

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: January 9, 2013 Time: 2:30 P.M.	Agenda Item No.: 7
Project Description: Use Permit to allow an agricultural support facility (machine shop) for the repair of agricultural machinery and fabrication of parts within an existing 3,125 square foot non-habitable accessory structure.	
Project Location: 425 West Blanco Road, Salinas	APN: 414-021-011-000
Planning File Number: PLN130087	Owner: Thomas M. Bunn Trust Applicant: Christopher Bunn Agent: Belinda Talubin
Planning Area: Greater Salinas Area Plan	Flagged and staked: No
Zoning Designation: : "F/40" [Farming/40-acre minimum lot size]	
CEQA Action: Categorically Exempt per Section 15301 of the CEQA Guidelines	
Department: RMA - Planning Department	

RECOMMENDATION:

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

- 1) Find the project CEQA exempt per Section 15301; and
- 2) Approve PLN130087, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**).

PROJECT OVERVIEW:

The applicant is proposing the use of an existing non-habitable accessory structure for the repair and fabrication of replacement parts for agricultural equipment. The structure has previously been used for similar purposes by the Tanimura & Antle Produce Company. (**Exhibit B**)

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

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

The project was referred to the Agricultural Commissioner's Office to be considered for review by the Agricultural Advisory Committee (AAC); however, the project was deemed inconsequential by the Office so as to not require review by the AAC. Presently, a Land Use Advisory Committee (LUAC) is not in place to review projects in the Greater Salinas Area Plan vicinity.

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



Steve Mason, Associate Planner
(831) 755-5228, masons@co.monterey.ca.us
December 17, 2013

cc: Front Counter Copy; Zoning Administrator; Monterey County Regional Fire Protection District; RMA-Public Works Department; Environmental Health Bureau; Water Resources Agency; Laura Lawrence, Planning Services Manager; Luke Connolly, Senior Planner; Steve Mason, Project Planner; Christopher Bunn, Owner; Belinda Taluban, Agent; The Open Monterey Project; LandWatch; Planning File PLN130087

Attachments: Exhibit A Project Data Sheet
 Exhibit B Project Discussion
 Exhibit C Draft Resolution, including:
 • Conditions of Approval
 • Site Plan, Floor Plan and Elevations
 Exhibit D Vicinity Map

This report was reviewed by Luke Connolly, Senior Planner. 

EXHIBIT A

Project Information for PLN130087

Application Name: Bunn Christopher A Tr
Location: 425 W Blanco Rd, Salinas
Applicable Plan: Greater Salinas
Advisory Committee: None
Permit Type: Use Permit
Environmental Status: Categorical Exemption
Zoning: F/40

Primary APN: 414-021-011-000
Coastal Zone: No
Final Action Deadline (884): 2/14/2014
Land Use Designation: Farmlands 40 - 160 Ac Min

Project Site Data:

Lot Size: 2.8	Coverage Allowed: 5%
Existing Structures (sf): 6121	Coverage Proposed: 5%
Proposed Structures (sf): 0	Height Allowed: 35'
Total Sq. Ft.: 6121	Height Proposed: 15'
	FAR Allowed: n/a
	FAR Proposed: n/a

Resource Zones and Reports:

Seismic Hazard Zone: IV	Soils Report #: n/a
Erosion Hazard Zone: Low	Biological Report #: n/a
Fire Hazard Zone: N	Forest Management Rpt. #: n/a
Flood Hazard Zone: AH	Geologic Report #: n/a
Archaeological Sensitivity: Low	Archaeological Report #: n/a
Visual Sensitivity: None	Traffic Report #: LIB130342

Other Information:

Water Source: Private Well	Grading (cubic yds.): 0
Water Purveyor: n/a	Sewage Disposal (method): Septic
Fire District: Monterey County Regional FPD	Sewer District Name: n/a
Tree Removal: N/A	

EXHIBIT B DISCUSSION

Project Description and Background

The project site is a 2.8 acre parcel, surrounded by large parcels used almost exclusively for row-crop agricultural production. In addition to the non-habitable accessory structure pertaining to this proposal, the parcel contains a historical farmhouse that has been converted for office use by the current tenant, the California Agricultural Leadership Foundation. The farmhouse/office is not associated with this project. The accessory structure/workshop has previously been used by Tanimura & Antle Produce Company for the purpose of servicing and repairing their agricultural equipment. No Use Permit was associated with the previous usage as Tanimura & Antle leased a number of the neighboring parcels and the usage was considered as being "on-site." The property owner has recently arranged for A&A Machining (currently located in the City of Salinas) to relocate their agricultural equipment repair business to the site. The A&A Machining operations are not expected to differ in intensity from the Tanimura & Antle operations which previously occupied the site.

Project Issues

The primary issue raised during project review was access to and from the project site from Blanco Road. These concerns have been addressed by specially-crafted Conditions of Approval from the Public Works Department:

PWSP01 - Delivery Hours Restriction

To minimize left turns during peak traffic hours the Owner/ Applicant/ Tenant shall operate the project's delivery trucks solely between the hours of 10:00 am and 4:00 p.m., Monday through Friday, to ensure A.M. and P.M. peak commute periods are not impacted.

PWSP02 – Employee Maximum

To maintain reduced traffic trips the Owner/ Applicant/ Tenant shall limit operations to a maximum of 6 employees on site at any one time. The Owner/ Applicant shall denote this limit regarding the tenant's operations in the written lease of the building and parking area for the 3,125 square foot shop building.

On an ongoing basis, the Owner/ Applicant/ Tenant shall limit their number of employees to a maximum of 6 employees. The Owner/ Applicant/ Tenant shall submit annually a letter specifying number of employees to the Public Works and Planning Departments. (Public Works)

PWSP03 – Signage Restriction

No flags, banners, pennants or similar attention-getting devices shall be permitted other than approved signs identifying the address and the tenant's name and logo. Signs limiting access to the property solely to employees and tenant deliveries shall be installed to restrict the use of the existing driveway to the machine shop and the agricultural operations of the fields. These signs and sign locations shall be submitted for approval to the Planning / Public Works Departments prior to their installation, including a sign at the entrance to the shop parking area stating "Access for employees and deliveries only." A sign posted beyond the improved driveway entrance to the shop parking area shall also be provided, stating "Restrictions: Access for farm and emergency vehicles only".

Environmental Review

The project, as proposed, is categorically exempt pursuant to Section 15301 (“Existing Facilities”) of the 2013 CEQA Guidelines, which includes: “operation... leasing... of existing public or private structures, facilities, mechanical equipment... involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination.”

Recommendation

Staff recommends approval of the project as proposed.

**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:

Bunn (PLN130087)

RESOLUTION NO. ----

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project CEQA exempt per Section 15301 of the 2013 CEQA Guidelines; and
- 2) Approving Use Permit to allow an agricultural support facility (machine shop) for the repair of agricultural machinery and fabrication of parts within an existing 3,125 square foot non-habitable accessory structure.

[PLN130087, Bunn, 425 W. Blanco Rd, Salinas
(APN: 414-021-011-000)]

The Bunn application (PLN130087) came on for public hearing before the Monterey County Zoning Administrator on January 9, 2014. 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 support facility (machine shop) for the repair of agricultural machinery and the fabrication of parts. The facility is proposed within an existing 3,125 square foot non-habitable accessory structure.

 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 PLN130087.

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;
 - 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 425 W. Blanco Rd, Salinas (Assessor's Parcel Number 414-021-011-000), Greater Salinas Area Plan. The parcel is zoned "F/40" [Farming/40-acre minimum parcel size], which allows Agricultural Support Facilities with an approved Use Permit. Therefore, the project is a conditionally allowed land use for this site.
 - c) The project planner conducted a site inspection on March 28, 2013, to verify that the project on the subject parcel conforms to the plans listed above.
 - d) The proposed project is consistent with the "Agriculture" section of the Greater Salinas Area Plan of the 2010 Monterey County General Plan, specifically:

GS-6.2 On lands designated as Agricultural, Agricultural Support Services (coolers, cold rooms, loading docks, and farm equipment shops) that are accessory to:

- a. On-site agricultural uses shall be allowed.
- b. Off-site agricultural uses may be allowed, subject to obtaining a discretionary permit, subject to the following findings, which shall be made based upon substantial evidence in each case:
 - 1. That the land on which the support facilities are proposed is not suitable for cultivation due to terrain, soil, or other physical constraints.
 - 2. That such support facilities are necessary or appropriate in connection with the cultivation, harvesting, or processing of crops raised by the applicant on some portions of the subject property or on properties in the area under the control of the applicant.
 - 3. That the maintenance and operation of such support facilities will not impair the ability to produce crops on the balance of the subject property or on neighboring properties.
- e) The project was referred to the Agricultural Commissioner's Office to be considered for review by the Agricultural Advisory Committee (AAC); however, the project was deemed inconsequential by the Office so as to not require review by the AAC. There is presently no Land Use Advisory Committee (LUAC) in place to review projects in the Greater Salinas Area Plan vicinity.
- 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 PLN130087.

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) The following report has been prepared for the project:
 - "A&A Machining Traffic Impact Analysis Report" (LIB130342) prepared by Keith B. Higgins, C.E., T.E. (Hatch, Mott MacDonald), Gilroy, CA, July 12, 2013.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the proposed use. County staff has independently reviewed these reports and concurs with their conclusions.

- c) Staff conducted a site inspection on March 28, 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 PLN130087.

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) The Public Works Department has drafted a Condition of Approval, limiting deliveries to 10AM-4PM, Monday-Friday, in order to facilitate vehicular access to the greatest extent feasible.
 - c) Staff conducted a site inspection on March 28, 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 PLN130087.

5. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning, subdivision, and all 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 March 28, 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 PLN130087.

6. **FINDING:**

CEQA (Exempt): - The project is categorically exempt from environmental review pursuant to the 2013 CEQA Guidelines.

EVIDENCE:

- a) California Environmental Quality Act (CEQA) Guidelines Section 15301, categorically exempts operation... leasing... of existing public or private structures, facilities, mechanical equipment... involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.”.
- b) The project proposes an agricultural equipment repair facility of a similar, or lesser, intensity to that of a previous tenant within the existing 3,125 square foot non-habitable accessory structure.
- c) No adverse environmental effects were identified during staff review of the development application during a site visit on March 28, 2013.
- d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.
- e) Staff conducted a site inspection on March 28, 2013, to verify that the site is suitable for this use.
- 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 PLN130087.
- g) The Monterey County Planning Department, located at 168 W. Alisal, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.

7. **FINDING:**

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

EVIDENCE:

Section 21.80.040.B 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 CEQA exempt per Section 15301 of the 2013 CEQA Guidelines; and
2. Approve a Use Permit to allow an agricultural support facility (machine shop) for the repair of agricultural machinery and fabrication of parts within an existing 3,125 square foot non-habitable accessory structure., subject to the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 9th day of January, 2014.

Jacqueline Onciano, 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

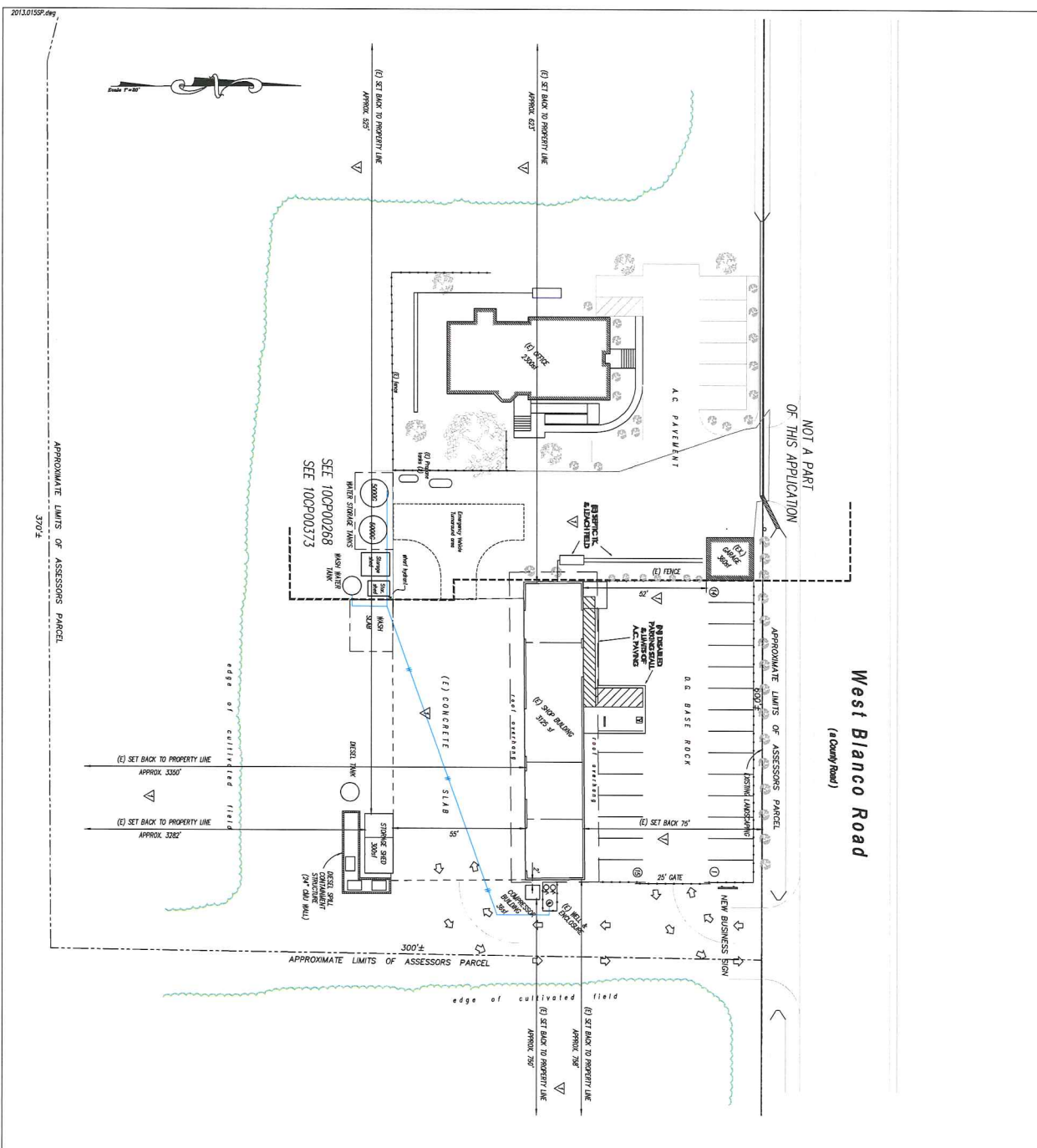
1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

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.

Form Rev. 11-06-2013



- NOTES:**
1. APPLICATION PARTNERZ IS A REQUEST TO ALLOW CONVERSION OF THE EXISTING AGRICULTURAL FRAM SHED STRUCTURE TO AN OFFICE AGRICULTURE SUPPORT FACILITY. THIS FACILITY WOULD PROVIDE FOR THE FABRICATION AND REPAIR OF AGRICULTURAL PRODUCTION, HARVESTING AND PROCESSING EQUIPMENT.
 2. HOURS OF OPERATION WILL BE 9AM TO 5PM, MONDAY THROUGH FRIDAY.
 3. THERE WILL BE A TOTAL OF SIX EMPLOYEES WORKING IN THE FABRICATION SHOP.
 4. A TOTAL OF 22 PARKING SPACES ARE AVAILABLE INCLUDING ONE SPACE RESERVED FOR DISABLED ACCESS LOCATION AS SHOWN.
 5. FABRICATION SHOP EMPLOYEES WILL BE RESPONSIBLE FOR THE ROUTE REPAIR OF EQUIPMENT REQUIRING REPAIR, NO INCREASE IN CUSTOMER TRAFFIC IS ANTICIPATED WITH THIS APPLICATION.
 6. NEW BUSINESS SIGNAGE IS ANTICIPATED AND WILL BE SUBJECT TO A SEPARATE APPROVAL SUBMITTAL.
 7. ASSESSORS PARCEL BOUNDARY LOCATION IS BASED UPON RECORD MAPPING, NO BOUNDARY SURVEY HAS BEEN COMPLETED.
 8. WATER BY EXISTING WELL, CURRENT WATER SYSTEM IS EXISTING, NO ADDITIONS ARE PROPOSED.
 9. SEWER SYSTEM SERVED BY EXISTING SEPTIC TANK & LEACH FIELD, NO ADDITIONS ARE PROPOSED.
 10. NO ADDITIONAL DIMENSION / ENTRY TO BLANCO ROAD IS PROPOSED.
 11. THIS ENTIRE PROJECT AREA LIES WITHIN FLOOD ZONE AH AS SHOWN UPON FLOOD INSURANCE RATE MAP CROSSSECTION.
 12. NO CHANGE IN BUILDING OCCUPANCY CLASSIFICATION IS PROPOSED.

PLANNING PROJECT DATA SUMMARY:

1. PROPERTY:	APN 414-021-011	2.83 ACRES
2. GENERAL PLAN LAND USE DESIGNATION FOR BOTH PROPERTIES IS RAINLANDS - 40 ACRE MINIMUM.		
3. ZONING DESIGNATION IS F/40.		
4. LOT COVERAGE:	TOTAL LOT SIZE: 2.83 ACRES (123,295 SQ. FEET)	BUILDING COVERAGE: 6,212 SQ. FEET
5. ASSESSED PARCELS 414-021-004, 011, AND 010 ARE COMBINED TO CREATE THE EXEMPT FACILITY. NO ZONING, PLANNING, OR COUNTY RECORDS, THE TOTAL LOT OF RECORD IS 162,313 SQUARE FEET. PER AG. CO. ASSESSORS GOVERNMENT RECORDS.		
6. NO SITE GRADING IS PROPOSED.		
7. NO TREES ARE SCHEDULED TO BE REMOVED.		
8. APPROXIMATE SURFACE: TOTAL BUILDING COVERAGE 6,013 SQ. FEET, TOTAL PAVEMENT AREA 11,007 SQ. FEET, TOTAL COVERAGE 17,020 SQ. FEET.		
9. NEW PARKING SPACES - 22 SPACES (1/200 SQ. FT. OF BUILDING AREA), PARKING PROVIDED - 22 SPACES INCLUDING 1 FOR DISABLED ACCESS.		
10. NO ADDITIONAL LANDSCAPING IS PROPOSED.		

Vicinity Map
Scale: 1" = 20'
1" = 1 mile

Use Permit Site Plan
FOR PLAN 1300387, A USE PERMIT APPLICATION TO ALLOW FABRICATION AND REPAIR OF AGRICULTURAL PRODUCTION AND HARVESTING EQUIPMENT AT 1745 WEST BLANCO ROAD IN THE GREATER SALINAS AREA LAND USE PLAN, T14S, R2E, M088M, MONTEREY COUNTY, CA prepared for
Christopher A. Bunn Trust

MONTEREY COUNTY SURVEYORS, INC.
235 Salinas Street, Salinas, CA 93901 ph:831-424-1984
f:424.4099 email:mcs@montereycountysurveyors.com
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REVISIONS
07/04/2013

DATE: 04/05/2013
SCALE: 1"=20'
DRAWN BY: ghw
APP. NO. 414-021-011
SHEET SP1 OF TWO SHEETS



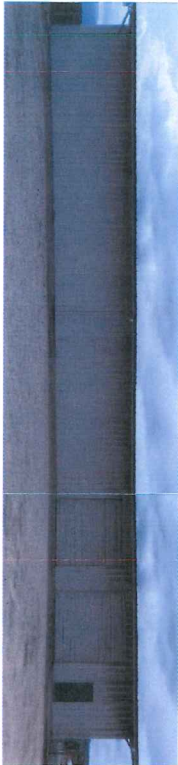
EAST ELEVATION



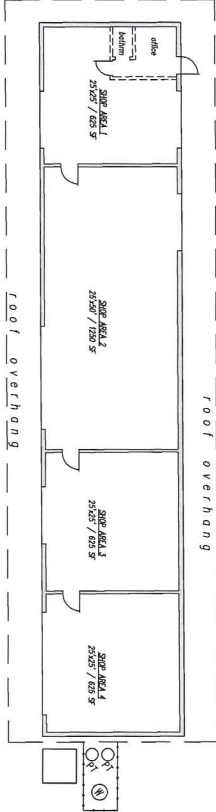
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

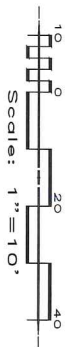


FLOOR PLAN

Scale: 1"=10'

BUILDING ELEVATION NOTES:

1. THIS AGRICULTURE SUPPORT FACILITY CONSISTS OF A METAL FRAME BUILDING 25 FEET WIDE BY 129 FEET IN LENGTH - TOTAL FLOOR AREA 3225 SQ. FEET. ADDRESS OF BUILDING IS 429 WEST BLANCO ROAD, SALINAS, CALIFORNIA.
2. BUILDING HEIGHT IS 15.8 FEET MEASURED FROM EXISTING GROUND TO TOP OF GABLE ROOF AT EAST SIDE OF BUILDING.
3. EXISTING METAL SIDING IS WHITE IN COLOR.
4. THERE ARE A TOTAL OF FOUR SHOP AREAS LOCATED WITHIN THE BUILDING. SHOP AREAS ONE, TWO, AND THREE ARE AVAILABLE FOR AGRICULTURAL FABRICATION OPERATIONS. SHOP AREA FOUR WILL BE RETAINED BY THE RANCH FARMING OPERATIONS. DEWALT AND SHALL BE USED FOR STORAGE OF FABRICATION MATERIALS.
5. FABRICATION SHOP EMPLOYEES WILL BE RESPONSIBLE FOR THE ROUTINE MAINTENANCE OF EQUIPMENT REQUIRING REPAIR. NO INCREASE IN CUSTOMER TRAFFIC IS ANTICIPATED WITH THIS APPLICATION.
6. NEW BUSINESS SIGNAGE IS ANTICIPATED IN THE LOCATION SHOWN AND WILL BE THE SUBJECT OF A SEPARATE SIGN SUBMITTAL.
7. ASSESSORS PARCEL BOUNDARY LOCATION IS BASED UPON RECORD MAPPING. NO BOUNDARY SURVEY HAS BEEN COMPLETED.



Scale: 1"=10'

REVISIONS



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Use Permit Site Plan
 FOR PLAN 1300387, A USE PERMIT APPLICATION TO ALLOW FABRICATION AND REPAIR OF AGRICULTURAL PRODUCTION AND HARVESTING EQUIPMENT AT 429 WEST BLANCO ROAD IN THE GREATER SALINAS AREA LAND USE PLAN, T14S, R2E, MOBSM, MONTEREY COUNTY, CA prepared for
Christopher A. Bunn Trust

DATE: 04/03/2013
 SCALE: 1"=10'
 DRAWN BY: ghw
 APP. 414-021-011
 JOB NO. 2013.015
 SHEET
SP2
 OF TWO SHEETS

Monterey County Planning Department

DRAFT Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan

PLN130087

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:** This permit -

Use Permit to allow an agricultural support facility (machine shop) for the repair of agricultural machinery and fabrication of parts within an existing 3,125 square foot non-habitable accessory structure. The property is located at 425 West Blanco Road, Salinas (Assessor's Parcel Number 414-021-011-000), Greater Salinas Area Plan.

- 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 Permit Approval Notice. This notice shall state:
"A Use Permit (Resolution Number ***) was approved by the Monterey County Zoning Administrator for Assessor's Parcel Number 414-021-011-000 on January 9, 2014. The permit was granted subject to twelve (12) 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. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on January 9, 2017, unless use of the property or actual construction has begun within this period. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

5. PDSP01 - BUSINESS OPERATION PLAN

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The business operation approved through this Use Permit shall operate within substantial conformance of the following parameters:

- No more than six (6) employees on-site at any time
- Delivery trucks between the hours of 10:00 am and 4:00 p.m. only, Monday through Friday
- Hours of Operation: 8AM-5PM Monday - Friday

Compliance or Monitoring Action to be Performed: As described in Condition PDSP01 under Project PLN130087.

6. EHSP01 - HAZARDOUS MATERIALS BUSINESS RESPONSE PLAN (NON-STANDARD CONDITION)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: 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). (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to commencement of operations the owner/operator shall submit the signed Business Response Plan - Memorandum of Understanding (form available from EHB) that specifies an approved Business Response Plan must be on file with the Hazardous Materials Management Services program 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.

7. EHSP02 - SEPTIC SYSTEM (NON-STANDARD CONDITION)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Existing septic system to serve the ag facility shall be upgraded to include traffic rated risers to grade, two-way clean out and an effluent filter. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to commencement of operations the owner/operator shall have an approved septic contractor retro-fit the existing septic tank with traffic rated risers to grade, install a two-way clean out, and an effluent filter.

8. NON-STANDARD CONDITION - ROAD ACCESS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRE030 - ROAD ACCESS (NON-STANDARD CONDITION)
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. (Monterey County Regional Fire District)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the roadway into design and print the text of this condition as "Fire Department Notes" on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of roadway improvements and obtain fire department approval the final fire inspection.

9. PW0001 - ENCROACHMENT (COM)

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Obtain an encroachment permit from the Department of Public Works and construct a commercial driveway connection to Blanco Road including tapers. The design and construction is subject to the approval of the Public Works Director. (Public Works)

Compliance or Monitoring Action to be Performed: Prior to Building/Grading Permit Issuance Owner/Applicant shall obtain an encroachment permit from DPW. Improvements are to be completed prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

10. PWSP01 - Delivery Hours Restriction

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: To minimize left turns during peak traffic hours the Owner/ Applicant/ Tenant shall operate the project's delivery trucks solely between the hours of 10:00 am and 4:00 p.m., Monday through Friday, to ensure A.M. and P.M. peak commute periods are not impacted.

Compliance or Monitoring Action to be Performed: On an ongoing basis, all deliveries shall occur between 10:00 A.M. and 4:00 P.M., Monday through Friday. The Owner/ Applicant/ Tenant shall submit annually a letter specifying that deliveries have been made between 10:00 A.M. and 4:00 P.M., Monday through Friday to the Public Works and Planning Departments. (Public Works)

11. PWSP02 – Employee Maximum

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: To maintain reduced traffic trips the Owner/ Applicant/ Tenant shall limit operations to a maximum of 6 employees on site at any one time. The Owner/ Applicant shall denote this limit regarding the tenant's operations in the written lease of the building and parking area for the 3,125 square foot shop building.

Compliance or Monitoring Action to be Performed: On an ongoing basis, the Owner/ Applicant/ Tenant shall limit their number of employees to a maximum of 6 employees. The Owner/ Applicant/ Tenant shall submit annually a letter specifying number of employees to the Public Works and Planning Departments. (Public Works)

12. PWSP03 – Signage Restriction

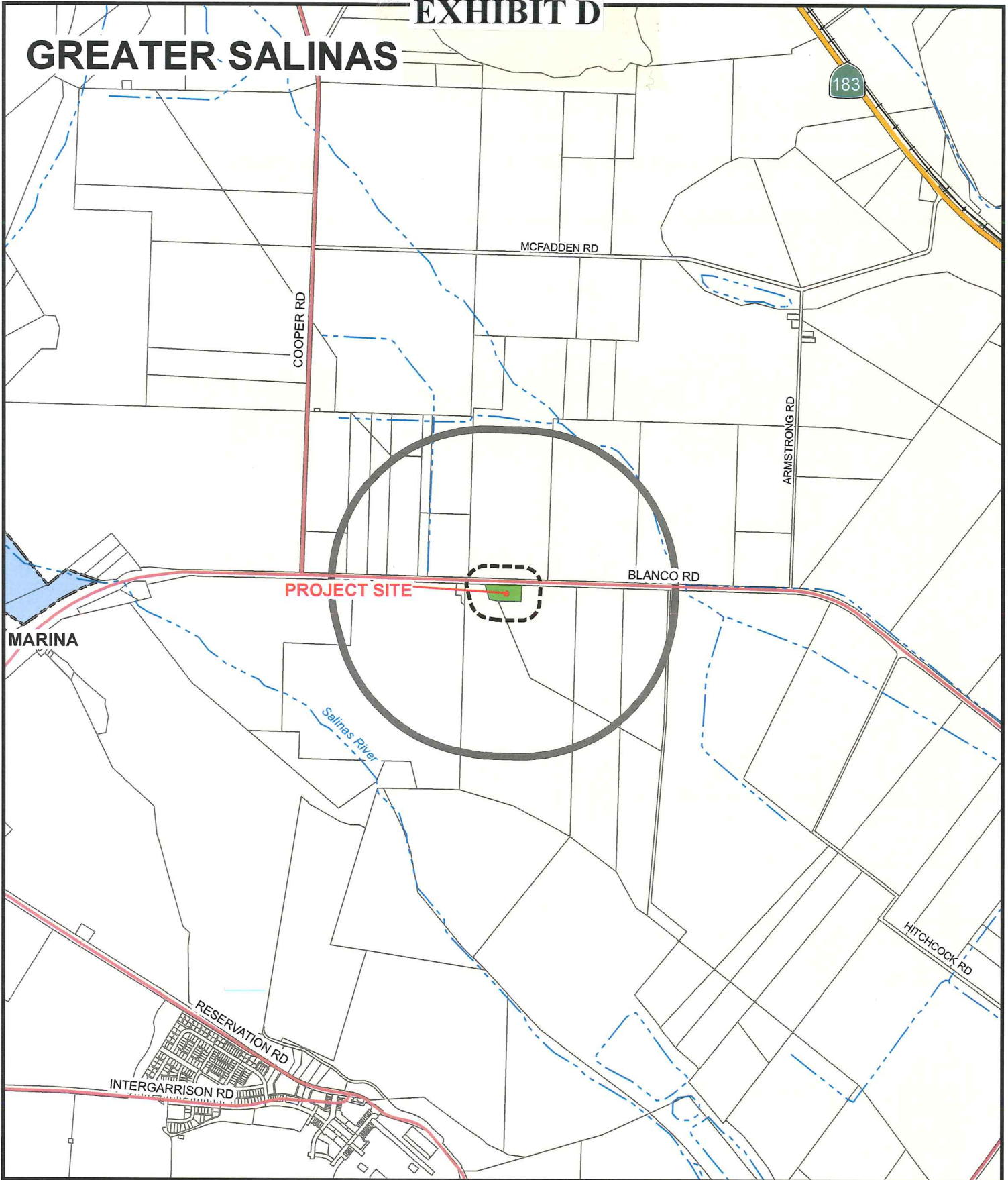
Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: No flags, banners, pennants or similar attention-getting devices shall be permitted other than approved signs identifying the address and the tenant's name and logo. Signs limiting access to the property solely to employees and tenant deliveries shall be installed to restrict the use of the existing driveway to the machine shop and the agricultural operations of the fields. These signs and sign locations shall be submitted for approval to the Planning / Public Works Departments prior to their installation, including a sign at the entrance to the shop parking area stating "Access for employees and deliveries only." A sign posted beyond the improved driveway entrance to the shop parking area shall also be provided, stating "Restrictions: Access for farm and emergency vehicles only".

Compliance or Monitoring Action to be Performed: On an ongoing basis, the Owner/ Applicant/ Tenant shall keep the property free of flags, banners, pennants or other attention-getting devices and conduct business in a manner to restrict traffic trips by others (not including deliveries and employees) and maintain signs. (Public Works)

EXHIBIT D

GREATER SALINAS

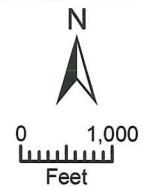


APPLICANT: BUNN

APN: 414-021-011-000

FILE # PLN130087

 2500' Limit  300' Limit  Water  City Limits



PLANNER: MASON