if all employees who reported to work that morning are accounted for.
- F. The PEC may assign employees to perform the following functions only, IF IT IS SAFE TO DO SO:
  - 1. Perform any rescue or other medical first aid that may be required until trained respondents arrive.
  - 2. See that any and all vital records are removed from the office and warehouse.
  - 3. Move all vehicles and warehouse equipment a safe distance from the warehouse.
  - 4. Proceed to surrounding businesses and/or residences to evacuate all persons informing them of the situation.
    - a. Direct these people by the safest route to a location a safe distance away from the facility.

5. Turn off all main power and gas supply lines to the facility.
  - a. Inform responding Fire Dept. units that this has or has not be completed.
6. Go to the nearest cross street or main entrance of the facility to control traffic and to direct Emergency Response vehicles into the facility.
7. Keep other traffic and on-lookers a safe distance from the facility.
8. Remove the MSDS file from the office area, as it may be needed for reference material for Emergency Respondents.
9. Remove from the warehouse, all emergency clean-up equipment.
10. Shut-down any bulk fertilizer or pesticide Tank Farm ongoing operations.
  - a. If it is safe to do so, the PEC may assign an employee, who normally works in this area, to remain at the Tank Farm until all operations are shut down.
11. Use only the steps listed above that are appropriate for the conditions.

#### IV. Emergency Response For Emergency Releases.

- A. Each facility will train all personnel in the use of portable Fire Extinguishers.
- B. All warehouse and delivery driver personnel will be completely trained in the use of all emergency equipment available at the facility and all personal protective equipment.

#### V. Outside Help For Stopping Emergency Releases.

- A. There are some situations that will require outside contractors to stop an emergency release or to clean-up a large or complicated release situation.
- B. The Primary Emergency Coordinator or other management personnel are the only people who have authority to authorize such help.
  1. The PEC should consult with off-site management prior to any such decision.

- C. The following situations are examples of when to use an outside contractor.
1. Any release of a hazardous material that causes evacuation of any facility.
  2. Any hazardous material clean-up that would require special equipment that is not readily available to company personnel.
  3. Any other situation so determined by the PEC and or off-site management.

## EMERGENCY RESPONSE PROCEDURES FOR SPECIFIC SITUATIONS

### I. Medical Emergencies.

- A. Upon discovery or hearing of a medical emergency, call 911 or your local Ambulance Service.
- B. Do not move victims of falls.
- C. Render appropriate first-aid if possible.
- D. For pesticide poisonings, remove all contaminated clothing and wash thoroughly with clean water.
  1. Have the MSDS available for the product involved in the poisoning.

### II. Earthquakes.

- A. Move to a location in a doorway or under a desk.
- B. Shutdown all on-going operations.
- C. After the quake, the Primary Emergency Coordinator will conduct an assessment and determine if there is any damage and if the quake resulted in the development of an emergency condition.

### III. Tornado.

A. A "Tornado Watch" indicates that the weather conditions are favorable for the development of tornados.

1. The PEC will monitor the weather news by radio.

B. A Tornado Warning is issued when a tornado is probable or one has been sighted.

1. Shut-down all outside work activities, move inside, and standby.

2. Move all inventory, equipment and documents away from all doors and windows.

C. If an approaching tornado is heard or sighted from the facility:

1. Close all facility operations.

2. Shut-down the electrical service.

3. Seek shelter in a secure room or under a heavy table or desk that is bolted down.

4. Keep away from all windows or doors.

D. Following a tornado:

1. Administer any medical aid to injured personnel.

2. Turn the electricity on.

3. Initiate needed clean-up which calls for activation of the Emergency Response Plan.

### IV. Telephoned Bomb Threats.

A. Treat this threat as real, and do not assume that it is a joke.

B. Write down the message word for word, if possible, and note any noise or other details.

C. Record the time and location of the threatened detonation.

D. After the call, notify the PEC, local Police, and evacuate the facility.



V. Severe Thunderstorms.

- A. Halt all outside operations and all loading/unloading, when a severe thunderstorm and lightening are approaching.
- B. Resume operations when the storm has passed.

VI. Power Failure.

- A. Inform the local power company.
- B. Turn all power switches off for operations that may be damaged by a sudden return of power.
- C. Assign effected employees to other operations until power is restored.
- D. Inform the Alarm Company of the situation.

VII. Explosions.

- A. Call 911 if there are any injuries or a fire.
- B. Offer first-aid to any injured employee, moving them only if they remain near the hazard area.
- C. Shut-down all electrical and gas systems to the area of the explosion.
- D. Evacuate the facility if any further danger of an explosion exists.

VIII. Hazardous Material Spills.

- A. Notify the facility Primary Emergency Coordinator.
- B. Further steps depend on the assessment of the situations.
  - 1. Minor spills are to be clean-up by facility personnel following proper spill clean-up procedures.
  - 2. Major spills may require the facility evacuation and calling Contractors for assistance.

IX. Fires:

- A. Call 911 for fires of any size and inform your Primary Emergency Coordinator..
- B. Use the portable fire extinguishers for small fires..
- C. Larger fires will require facility evacuation.
- D. Suggested fire fighting tactics are included and found later in this Plan.

## FIRE PREVENTION PLAN

### Major Fire Hazard Assessment

- I. Major fire hazard from inside warehouse storage of packaged flammable and combustible products.
  - A. Storage and handling procedures.
    1. All containers are to remain unopened.
    2. Products are not to be stacked over 3 pallets high.
    3. Corrosive liquids are stored separate from flammable and combustible liquids.
    4. Flammable solids are stored separate from flammable and combustible liquid products.
  - B. Possible ignition source.
    1. Smoking.
    2. Motorized vehicles including trucks and fork-lifts.
  - C. Control measures for possible ignition sources.
    1. Post and enforce "NO SMOKING" signs inside of the warehouse.
    2. Train employees on this policy.
    3. Vehicles are not allowed to be loaded inside of the warehouse.
    4. Vehicles, other than fork-lifts, are not allowed to be stored inside of the warehouse.
- II. Major fire hazard from storage tanks.
  - A. Storage and handling procedures.
    1. Storage tanks are to be labeled as to their content.
    2. All tanks are to be inside of a secondary containment structure.

3. All hoses are to be kept in good repair.
4. All fueling is to take place on the cement pad.

B. Potential ignition sources.

1. Smoking in the area of fueling.
2. Electrical shorts or sparks from vehicles in the area of fueling.

C. Control measures for possible ignition sources.

1. Post and enforce "NO SMOKING WITHIN 50 FEET" signs.
2. Fuel unloading vehicles are to be grounded.
3. A fire extinguisher is to be located at the fueling site and on the fork-lifts.
4. No fork-lifts or other vehicles are to be running during the fueling operation.
5. No fork-lift operations are to be allowed in the area when any fork-lift is fueling.
6. Continuous attendance is required when fueling all vehicles.

III. Major fire hazards from the maintenance shop area.

A. Storage and handling procedures.

1. All gasoline and other fuels or oils are to be stored per Cal-OSHA rules.
2. Combustible items such as paper, cardboard boxes, and wooden pallets are to be kept out of the area that may be used for welding.
3. All welding is to take place away from any combustible materials.

B. Potential ignition sources.

1. Mechanical accidents.
2. Welding operations.

3. Poorly maintained equipment.
  4. Smoking.
- C. Control measures for possible ignition sources.
1. Only trained employees are allowed to use the cutting torches.
  2. A check of the area of combustible items, and their removal, is to be completed prior to any welding or cutting operations.
  3. All gas cylinders are to be secured per Cal-OSHA regulations.
  4. Post and enforce "NO SMOKING" signs.
  5. Equipment such as gauges and hoses are to be replaced at first sign of excess wear or malfunction.

### **Type of Fire Protection Equipment**

- I. Portable Fire Extinguishers.
- A. Fire extinguishers are mounted and placed in easily accessible areas within the office and warehouse areas..
  - B. Fire extinguishers are also placed in areas of high hazard such as the fueling area, the maintenance shop, and near any bulk storage tanks..
  - C. All extinguishers are inspected monthly and checked annually by a professional fire extinguisher maintenance company.
  - D. All employees are trained in the use of fire extinguishers.
- II. Fire Alarms.
- A. There are smoke detectors located in the warehouse areas that store the flammable and combustible liquid products.
  - B. The smoke detectors are either directly connected to the Burglar Alarm System, or are audible to the Burglar Alarm System.

**Person Responsible For Maintenance of Fire Protection  
Equipment And For Control of Fuel Source Hazards**

I. Warehouse Foreman: Robert Hallmark

**Housekeeping Procedures To Control Combustible Materials**

- I. Dispose of used and unwanted paper, cardboard and other such combustible materials as soon as feasible, but at least on a daily basis.
  - A. Do not let it accumulate unnecessarily.
  - B. Accumulate it in a logical place while it is being generated and until it can be disposed of.
- II. Use trash bins to accumulate trash, and notify the trash haulers if more than the usual amount is being generated and the bins are becoming full prior to the normal pick-up day.
- III. Store scrap and otherwise unwanted wood in the same fashion.
- IV. Store empty pallets in neat stacks, away from the building, bulk storage areas, shop and fueling station.
- V. Keep used rags picked up and store, if necessary, in metal containers away from walls and combustible materials.
  - A. Oily rags tend to catch fire from spontaneous combustion.
  - B. Do not store rags in piles or in the open near combustible materials.
  - C. Always dispose of these rags as soon as practical after use.

## SPILLS

### I. POLICY

- A. Spills of any type of material, hazardous or nonhazardous, are to be taken seriously and action taken immediately, regardless of the size of the spill.
- B. Procedures to clean up spills:

Only trained individuals are allowed to respond to spills. The immediate goal of all clean-up procedures is to contain the spill.

Under no circumstances shall any employee wash a spill off the pavement, road or property with water to effect disposal, nor shall any employee allow any contractor or response team, knowingly or unknowingly, to wash hazardous wastes or chemicals off of any surface. Disposal shall be effected only by the proper methods.

The following procedures shall be followed in the event of any spill, including hazardous waste or hazardous materials:

1. Any person who detects a spill should immediately notify the emergency coordinator or their supervisor.
  - a. If the Emergency Coordinator or supervisor's whereabouts are unknown, notify the main office personnel. Main office personnel will in turn inform the correct personnel.
2. The Emergency Coordinator/supervisor, upon hearing of a spill, shall immediately proceed to the area of the spill and determine:
  - a. Whether there are injuries
  - b. Type of material spilled or leaking - check container label or the manifest for identification of material.
  - c. Source of spill
  - d. Amount of spill
  - e. Extent of spill
  - f. Possible hazards to humans, wildlife, and the environment.
3. Should this immediate assessment indicate that the spill cannot be contained with on-site materials by trained company employees, the Emergency Coordinator will assign someone to call the appropriate outside response teams.

4. The Emergency Coordinator shall direct the clean-up procedures.
5. Clean-up procedures as listed will vary depending on the extent of the spill and whether outside agencies are involved.
  - a. Rope off the contaminated area and confine entry to those persons who are properly protected. A number of people may be involved: fire, law enforcement, highway department, health, medical, and regulatory agencies. Unless properly protected, no one should be allowed into the immediate area.
  - b. If there is a visible spread of a large quantity of hazardous material, one must consider recommending to local authorities to evacuate all residents in the path of spread and maintain a close check on wind directions and conditions until the hazard abates. In most spill situations, evacuation is not necessary.
  - c. Prompt medical attention is necessary for persons known to have been exposed or suspected of having been exposed. Ambulance and hospital personnel must be informed that they will be dealing with chemical-contaminated individuals and should wear protective clothing, such as rubber gloves and aprons. As soon as the active ingredient of the chemical is determined, the hospital should be informed immediately. A MSDS is required for all chemicals at the facility. This should be sent to the hospital if injuries result.
  - d. Advise local, state, federal health authorities and EPA of possible contamination of water supplies, if such a hazard appears to exist.
  - e. If the leak or spill involves a vehicle, and it is possible to move same without extending the exposure or contributing to the occurrence of secondary accidents, the vehicle should be moved to a cleanup area having an adequate water supply.
  - f. Proper personal protective equipment must be worn at all times. Do not enter a closed trailer involving a spill without proper respiratory protection. Volatile materials or Class B poisons should not be handled, unless a self-contained breathing unit is used by trained personnel. Proper ventilation of the trailer may change the need for type of respiratory protection needed. Remember, many pesticides will penetrate through clothes, through the skin, and into the blood system. Rubber boots and gloves are absolutely necessary. The proper form of respiratory equipment should also be worn. If leather articles, such as



shoes, should become contaminated, they must be disposed of with the waste pesticide. They cannot be decontaminated and should never be worn again.

- g. The leak or spill should be confined to the smallest area possible, utilizing natural terrain, diking or covering with a plastic tarp.
- h. Washing down with hose streams or large amounts of water should be avoided or kept to a minimum and only after as much as possible of the spill has been picked up. Runoff water should not be permitted to enter bodies of water, such as rivers or lakes, or to flow indiscriminately into storm sewers.
- i. Contaminated ground areas should be dug out to a depth of 3" - 4" below the obvious contaminated soil. The depth will vary depending on amount spilled, soil type, regulatory issues. In a major spill, this issue will likely be controlled by regulatory agencies.
- j. All contaminated soil and waste pesticide is regulated under federal law by RCRA, and/or state law. After waste is containerized and the spill emergency is abated, contact state authorities for proper disposal information. Waste must be properly solidified to be acceptable at RCRA landfills. Early discussions may save time and money later. Current rules require that most pesticide contaminated soil be incinerated. Many pesticides can be landfilled, depending on their RCRA classification so ask questions before proceeding too far.

6. Liquid Leaks or Spills

- a. Using proper safety equipment, separate leaking containers from other containers, using trained individuals only.
- b. Transfer remaining contents of each leaking container into an approved empty container.
- c. Isolate any containers that have been contaminated by the leaker(s), by placing in a disposable container.
- d. Strip contaminated overpacking from non-leaking pails and place into a disposal container.
- e. Place any other items, tools, or equipment which have become contaminated, into a disposal container for removal from the area and subsequent clean-up, decontamination or disposal.

- f. Clean up spill by surrounding the spill with absorbent and working into the center. Work the absorbent into the surface with a stiff broom, soaking up as much of the liquid spill as possible. Sweep the absorbent into a shovel and dump the sweepings into a container for disposal.
- g. Decontaminate any remaining residue as indicated in Paragraph 8.

7. Solid Leaks or Spills

- a. Separate broken containers from the rest.
- b. Carefully transfer remainder of contents of leaking container(s) into a drum or heavy plastic bag.
- c. If wind conditions contribute to spread of the spill, dampen the dust and cover the area with a plastic tarp.
- d. Shovel the major portion of spillage into a disposal container. Sweep up remaining material and dump sweepings into disposal container.
- e. Class B Poison granules can be safely handled in a similar manner. However, if water is sprayed on the granules the hazard and contamination increase. Never spray with water. If wind is a factor, cover with dirt and mark the area until clean-up can begin.
- f. Decontaminate any remaining residue as indicated in Paragraph 8.

8. Emergency Decontamination

- a. Organic Phosphorous and Carbamate spills, in the absence of manufacturers' recommendations, may be decontaminated as follows:
  - 1. After removing all traces of the spill with an absorbent, saturate the swept surface with Clorox. Note: Clorox and water 1:1 will do the job and extend the amount of Clorox on hand.

2. Cover the surface with soda ash or Clorox.
  3. Work the Clorox or soda ash into the surface with a stiff broom.
  4. Shovel the sweepings into a disposal container adding absorbent clay if necessary to obtain a dry sweep.
  5. Repeat steps 1) through 4) until all contamination is taken care of.
  6. Flush surface with water if feasible.
- b. There are pesticides that are not easy to break down. One should contact the manufacturer for recommendations, and if emergency decontamination is not practical, then efforts should be confined to removing as much of the spill as possible. If feasible, flush surface with water.

Note: When decontaminating a spill, one may need to go through the procedures more than twice. In the case of hazardous chemicals, the degree of toxicant allowed to remain may be dictated by a regulatory agency. Although lye or caustic soda may be used instead of soda ash alone, it should only be used with extreme caution. When used with water a heat-releasing reaction and splattering will result -- the mixture is highly corrosive.

In case of a spill, containment should be first and foremost on your mind, whether a 5 gallon can in the warehouse or a trailer or bulk tank accident on the highway. Containment will minimize economic damage that has already occurred. Containment will minimize any environmental damage. Containment will reduce the possibility of exposure or additional exposure of the pesticide to the general public. Preplanning and fast action are absolutely necessary.

SYMPTOMS AND SIGNS OF PESTICIDE POISONING  
ORGANOPHOSPHATES AND CARBAMATES

Mild Poisoning

- Fatigue
- Headache
- Dizziness
- Blurred Vision
- Too much sweating and salivation
- Nausea and vomiting
- Stomach cramps or diarrhea

Moderate Poisoning

- Unable to walk
- Weakness
- Chest discomfort
- Muscle twitches
- Constriction of the pupil of the eye
- Earlier symptoms become more severe

Severe Poisoning

- Unconsciousness
- Severe constriction of the pupil of the eye
- Muscle twitches
- Secretions from the mouth and nose
- Breathing difficulty
- Death if not treated

Illness may be delayed a few hours. But if signs or symptoms start more than 12 hours after you were exposed to the pesticide, you probably have some other illness. Check with your doctor to be sure.

ORGANOCHLORINES

- Headache
- Nausea
- Vomiting
- General discomfort
- Dizziness

With more severe poisoning, convulsions follow. They may even appear without warning. Coma may follow the convulsions. The person may also be unusually excited or irritable.

Nitrophenols and Pentachlorophenol - The signs and symptoms of skin exposure include:

Redness  
Burning  
Blisters

The signs and symptoms of poisoning include:

Headache  
Nausea  
Gastric distress  
Restlessness  
Hot feeling  
Flushed skin  
Sweating  
Deep and fast breathing  
Fast beating of the heart  
Fever  
Ashen color  
Collapse, and  
Coma

Severe poisoning usually runs a rapid course.

## GENERAL INFORMATION ABOUT FERTILIZERS USED

### Anhydrous Ammonia

Anhydrous Ammonia fertilizer is a liquid/gas man-made fertilizer from common elements found in atmospheric air and natural gas. It is also used commercially in large refrigeration units for cooling.

This form of fertilizer is the most dangerous due to the extreme cold temperatures, vapor pressure, and flammable characteristics.

Anhydrous ammonia as handled for commercial purposes is a colorless non-flammable liquefied gas. Its vapor is lighter than air. It has the same pungent smell as household ammonia but is more concentrated. Household ammonia is 95% water. Anhydrous ammonia has no water. Chemically it's 82% nitrogen and 18% hydrogen and has a formula of  $\text{NH}_3$ .

Anhydrous ammonia is stored as a liquid under pressure in specially built tanks. Storing it under pressure keeps it from "boiling away". If it were in an open container, liquid ammonia would boil (turn to vapor) at any temperature the faster it vaporizes. When liquid ammonia vaporizes, it expands to 850 times its liquid volume.

Ammonia is so soluble in water that one cubic foot of water will dissolve 1300 cubic feet of ammonia gas. Because ammonia liquid and vapor attack brass and copper, tanks, pipes, valves, and fittings must be made of steel or other suitable material.

Although listed as a non-flammable gas, Anhydrous Ammonia will burn or explode when very rare conditions of temperature and oxygen mixtures are near perfect.

Ammonia will burn, but only if ammonia gas is mixed with proper proportions of air. The flammable limits of a mixture is reported as 16-25 percent of ammonia vapor in air. In addition, ammonia-air mixtures are difficult to ignite. They require an intense source of ignition and relatively high concentration of gas. The ignition temperature is in excess of 1200 degrees.

The most affected body parts exposed to high concentrations of Anhydrous Ammonia is lungs, skin and eye tissue.

Contact with either the liquid or the concentrated vapors can cause burns, blindness, lung damage or death. Since ammonia is under pressure in all tanks, lines, hoses and valves, you must be extremely cautious and always wear protective gloves and goggles when working with it.

Three types of injuries result from Ammonia's unusual properties:

1. Dehydration results from ammonia's great attraction for water. It will actually pull water from body tissue.

2. Caustic burning results from the strong base formed when ammonia mixes with water pulled from body tissue.
  - A. Freezing. When liquid ammonia vaporizes it pulls heat from anything it touches. It can freeze body tissue in an instant.

Large amounts of water is the best antidote for all contact with this product. Water is the best product to control fire or vapor. Full turnout gear is essential for the best protection to firefighters.

At only 50 parts per million concentration in the air most people can smell ammonia. At concentrations this low no injury results even from prolonged exposure.

At 400 to 700 parts per million the nose and throat will become irritated and eyes will begin to water. Ordinarily there are no lasting effects from infrequent short exposures at these concentrations.

At 2000 parts per million and up, convulsion, severe eye irritation and rapid asphyxia take place. Serious injury or death can result in a very short time.

Runoff water will cause contamination to soil and water.

Avoid direct water streams to pooled pure Anhydrous Ammonia. If pooled, best management practice is to cover with styrofoam sheets or special foam or allow to vaporize.

Vaporized Anhydrous Ammonia can be effectively controlled with direct fogger sprayed water.

Liquid ammonia will freeze the earth within seconds, causing a tight seal and mitigating sub soil leaching. Frozen soil should be removed and disposed of properly or applied to agricultural crops at recommended rates.

Special handling equipment and safety equipment is essential to the proper dispensing of Anhydrous Ammonia. The minimum safety requirement is approved respirator, goggles, gloves, face shield, long sleeved shirts and pants. Additional safety equipment may be required such as boots, slicker or apron impervious to Anhydrous Ammonia.

Do not wear eye contacts around Anhydrous Ammonia.

Firefighters should use SCBA, and full turnout gear when approaching a non-fire or fire incident involving Anhydrous Ammonia. When pressure vessels are involved, cool the outside surface with continuous water streams. The "Buddy" system is essential in entering into an Anhydrous Ammonia atmosphere.

DOT regulates Anhydrous Ammonia shipments and requires special transportation vehicles, placards and training.

**Do not** weld on any vessel, pipe or fittings unless certified. **Do not** use non-ferrous fittings in ammonia use. **Do not** mix Anhydrous Ammonia and propane in the same vessel.

If dual purpose use of equipment, proper cleaning procedures must be employed. Exchange fittings to conform to the proper storage and handling of each product. Mark containers with the appropriate classification and description.

### Urea

Urea is not known to present a health problem when dust or ingestion is avoided. Urea does not corrode equipment as other nitrogen sources do. Avoid skin and eye contact and use proper respiratory protection when dust is present. Wash with water any body part contacted.

Urea is a higher form of nitrogen and will cause soil and water contamination in less concentrations than Ammonia Nitrate. High heat or fire will cause urea to produce ammonia, carbon monoxide, ammonium cyanate, biuret and nitrogen oxide fumes. Urea will not burn. It does decompose under certain high heat conditions. Firefighters should wear full turnout gear and proper respiratory protection. Fire extinguishing agents can be water, CO<sub>2</sub> or dry chemical.

Hypochlorite bleach reacts with urea to form nitrogen trichloride, which can explode.

When wet, surface dust is extremely slippery. Urea reacts with bronze, brass, galvanized or copper bearing alloys. Avoid using fittings or storage units containing these elements. Do not store or mix Urea and Ammonia Nitrate together. Each will turn to solution.

DOT does not regulate this product and ordinary shipping instructions apply. No placard required.

### Urea Ammonia Nitrate Solution (UN32)

A product blend mixing Urea, Ammonia Nitrate and Anhydrous Ammonia and water together. This product is widely used in the fertilizer industry to make other blends of fertilizer. No special storage equipment is necessary for this product. A very stable product, with little health risks. Dust from dry material should be avoided. Incidental skin or eye contact should be flushed with water. Ingestion should be administered with milk or water, and requires medical attention.

As any nitrogen fertilizer product, high soil or water concentration will be classified as contamination. Large concentrations will not allow plant growth. Avoid incidental spills or conditions where build-up of product in the soil will cause pollution. Nitrogen in drinking water over 10 ppm will cause harm in infants under six months of age and should be avoided. High nitrogen water can cause oxygen depletion in ponds or slow moving water, during ideal temperatures by assisting algae bloom. This condition can cause the death of fish, due to lack of oxygen. Avoid contamination of surface and groundwater.



When subject to dehydration, Urea Ammonia Nitrate solution will produce ammonia and oxides of nitrogen. This product will react to chlorine and hypochlorite. Firefighters should avoid fumes. Firefighting water requires confinement using earthen or man-made structures. Run-off to surface, soil or groundwater should be avoided.

### Fertilizer Liquid Blends

Several blends of fertilizer are made from base grade materials of nitrogen, phosphate, potash, sulphur and organic clay. These materials when combined are used in plant nutrition. They are non-regulated, non-flammable and slightly corrosive to many metals. Uncontrolled releases above recommended rates to soil or water surfaces, will cause contamination. Avoid conditions where these products can migrate through porous soils to groundwater. Storage and handling units should be free of leaks. Special secondary containment in addition to the storage vessels should be considered. Any incidental releases should be recovered, recycled or disposed of in approved manner.

Avoid skin, eyes and internal contact. Wear special splash chemical goggles and gloves when handling any liquid fertilizer product. Use additional protective clothing when appropriate.

Under special conditions, liquid fertilizers can be used as a fire extinguishing product. 10-34-0 is a great fire retardant but will cause environmental damage if uncontrolled runoff occurs.

Wooden structures treated with 10-34-0 will resist fire. 10-34-0 is non-corrosive to most mild steel.

APPENDIX M

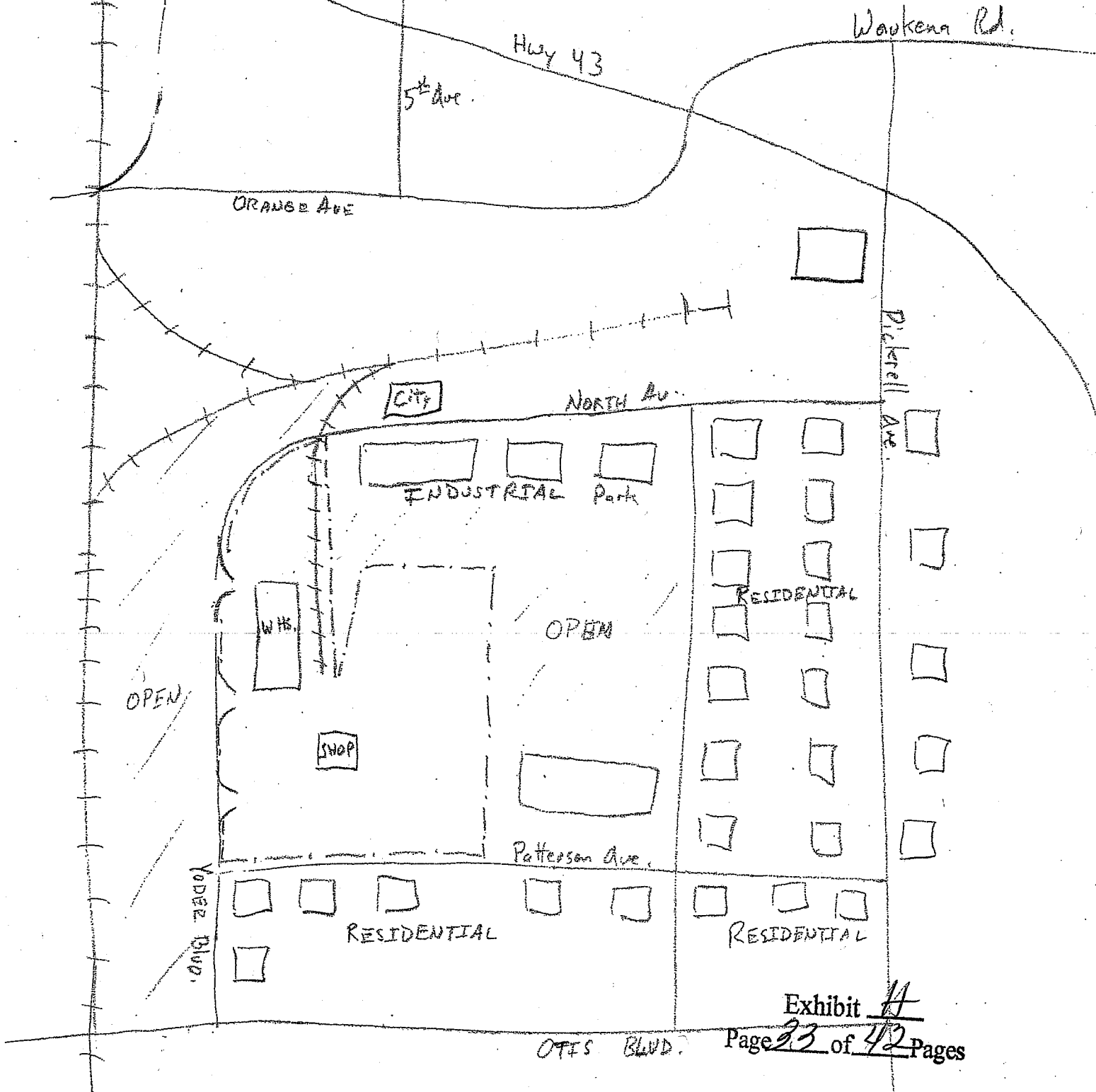
□ - Buildings

- - - Bottom Willow Warehouse Property Line

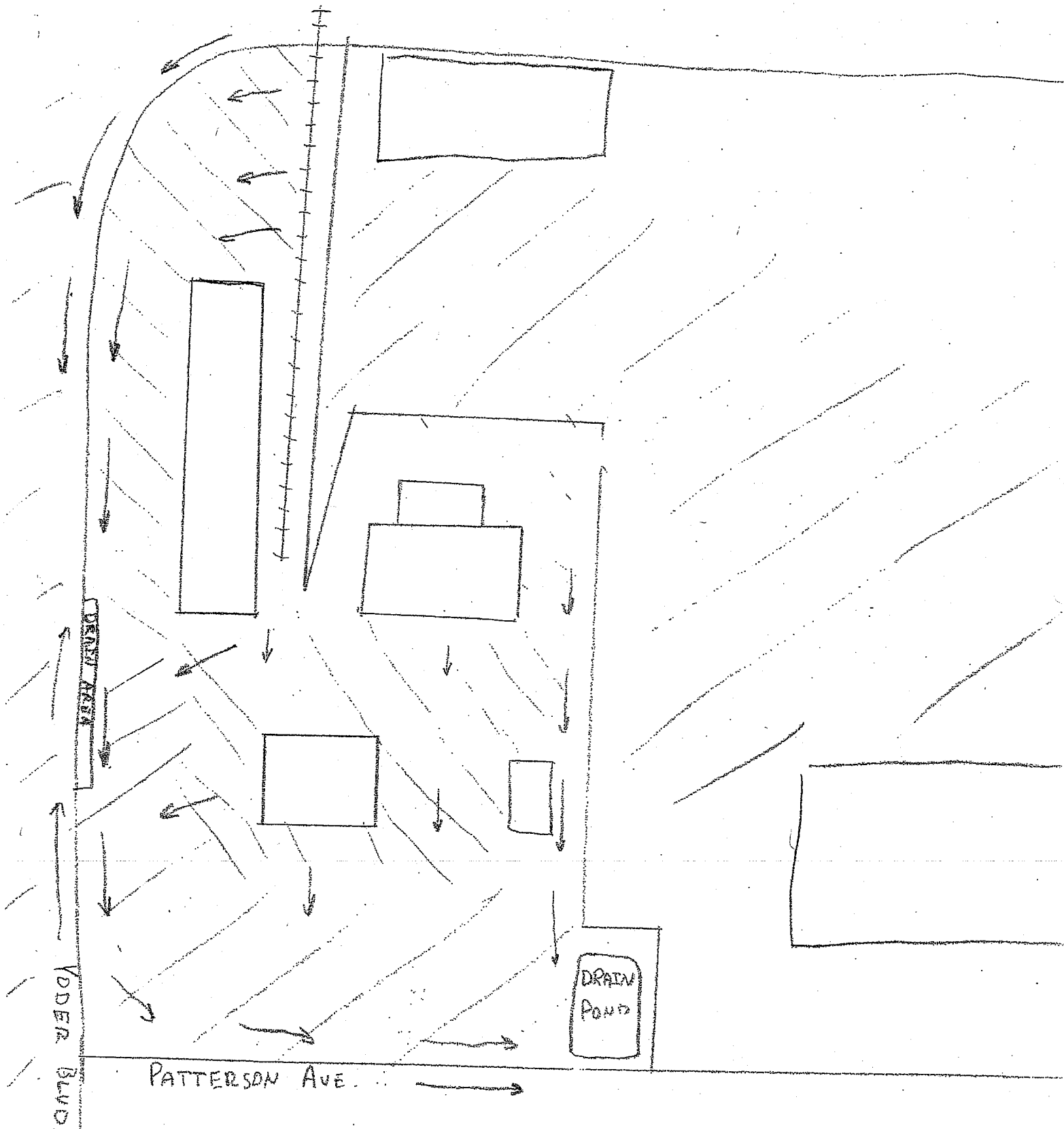
+++ Rail Road


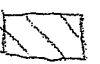
— ROADS

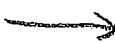
N ↑



APPENDIX B



-  - OPEN SOIL
-  - DECOMPOSED GRANITE COVERED SOIL

 - GENERAL WATER FLOW DIRECTION

NT

(FH)

W - WATER SHUT-OFF

S - SPREUNKLER CONTR

E - ELECTRIC SHUT-OFF

G - GAS SHUT-OFF

SE - SPILL EQUIP

FE - FIRE EXT.

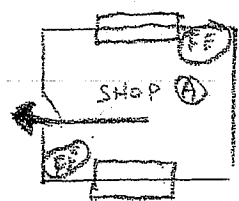
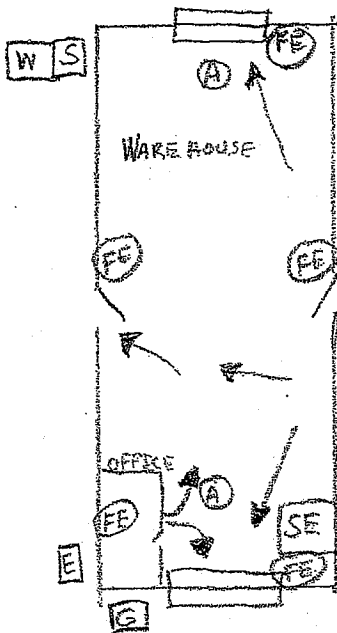
A - SMOKE ALARM

→ - EVACUATION ROUTES

(X) - EVACUATION ASSEMBLY AREA

(FH) - FIRE HYDRANT

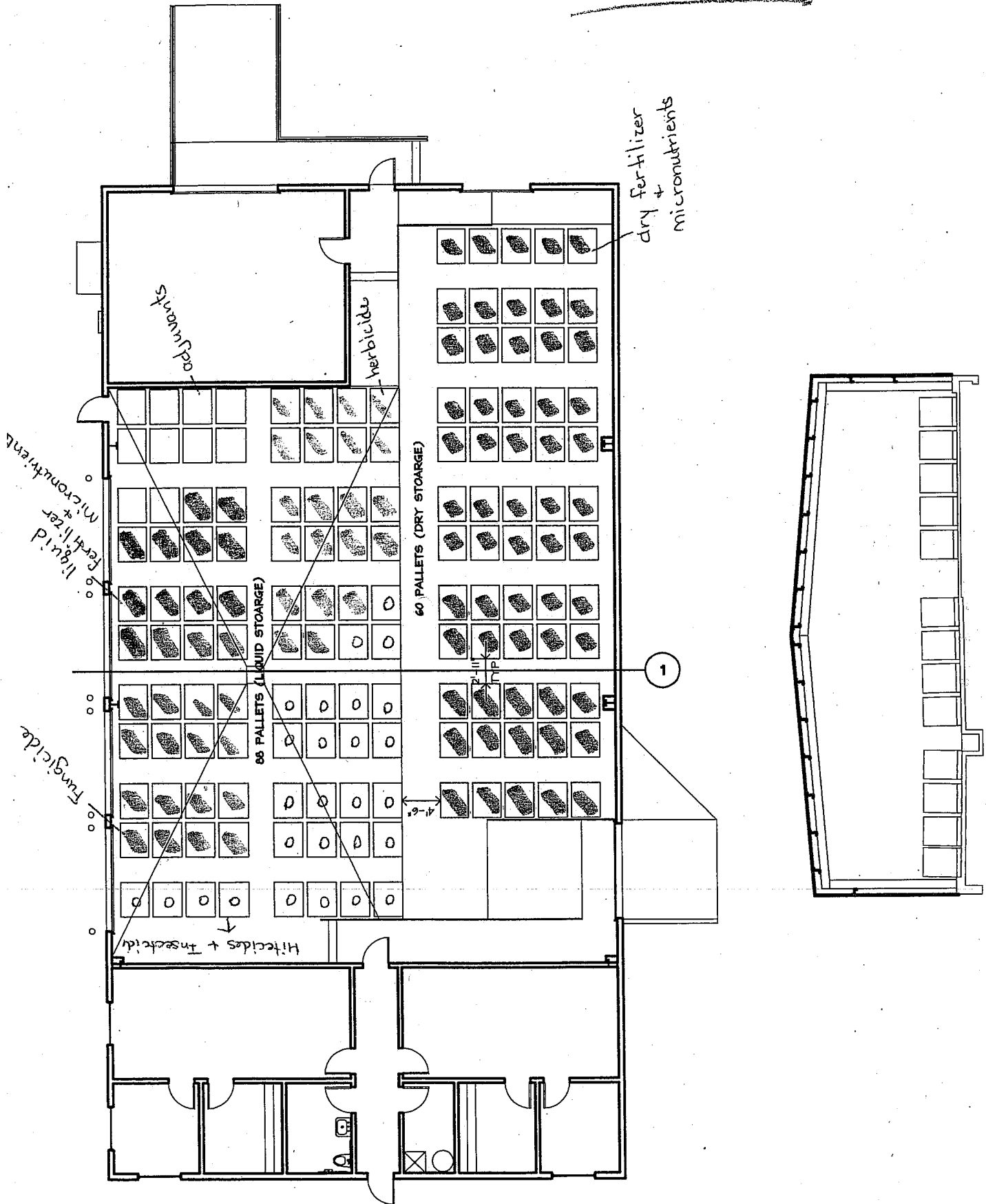
(X)



DOOR BLDG

(FH)

Rosehart



1 SECTION  
NOT TO SCALE

Liquid Adjuvants Expected Inventory  
Buttonwillow Warehouse Co. 21895 Rosehart Way Salinas, Ca,

- 1 pallet BWC 0-8-0 1 gal plastic container. Shipped 4x 1 gals/cardboard container
- 1 pallet BWC Spreader 90 1 gal. container. Shipped 4x 1 gals/cardboard container
- 1 pallet Liquid AMS 1 gal. plastic container. Shipped 4x 1 gals/cardboard container
- 1 pallet Nu-Film P 1 gal. plastic container. Shipped 4x 1 gals/cardboard container
- 2 pallets Oroboost 2.5 gal plastic container. Shipped 2x 2.5 gals/cardboard container
- 1 pallet Wetcit 2.5 gal. plastic container. Shipped 2x 2.5 gals/cardboard container
- 1 pallet BWC Herbicide Enhancer 2.5 gal container. Shipped 2x 2.5 gal/cardboard container
- 1 pallet Broadspred 1 gal. plastic container. Shipped 4x 1 gal/cardboard container
- 1 pallet Vintre 2.5 gal container. Shipped 2x 2.5 gals/cardboard container.

All material shipped to and stored on wood pallets.

All material will have a 47"x42" sheet of cardboard placed between pallet and boxed material.

The container configuration is for 180 gals per pallet.

All pallets will be shipped to our facility with plastic wrap around the pallets that is removed when material is sold.

Liquid Fertilizer and Micronutrients Expected Inventory  
Buttonwillow Warehouse Co. 21895 Rosehart Way, Salinas, Ca.

- 1 pallet 3-18-18, 275 gal plastic tote. Packaged 1 tote/pallet
- 1 pallet Kelpgrow, 275 gal plastic tote. Packaged 1 tote /pallet
- 1 pallet Nutri phite Magnum, 2.5 gal plastic container. Packaged 2x2.5 gals /cardboard case
- 1 pallet Bounceback F, 2.5 gal plastic container. Packaged 2x2.5gals/cardboard case
- 1 pallet Transit , 275 gal plastic tote. Packaged 1tote/pallet
- 1 pallet True Organic 315, 275 gal plastic tote. Packaged 1tote/pallet
- 1 pallet Magnesium 4% lignosulfate, 5 gal plastic bucket. Packaged 180 gals/pallet
- 1 pallet Iron 5% lignosulfate, 5 gal plastic bucket. Packaged 180 gals /pallet
- 1 pallet Ambrosia, 2.5 gal plastic container. Packaged 2x2.5 gals/cardboard case.
- 1 pallet Copron-F, 2.5 gal plastic container. Packaged 2x2.5 gals/cardboard case
- 1 pallet Zicron F, 2.5 gal plastic container. Packaged 2x2.5 gals/cardboard case

All materials shipped to our facility and stored there ,will be on wood pallets.  
All material will have a 42"x47" sheet of cardboard between pallet and product.  
All material shipped to the facility will have plastic wrap around pallets .

Herbicide Expected Inventory

Buttongwillow Warehouse Co. 21895 Rosehart Way Salinas, Ca.

- 1 pallet Honcho Plus. 2.5 gal plastic container. Packaged 2x2.5 gals/cardboard case
- 1 pallet Honcho Plus. 30 gal plastic container. Packaged 4x30 gals/pallet
- 1 pallet Caparol 4L. 2.5 gal plastic container. Packaged 2x2.5 gals /cardboard case
- 1 pallet Dacthal 75 WP. 2lb plastic container. Packaged 24x2lbs/cardboard case
- 1 pallet Goal 2XL. 2.5 gal plastic container. Packaged 2x2.5 gals/cardboard case
- 1 pallet GoalTender .2.5 gal plastic container. Packaged 2x2.5 gals/cardboard case
- 1 pallet Gramoxone Inteon. 30 gal. plastic container. Packaged 4x30 gals/pallet
- 1 pallet Kerb 50W. 3 lb paper container. Packaged 12x 3 lbs/cardboard case
- 1 pallet Prefar 4E. 2.5 gal plastic container. Packaged 2x2.5 gals/cardboard case
- 1 pallet Prowl H2O. 2.5 gal plastic container. Packaged 2x2.5 gals/cardboard case
- 1 pallet Prowl H2O. 30 gal plastic drum. Packaged 4x30 gals/pallet
- 1 pallet Rely 280. 2.5 gal plastic container. Packaged 2x2.5 gals /cardboard case
- 1 pallet Roundup PowerMax. 2.5 gal plastic container. Packaged 2x2.5 gals/cardboard case
- 1 pallet SelectMax. 2.5 gal plastic container. Packaged 2x2.5 gals/cardboard case
- 1 pallet Shark EW .1 qt. plastic containers. Packaged 12x1qts/cardboard case
- 1 pallet Simazine 90 DF. 10 lb plastic container. Packaged 5x10lbs/cardboard case
- 1 pallet Surflan A.S. 2.5 gal plastic container. Packaged 2x2.5 gals/cardboard case
- 1 pallet Triflurex. 2.5 gal plastic containers. Packaged 2x2.5 gals/cardboard case
- 1 pallet Veggie Pro. 2.5 gal plastic container. Packaged 2x2.5 gals/cardboard case

All materials shipped to and stored on wood pallets

All material will have a 42"x47" sheet of cardboard between pallet and material when shipped to our facility.

All pallets will be delivered to our facility with plastic wrap around product. This wrap will not be removed until product is sold.

All 1 gal and 2.5 gal boxed material are on 180 gals/pallet configuration.



Mitecides and Insecticides Expected Inventory  
Buttonwillow Warehouse Co.21895 Rosehart Way Salinas, Ca.

- 1 pallet Abba, 1 gal plastic container.Packaged 4x1gal container/cardboard case
- 1 pallet Acramite 50 WS, 1 lb plastic container.Packaged 10x1lbs/cardboard case
- 1 pallet dusting sulfur, 50lb paper bag.Packaged 40x50lb bags/pallet
- 1 pallet Zeal WSP,12oz plastic bag.Packaged 4x12oz bags/cardboard case
- 1 pallet Aza-direct, 2.5 gal plastic container.Packaged 2x2.5 gals/cardboard case
- 1 pallet Danitol EC, 1 gal plastic container.Packaged 4x1 gals/cardboard case
- 1 pallet Diazinon 50W, 5lb plastic container.Packaged 10x5lbs/cardboard case
- 1 pallet Diazinon AG500, 2.5 gal plastic container.Packaged 2x2.5 gals/cardboard case
- 2 pallets Dibrom 8, 2.5 gal plastic container.Packaged 2x2.5 gals/cardboard case
- 1 pallet Dibrom 8 ,1 gal plastic containers.Packaged 4x1gals/cardboard case
- 1 pallet Fujimite, 2.5 gal plastic containers.Packaged 2x2.5gals/cardboard case
- 1 pallet Intrepid, 1 gal plastic containers.Packaged 4x1gals/cardboard case
- 1 pallet Lorsban Advanced, 2.5 gal plastic containers.Packaged 2x2.5 gals/cardboard case
- 1 pallet Malathion 8 Aquamul, 2.5 gal plastic container.Packaged 2x2.5 gals/cardboard case
- 1 pallet Meta systox R , 2.5 gal plastic container.Packaged 2x2.5gals/cardboard case
- 1 pallet Alias 2F, 1 gal plastic containers.Packaged 4x1gals/cardboard case
- 1 pallet Rimon 0.83EC, 2.5 gal plastic containers.Packaged 2x2.5 gals/cardboard case
- 1 pallet Success, 1 gal plastic container.Packaged 4x1gals/cardboard case
- 1 pallet Pyganic 1.4EC, 1 gal plastic container.Packaged 4x1gal cardboard case
- 1 pallet Lannate S.P., 2 lb plastic bag.Packaged 6x2lbs/cardboard case
- 1 pallet Dipel DF, 5 lb plastic bag.Packaged 6x5lbs/cardboard case
- 1 pallet Coragen, 1 gal plastic containers.Packaged 4x1 gals/cardboard case
- 1 pallet Proclaim, 19.2 oz plastic container.Packaged 10x19.2 ozs/cardboard case
- 1 pallet Vydate L, 2.5 gal plastic container.Packaged 2x2.5gals/cardboard case
- 1 pallet Up-Cycle 2.5 EC, 2.5 gal plastic container.Packaged 2x2.5gals/cardboard case
- 1 pallet Warrior II, 1 gal plastic container.Packaged 4x1gals/cardboard case

All material shipped to and stored on wood pallets

All material will have a 42"x47" sheet of cardboard placed between the pallet and boxed material.

All material will be shipped to our facility with plastic wrap around product.This will be removed when product is sold.

Dry Fertilizer & Dry Micronutrients Expected Inventory  
Buttonwillow Warehouse Co. 21895 Rosehart Way, Salinas, Ca.

- 15 pallets Calcium Nitrate 50lb plastic bag.
- 15 pallets Ammonia Sulphate 50lb plastic bag
- 5 pallets Potassium Nitrate 50lb plastic bag
- 1 pallet 15-15-15 50lb plastic bag
- 5 pallets Sulfate of Potash Ultra Fine 50lb plastic bag
- 1 pallet 10-30-20 25lb plastic bag
- 2 pallets 20-20-20 25lb plastic bag
- 1 pallet 20-10-30 25 lb plastic bag
- 2 pallets 0-50-30 25lb plastic bag
- 1 pallet Nutrient Express 4-41-27 25lb plastic bag
- 1 pallet Maxi 6-30-30 25lb plastic bag
- 2 pallets Arcadian Seaweed Extract 1lb plastic bag
- 1 pallet Iron Sulfate 20% 50lb plastic bag
- 1 pallet Microplex Fertilizer 50lb plastic bag
- 1 pallet Urea 46% 50lb plastic bag
- 1 pallet lo-bi Urea 46% 50lb plastic bag
- 1 pallet 15-3-25 25lb plastic bag
- 1 pallet Calcium Chelate 9.5% 5lb plastic bag
- 1 pallet Sequester 13.2% Iron 2.5lb plastic bag
- 1 pallet Sequester 14% Copper 5lb plastic bag
- 1 pallet 15-10-30 25lb plastic bag

All material shipped to and stored at our facility on wood pallets. A 47"x 42" sheet of cardboard is placed between the wood pallet and the bagged material by the Distributor.

All material shipped to our facility generally will have plastic wrapped around the pallets, this is removed when the material on the pallet is to be sold.

Each fertilizer pallet is generally in a 2000 lb quantity.

The Calcium Chelate, Sequester 13.2% Iron, Sequester 14% Copper and Arcadian Seaweed Extract are shipped to our facility packaged in a cardboard container that will hold 50 lbs of material.

Fungicide Expected Inventory

Buttonwillow Warehouse Co.21895 Rosehart Way Salinas, Ca.

- 1 pallet Abound 1 gal plastic containers Packaged 4x1 gal./cardboard case
- 1 pallet Bravo WeatherStik 2.5 gal.plastic container. Packaged 2x2.5 gals /cardboard case
- 1 pallet Cabrio EG 5lb plastic container Packaged 4x5lb/cardboard case
- 1 pallet Captan 80W 6.25 lb plastic bag Packaged 8x6.25lb container/cardboard case
- 1 pallet Champ Formula 2 2.5 gal container.Packaged 2x2.5gal/cardboard case
- 2 pallet Kumulus DF 30lb plastic bag. Packaged 2000lbs/pallet
- 1 pallet Pristine 7.5 lb plastic container.Packaged 4x7.5 lbs/cardboard case
- 1 pallet Quadris 1 gal.plastic container.Packaged 4x1 gals/cardboard case
- 1 pallet Rovral 2.5 gal.plastic container.Packaged 2x2.5 gals/cardboard case
- 1 pallet Ridomil Gold SL 1 gal plastic container.Packaged 4x1gals./cardboard case
- 1 pallet Rally 40 WSP 1.25lb plastic bag. Packaged 12 x 1.25lb/cardboard case
- 1 pallet Scala 6 SC .5 gal plastic container.Packaged 8x.5 gals/cardboard case
- 1 pallet Tanos 7.5lb plastic bag.Packaged 4x 7.5lb bags/cardboard case
- 1 pallet Thiram Granuflo 10lb plastic bag. Packaged 4x10lb bags/cardboard case
- 1 pallet Topsin M 5lb plastic bag.Packaged 6x5lbs bags/cardboard case
- 1 pallet Vanguard 50 oz plastic container.Packaged 4x50oz containers/cardboard case
- 1 pallet Switch 28oz plastic bag.Packaged 10x28oz bags/cardboard case
- 1 pallet Viticure 1 gal.plastic containers.Packaged 4x 1 gal container /cardboard case
- 1 pallet TebuStar 45 WSP 2 lb plastic bag.Packaged 12x2 lb bags/cardboard case
- 1 pallet Reason 500 SC 1 gal plastic container.Packaged 4x1 gal.container/case

All material is shipped to our facility on wood pallets.

All material will have a 42"x 47" sheet of cardboard placed between the pallet and boxed material when received .

All pallets will be shipped to our facility with plastic wrap around the product that will be removed when material is sold.

# CENTRAL SALINAS VALLEY

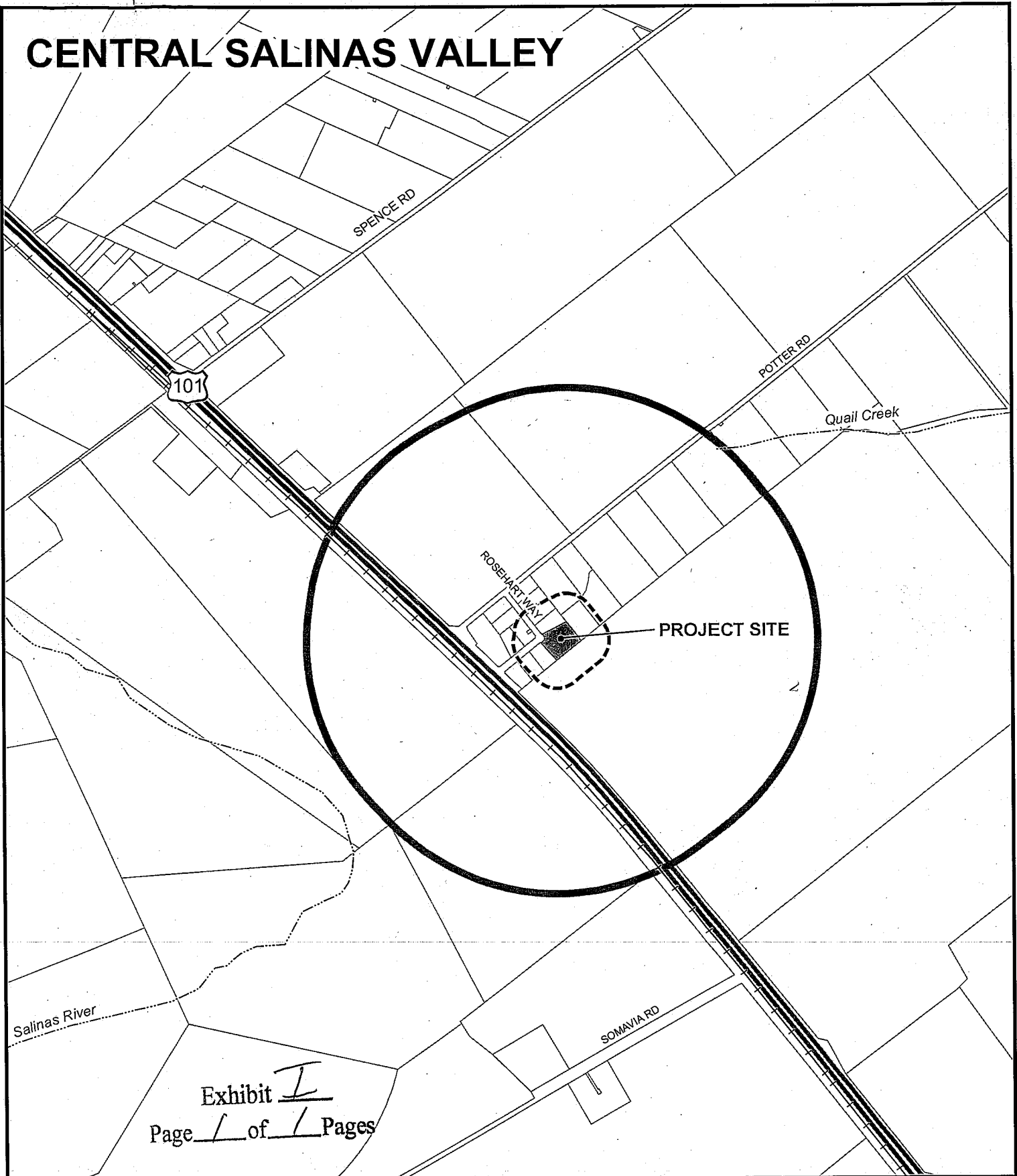


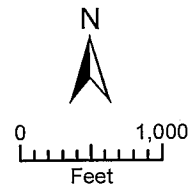
Exhibit I  
Page 1 of 1 Pages

APPLICANT: SCHWANS SALES ENTERPRISES INC

APN: 137-131-016-000

FILE # PLN100218

Water    2500' Limit    300' Limit    City Limits



PLANNER: NEGRETE