

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: July 11, 2013 Time: 1:50 p.m.	Agenda Item No.: 3
Project Description: Use Permit to allow an agricultural plastics recycling facility within a 124,500 square foot portion of the existing Firestone Business Park. The facility will divert agricultural plastics into plastic resin to be reused. Dirty plastics will be shredded into small fragments, pre-washed through a series of centrifuges and sink-float tanks to remove contamination, then sent through a fine wet grinder, several centrifuges and a sink-float tank to remove all residual contamination, and then dried and extruded into plastic pellets that can be used for a number of new plastic manufacturing applications.	
Project Location: 340 El Camino Real, Salinas	APN: 177-132-039-000
Planning File Number: PLN130335	Owner: STG Firestone LLC Agent: Aviv Halimi - Encore Recycling Inc.
Planning Area: Greater Salinas Area Plan	Flagged and staked: No
Zoning Designation: : "HI/B-5" [Heavy Industrial with Building Overlay]	
CEQA Action: Categorically Exempt per Section 15301	
Department: RMA - Planning	

RECOMMENDATION:

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

- 1) Find the project Categorical Exempt per Section 15301 of the CEQA Guidelines; and
- 2) Approve PLN130335, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**)

PROJECT OVERVIEW:

Encore Recycling is proposing a new plastics recycling facility in 124,500 sq. ft. within the Firestone Business Park that was formerly occupied by Monterey Pasta and McGraw-Hill. The Firestone Business Park was a tire manufacturing plant that was converted to a multi-tenant industrial park in the 1990s.

Encore Recycling will collect agricultural plastic from growers in the fields and transport it to their facility. The facility will process agricultural plastic into pellets that will ultimately be sent to Encore's sister company, Command Packaging in Vernon California to be manufactured into reusable bags. With its initial investment, Encore will have the capacity to process approximately 17 million pounds of agricultural plastic annually (Phase 1). Within 18 months, Encore plans to double the capacity bringing the total capacity to approximately 35 million pounds annually (Phase 2). The hours of operation would be 24 hours, 7 days/week (3 shifts). There would be a total of 20 employees (7 in the largest shift) at the Firestone facility in Phase 1 and 35 (12 in the largest shift) in Phase 2. Deliveries would be Monday-Friday, 10 am to 4 pm.

According to the Trip Generation Study (**Exhibit F**), the proposed project would result in fewer trips on the local and regional road network compared to what was previously allowed and occurred at the site and will generate no trips during the AM and PM peak hours. The study concludes that the proposed project will not result in any significant traffic impacts and should not be subject to the payment of any traffic impact fees.

Encore Recycling's machinery runs exclusively on electricity and emits no CO₂, VOC's, smoke or toxic byproducts. The Monterey Regional Air Quality Control District has reviewed the application

and verified that no permits are required. District Rule 201.4.14.3.1 exempts "processes used exclusively for extruding metals, minerals, plastics and wool."

The project includes a state-of-the-art water treatment system that will purify water exiting the wash and pre-wash systems so that it can be reused. The system will be closed loop with 100% of the water exiting the system treated and reintroduced into the wash process. A limited amount of fresh water will be added to the system to compensate for evaporation and the moisture that is removed along with suspended solids in the waster treatment process. The system is designed to run indefinitely without being purged. However, in the event the water in the system must be purged, Encore will pump the water into a 10,500 gallon holding tank and have the water hauled offsite using a permitted water hauler.

The aggregate of Encore Recycling's equipment is expected to generate a continuous sound level of 85 dBA inside the building. All Encore employees, visitors and anyone else that enters the facility will be required to ear plugs as a precautionary measure to minimize the risk of hearing damage.

As a courtesy, the application was submitted to the City of Salinas for review. On June 10, 2013, the City of Salinas submitted a letter recommending approval of the project.

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

- √ RMA - Public Works Department
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ Monterey County Regional Fire Protection District
- Monterey Regional Air Quality Control District
- City of Salinas


Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by each agency have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit B**).

The Greater Salinas Area Plan does not have a Land Use Advisory Committee. The project was reviewed by the City of Salinas. On June 10, 2013, the City of Salinas submitted a letter recommending approval of the project.

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



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June 20, 2013

cc: Front Counter Copy; Zoning Administrator; Monterey County Regional Fire Protection District; RMA-Public Works Department; Environmental Health Bureau; Water Resources Agency; City of Salinas; Wanda Hickman, Planning Services Manager; Bob Schubert, Senior Planner; Dan Lister, Assistant Planner; STG Firestone LLC, Owner;

Aviv Halimi for Encore Recycling Inc., Agent/Leasee; The Open Monterey Project;
LandWatch; Planning File PLN130335

- Attachments: Exhibit A Project Data Sheet
Exhibit B Draft Resolution, including:
 - Conditions of Approval
 - Site Plan and FloorExhibit C Vicinity Map
Exhibit D Encore Project Summary
Exhibit E Letter from City of Salinas dated June 10, 2013
Exhibit F Trip Generation Study by Hatch Mott McDonald dated
May 10, 2013

EXHIBIT A
PROJECT INFORMATION FOR PLN130335

Project Title: Encore Recycling Inc.	Primary APN: 177-132-039
Location: 340 El Camino Real, Salinas	Coastal Zone: No
Applicable Plan: Greater Salinas Area Plan	Zoning: HI/B-5
Permit Type: Use Permit	Plan Designation: Industrial
Environmental Status: Categorically Exempt	Final Action Deadline: 8/28/2013
Advisory Committee: N/A	

Project Site Data:

Lot Size: 102.1 acres	Coverage Allowed: 50%
	Coverage Proposed: 40%
Existing Structures: 1,807,432sf	
Proposed Structures: 0	Height Allowed: 35'
	Height Proposed: 35'
Total Square Feet: 1,807,432sf	

Resource Zones and Reports

Environmentally Sensitive Habitat: No	Erosion Hazard Zone: Low
Botanical Report #: N/A	Soils/Geo. Report #: N/A
Forest Mgt. Report #: N/A	Geologic Hazard Zone: IV
	Geologic Report #: N/A
Archaeological Sensitivity Zone: Low	
Archaeological Report #: N/A	Traffic Report #: LIB130192
Fire Hazard Zone: Low	

Other Information:

Water Source:	Sewage Disposal: Septic
Fire District:	Grading (cubic yards): None
Tree Removal (Count/Type): None	

**EXHIBIT B
DRAFT RESOLUTION**

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

In the matter of the application of:
STG Firestone LLC/Encore (PLN130335)
RESOLUTION NO. _____
Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project Categorical Exempt per Section 15301 of the CEQA Guidelines; and
- 2) Approving a Use Permit to allow an agricultural plastics recycling facility within a 124,500 square foot portion of the existing Firestone Business Park. The facility will divert agricultural plastics into plastic resin to be reused. Dirty plastics will be shredded into small fragments, pre-washed through a series of centrifuges and sink-float tanks to remove contamination, then sent through a fine wet grinder, several centrifuges and a sink-float tank to remove all residual contamination, and then dried and extruded into plastic pellets that can be used for a number of new plastic manufacturing applications.

[PLN130335, STG Firestone LLC/Encore 340 El Camino Real, Salinas; Greater Salinas Area Plan (APN 177-132-039-000)]

The STG Firestone LLC/Encore application (PLN130335) came on for public hearing before the Monterey County Zoning Administrator on July 11, 2013. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is a Use Permit to allow an agricultural plastics recycling facility within a 124,500 square foot portion of the existing Firestone Business Park. The facility will divert agricultural plastics into plastic resin to be reused. Dirty plastics will be shredded into small fragments, pre-washed through a series of centrifuges and sink-float tanks to remove contamination, then sent through a fine wet grinder, several centrifuges and a sink-float tank to remove all residual contamination, and then dried and extruded into plastic pellets that can be used for a number of new plastic manufacturing applications.

 EVIDENCE: 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 PLN130335.

2. **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 2010 Monterey County General Plan;
- Greater Salinas Area Plan; and
- Monterey County Zoning Ordinance (Title 21).

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 340 El Camino Real, Salinas (Assessor's Parcel Number 177-132-039-000), Greater Salinas Area Plan. The parcel is zoned "HI/B-5" [Heavy Industrial with Building Overlay], which allows a broad range of heavy commercial uses. The proposed project will be located within a 124,500 square foot area of the 1,807,432 square foot Firestone Business Park which accommodates many heavy commercial and industrial uses. The agricultural plastic recycling facility's hours of operation are 24 hours a day, 7 days a week. Deliveries will occur Monday – Friday, 8a.m – 5pm. The facility will require up to 60 employees, no more than 35 employees to be located at the facility. The project proposes similar uses existing or previously found within the business park. Therefore, the project is an allowed land use for this site.
- c) The project is zoned with a B (Building Site Overlay). The overlay B-5 indicates that the minimum lot size for the property is located on Sectional District Maps (21.42.030.E, Zoning Ordinance). The minimum lots size is 100 acre minimum. The proposed project is located within an existing business park which does not proposed to reduce the property size under the 100 acre minimum.
- d) The project planner conducted a site inspection on April 17, 2013 to verify that the project on the subject parcel conforms to the plans listed above.
- e) The Greater Salinas Area Plan does not have a Land Use Advisory Committee. The project was reviewed by the City of Salinas. On June 10, 2013, the City of Salinas submitted a letter recommending approval of the project. The Monterey Regional Air Quality Control District has reviewed the application and verified that no permits are required. District Rule 201.4.14.3.1 exempts "processes used exclusively for extruding metals, minerals, plastics and wool.
- f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN130335.

3. **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 County Regional Fire Protection District, Public Works, Environmental Health Bureau, 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/transportation. The following reports have been prepared:
 - “Encore recycling, Inc. Trip Generation Study Final Report” (LIB130192) prepared by Hatch Mott MacDonald, Gilroy, CA, dated May 10, 2013.

The above-mentioned technical report indicates that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed the report and concurs with the conclusions.
 - c) Staff conducted a site inspection on April 17, 2013 to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN130335.
4. **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 the RMA - Planning Department, Monterey County Regional Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities already exist as part of the Firestone Business Park (city water service, septic system, existing circulation/parking, etc...). Conditions have been applied by the Environmental Health Bureau, Monterey County Regional Fire Protection District, and Public Works to ensure that the project is accommodated by existing services while supporting rest of the business park and surrounding area.
 - c) Refer to other specific findings and evidence to support conclusion as applicable.
 - d) Staff conducted a site inspection on April 17, 2013 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 PLN130335.
5. **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 April 17, 2013 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 PLN130335.
6. **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 categorically exempts projects consisting of operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of an existing facility involving negligible or no expansion of use.
 - b) The proposed project will be located within a 124,500 square foot area of the 1,807,432 square foot Firestone Business Park which accommodates many heavy commercial and industrial uses. The project proposes a similar use to other uses found within the business park.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on April 17, 2013.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project.
 - e) Refer to other specific findings and evidence to support conclusion as applicable.
 - f) Staff conducted a site inspection on April 17, 2013 to verify that the site is suitable for this use.
 - g) 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 PLN130335.
7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission/Board of Supervisors.
- EVIDENCE:**
- a) Section 21.80.040 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Planning Commission.

DECISION

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

1. Find the project categorically exempt per Section 15301 of the CEQA Guidelines; and
2. Approve a Use Permit to allow an agricultural plastics recycling facility within a 124,500 square foot portion of the existing Firestone Business Park. The facility will divert agricultural plastics into plastic resin to be reused. Dirty plastics will be shredded into small fragments, pre-washed through a series of centrifuges and sink-float tanks to remove contamination, then sent through a fine wet grinder, several centrifuges and a sink-float tank to remove all residual contamination, and then dried and extruded into plastic pellets that can be used for a number of new plastic manufacturing applications, in general conformance with the attached plans and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 11th day of July, 2013.

Jacqueline Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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 _____.

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.

Monterey County Planning Department

DRAFT Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan

PLN130335

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This Use Permit (PLN130335) allows an agricultural plastics recycling facility within a 124,500 square foot portion of the existing Firestone Business Park. The facility will divert agricultural plastics into plastic resin to be reused. Dirty plastics will be shredded into small fragments, pre-washed through a series of centrifuges and sink-float tanks to remove contamination, then sent through a fine wet grinder, several centrifuges and a sink-float tank to remove all residual contamination, and then dried and extruded into plastic pellets that can be used for a number of new plastic manufacturing applications. The property is located at 340 El Camino Real, Salinas (Assessor's Parcel Number 177-132-039-000), Greater Salinas Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the Zoning Administrator for Assessor's Parcel Number 177-132-039-000 on July 11, 2013. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.

3. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning Department for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA-Planning Department.

4. PD026 - BANNER, FLAGS, PENNANTS

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: There shall be no flags, banners, pennants or other attention-getting devices, other than approved signs, on the property.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to commencement of use, the Owner/Applicant shall submit evidence which demonstrates that there are no flags, banners, pennants, or other attention-getting devices, other than approved signs, on the property.

On an on-going basis, the Owner/Applicant shall keep the property free of flags, banners, pennants, or other attention-getting devices, and only maintain approved signs on the property.

5. PDSP001 - DAILY TRUCK DELIVERY HOURS

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: As recommended in the Encore Recycling, Inc. Trip Generation Study, Encore Recycling trucks will operate between the hours of 10:00 A.M. and 4:00 P.M., Monday thru Friday, to ensure typical A.M. and P.M. peak commute periods are not impacted.

Compliance or Monitoring Action to be Performed: On an on-going basis, all deliveries shall only occur between 10:00 A.M and 4:00 P.M., Monday thru Friday.

6. EHSP01- ELIMINATE PORTABLE TOILET USE ON PROPERTY (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Applicant / Property Owner shall remove from the property all portable toilets that serve employees and visitors for ongoing business operations. No person(s) shall use or maintain and building structure, or place where people reside, congregate, or are employed unless it is equipped with a flush toilet supplied with a reliable source of water, pursuant to Monterey County Code, Section 15.20.060.

Compliance or Monitoring Action to be Performed: Prior to commencement of operation, Applicant / Property Owner shall provide evidence to the satisfaction of EHB that non-construction related portable toilets have been removed from the property.

7. EHSP02-HAZARDOUS WASTE CONTROL (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: 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 Bureau (EHB).

Compliance or Monitoring Action to be Performed: Prior to hauling of waste wash water off site, Applicant shall submit a proposal for Hazardous Waste characterization testing to EHB for review and approval. Once approved, sampling shall be conducted. If results indicate wash water is a Hazardous Waste then the facility shall be registered with Hazardous Materials Management Services of the Environmental Health Bureau. If the results indicate wash water is not a Hazardous Waste, no further action is required.

8. NON-STANDARD CONDITION - EXISTING FIRE ALARM SYSTEM

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRESPO01- NON-STANDARD CONDITION - EXISTING FIRE ALARM SYSTEM - The existing building is fully protected with an approved central station, proprietary station or remote station automatic fire alarm system as defined by National Fire Protection Association Standard 72. THE EXISTING FIRE ALARM SYSTEM SHALL BE EXTENDED OR MODIFIED TO ACCOMODATE THE REMODELED/ADDED AREA(S). 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 Salinas Rural Fire District prior to requesting a framing inspection. All fire alarm system inspections and acceptance testing shall be done in accordance with NFPA 72. (Monterey County Regional Fire District)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, the Applicant shall print the text of this condition as "Fire Department Notes" on the construction plans.

Prior to requesting a framing inspection, the Applicant shall obtain fire department approval of the fire alarm system plans.

Prior to requesting a final building inspection, the Applicant shall obtain fire department approval the fire alarm acceptance test and the final fire inspection.

9. NON-STANDARD CONDITION - EXISTING FIRE SPRINKLER SYSTEMS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRESPO02 - NON-STANDARD CONDITION - EXISTING FIRE SPRINKLER SYSTEM - Existing fire sprinkler systems in buildings undergoing remodeling and/or additions shall be extended or modified to provide protection to the remodeled/added areas. Installation, approval and maintenance shall be in compliance with applicable National Fire Protection Association and/or Uniform Building Code Standards, the edition(s) of which shall be determined by the enforcing jurisdiction. Plans for fire sprinkler system changes must be submitted and approved prior to installation. In the event the remodel/addition project does not require extension or modification of the existing fire sprinkler system, a letter to that effect from the fire sprinkler contractor shall be provided to the Salinas Rural Fire District prior to requesting a framing inspection. Rough-in inspections must be completed prior to requesting a framing inspection. (Monterey County Regional Fire District)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, the Applicant shall print the text of this condition as "Fire Department Notes" on the construction plans.

Prior to requesting a framing inspection, the Applicant shall obtain fire department approval of the rough fire sprinkler inspection.

Prior to requesting a final building inspection, Applicant shall obtain fire department approval the final fire sprinkler inspection.

10. NON-STANDARD CONDITION - PORTABLE FIRE EXTINGUISHERS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRESPO03 - NON-STANDARD CONDITION - PORTABLE FIRE EXTINGUISHERS - Portable fire extinguishers shall be installed and maintained in accordance with California Fire Code Chapter 9 and Title 19 California Code of Regulations. (Monterey County Regional Fire District)

Compliance or Monitoring Action to be Performed: Prior to issuance of the building permit, the Applicant shall print the text of this condition as "Fire Department Notes" on the construction plans.

Prior to requesting a final building inspection, Applicant shall install the applicable portable fire extinguisher(s) and shall obtain fire department approval of the final fire inspection.

VICINITY MAP

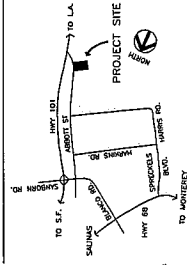


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- 3 -

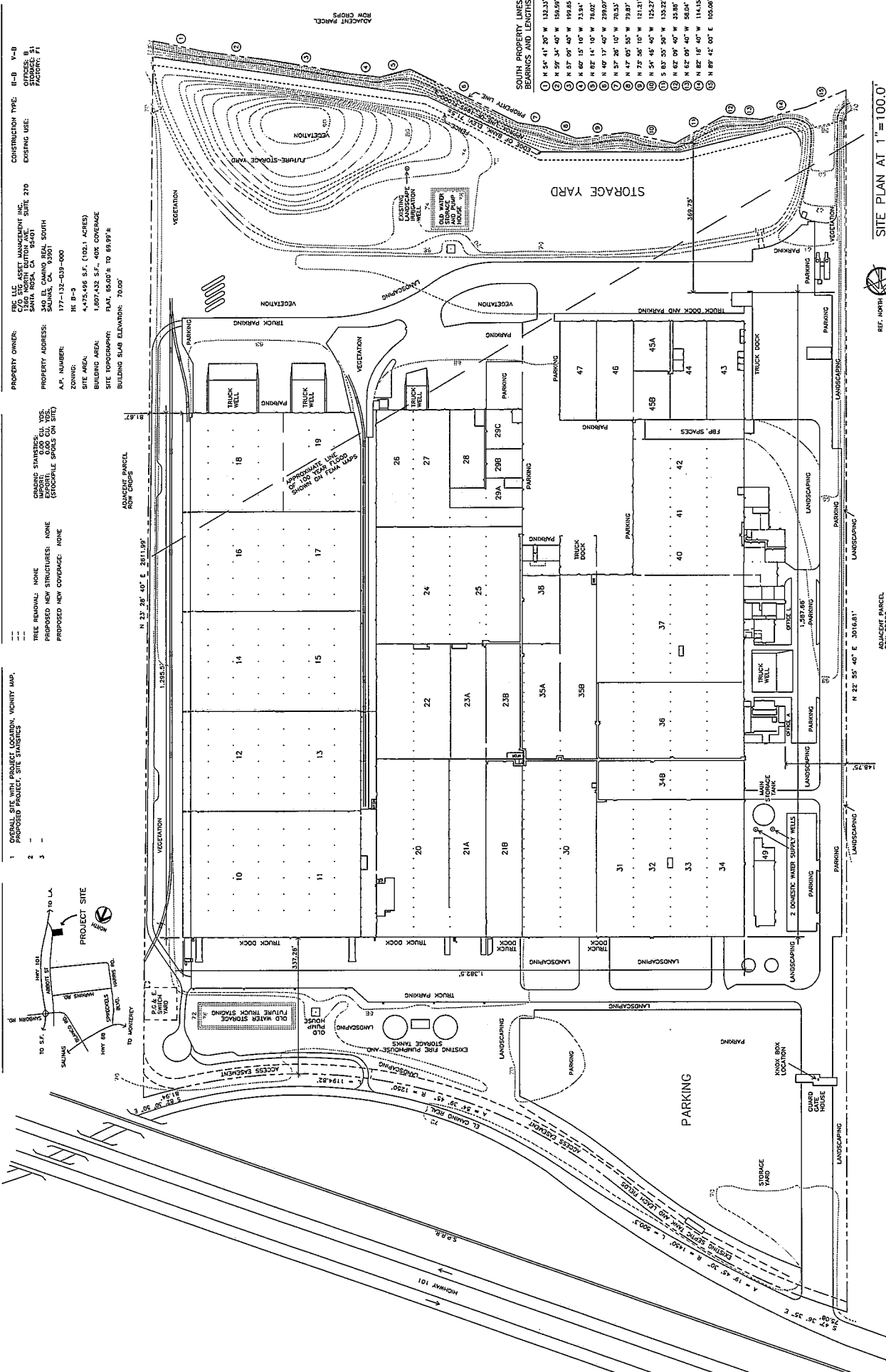
PROPOSED PROJECT

- TREE REMOVAL: NONE
- PROPOSED NEW STRUCTURES: NONE
- PROPOSED NEW COVERAGE: NONE

SITE STATISTICS

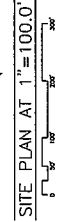
PROPERTY OWNER: FSC LLC (FEST MANAGEMENT INC. OFFICE: B. FACTORY: F1)
 1260 NORTH BUTTERN AVE. SUITE 270
 SANTA ROSA, CA 95401
PROPERTY ADDRESS: SAUNAS, CA 95071
A.P. NUMBERS: 177-1-132-039-000
ZONING: HK B-3
SITE AREA: 4,475,496 S.F. (102.1 ACRES)
BUILDING AREA: 1,007,432 S.F., 40% COVERAGE
SITE TOPOGRAPHY: FLAT, 65.00' ± TO 69.97' ±
BUILDING SLAB ELEVATION: 70.00'

CONSTRUCTION TYPE: I-I-B
EXISTING USE: Y-B



SOUTH PROPERTY LINES BEARINGS AND LENGTHS

1	N 54° 41' 20" W 133.31'
2	N 55° 34' 40" W 165.90'
3	N 57° 09' 40" W 192.65'
4	N 60° 15' 10" W 234.4'
5	N 62° 14' 10" W 290.07'
6	N 67° 17' 40" W 390.00'
7	N 72° 28' 10" W 503.55'
8	N 75° 58' 10" W 721.51'
9	N 81° 59' 50" W 1035.27'
10	N 87° 59' 40" W 1395.27'
11	N 92° 09' 40" W 1938.88'
12	N 95° 18' 40" W 2604.15'
13	N 97° 42' 00" E 105.98'

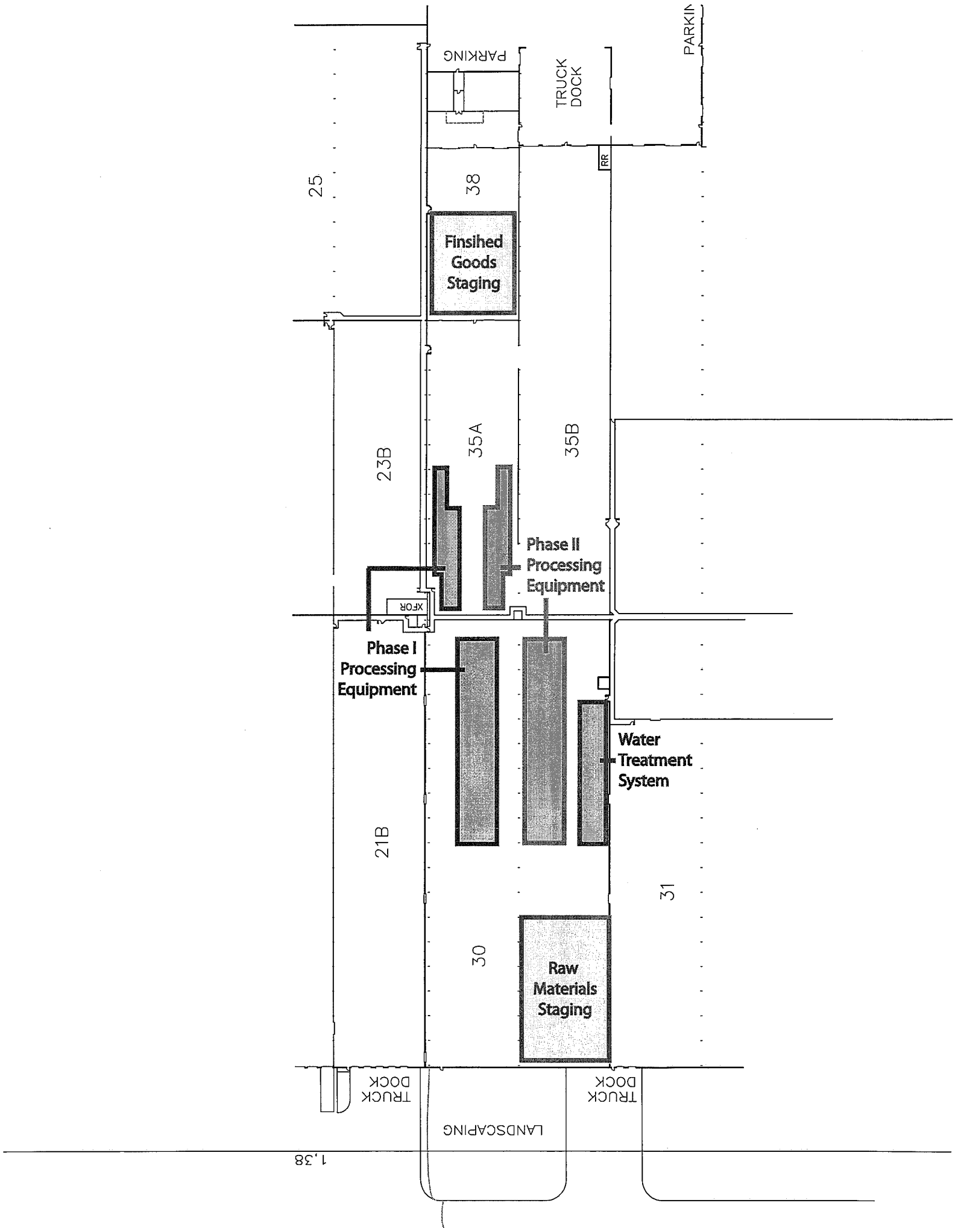


REF. NORTH

ADJACENT PARCEL ROW CROPS

ADJACENT PARCEL ROW CROPS

SITE PLAN AT 1" = 100.0'



1,38

25

TRUCK DOCK

LANDSCAPING

21B

Phase I Processing Equipment

30

Raw Materials Staging

Water Treatment System

31

23B

35A

35B

Phase II Processing Equipment

Finished Goods Staging

38

TRUCK DOCK

RR

PARKING

PARKIN

ZONING LIMITATIONS

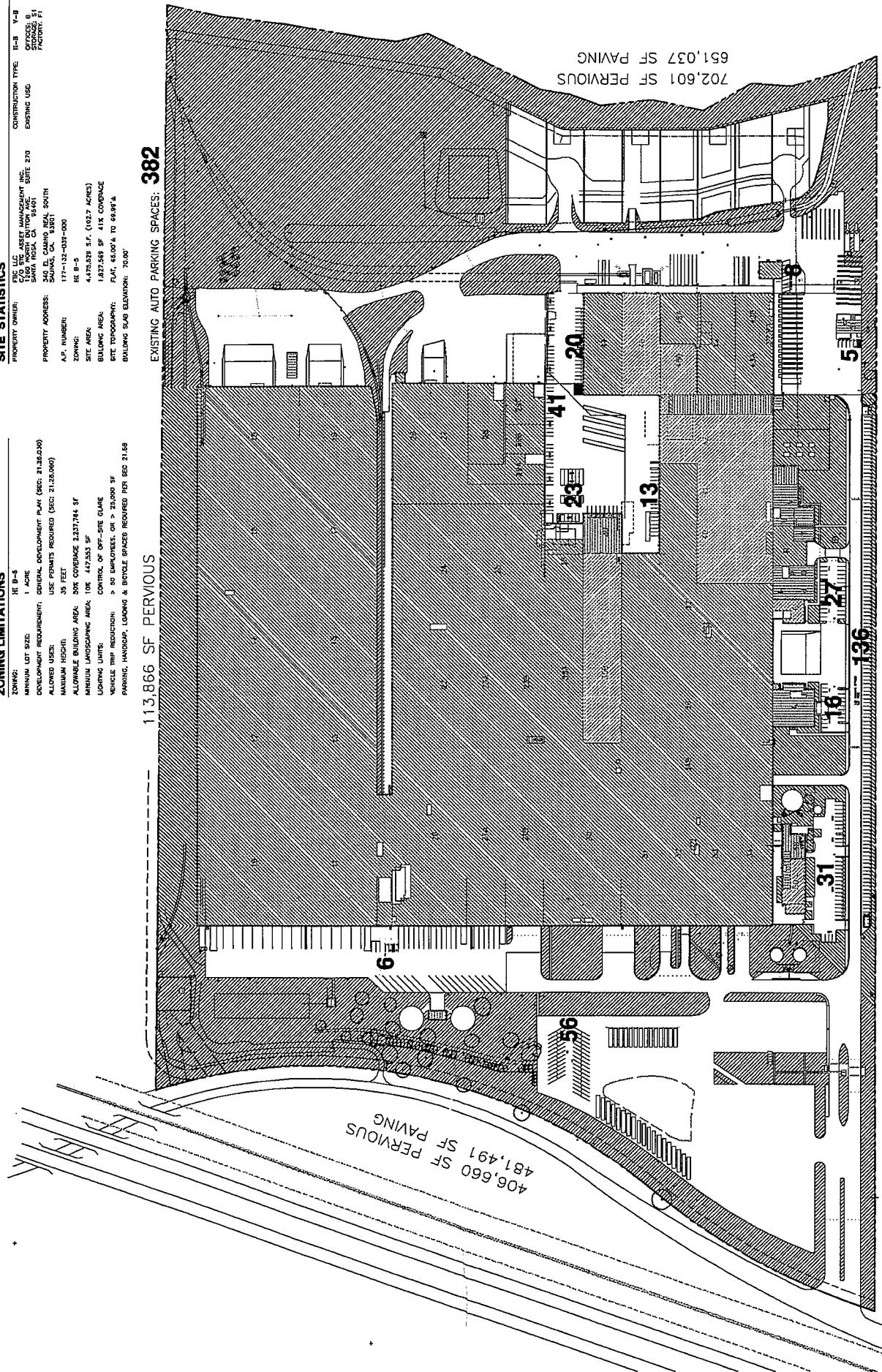
ZONING: RE B-4
 MINIMUM LOT SIZE: 1 ACRE
 DEVELOPMENT REQUIREMENT: GENERAL DEVELOPMENT PLAN (SEC. 21.28.030)
 ALLOWED USES: USE PERMITS REQUIRED (SEC. 21.28.060)
 MAXIMUM HEIGHT: 35 FEET
 ALLOWABLE BUILDING AREA: 50% COVERAGE 2,237,744 SF
 MINIMUM LANDSCAPING AREA: 10% 447,553 SF
 LIGHTING LIMITS: CONTROL OF OFF-SITE GLARE
 VEHICLE TRIP REDUCTION: > 50 EMPLOYEES, OR > 25,000 SF
 PARKING, HANDICAP, LOADING & BICYCLE SPACES REQUIRED FOR REC 21.58

SITE STATISTICS

PROPERTY OWNER: 180 S.W. ASSET MANAGEMENT INC.
 270 S.W. 10TH AVENUE SUITE 270
 SANTA ROSA, CA 95401
 PROPERTY ADDRESS: 342 E. CAMINO REAL SOUTH
 SAN JUAN, CA 95051
 A.P. NUMBER: 177-132-03P-000
 ZONING: RE B-4
 SITE AREA: 4,475,539 S.F. (102.7 ACRES)
 BUILDING AREA: 1,827,589 SF 41% COVERAGE
 SITE TOPOGRAPHY: FLAT, 65.00' TO 64.99'
 BUILDING SLAB ELEVATION: 70.00'

113,866 SF PERVIOUS

EXISTING AUTO PARKING SPACES: 382



102,210 SF PERVIOUS
 173,546 SF PAVING

GENERAL DEVELOPMENT PLAN
 BASELINE SITE PLAN AT 1"=100.0'







GREATER SALINAS

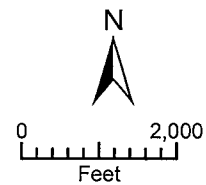


APPLICANT: STG FIRESTONE LLC (ENCORE RECYCLING INC)

APN: 177-132-039-000

FILE # PLN130335

 2500' Limit  300' Limit  Water  City Limits



PLANNER: SCHUBERT

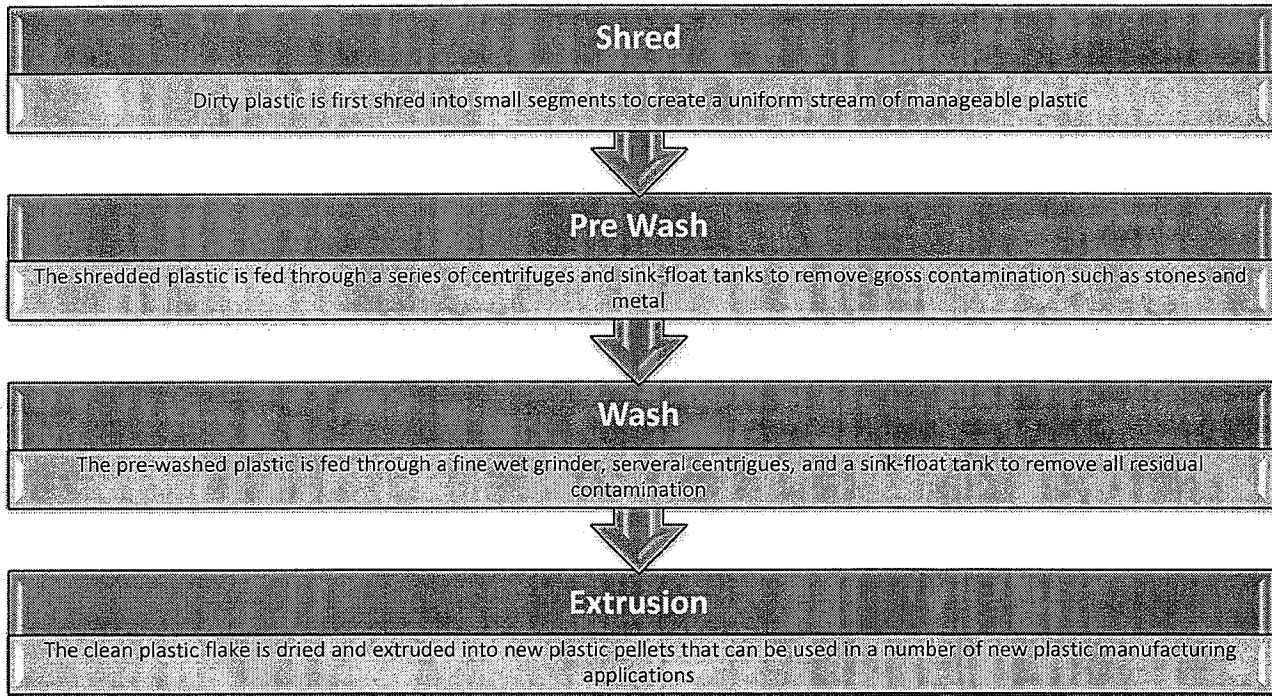
Written Statement Describing Proposed Project

Description of proposed use and any proposed improvements

Proposed use

Encore is proposing a new plastic recycling facility in 124,500 sq ft in Firestone Business Park, formerly occupied by Monterey Pasta and McGraw-Hill. California generates an estimated 150 million lbs of agricultural plastic annually, with approximately 25 million lbs coming from Monterey County. Encore Recycling plans to divert this plastic from landfills, wash it using only water (no chemicals), and re-pelletize the plastic back into plastic resin. The resin will ultimately be sent to Encore’s sister company, Command Packaging, in Vernon, CA to be manufactured into reusable bags.

The recycling process is as follows:



Proposed Improvements

To support the above mentioned process, Encore plans to perform the following improvements to the existing structure:

Plumbing

- Trench drains for waste water to water recycling system

Electrical

- Overhead electrical distribution for ~2,500 amps

Process Equipment

- Equipment to be bolted in place
- Chilled water, circulation water, and compressed air piping overhead



Describe any proposed phasing

With its first capital investment of approximately \$8 million, Encore will have capacity to process approximately 17 million lbs of agricultural plastic annually. This shall be referred to as "Phase 1" for the remainder of this document.

Within 18 months, Encore plans to double capacity with an additional \$8 million investment, bringing total capacity to approximately 35 million lbs annually. This shall be referred to as "Phase 2" for the remainder of this document.

Operation

Hours of operation and deliveries

Hours of operation: 24 hours a day, 7 days a week
Deliveries: Monday – Friday, 8am – 5pm (see truck traffic below)

Employees

Number of daily shifts, total maximum number of employees, and maximum number of employees on largest shift for each phase

Number of daily shifts 3 shifts per day
Maximum number of employees
Phase 1 35 employees (20 at Firestone)
Phase 2 60 employees (35 at Firestone)
Maximum number of employees on largest shift
Phase 1 7 employees
Phase 2 12 employees

**Monterey Pasta employed approximately 20 people on its largest shift when it was operating in the proposed space.*

Parking

Proposed parking and how it relates to County Codes and/or traffic engineer estimate

Required Parking
Phase 1 10 spaces
Phase 2 15 spaces

**Monterey Pasta had 20 spaces allocated to it when it was in the proposed space.*



Available Parking

Spaces available	382 Spaces (Parking diagram attached)
<u>- Max Spaces in Use*</u>	<u>221 Spaces</u>
Spaces Available	161 Spaces

**Max Spaces in Use was calculated by physically counting the number of automobiles on site, 3 times a day, over a 3 day period. The maximum number of automobiles counted over the 9 samples was 221.*

The maximum number of employees on site at a given time is 299 employees.

Traffic

Estimated number of trips to be generated by the project (including maximum number of daily truck trips), and any proposed improvements to accommodate the new trips.

Employee Traffic

Phase 1	20 trips per day
Phase 2	30 trips per day

Truck Traffic

Phase 1	3 trips per day (Max 5)
Phase 2	5 trips per day (Max 8)

**Monterey Pasta had truck traffic of approximately 10 trucks/vans per day when it was operating in the proposed space.*

The Firestone Business Park current has sufficient infrastructure to accommodate the additional traffic generated by Encore.

Hazardous Materials Disclosure

Encore is not expected to generate or house any hazardous materials. Attached MSDS sheets for chemicals used in water treatment show no hazardous content.

Encore agrees to test its water and dirt/soil (the dirt/soil that is removed in the wash process) for hazardous content upon beginning its operations. Encore understands a Business Response Plan must be submitted and approved by the Hazardous Materials Management Services (HMMS) of the Environmental Health Division prior to bringing hazardous materials on site and/or commencement of operation. The attached Memorandum of Understanding details this agreement.

Description of operational emissions and noise

Emissions

Encore's machinery runs exclusively on electricity, emits no CO2, no VOC's, no smoke, and no toxic byproducts.



Noise

The aggregate of Encore's equipment is expected to generate a continuous sound pressure level of approximately 85 dBA. While this level of noise is not expected to be harmful, all Encore employees, visitors, and anyone else that enters the facility will be required to wear ear plugs as a precautionary measure so as to minimize the risk of hearing damage.

Applicable Performance Standards

Including those of the Monterey Bay Regional Air Quality District and permitting disclosure (what permits will be required from other agencies)

The Monterey Regional Air Quality Control District has "reviewed [Monterey's] District regulations in relation to the various process steps, and [has] verified that no required permits have been identified. Specifically, District Rule 201.4.14.3.1 (March 21, 2007) exempts 'processes used exclusively for extruding metals, minerals, plastics and wool'. In addition, the plastics will not be transformed into a vapor state, and process heat will be supplied via electricity. Fugitive dust will be fully contained as possible."

The email from which the excerpt above was extracted has been included with this application.

Projected Water Use and Sewage

Water Usage

Encore will be investing heavily in a state-of-the-art water treatment system that will purify all water exiting the wash and pre-wash systems so that it can be reused in Encore's process. The system will be 100% closed loop; 100% of the water exiting the system will be treated and reintroduced in the wash process.

A limited amount of fresh water will be added to the system to compensate for evaporation and the moisture that is removed along with suspended solids in the water treatment process. Solids shall be hauled off by a qualified environmental disposal service.

Phase 1

Water Recirculation: 330 GPM

Fresh Water: 15 GPM

Phase 2

Water recirculation: 660 GPM

Fresh Water: 30 GPM

In the event the water in the system must be purged, Encore will pump the water into a 10,500 gallon holding tank and have the water hauled offsite using a permitted water hauler. The system is designed to run indefinitely without being purged. Encore expects that the frequency of such unanticipated purging will be less than once every 6 months. The quantity of water purged is expected to be approximately 10,000 gallons per purge.



Earth911.com



Sewer

Because Encore's operations are 100% closed loop and independent of the septic/sewer system, Encore's only septic sewer usage will be generated by bathroom usage.

Phase 1

Number of employees in 24 hr period:	15 Employees
<u>x Assumed number of gallons per person:</u>	<u>15 gallons per person</u>
Total Septic Usage	225 gallons per day

Phase 2

Number of employees in 24 hr period:	25 Employees
<u>x Assumed number of gallons per person:</u>	<u>15 gallons per person</u>
Total Septic Usage	375 gallons per day



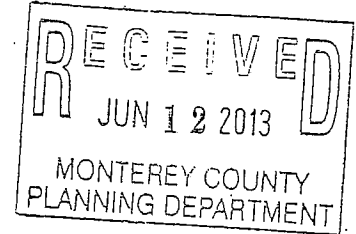


City of Salinas

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901 *
(831) 758-7206 * Fax (831) 758-7215

June 10, 2013

County of Monterey
Resource Management Agency – Planning Department
Attn: Bob Schubert, Senior Planner
168 West Alisal Street, 2nd Floor
Salinas, CA 93901



RE: GENERAL DEVELOPMENT PLAN AND USE PERMIT TO ALLOW AN AGRICULTURAL PLASTIC RECYCLING FACILITY WITHIN A 124,500 SQUARE-FOOT PORTION OF AN INDUSTRIAL COMPLEX (FIRESTONE BUSINESS PARK) LOCATED AT 340 EL CAMINO REAL (APN: 177-132-039-000) (PLN130335)

Dear Mr. Schubert:

On May 30, 2013, the Community and Economic Development Department provided comments in a letter to the Monterey County Resource Management Agency – Planning Department. Subsequently, the applicant of the proposed use contacted City staff to address the issues contained in the comment letter. City staff believes that the applicant has adequately addressed the issues. The City of Salinas supports the proposed use as referenced above.

Once again, the Community and Economic Development Department would like to thank the Monterey County Planning Department for the opportunity to review the above referenced application and if you have any questions, please contact me at (831) 758-7206.

Sincerely,

Jeffrey Weir

Community and Economic Development Director

Cc: Alan Stumpf, Assistant Development Director, Courtney Grossman, Planning Manager, Rob Russell, City Engineer, Walter Grant, Senior Civil Engineer, Thomas Wiles, Senior Planner, James Serrano, Transportation Planner, Andy Myrick, Enterprise Zone Manager, Aviv Halimi, Encore Recycling Inc.

I:\ComDev\ThomasW\Documents\County Projects\PLN130335.doc



May 10, 2013

Aviv Halimi
Encore Recycling, Inc.
3840 East 26th Street
Vernon, CA 90058

**Re: Encore Recycling, Inc. Trip Generation Study Final Report
Monterey County, California**

Dear Mr. Halimi,

This letter report describes the results of a trip generation study for the proposed Encore Recycling facility, which will be located within the existing Firestone Business Park on the west side of Abbott Street, south of Harris Road, in Monterey County, California. **Exhibit 1** shows the location of the proposed project. The scope of work for this trip generation study was developed through consultation with Monterey County Department of Public Works staff.

1. Firestone Business Park Background

The Firestone Business Park was a tire manufacturing plant that was converted to a multi-tenant industrial park in the 1990s. Current and past tenants have represented a variety of land uses, including a laboratory, bottling distributorships, food processing, manufacturing and warehousing.

2. Project Description

Project Operations

The proposed project involves a recycling facility that will be located within the Firestone Business Park in 124,500 square feet of space formerly concurrently occupied by the Monterey Pasta Company and McGraw-Hill. Encore Recycling will collect agricultural plastic from growers in the fields and transport it to their facility at the Firestone Business Park, where it will be washed, pelletized and shipped to the company's recycling facility in Southern California. The agricultural fields are outside the City of Salinas City Limits and the routes that the proposed project's trucks will take will not travel within the City Limits. Once in Southern California, the material will be processed further and then manufactured into reusable bags. The Firestone facility will operate 24 hours a day, 7 days a week, with truck deliveries occurring Monday through Friday between 10:00 a.m. and 4:00 p.m.

Until recently, another company was transporting the agricultural plastic from the fields to a different recycling facility in Southern California. That company is no longer in operation. However, when it was in operation, the agricultural plastic was transported directly from the fields to Southern California without being compacted or baled. As a result, each truckload was able to carry approximately 10,000 lbs. of unwashed, un-baled plastic.

Encore Recycling will bale the material in the fields before shipping it to their Firestone facility. This will allow them to transfer 20,000 lbs. of unwashed plastic in one truckload. Once it arrives at the Firestone

facility, Encore Recycling will compact, wash and pelletize the plastic before shipping it to their recycling facility in Southern California. At this point, each truckload will be able to carry about 40,000 lbs. of clean, pelletized plastic to Southern California. This represents a 75% reduction in trucks trips on the regional road network from what was occurring with the previous company.

With the previous company no longer in operation, it is likely that growers will be forced to transport the agricultural plastic to landfills using their own trucks. The proposed project will benefit the environment by recycling the agricultural plastic that would otherwise end up in landfills.

Project Phasing

The proposed project will be implemented in two phases. Phase 1 will have a maximum of 20 employees and Phase 2 will add a maximum of 15 employees at the Firestone facility, resulting in a total of 35 employees. Since the facility will be operating 24 hours a day, seven days a week, the 35 employees will not all work on the same days. The maximum number of employees that will work on any given day will be 21, with a maximum of 12 per shift. Therefore, the number of employees used in the daily trip generation analysis is 21.

Employee Shifts

Typical AM and PM peak commute periods are from 7:00 to 9:00 in the morning and 4:00 to 6:00 in the evening. The proposed project will operate with two shifts per day. The shifts will run from 6:30 a.m. to 6:30 p.m. and from 6:30 p.m. to 6:30 a.m., with the beginning and end of each shift occurring outside the typical AM and PM peak commute periods.

Truck Traffic

Encore Recycling trucks will operate between the hours of 10:00 a.m. and 4:00 p.m., outside the typical AM and PM peak commute periods.

3. Proposed Project Trip Generation

The proposed project's daily trip generation estimate was based on trip generation rates for the Industrial Park land use (Code 130), published by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition, 2012. The ITE Trip Generation Manual describes the Industrial Park land use as characterized by a mix of manufacturing, service and warehouse facilities, with a wide variation in the proportion of each type of use depending on location. The ITE reports that truck trips for this land use accounted for an average of 13% of the weekday traffic at the 48 sites that were surveyed.

Daily Trips

Based on the ITE rates, with a maximum of 21 employees, the proposed project would generate a total of 70 daily trips. The project applicant has indicated that the project will generate an average of 10 truck trips per day. This is equivalent to about 14% of the total daily trips, which is reasonable when compared to the rates published by ITE for this land use.

Street Peak Hour Trips

Employee shifts will run from 6:30 a.m. to 6:30 p.m. and from 6:30 p.m. to 6:30 a.m. Truck deliveries will occur between 10:00 a.m. and 4:00 p.m. As a result, the project will not generate any trips during the

typical AM or PM peak hours (i.e., street peak hours).

Project Peak Hour Trips

Based on the ITE rates, the proposed project would generate 10 trips (9 in, 1 out) during the project's AM peak hour and 10 trips (2 in, 8 out) during the project's PM peak hour. These trips would occur during the proposed project's peak hour, and not during the street peak hour. The proposed project's trip generation estimate is included in **Exhibit 2**.

4. Previous Tenant's Trip Generation

As stated in the Project Description section of this report, the Encore Recycling facility will be located in the area of the Firestone Business Park that was formerly occupied by both the Monterey Pasta Company and McGraw-Hill. Although the Monterey Pasta Company vacated the site approximately 2 years ago, the space that was occupied by the Monterey Pasta Company has had other tenants occupying the space on a month-to-month basis since then, up to and including the present time. These interim tenants have been allowed to operate under the Monterey Pasta Company's active use permit. Information regarding the current number of employees occupying the Monterey Pasta Company space, the date of McGraw-Hill's departure from the site and the number of people it employed was not available.

However, Hatch Mott MacDonald prepared the *Firestone Business Park Traffic Analysis* report for the Monterey Pasta Company and the Robert Mann Packaging Company (currently located within the Firestone Business Park) in July 2002. At that time, the Monterey Pasta Company employed 17 people on the site, and was proposing to expand to a total of 35 employees. The report is provided in **Appendix A**.

Based on the *Firestone Business Park Traffic Analysis* report, the maximum number of employees working at the Monterey Pasta Company on any given day was 35, with a maximum of 15 per shift. This equates to 117 daily trips. Based on the ITE rates, the Monterey Pasta Company generated 16 trips (14 in, 2 out) during the AM peak hour and 16 trips (3 in, 13 out) during the PM peak hour. The proposed project will therefore generate less traffic than the Monterey Pasta Company. This does not consider the additional traffic previously generated by McGraw-Hill. The current proposal is expected to generate less traffic than the combined traffic from the Monterey Pasta Company and McGraw-Hill. The Monterey Pasta Company's trip generation estimate is also included in **Exhibit 2**.

5. Funding for Transportation Improvements

TAMC Fee

The Transportation Agency for Monterey County (TAMC) and its member jurisdictions have adopted a county-wide, regional traffic impact fee to fund studies and construction of many transportation-related improvements throughout Monterey County. The impact fee, which went into effect on August 27, 2008, and is currently in the process of being updated, is applied to all new development within Monterey County.

Since the proposed project will not result in any new trips on the local or regional road network, the proposed project is not subject to payment of the TAMC fee.

City of Salinas TFO

The City of Salinas adopted the Salinas Traffic Fee Ordinance (TFO) program in August 1987. The fee program links increases in traffic generated by new development to the cost of transportation improvements that would be required to mitigate the traffic impacts caused by the new development.

The Firestone Business Park is actually located outside of the City limits. The project would not be required to pay a City impact fee, unless some mutual agreement exists between Monterey County and the City. Since the proposed project will not result in any new trips on the local road network, the proposed project is also not subject to payment of the Salinas TFO fee.


6. Conclusion

The results of the analysis show that the proposed project would result in fewer trips on the local and regional road network from what has previously been allowed and occurred at the site and will generate no trips during the AM and PM peak hours. This is true even without considering the previous operations of McGraw-Hill at the site. In addition, the project will process and compact the agricultural plastic within the local area, thus reducing the number of trucks that have previously transported materials to Southern California by 75%. It will also provide growers with an alternative to shipping agricultural plastic to nearby landfills, which would also result in fewer vehicle trips.

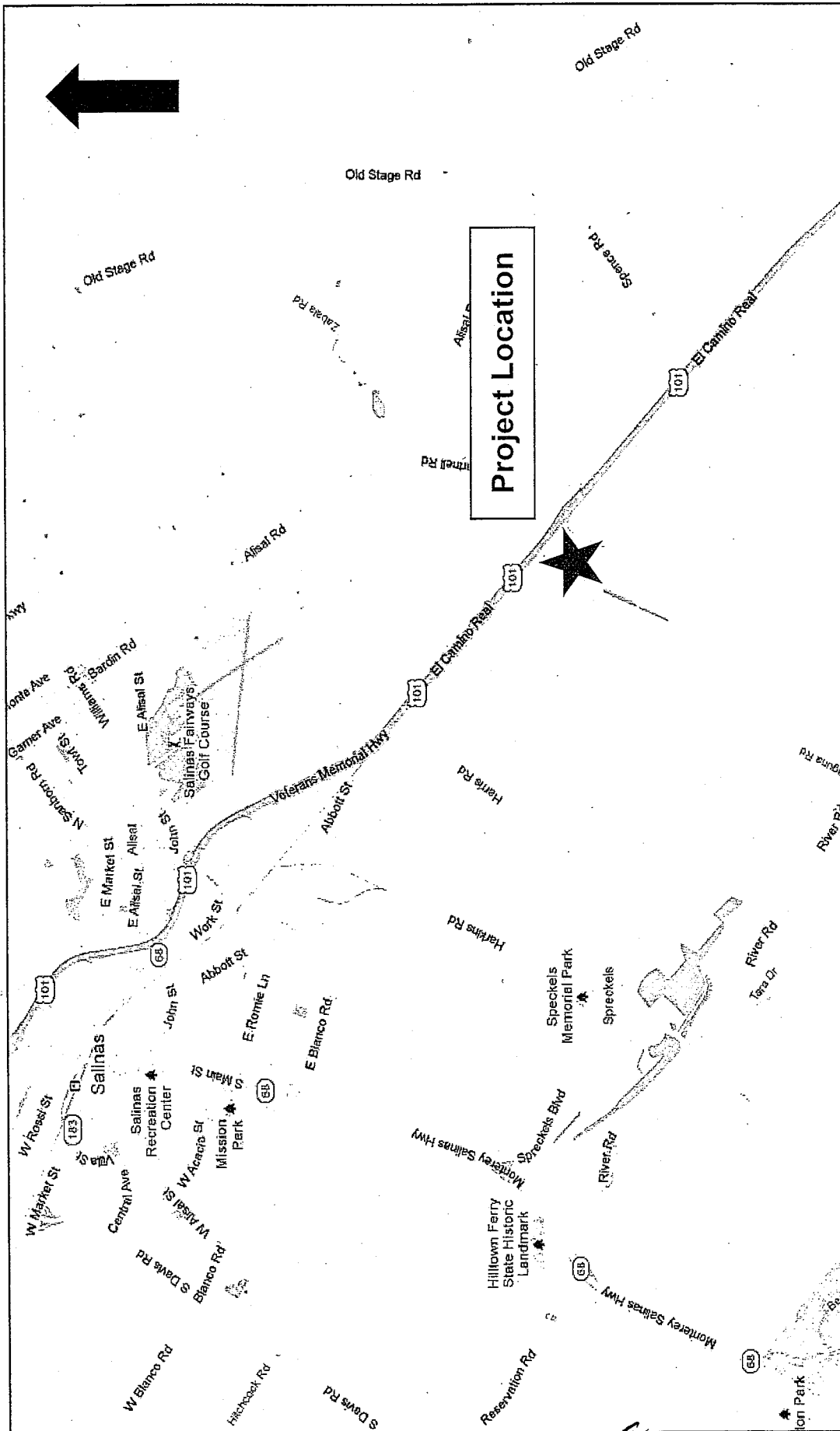
Based on the results of the trip generation study, the proposed project will not result in any traffic impacts, and should not be subject to the payment of any traffic impact fees.

Thank you for the opportunity to work on this project. Should you have any questions, please do not hesitate to contact me or Julie Oates.

Sincerely yours,


Keith B. Higgins, CE, TE

kbh:jho



Map Source: Google Maps 2013

Hatch Mott MacDonald

Exhibit 1
Project Location Map

324795 Project Location Map.xls

**Encore Recycling, Inc.
Project Trip Generation**

TRIP GENERATION RATES (per Employee) ^{1,2}	ITE LAND USE CODE	DAILY TRIP RATE	AM PEAK HOUR			PM PEAK HOUR				
			PEAK HOUR RATE	% OF ADT	% IN	% OUT	PEAK HOUR RATE	% OF ADT	% IN	% OUT
Industrial Park	130	3.34	0.47	14%	86%	14%	0.46	14%	20%	80%

PROPOSED USE	PROJECT SIZE	DAILY TRIPS	AM PEAK HOUR			PM PEAK HOUR				
			PEAK HOUR TRIPS	% OF ADT	TRIPS IN	TRIPS OUT	PEAK HOUR TRIPS	% OF ADT	TRIPS IN	TRIPS OUT
Encore Recycling	21 Employees	70	10	14%	9	1	10	14%	2	8
TOTAL ENCORE RECYCLING GENERATED TRIPS	21 Employees	70	10	14%	9	1	10	14%	2	8

PREVIOUS USE	PROJECT SIZE	DAILY TRIPS	AM PEAK HOUR			PM PEAK HOUR				
			PEAK HOUR TRIPS	% OF ADT	TRIPS IN	TRIPS OUT	PEAK HOUR TRIPS	% OF ADT	TRIPS IN	TRIPS OUT
Monterey Pasta Company	35 Employees	-117	-16	14%	-14	-2	-16	14%	-3	-13
TOTAL MONTEREY PASTA CO. GENERATED TRIPS	35 Employees	-117	-16	14%	-14	-2	-16	14%	-3	-13

TOTAL NEW (NET) GENERATED TRIPS										
		-47	-6	-5	-1	-6	-1	-5		

- Notes:
- Daily trip generation rates published by Institute of Transportation Engineers (ITE) "Trip Generation Manual," 9th Edition, 2012.
 - Employees of the proposed project will arrive and depart outside of the AM and PM peak hours. Therefore, the AM and PM peak hour trip generation represents the project's peak hour trip generation, not the street peak hour.
 - ITE trip generation rates for Industrial Parks account for an average of 13% truck trips.
 - Encore Recycling truck trips account for approximately 14% of total project trips (i.e., 60 daily employee trips and 10 daily truck trips).
 - Truck activity will occur between the hours of 10:00 a.m. and 4:00 p.m. (outside the AM and PM peak hours).

**Encore Recycling, Inc.
Project Trip Generation**

TRIP GENERATION RATES (per Employee) ^{1,2}	ITE LAND USE CODE	DAILY TRIP RATE	AM PEAK HOUR			PM PEAK HOUR				
			PEAK HOUR RATE	% OF ADT	% IN	% OUT	PEAK HOUR RATE	% OF ADT	% IN	% OUT
Industrial Park	130	3.34	0.47	14%	86%	14%	0.46	14%	20%	80%

PROPOSED USE	PROJECT SIZE	DAILY TRIPS	AM PEAK HOUR			PM PEAK HOUR				
			PEAK HOUR TRIPS	% OF ADT	TRIPS IN	TRIPS OUT	PEAK HOUR TRIPS	% OF ADT	TRIPS IN	TRIPS OUT
Encore Recycling	21 Employees	70	10	14%	9	1	10	14%	2	8
ENCORE RECYCLING GENERATED TRIPS		70	10	14%	9	1	10	14%	2	8
ENCORE RECYCLING TRUCK TRIPS		-10	-1	14%	-1	0	-1	14%	0	-1
ENCORE RECYCLING EMPLOYEE TRIPS		60	9		8	1	9		2	7
ENCORE RECYCLING TRUCK TRIPS CONVERTED TO PCEs		30	3		3	0	3		0	3
TOTAL ENCORE RECYCLING TRIPS CONVERTED TO PCEs		90	12	13%	11	1	12	13%	2	10

PREVIOUS USE	PROJECT SIZE	DAILY TRIPS	AM PEAK HOUR			PM PEAK HOUR				
			PEAK HOUR TRIPS	% OF ADT	TRIPS IN	TRIPS OUT	PEAK HOUR TRIPS	% OF ADT	TRIPS IN	TRIPS OUT
Monterey Pasta Company	35 Employees	117	16	14%	14	2	16	14%	3	13
MONTEREY PASTA CO. GENERATED TRIPS		117	16	14%	14	2	16	14%	3	13
MONTEREY PASTA CO. TRUCK TRIPS		-16	-2	14%	-2	0	-2	14%	0	-2
MONTEREY PASTA CO. EMPLOYEE TRIPS		101	14	0	12	2	14	0	3	11
MONTEREY PASTA CO. TRUCK TRIPS CONVERTED TO PCEs		48	6		6	0	6		0	6
TOTAL MONTEREY PASTA CO. TRIPS CONVERTED TO PCEs		149	20	13%	18	2	20	13%	3	17
TOTAL NEW (NET) GENERATED TRIPS (ENCORE RECYCLING MINUS MONTEREY PASTA CO.)		-58	-8		-7	-1	-8		-1	-7

- Notes:
- Daily trip generation rates published by Institute of Transportation Engineers (ITE) "Trip Generation Manual", 9th Edition, 2012.
 - Employees of the proposed project will arrive and depart outside of the AM and PM peak hours. Therefore, the AM and PM peak hour trip generation represents the project's peak hour trip generation, not the street peak hour.
 - ITE trip generation rates for Industrial Parks account for an average of 13% truck trips.
 - Encore Recycling truck trips account for approximately 14% of total project trips (i.e., 60 daily employee trips and 10 daily truck trips).
 - Truck activity will occur between the hours of 10:00 a.m. and 4:00 p.m. (outside the AM and PM peak hours).
 - PCEs = Passenger Car Equivalents (each truck trip multiplied by a factor of 3).

Appendix A

Firestone Business Park Traffic Analysis, July 2002

July 24, 2002

Mr. Wade H. Reese
1015 Cass Street
Monterey, CA 93940

Re: Firestone Business Park Traffic Analysis

Dear Mr. Reese,

This letter report is in response to your request to evaluate transportation related impacts associated with two proposed projects at the Firestone Business Park, located on the west side of Abbott Street south of Harris Road in Monterey County, California. The report includes a description of the proposed projects, the projected traffic volumes that will be generated by the projects, and recommended improvements based upon our evaluation of the site and its access off Abbott Street.

I. PROJECT DESCRIPTION

1. Existing Tenants

The Firestone Business Park was previously a tire manufacturing facility, which was converted in the 1990's to multi-tenant industrial/warehouse uses. Twenty-eight tenants that employ a total of 215 workers per day currently occupy the location. The tenants are involved in a variety of businesses, including a laboratory, a bottled water distributor, and a wine distributor. Many of the tenants use the facility for parking and storage uses.

Based upon information provided by your office, the proposed projects are as follows:

2. Proposed Robert Mann Packaging Project

Robert Mann Packaging is a manufacturer and distributor of custom paper and plastic packaging products. The company, currently located in Spreckels, California, is planned to be relocated to the Firestone Business Park. The company would be required to make improvements in an undeveloped area on the west side of the Firestone Business Park. These improvements would include the grading and paving of the undeveloped area to be used for the storage of packaging materials, as well as the grading and paving of two access driveways to the undeveloped area. A move by Robert Mann Packaging to the Firestone Business Park would result in an additional 91 employees traveling to and from the business park each day.

\\GIL-DATA\Photos 2009-older\Fileserver(2005 and older)\2002\Jobs\051-100\A02-095\Report\Revised Report 2.doc

3. Proposed Monterey Pasta Company Expansion Project

The Monterey Pasta Company is located in the Firestone Business Park and currently employs 17 people that work the day shift. At the present time, raw materials and finished products are transferred between the Distribution Facility (at the Firestone Business Park) and the Main Plant located on Moffett Street. The company will be initiating a Monday through Friday 24 hour operation, which will instead employ 12 to 15 people during the first eight-hour shift, 12 to 15 during the second eight-hour shift, and 3 to 5 during the third shift. When the expansion takes place, truck traffic will be reduced because raw materials and finished products will be transferred directly from the Distribution Facility to the cut pasta/stuffed gnocchi facility (also at the Firestone Business Park) by forklift. There will be no scheduled routine trips between the Moffett Street main plant and the Firestone processing plant during hours of operation. The proposed expansion of the Monterey Pasta Company within the Firestone Business Park would result in a maximum of 18 additional employees traveling to and from the business park each day.

II. TRIP GENERATION

1. Employees and Trucks

The number of trips generated per day by employees and trucks at the Firestone Business Park were calculated using trip generation rates found in the *Trip Generation* manual published in 1997 by the Institute of Transportation Engineers. The *Trip Generation* manual lists trip generation rates for different land uses. Land Use 130, for Industrial Parks, was used for the Firestone Business Park. The *Trip Generation* manual describes this land use as containing a mix of manufacturing, service, and warehouse facilities. The daily trips generated were calculated for existing and existing plus proposed projects scenarios. Please refer to Exhibits 1 and 2 for the existing and existing plus projects, respectively, facility trip generation.

2. Trucks Only

Estimated existing and existing plus projects daily truck volumes were provided by the applicants. The number of daily truck trips were multiplied by an average factor of 3.0 to obtain the number of daily passenger car equivalent trips generated by trucks at the Firestone Business Park. Please refer to Exhibits 1 and 2 for the existing and existing plus projects, respectively, proportion of trips generated by trucks. Also please see Exhibits 3, 4, and 5, which show, respectively, the hourly truck movement raw data, weekly variation in total daily truck traffic, and hourly truck movement variation from April 25th, 2002 to May 15th, 2002. As illustrated on Exhibit 4, truck traffic is at its peak during the mid weekdays, i.e., on Tuesdays, Wednesdays, and Thursdays. Hourly peak truck traffic on a weekday is generally between 1:00 PM and 5:00 PM as shown on Exhibit 5.

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III. SITE EVALUATION

The existing Firestone Business Park main entrance will serve as the main access road for both projects. It meets Abbott Street to form a T-intersection, with the access road running west of Abbott Street. Abbott Street just north of the site access has one southbound through lane and two northbound through lanes, while it has one southbound and one northbound through lane just south of the access. A southbound right-turn lane and a northbound left-turn lane are also provided to accommodate the turning movements onto the project site. The southbound right-turn lane measures 610 feet and the northbound left-turn lane measures 152 feet. The capacity warrants and channelization analyses of these lanes were not included as part of the scope of this study. The project access has two entry lanes, as well as two exit lanes of which one is designated for the right-turn movement and one for the left-turn movement.

Stop signs and the associated stop bar are currently facing eastbound motorists exiting the business park and turning either left or right onto Abbott Street. It was observed that the existing stop signs are smaller than the standard size and visibility of the southerly sign is also limited because of an existing tree and planted hedge. In addition, the painted stop bar and stop legends are faded, thereby reducing their visibility/effectiveness. There are presently no warning signs emphasizing the upcoming T-intersection for traffic exiting the property access road. The lane limit lines along the access roadway are also faded.

A review of collision history on Abbott Street at the Firestone Business Park access between the beginning of January 1996 and the end of April 2001 indicated that three collisions were reported at this location. Two of the three collisions were reported in July of 1996 and in March of 2000, respectively. Each of the two collisions involved an eastbound vehicle exiting the property by making a left-turn onto Abbott Street and colliding with a southbound vehicle proceeding straight. The third collision was reported in November of 2000 and involved a northbound vehicle proceeding straight on Abbott Street that collided into a northbound vehicle making a left-turn onto the property driveway. It can be concluded from the collision history evaluation that the reported collisions were due to drivers' error by failing to yield to the right-of-way and not due to safety hazards associated with the intersection. However, a number of improvements in signing and pavement markings at the property access are detailed in the RECOMMENDED IMPROVEMENTS section of this letter report in order to improve driver sight lines and awareness of the intersection geometry, thereby enhancing good safety conditions.

The majority of the project generated traffic will most likely travel to and from the Airport Boulevard/Highway 101 interchange. Along this route is the intersection of Abbott Street/Harris Road. This intersection is presently operating at a Level of Service (LOS) "F" during the PM peak hour. However, a number of improvements are presently under construction for this intersection. These improvements include replacing the stop sign

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presently facing eastbound traffic on Harris Road at Abbott Street with traffic control signals facing traffic approaching from all directions. Other improvements include the widening of Harris Road to provide a second lane on the eastbound approach. Abbott Street is also planned to be widened to provide a third lane on the northbound approach, thereby providing 2 through lanes and 1 left-turn lane. The signalization of the intersection of Abbott Street/Harris Road and the planned roadway widenings would improve the operational LOS to "A". It is anticipated that these improvements will be completed in late 2002.

IV. CONCLUSION

The existing daily trips generated by the Firestone Business Park is 718. The number of daily trips expected to be generated by the Firestone Business Park after the addition of the two proposed projects would be 1,082. Based on the information given by the management of the Firestone Business Park, the percentage of truck traffic under existing conditions during the peak AM and PM commute hours is 10% of the total traffic. After the completion of the two proposed projects, it is estimated that the percentage of truck traffic during the peak AM and PM commute hours would also be approximately 10% based on given information. Exhibits 5 and 6 illustrate the daily and hourly peak truck traffic, respectively. Peak truck traffic is observed on Tuesdays, Wednesdays, and Thursdays. The daily peak hours of truck traffic ranges from 1:00 to 5:00 PM. Improper signing and pavement markings were noted at the intersection of the access to the Firestone Business Park with Abbott Street, and along the access roadway. The capacity warrants and channelization analyses of the left- and right-turn lanes into the business park were not evaluated as part of the scope of this study.

V. RECOMMENDED IMPROVEMENTS

AT ACCESS

1. Replace the two existing STOP signs presently facing eastbound motorists exiting the Firestone Business Park property onto Abbott Street with 36 inch STOP signs (R1 in the Caltrans Traffic Manual);
2. Place the new southerly STOP sign, i.e., the sign facing eastbound motorists making a right-turn onto Abbott Street, at least three feet to the north of its present location in order to increase its visibility;
3. Trim the hedges and vegetation at the northwest and southwest corners of this T-intersection to improve driver's sight lines at the intersection corners and visibility of the southerly STOP sign;

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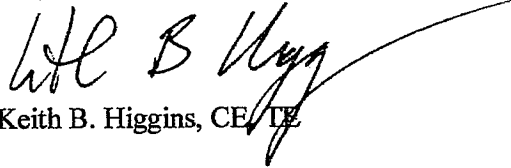
4. Repaint pavement markings, including the stop bars, stop legends, lane limit lines, and traffic directional arrows, on the site access road to increase their visibility; and,
5. Install a DOUBLE HEAD ARROW sign (W56 in the Caltrans Traffic Manual) on the east side of Abbott Street facing eastbound motorists exiting the business park property.

INTERNAL

6. Grade and pave the unimproved area along the westerly side of the Firestone Business Park to allow its use for storing packaging materials by the proposed Robert Mann Packaging project. Also grade and pave the two access driveways to this planned storage area.

Thank you for the opportunity to assist you with this project. Should you have any questions or need additional information, please do not hesitate to contact me.

Respectfully submitted,



Keith B. Higgins, CE/TE

kbh/jo/bvh/heg

enclosures

EXISTING TRIP GENERATION

TRIP GENERATION RATES (per Employee) ¹	SITE LAND USE CODE	DAILY TRIP RATE	AM PEAK HOUR			PM PEAK HOUR				
			PEAK HOUR RATE	% OF ADT	% IN	% OUT	PEAK HOUR RATE	% OF ADT	% IN	% OUT
Industrial Park	130	3.34	0.49	15%	86%	14%	0.46	14%	20%	80%
TOTAL GENERATED TRIPS	PROJECT SIZE	DAILY TRIPS	AM PEAK HOUR			PM PEAK HOUR				
Industrial Park	215 Employees	718	PEAK HOUR TRIPS	% OF ADT	TRIPS IN	TRIPS OUT	PEAK HOUR TRIPS	% OF ADT	TRIPS IN	TRIPS OUT
TOTAL GENERATED TRIPS	215 Employees	718	105	15%	90	15	99	14%	20	79

Out of the Total Generated Traffic, the Following Presents the Truck Trips Based upon Applicant Estimates

TRUCK TRIPS (Based upon applicant estimate)	Number of Trucks			Daily		PEAK AM HOUR	PEAK PM HOUR
	In	Out	Total	Trips (% of Daily)		Trips (% of Daily)	Trips (% of Daily)
				Trips (% of Daily)	Trips (% of Daily)		
CONVERTED TO PCE's ²	120	120	240	7 (10%)	7 (10%)	7 (10%)	
TOTAL GENERATED TRIPS CONVERTED TO PCE'S	360	360	720	21	21	21	
	589	589	1198	119	119	113	

Notes:

1. Trip generation rates published by Institute of Transportation Engineers, "Trip Generation," 6th Edition, 1997.
2. PCE's = Passenger Car Equivalents (Number of trucks multiplied by average factor of 3.0)

EXISTING PLUS PROJECTS TRIP GENERATION

TRIP GENERATION RATES (per Employee) ¹	ITE LAND USE CODE	DAILY TRIP RATE	AM PEAK HOUR				PM PEAK HOUR			
			PEAK HOUR RATE	% OF ADT	% IN	% OUT	PEAK HOUR RATE	% OF ADT	% IN	% OUT
Industrial Park	130	3.34	0.49	15%	86%	14%	0.46	14%	20%	80%
TOTAL GENERATED TRIPS	PROJECT SIZE	DAILY TRIPS	PEAK HOUR TRIPS	% OF ADT	TRIPS IN	TRIPS OUT	PEAK HOUR TRIPS	% OF ADT	TRIPS IN	TRIPS OUT
Industrial Park	324 Employees	1,082	159	15%	137	22	149	14%	30	119
TOTAL GENERATED TRIPS	324 Employees	1,082	159	15%	137	22	149	14%	30	119

Out of the Total Generated Traffic, the Following Presents the Truck Trips Based upon Applicant Estimates

TRUCK TRIPS (Based upon applicant estimate)	Number of Trucks				Daily		PEAK AM HOUR		PEAK PM HOUR	
	172	516	885	1770	In	Out	Total	Assumed Trips (% of Daily)		
								10 (10%)	10 (10%)	
CONVERTED TO PCE's ²					172	172	344	10 (10%)	10 (10%)	
TOTAL GENERATED TRIPS CONVERTED TO PCE'S					516	516	1032	30	30	
					885	885	1770	179	169	

Notes:

1. Trip generation rates published by Institute of Transportation Engineers, "Trip Generation," 6th Edition, 1997.
2. PCE's = Passenger Car Equivalents (Number of trucks multiplied by average factor of 3.0)

Weekly Variation in Total Daily Truck Traffic
for period Thursday, April 25 to Wednesday, May 15 2002

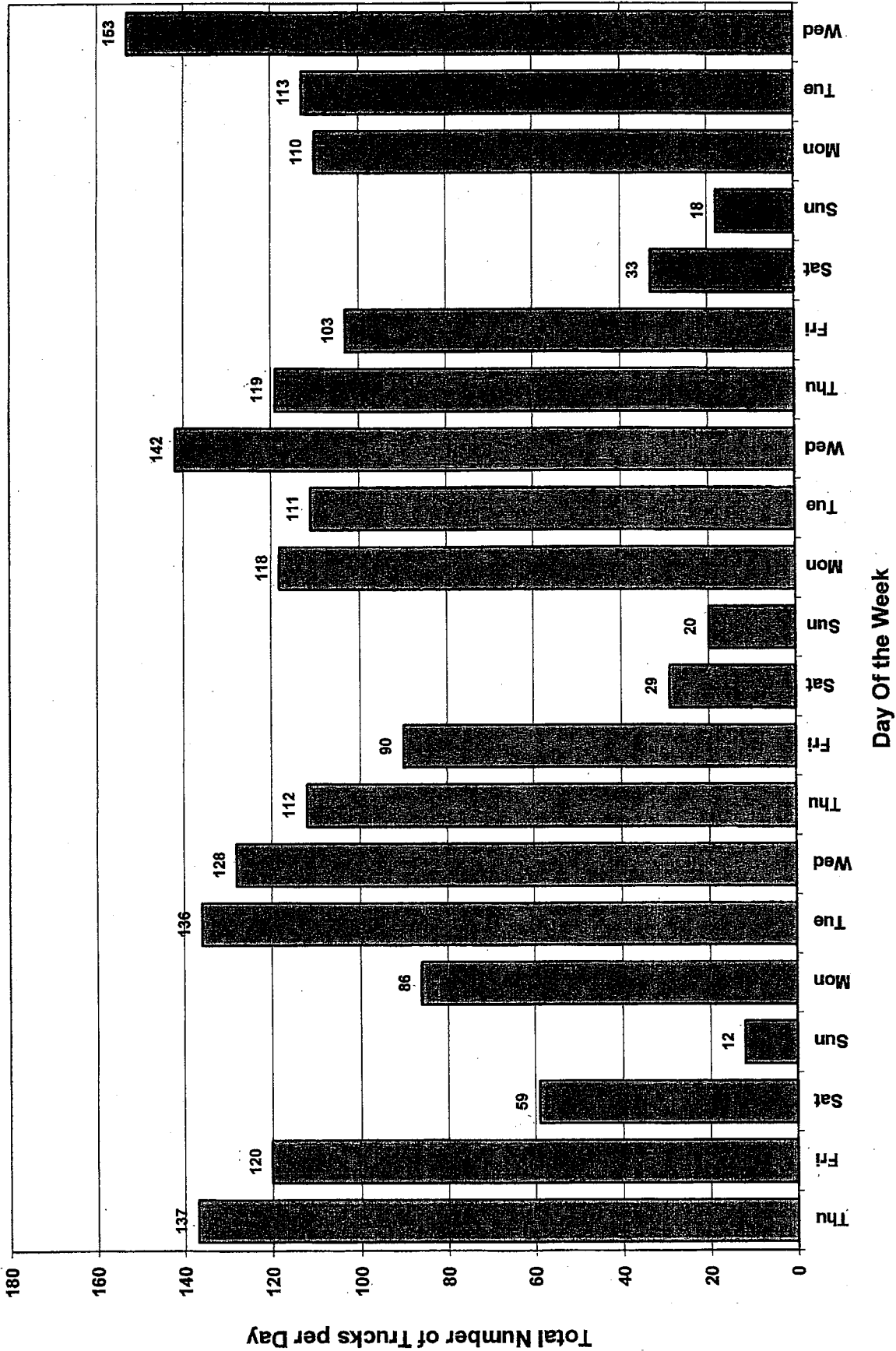
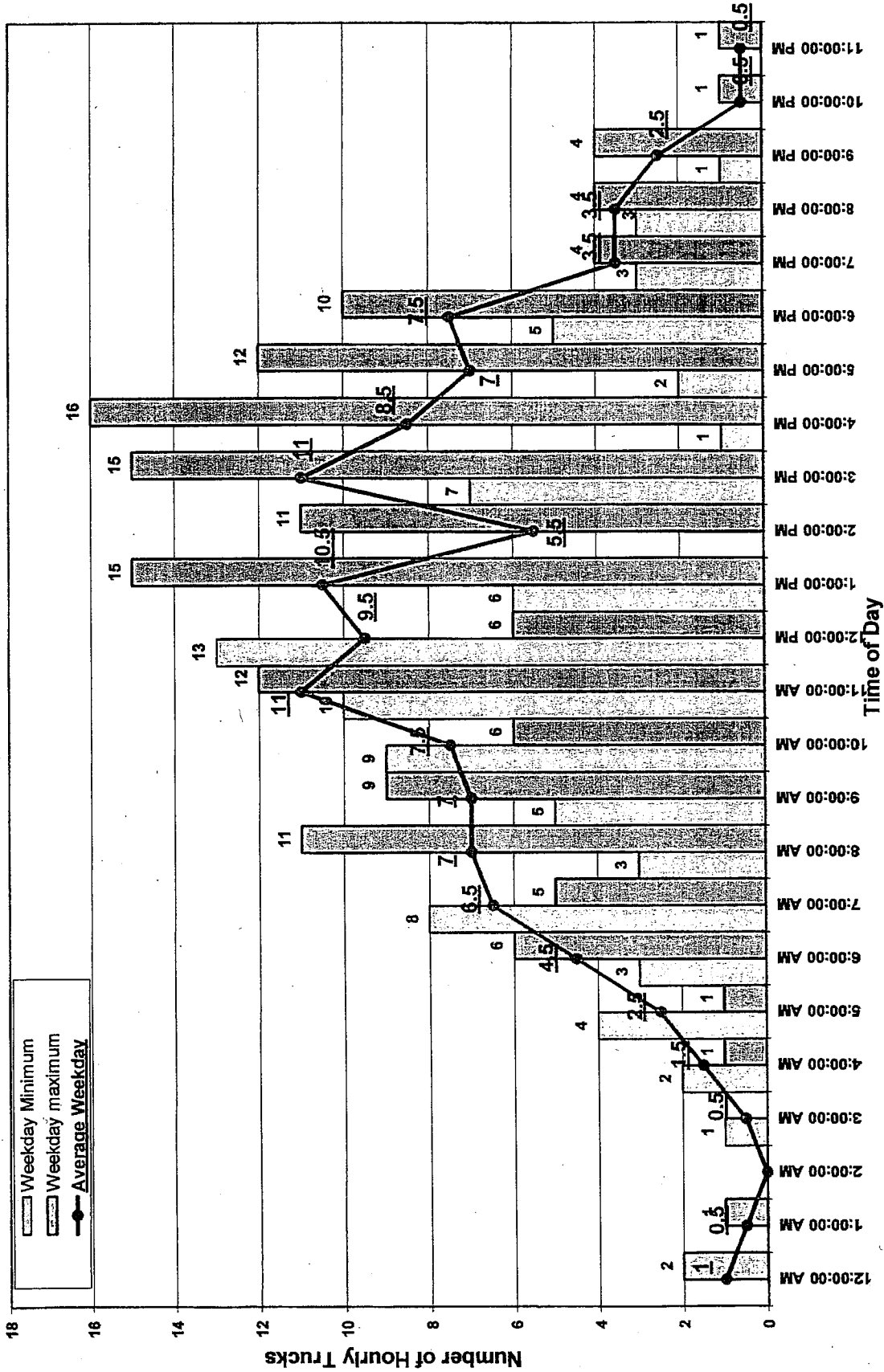


EXHIBIT 4

Exhibits sent .xls/Daily Variation of Trucks

Higgins Associates

**Hourly Truck Movement Variation over 24-Hours during Period Surveyed
(Weekday Minimum on Monday 4/29 and Weekday Maximum on Wednesday 5/15 & Weekday Average)**



ZONING LIMITATIONS
 ZONING: M-3
 MINIMUM LOT SIZE: 1 ACRE
 DEVELOPMENT REQUIREMENTS: GENERAL DEVELOPMENT PLAN (SEC. 21.2A.030)
 ALLOWED USES: USE PERMITS REQUIRED (SEC. 21.2A.050)
 MAXIMUM HEIGHT: 35 FEET
 ALLOWABLE BUILDING AREA: 50% COVERAGE 2,237,784 SF
 MINIMUM LANDSCAPING AREA: 10% 447,253 SF
 LIGHTING LIMITS: CONTROL OF OFF-SITE GLARE
 VEHICLE TRIP REDUCTION: > 80 EMPLOYEES, OR > 20,000 SF
 PARKING, HANDICAP, LOADING & BICYCLE SPACES REQUIRED PER SEC. 21.58

SITE STATISTICS
 PROPERTY OWNER: PDC LLC, 1500 WEST HANCOCK AVENUE, SUITE 270, SAN JOSE, CA 95128
 PROPERTY ADDRESS: 340 E. CAMINO REAL SOUTH, SALINAS, CA 95271
 A.P. NUMBER: 177-132-031-000
 ZONING: M-3
 SITE AREA: 4,474,839 S.F. (102.7 ACRES)
 BUILDING AREA: 1,827,689 SF 41% COVERAGE
 SITE TOPOGRAPHY: FLAT, 85.00'± TO 68.89'±
 BUILDING SLAB ELEVATION: 70.00'

CONSTRUCTION TYPE: EXISTING USE
 OFFICES: 51
 MANUFACTURE: 21

EXISTING AUTO PARKING SPACES: 382

113,866 SF PERVIOUS

406,660 SF PERVIOUS
 481,491 SF PAVING

702,601 SF PERVIOUS
 651,037 SF PAVING

102,210 SF PERVIOUS
 173,546 SF PAVING

GENERAL DEVELOPMENT PLAN
 BASELINE SITE PLAN AT 1"=100.0'



BY: WADE H. REESE, A.I.A.
 1015 CASS STREET, MONTEREY, CA 93940
 VOICE: 831-373-7371 FAX: 831-373-7285

FIRESTONE BUSINESS PARK
 GENERAL DEVELOPMENT PLAN BASELINE STUDY FOR
 340 E. CAMINO REAL SOUTH
 SALINAS, CALIFORNIA 95271

1.0

VICINITY MAP

TABLE OF CONTENTS

PROPOSED PROJECT

SITE STATISTICS



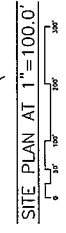
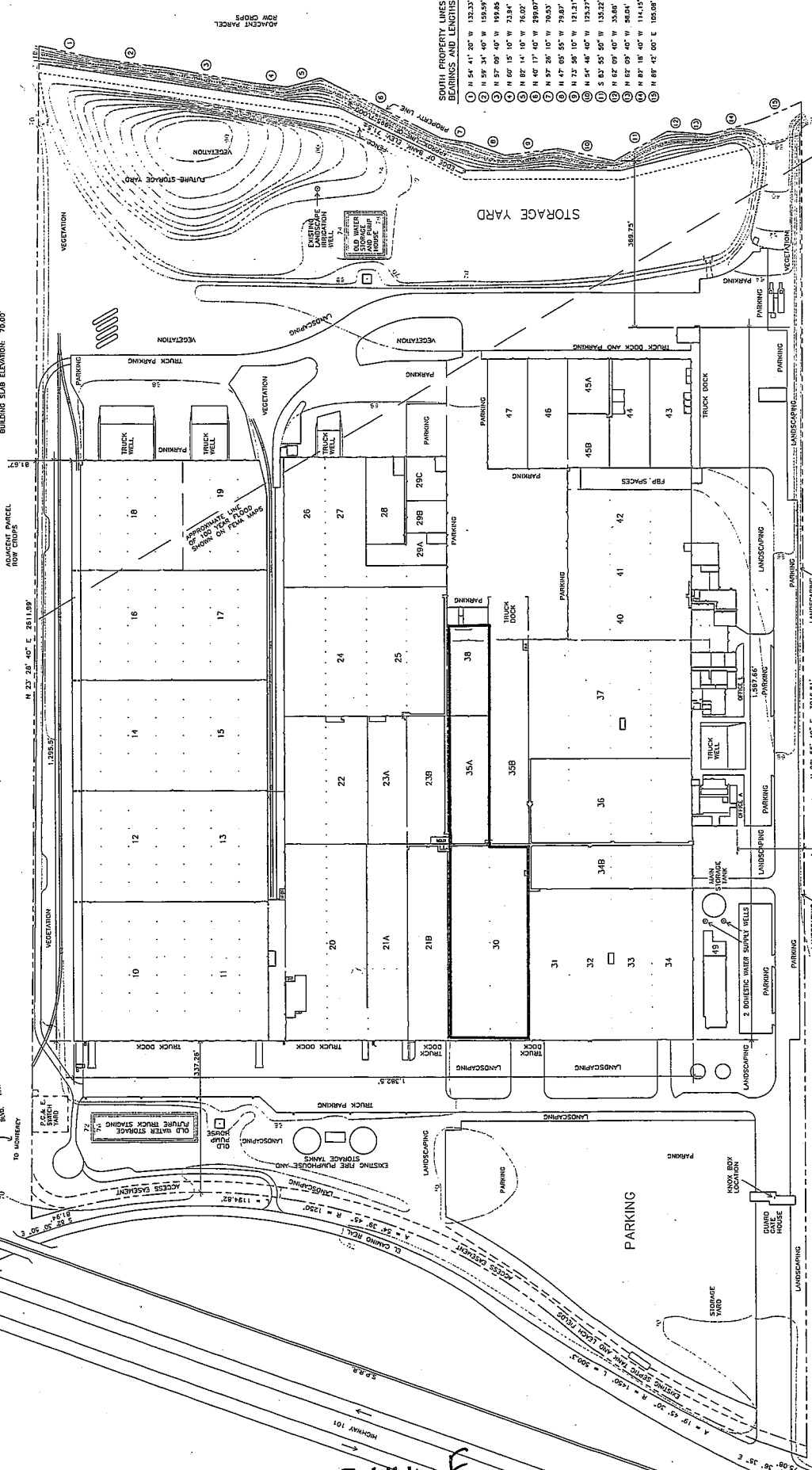
- 1 OVERALL SITE WITH PROJECT LOCATION, VICINITY MAP.
 2 PROPOSED PROJECT, SITE STATISTICS
 3 -

TREE REMOVAL: NONE
 PROPOSED NEW STRUCTURES: NONE
 PROPOSED NEW COVERAGE: NONE

GRADING STATISTICS:
 TOTAL CUT: 0.00 CU. YDS.
 TOTAL FILL: 0.00 CU. YDS.
 STOCKPILE SPOILS ON SITE:

PROPERTY OWNER: FBC LLC
 1520A MONTE BLANCO AVE. SUITE 210
 SANTA ROSA, CA 95401
 PROPERTY ADDRESS: 3000 AL CAMINO REAL SOUTH
 A.P. NUMBER: 177-132-039-000
 ZONING: III B-5
 SITE AREA: 4,275,418 SF. (103.1 ACRES)
 BUILDING AREA: 1,807,432 SF., 40% COVERAGE
 SITE TOPOGRAPHY: FLAT, 65.00'± TO 65.99'±
 BUILDING SLAB ELEVATION: 70.00'

CONSTRUCTION TYPE: II-B V-B
 OFFICES: B
 FACTORY: F1



REF. NORTH
 ADJACENT PARCEL ROW GROUPS
 N 22° 55' 40" E 3016.81'
 N 22° 38' 40" E 2611.89'
 N 22° 38' 40" E 2611.89'
 N 22° 38' 40" E 2611.89'

SOUTH PROPERTY LINES BEARINGS AND LENGTHS

1	N 84° 41' 20" W 133.33'
2	N 59° 34' 40" W 100.59'
3	N 59° 00' 40" W 100.59'
4	N 60° 15' 10" W 23.84'
5	N 80° 14' 10" W 76.90'
6	N 80° 14' 10" W 76.90'
7	N 59° 34' 40" W 100.59'
8	N 47° 03' 55" W 79.67'
9	N 54° 46' 40" W 123.27'
10	N 54° 46' 40" W 123.27'
11	S 83° 55' 50" W 133.22'
12	N 82° 09' 40" W 35.88'
13	N 82° 09' 40" W 35.88'
14	N 87° 18' 40" W 114.15'
15	N 87° 42' 00" E 100.00'