

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: October 9, 2014	Agenda Item No.: 5
Project Description: Combined Development Permit consisting of a: (1) Use Permit to allow the construction of a 30,500 square foot warehouse/office building, 4,171 square foot attached canopy and 200,000 gallon water tank; (2) Variance for building coverage in excess of 5% (approximately 6.5% building coverage is proposed) of the lot area in the Farmlands ("F") Zoning District; (3) Use Permit for modification of parking standards.	
Project Location: 301 Natividad Road, Salinas	APN: 211-012-027-000
Planning File Number: PLN130738	Owner/Applicant: American Takii, Inc. Agent: Mog Cabutu
Planning Area: Greater Salinas Area Plan	Flagged and staked: No
Zoning Designation: "Farmlands – 40 Acre Minimum Lot Size"	
CEQA Action: Negative Declaration	
Department: RMA-Planning	

RECOMMENDATION:

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

- 1) Adopt the Negative Declaration; and
- 2) Approve a Combined Development Permit consisting of a: (1) Use Permit to allow the construction of a 30,500 square-foot warehouse/office building, 4,171 square-foot attached canopy and 200,000 gallon water tank; (2) Variance for building coverage in excess of 5% (approximately 6.5% building coverage is proposed) of the lot area in the Farmlands ("F") Zoning District; (3) Use Permit for modification of parking standards (148 spaces required/107 parking spaces proposed), based on the findings and evidence and subject to the conditions of approval (**Exhibit C**).

PROJECT OVERVIEW:

See discussion project discussion and analysis (**Exhibit B**) on page 4.

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

- √ RMA-Public Works Department
- √ RMA-Environmental Services
- √ 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 RMA – Public Works, Environmental Health Bureau, Water Resources Agency and the Monterey County Regional Fire Protection District have been incorporated into the Condition Compliance Plan attached to the draft resolution (**Exhibit C**).

The project was referred to the Agricultural Commissioner's office where it was deemed not significant enough to require review by the Agricultural Advisory Committee. At present, there is no Land Use Advisory Committee assembled for the Greater Salinas Planning Area, within which area the project is located.

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



Steve Mason, Associate Planner
(831) 755-5228, masons@co.monterey.ca.us
October 9, 2014

cc: Front Counter Copy; Zoning Administrator; Greater Monterey Peninsula Fire Protection District; RMA-Public Works Department; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; Luke Connolly, RMA Services Manager; Steve Mason, Project Planner; American Takii, Inc., Owner; Mog Cabutu, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Planning File PLN130738

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
	Exhibit E	Variance Justification Letter
	Exhibit F	Negative Declaration

This report was reviewed by Luke Connolly, Planning Services Manager.

EXHIBIT A

Project Information for PLN130738

Application Name: American Takii Inc	
Location: 301 Natividad Rd, Salinas	
Applicable Plan: Greater Salinas	Primary APN: 211-012-027-000
Advisory Committee: None	Coastal Zone: No
Permit Type: Combined Development Permit	Final Action Deadline (884): 2/3/2015
Environmental Status: Negative Declaration	
Zoning: F/40	Land Use Designation: Farmlands 40 - 160 Ac Min

Project Site Data:

Lot Size: 20	Coverage Allowed: 5%
Existing Structures (sf): 22189	Coverage Proposed: 6.2%
Proposed Structures (sf): 34280	Height Allowed: 35'
Total Sq. Ft.: 56469	Height Proposed: 33'-4"
Special Setbacks on Parcel:	FAR Allowed: n/a
	FAR Proposed: n/a

Resource Zones and Reports:

Seismic Hazard Zone: II	Soils Report #: n/a
Erosion Hazard Zone: Low	Biological Report #: n/a
Fire Hazard Zone: N	Forest Management Rpt. #: n/a
Flood Hazard Zone: X (unshaded)	Geologic Report #: n/a
Archaeological Sensitivity: High	Archaeological Report #: LIB140161
Visual Sensitivity: None	Traffic Report #: LIB140160

Other Information:

Water Source: Mutual Shared System	Grading (cubic yds.): 1600
Water Purveyor: n/a	Sewage Disposal (method): Septic
Fire District: Monterey County Regional FPD	Sewer District Name: n/a
Tree Removal: 0	

EXHIBIT B DISCUSSION

Project Description and Background

The property owner and applicant, American Takii Seed Company, has been operating a facility for the commercial processing and packaging of horticultural seeds at the 20-acre project site since 1980. Currently, existing structures include approximately 30,000 square feet of greenhouses, a 20,000 square foot warehouse/office building, and associated storage buildings and workshops. The majority of the remainder of the project site is utilized for limited seasonal seed cultivation. The proposed project consists of the addition of an approximately 30,500 square foot warehouse/office building, a 4,071 square foot canopy connecting the existing and proposed warehouses, a 200,000 gallon water tank and the removal of approximately 4,200 square feet of existing greenhouses. The project grading estimates call for 800 cubic yards of cut and 800 cubic yards of fill. Upon completion of the project, site coverage will total approximately 56,500 square feet of building coverage, excluding greenhouses.

Project Issues

Based on the square footage of office and warehouse uses that will result from the proposed project, Monterey County Inland Zoning Code (Title 21) requires parking for 148 vehicles onsite. As part of the Combined Development Permit, the applicant requests that a Modification to this parking requirement be granted, allowing for 107 onsite parking spaces. Staff supports this request as it is considered that adequate parking will be provided on-site for the uses proposed. Warehousing and storage uses, which will comprise approximately 50,000 square feet of the site's building area once the project is developed, are among the least intensive in terms of parking demand, typically requiring one vehicle space per 1,000 square feet of floor area. For instance, the Cities of Salinas, Marina and San Jose all apply a 1 space:1,000 square feet ratio for warehousing. The Monterey County Code (21.58.040) provision of 1 parking space per 500 square feet of warehouse space is twice as intensive as the 1:1,000 parking ratio and therefore overstates the parking that is actually needed to serve a project like the one proposed by American Takii Seed Company. The provision of unneeded parking also works against County planning objectives such as reducing impervious surface areas and the onsite retention of storm water runoff. Further support for the reduced parking request is found in the actual projected operations of the facility. During American Takii's peak use period (March-July), the estimated number of employees onsite at one time is 54, far below the 107 parking spaces proposed by the project. Staff, therefore, finds that the onsite parking proposed for the expanded warehouse operation with an ancillary office use is adequate and will not result in any off-site parking problems.

Monterey County Inland Zoning Code (Title 21) allows for a maximum building coverage of 5% for properties in the Farmlands ("F") Zoning District. The project, as proposed, would result in building coverage of approximately 6.5% (i.e., 56,550 square feet of building and structural coverage on a 20-acre site). Planning Department Staff supports this request due to the parcel's sub-standard 20-acre area relative to other properties zoned "F," which are typically 40+ acres in size. If, for instance, the project parcel met the "F" Zoning District minimum of 40 acres, the resulting building coverage proposed would be approximately 3.3%, well below the maximum building coverage requirement of the "F" District and evidence that the proposed project would not constitute a privilege relative to neighboring properties in the District. Additionally, from a land use standpoint, despite its "F" zoning designation the subject property is not used by the property owner, American Takii Seed Company, as agricultural land, but rather as a commercial-

agricultural use that plays a key regional role in the emerging area of agricultural technology. Therefore, allowing the expansion of an existing office-warehouse use on the subject property is preferable than having a similar expansion occur elsewhere in the County on land actually used for agricultural purposes.

The proposed project is estimated to generate 23 vehicle trips per day, with 7 trips generated during the AM peak hour (6 in, 1 out) and 7 trips generated during the PM peak hour (0 in, 7 out). These potential trips generated by the project will not impact traffic flows in the immediate project area.

The project site is located within a "Special Treatment Area," as designated by the 2010 Monterey County General Plan. The project is in full compliance with the requirements outlined according to the Special treatment Area:

GS-1.10 Special Treatment Area: Natividad/Rogge Road – The three parcels at the northwest corner of Natividad and Rogge Roads shall be designated as a "Special Treatment Area" to permit on-site soil dependent agricultural operations such as greenhouses (APNs 211-012-027, 211-012-041, and 211-012-042). Minimum parcel size in this area shall be 10 acres. Subdivision of land in this area shall be approved only under the following conditions:

- a. That the residential development rights or parcels formed through subdivision approval be dedicated by means of an agricultural conservation easement to the County or a qualified organization such as that specified in Section 501(c)(3) of the Internal Revenue Code;
- b. That a drainage management plan to mitigate run-off to adjoining farmlands has been prepared for the entire special treatment area;
- c. That the allowance of one mobile home will be only for a caretaker or security personnel and not for residential purposes.

Environmental Review

An Initial Study/Negative Declaration (IS/ND) was prepared for the project. The IS/ND was circulated for public comment from September 2, 2014, through September 22, 2014. No comments were received from the public or other agencies regarding the IS/ND during that time.

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:

American Takii, Inc. (PLN130738)

RESOLUTION NO. ----

Resolution by the Monterey County Zoning
Administrator:

- 1) Adopting a Negative Declaration; and
- 2) Approving Combined Development Permit consisting of a: (1) Use Permit to allow the construction of a 30,500 square foot warehouse/office building, 4,171 square foot attached canopy and 200,000 gallon water tank; (2) Variance for building coverage in excess of 5% (approximately 6.5% building coverage is proposed) of the lot area in the Farmlands ("F") Zoning District; (3) Use Permit for modification of parking standards (148 spaces required/107 parking spaces proposed), based on the findings and evidence and subject to the conditions of approval.

[PLN130738, American Takii, Inc., 301 Natividad Road, Salinas, Greater Salinas Area Plan (APN: 211-012-027-000)]

The American Takii, Inc., application (PLN130738) had a public hearing before the Monterey County Zoning Administrator on September 25, 2014 and was continued to October 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 Combined Development Permit consisting of a: (1) Use Permit to allow the construction of a 30,500 square foot warehouse/office, 4,171 square foot attached canopy and 200,000 gallon irrigation water tank; (2) Variance for building coverage in excess of 5% (approximately 6.5% building coverage is proposed) of the lot area in the Farmlands ("F") Zoning District; (3) Use Permit for modification of parking standards (148 spaces required/107 parking spaces proposed).
- EVIDENCE:** The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN130738.

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 301 Natividad Road, Salinas (Assessor's Parcel Number 211-012-027-000), Greater Salinas Area Plan. The parcel is zoned "F/40" (Farmlands – 40 Acre Minimum Lot Size), which allows Agricultural Support Facilities and Agricultural Processing Plants with an approved Use Permit. Therefore, the project is an allowed land use for this site.
 - c) The project planner conducted a site inspection on April 10, 2014, to verify that the project on the subject parcel conforms to the plans listed above.
 - d) Pursuant to the square footage of office space and warehouses that will result from the proposed project, Monterey County Inland Zoning Code (21.58.040) would require parking for 148 vehicles onsite, due in large part to the requirement of 1 parking space per 500 square feet of warehouse area. The applicant requests that a Modification to this parking requirement be granted, to allow for 107 spaces on-site. Warehousing and storage uses, which will comprise approximately 50,000 square feet of the site's building area once the project is developed, are among the least intensive land uses in terms of generating parking demand, typically requiring one vehicle space per 1,000 square feet of floor area. For instance, the Cities of Salinas, Marina and San Jose all use a 1 space:1,000 square feet ratio for warehousing. The Monterey County Code (21.58.040) provision of 1 parking space per 500 square feet of warehouse space is twice as intensive as the 1:1,000 parking ratio and therefore overstates the parking that is actually needed to serve a project like the one proposed by American Takii Seed Company. Further support for the reduced parking request is found in the actual projected operations of the facility. During American Takii's peak use period (March-July), the estimated number of employees onsite at one time is 54, far below the 107 parking spaces proposed by the project. Staff, therefore, finds that the onsite parking proposed for the expanded warehouse operation with an ancillary office use is adequate and will not result in any off-site parking problems.
 - e) The project was referred to the Agricultural Commissioner's office where it was deemed not significant enough to require review by the Agricultural Advisory Committee. There is no Land Use Advisory Committee presently assembled for the Greater Salinas Planning Area within which area the project is located.
 - f) The application, project plans, and related support materials submitted

by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN130738.

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, Public Works and Environmental Services, Greater Monterey County Fire Protection District, Monterey County Environmental Health Bureau, and Monterey County Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended by the agencies have been incorporated in the Combined Development Permit.
 - b) Staff identified potential traffic impacts, and, to a lesser extent, impacts to archaeological resources. Accordingly, the following reports were prepared:
 - “American Takii Traffic Impact Analysis Report” (and Addendum) (LIB140160) prepared by Hatch, Mott MacDonald, Gilroy, CA, April 10, 2014 (addenda August 4, 2014).
 - “Preliminary Archaeological Reconnaissance for a new warehouse on a portion of APN 211-012-027” (LIB140161) prepared by Archaeological Consulting, Salinas, CA, March 12, 2014The above-mentioned technical reports confirmed there are no physical or environmental constraints making the site not suitable for the development and uses proposed. County staff has independently reviewed these reports and concurs with their conclusions.
 - c) Staff conducted a site inspection on April 10, 2014, 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 for the proposed development are found in Project File PLN130738.

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, Public Works and Environmental Services, Monterey County Regional Fire Protection District, Monterey County Environmental Health Bureau and Monterey County 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 vicinity of the project.
 - b) Necessary public facilities and services are existing and available to serve the proposed project.
 - c) Staff conducted a site inspection on April 10, 2014 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 for the proposed development are found in Project File PLN130738.

5. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses 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 and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on April 10, 2014, and researched County records to assess if any violation exists on the subject property and determined that no violations exist.
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN130738.

6. **FINDING:** **CEQA (Negative Declaration)** - On the basis of the whole record before the Monterey County Zoning Administrator, there is no substantial evidence that the proposed project as designed and conditioned will have a significant effect on the environment. The Initial Study/Negative Declaration (IS/ND) prepared and circulated for the project reflects the independent judgment and analysis of the County.

- EVIDENCE:**
- a) Public Resources Code Section 21080(c) and California Environmental Quality Act (CEQA) Guidelines Section 15063(b)(2) require environmental review if there is substantial evidence that the project may have a significant effect on the environment.
 - b) Monterey County RMA-Planning prepared an Initial Study pursuant to the CEQA. The Initial Study is on file in the offices of RMA-Planning and is hereby incorporated by reference (PLN130738).
 - c) The Initial Study provides substantial evidence, based upon the record as a whole, that the project could not have a significant effect on the environment. Staff, accordingly, prepared a Negative Declaration.
 - d) The Negative Declaration ("ND") for PLN130738 was prepared in accordance with CEQA and circulated for public review from September 2, 2014, through September 22, 2014.
 - e) Issues that were analyzed in the Negative Declaration include: aesthetics, agriculture and forest resources, air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation/traffic, and utility/service systems.
 - f) Evidence that has been received and considered includes: the application, technical studies/reports (see Finding 2/Site Suitability) and staff reports that reflect the County's independent judgment. These documents are on file in RMA-Planning (PLN130738) and are hereby incorporated herein by reference.
 - g) The IS/ND was circulated from September 2 through September 22,

2014. No comments were received regarding the IS/ND during the public review and comment period..

- h) Monterey County RMA-Planning, 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:** **VARIANCE (SPECIAL CIRCUMSTANCES)** – A variance shall be granted because of special circumstances applicable to the subject property, including the size, shape, topography, location or surroundings. The strict application of development standards in the Monterey County Codes is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under the identical zoning classification. Monterey County Inland Zoning Code (Title 21) allows for a maximum building coverage of 5% for properties in the Farmlands (“F”) Zoning District. The project proposes building coverage of approximately 6.5%.

- EVIDENCE:**
- a) The property is in the “Farmlands – 40 Acre Minimum Lot Size” (“F-40”) Zoning District.
 - b) Pursuant to the “Farmlands - Site Development Standards,” found in the Monterey County Inland Zoning Code (21.30.060.D):
 - Building Site Coverage, Maximum: five percent, except for commercial greenhouse operations, which are permitted a coverage of fifty (50) percent. Additional coverage for greenhouses may be permitted subject to a Use Permit. All other additions to coverage shall require a variance.
 - c) Parcels which are zoned “Farmlands” are typically a minimum of 40 acres in area. The project parcel, however, is 20 acres in area, or just half the size of a typical minimum-sized lot in the “F” Zoning District. If, for instance, the project parcel met the Zoning District minimum of 40 acres in size, the proposed building site coverage of 56,500 square feet would be approximately 3.3%, well under the “F” District’s 5% maximum threshold. Therefore, the site’s sub-standard area creates a special circumstance that requires the granting of a Variance in order for the property owner to develop the proposed project, which could be developed by neighboring properties in the “F” District without the need of a Variance.
 - d) Variances for building coverage have previously been granted for similarly sub-standard-sized parcels within the F/40 “Farmlands – 40 Acre Minimum Lot Size” Zoning District:
 - Resolution 040020 (Project PLN040020/Approved by the Zoning Administrator on June 9, 2005) granted an increase in lot coverage from 7.1% to 9.2% in order to accommodate a 1,646 square foot single family dwelling on a 0.9 acre parcel. A finding in support of the Variance stated that due to the size of the subject property, strict application of the Title was found to deprive the property of privileges enjoyed by other properties in the vicinity and under identical zone classification.
 - Resolution 93-008 (Project PC92060/Approved by the Board of supervisors January 5, 1993) allowed the construction of a

60,000 square-foot church on a 9.71 acre parcel (approximately 15% building coverage). A finding noted that the agricultural viability of the subject parcel (located approximately 1 mile from the American Takii site) was “suspect” due to its sub-standard size, and that the establishment of the church would not interfere with ongoing agricultural operations in the immediate area.

- e) The project planner conducted a site inspection on April 10, 2014, to verify the circumstances related to the property.
- f) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN130738.

8. **FINDING:** **VARIANCE (SPECIAL PRIVILEGES)** – The variance shall not constitute a grant of privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

- EVIDENCE:**
- a) The property has a zoning designation of “F/40” (Farmlands – 40 Acre Minimum Lot Size).
 - b) The two adjoining parcels located immediately to the north of the project site (APNs 211-012-041-000 and 211-012-042-000) are also zoned “F/40” and include site coverage in excess of 10%, similarly comprised of agricultural support structures and greenhouses.
 - c) The majority of other properties within the same vicinity and Zoning District are 40 acres or more in size and, as such, would likely be able to develop similar or identical projects without the necessity of a Variance for building coverage. For instance, if the project parcel met the “F” Zoning District minimum lot size of 40 acres, the proposed building site coverage of 56,500 square feet would be approximately 3.3%, well under the “F” District’s 5% maximum threshold. Therefore, the approval of a Variance for the subject proposal does not constitute the granting of a special privilege to the property owner since neighboring properties in the “F” District could do so without the need of a Variance.
 - d) The project planner conducted a site inspection on April 10, 2014, to verify the circumstances related to the property.
 - e) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN130738.

9. **FINDING:** **VARIANCE (AUTHORIZED USE)** – The variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

- EVIDENCE:**
- a) The property has a zoning designation of “F/40” (Farmlands – 40 Acre Minimum Lot Size).
 - b) “Agricultural Support Facilities” are allowed in the “F”-Zoned District with an approved Use Permit pursuant to Monterey County Inland Zoning Code section 21.30.050.N. “Water system facilities including wells and storage tanks serving four (4) or fewer service connections” are an “Allowed Use” in “F”-zoned districts pursuant to 21.30.030.I.

- c) The project planner conducted a site inspection on April 10, 2014, to verify the circumstances related to the property.
- d) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN130738.

10. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.
 EVIDENCE: Section 21.80.040.B Monterey County Zoning Ordinance (Designation of Appeal Authority).

DECISION

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

1. Adopt the Negative Declaration; and
2. Approve the Combined Development Permit consisting of a: (1) Use Permit to allow the construction of a 30,500 square foot warehouse/office building, 4,171 square foot attached canopy and 200,000 gallon water tank; (2) Variance for building coverage in excess of 5% (approximately 6.5% building coverage is proposed) of the lot area in the Farmlands ("F") Zoning District; (3) Use Permit for modification of parking standards (148 spaces required/107 parking spaces proposed), based on the findings and evidence and subject to the conditions of approval.

PASSED AND ADOPTED this 9th day of October, 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 Monterey County RMA-Planning and RMA-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. 5-14-2014

Monterey County RMA Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN130738

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

This Combined Development Permit (PLN130738) allows the construction of a 30,500 square foot warehouse/office, 4,171 square foot attached canopy, 200,000 gallon irrigation water tank, building coverage in excess of 5% and modification of parking standards (148 spaces required/107 parking spaces proposed). The property is located at 301 Natividad Rd, Salinas (Assessor's Parcel Number 211-012-027-000), 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 RMA - Planning. 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)

**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: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

The applicant shall record a Permit Approval Notice. This notice shall state:

"A Combined Development Permit (Resolution Number ***) was approved by the Monterey County Zoning Administrator for Assessor's Parcel Number 211-012-027-000 on September 25, 2014. The permit was granted subject to 23 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of building permits or commencement of the use. (RMA - Planning)

**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.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered." When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: RMA-Planning

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)

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 for review and signature by the County.

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

5. PD005 - FISH & GAME FEE NEG DEC/EIR

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Pursuant to the State Public Resources Code Section 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Within five (5) working days of project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning.

If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning prior to the issuance of building permits or grading permits.

6. PD007- GRADING WINTER RESTRICTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: The Owner/Applicant, on an on-going basis, shall obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.

7. PD012(G) - LANDSCAPE PLAN & MAINTENANCE (OTHER)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of RMA - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to RMA - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be installed and inspected.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

8. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to the issuance of building permits.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

9. PD032 - PERMIT LENGTH

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This permit shall be granted for a specific period of three (3) years, to expire on September 25, 2017. (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 Director of RMA-Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

10. PD038 - WATER TANK APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The water tank shall be painted an earth tone color to blend into the area and landscaped (including land sculpturing and fencing, where appropriate), subject to the approval of the Director of RMA - Planning, prior to the issuance of building permits. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit proposed color of water tank and landscaping plans to RMA - Planning for review and approval.

Prior to final inspection or occupancy, the Owner/Applicant shall provide evidence to the Director of RMA - Planning that the water tank has been painted and the landscaping has been installed according to the plans approved by RMA - Planning.

On an on-going basis, the Owner/Applicant shall continuously maintain all landscaped areas and fences; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

11. EHSP01 - CROSS CONNECTION TESTING VERIFICATION (NON STANDARD CONDITION)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: This property receives potable water service from Natividad Road W.S. #02. A cross connection survey shall be completed by a qualified professional. The purpose of the required testing is to demonstrate that a qualified cross connection professional has completed the testing of the potable water supply in compliance with Chapter 17 of the California Plumbing Code, regarding cross-connection control.

Compliance or Monitoring Action to be Performed: Prior to the issuance of any construction permits the applicant shall submit to the Environmental Health Bureau for review and approval the cross connection survey and details on how any identified potential cross connections will be abated.

As necessary, prior to final inspection, the applicant shall submit to the Environmental Health Bureau for review and approval the passing test results for any/all backflow devices and also provide a final schematic showing how any cross connections have been abated.

12. EHSP02 - WATER INFRASTRUCTURE SCHEMATIC PLAN (NON STANDARD CONDITION)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: This property receives potable water service from Natividad Rd. W.S. #02. The applicant shall provide an updated piping plan showing the domestic water lines and fire water lines are not interconnected.

Compliance or Monitoring Action to be Performed: Prior to the issuance of construction permits the applicant shall submit to the Environmental Health Bureau for review and approval an accurate and updated water infrastructure schematic plan to include all wells, water storage tanks, distribution lines, valves and all related appurtenances to the domestic water lines and fire system (irrigation) water lines.

13. FIRE008 - GATES

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. Responsible Land Use Department: 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 entry gate 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 the entry gate and obtain fire department approval the final fire inspection.

14. FIRE011 - ADDRESSES FOR BUILDINGS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be visible and legible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. Responsible Land Use Department: Monterey County Regional Fire District

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

Prior to requesting a final building inspection, Applicant shall install the required address signage and shall obtain fire department approval of the fire department final inspection.

15. FIRE015 - FIRE HYDRANTS/FIRE VALVES

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet and no further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. Responsible Land Use Department: Monterey County Regional Fire District

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

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

16. NON-STANDARD CONDITION - FIRE ALARM SYSTEM - (COMMERCIAL)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Any fire sprinkler system with 20 or more fire sprinklers shall be monitored by a station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72. A fire alarm system shall be provided with audible and visual notification devices in any building with a fire sprinkler system containing more than 100 sprinklers or with more than one tenant space. Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. Responsible Land Use Department: 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.

17. NON-STANDARD CONDITION - FIRE SPRINKLER SYSTEM

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Any building having a total floor area greater than 500 square feet shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four(4) sets of plans for fire sprinkler systems must be submitted to the fire district by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and approved prior to requesting a framing inspection. Responsible Land Use Department: 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, the Applicant shall obtain fire department approval the final fire sprinkler inspection.

18. NON-STANDARD CONDITION - HYDRANTS AND FIRE FLOW

Responsible Department: Fire

**Condition/Mitigation
Monitoring Measure:**

Hydrants for fire protection shall be provided at locations approved by the fire code official and shall conform to the following requirements:

- a. FIRE FLOW - Pursuant to California Fire Code Appendix B, the minimum fire flow requirement for square foot commercial facilities built with Type construction is gallons per minute with a residual pressure of 20 psi under normal operating conditions for a duration of hours. Fire flow for facilities protected with automatic fire sprinkler systems may be reduced to gallons per minute with a residual pressure of 20 psi under normal operating conditions for a duration of hours.
- b. TIMING OF INSTALLATION - Approved fire protection water supply systems must be installed and made serviceable prior to the time of construction.
- c. HYDRANT/FIRE VALVE (ADDITION) - New hydrant(s) shall be installed as determined by the fire code official.
- d. HYDRANT/FIRE VALVE (LOCATION) - The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway.
- e. FIRE HYDRANTS - Hydrants shall be installed in accordance with spacing set forth in California Fire Code Appendix B and in accordance with the following specifications:
- f. HYDRANT SIZE - The hydrant shall have a minimum of two (2) inch outlets NST and one (1) inch outlet NST. The riser shall be a minimum of six (6) inches and shall be wet barrel type with a coefficient of 0.9.
- g. SIGNING OF WATER SOURCES - Hydrant or fire valve identification may be allowed as specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.

Responsible Land Use Department: 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 improvement plans and/or construction plans, shall complete the installation of water system improvements and shall obtain fire department approval of the water system acceptance test.

19. PW0001 - ENCROACHMENT (COM)

Responsible Department: RMA-Public Works

**Condition/Mitigation
Monitoring Measure:**

Obtain an encroachment permit from the Department of Public Works and construct a commercial driveway connection to the project site. The design and construction is subject to the approval of the Public Works Director.

**Compliance or
Monitoring
Action to be Performed:**

20. PW0002 - ENCROACHMENT (TURN)

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Obtain an encroachment permit from the Department of Public Works and construct left turn channelization to the project site. Consult the RMA, Department of Public Works Traffic Engineering for the design criteria.

Compliance or Monitoring Action to be Performed:

21. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the DPW.

22. WR003 - DRAINAGE PLAN - RETENTION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts. The plan shall include stormwater retention/percolation facilities. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

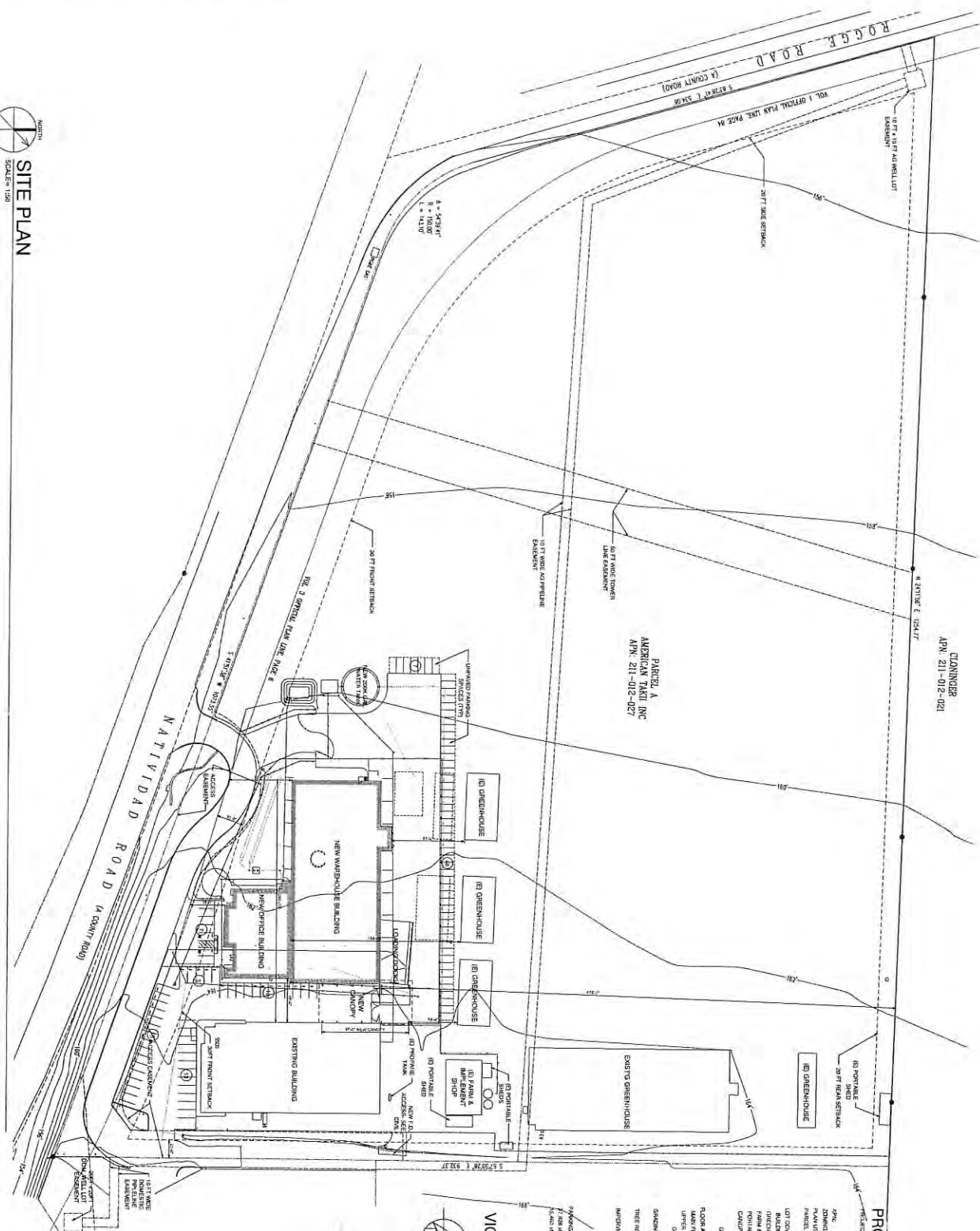
The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

23. WR010 - COMPLETION CERTIFICATION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a registered civil engineer or licensed contractor that stormwater detention/retention facilities have been constructed in accordance with the approved drainage plan. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall submit a letter to the Water Resources Agency prepared by a registered civil engineer or licensed contractor.



Project / User:
AMERICAN TAXI SEED, INC.
**NEW OFFICE &
WAREHOUSE**
301 NATIVIDAD ROAD
SALINAS, CA 93306
A.P.N. 211-012-027

Project / User:
AMERICAN TAXI SEED, INC.
**NEW OFFICE &
WAREHOUSE**
301 NATIVIDAD ROAD
SALINAS, CA 93306
A.P.N. 211-012-027

PROJECT SITE —

71 SPACES RECD 65 PROVIDED	71 SPACES RECD 65 PROVIDED
63 SPACES RECD 62 PROVIDED	63 SPACES RECD 62 PROVIDED
136 RECD	1107 PROVIDED
TOTAL =	

**THE
PAUL DAVIS
PARTNERSHIP**
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
280 Elmwood Street
Monterey, CA 93940
(811) 373-2794 FAX (811) 373-7459
EAM@Ll, info@pauldavispartnership.com

Drawing Date: 7/18/2011
Project Number: 1410

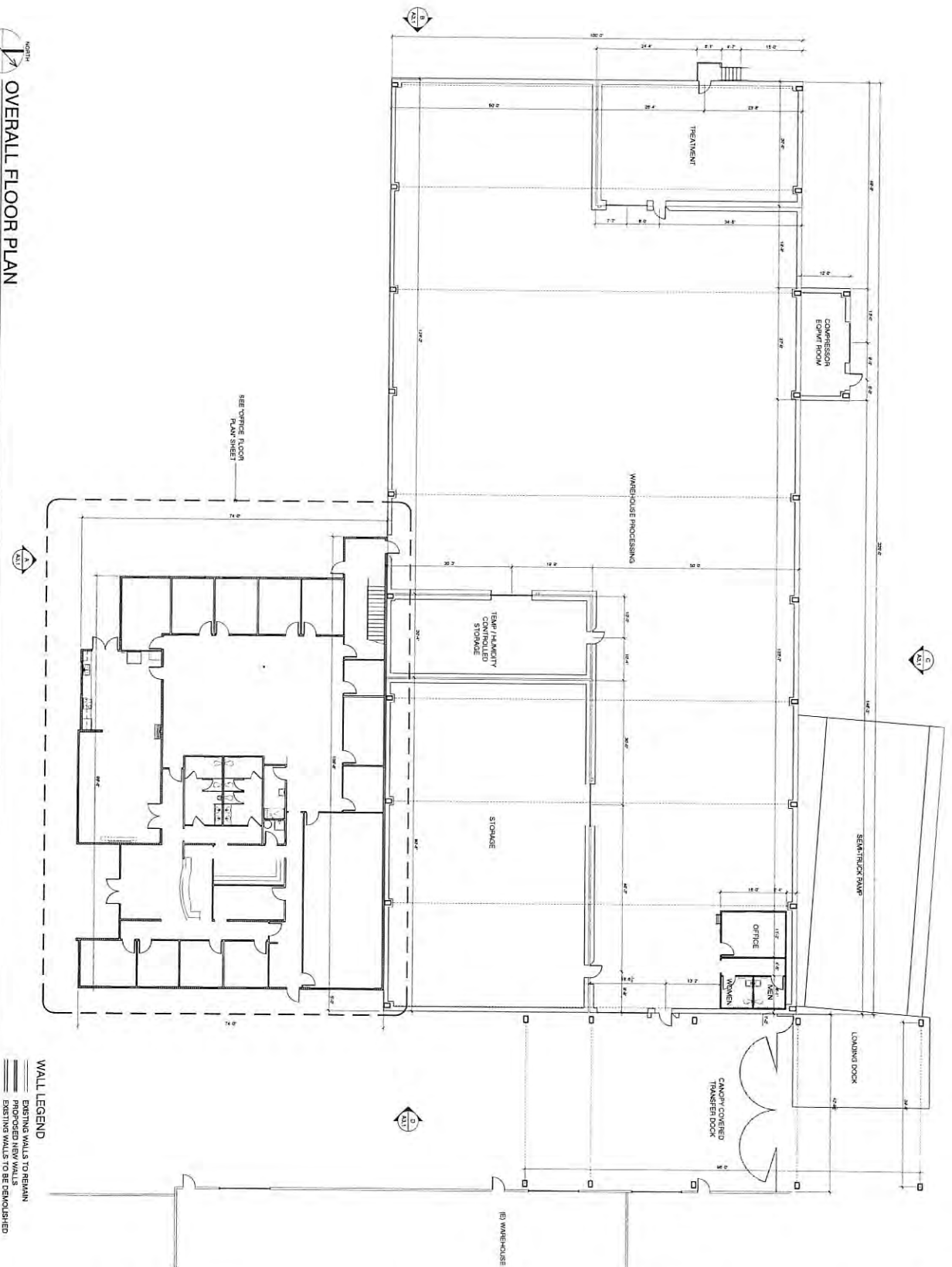
Sheet Title:
SITE PLAN

A1.0



OVERALL FLOOR PLAN

Overall Size: 10'0"



WALL LEGEND

- EXISTING WALLS TO REMAIN
- PROPOSED NEW WALLS
- EXISTING WALLS TO BE DEMOLISHED

Sheet Number

Warehouse
& 1st Floor Office
Floor Plan

Paul Davis Partnership, LLP
Architects & Planners
1410
7/16/2014

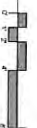
Revision

Drawn By: FLC
Drawing Date: 7/16/2014
Project Number: 1410

The Paul Davis Partnership, LLP
Architects & Planners
1410
7/16/2014

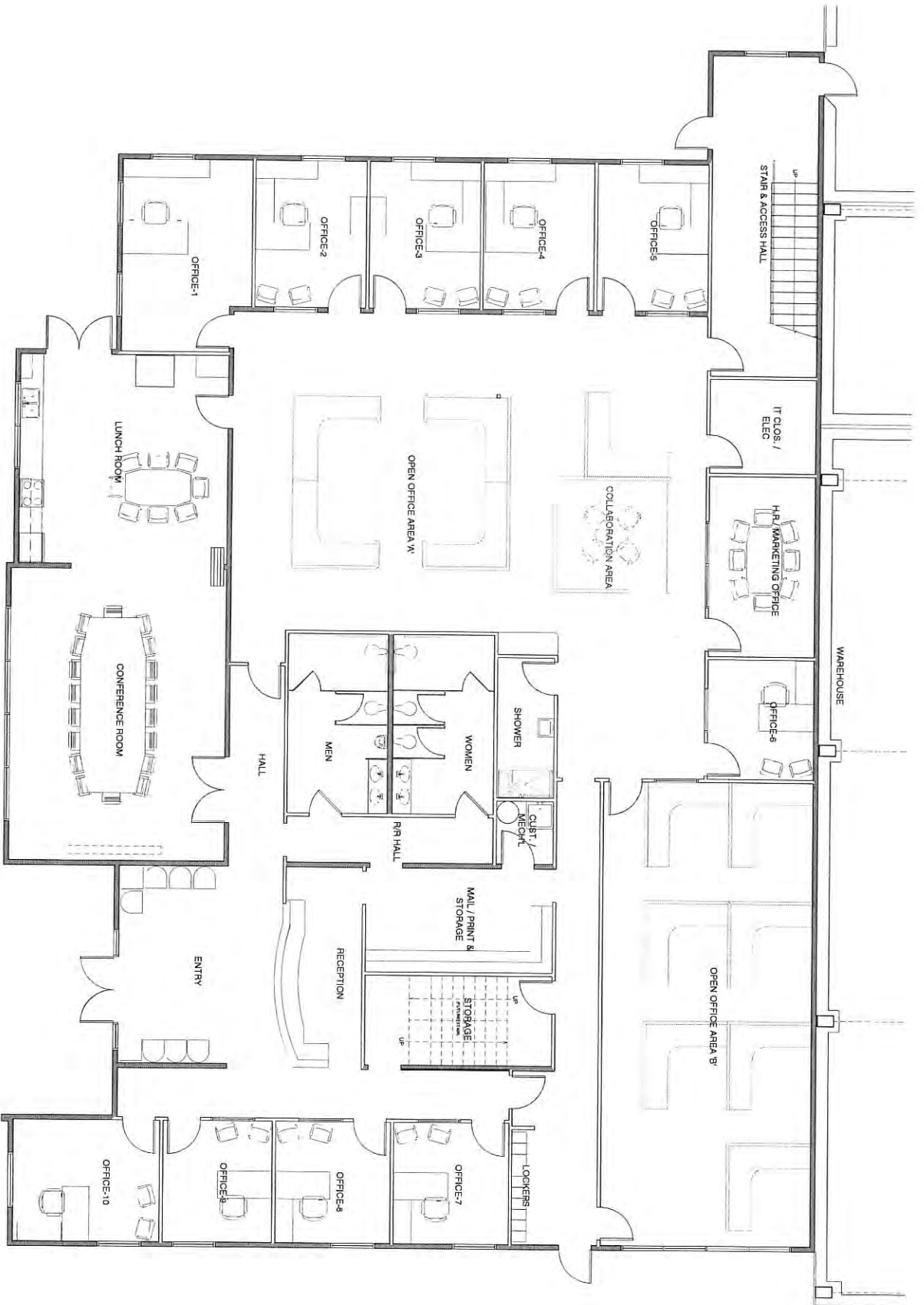
THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS

AMERICAN TANIUSE INC.
NEW OFFICE &
WAREHOUSE
381 WATKINS ROAD
SANDHURST, NJ 08085
A.P.N. 21-012-027



A2.1

Sheet Number



This plan was prepared by the Architect & Planner for the use of the Client. It is not to be used for any other purpose without the written consent of the Architect & Planner. The Client is responsible for obtaining all necessary permits and for the accuracy of the information provided to the Architect & Planner. The Architect & Planner is not responsible for the accuracy of the information provided to the Client.

Architect

Project Number: 1310

Drawn By: RJC

Project Date: 7/18/2014

Project Name: 1310



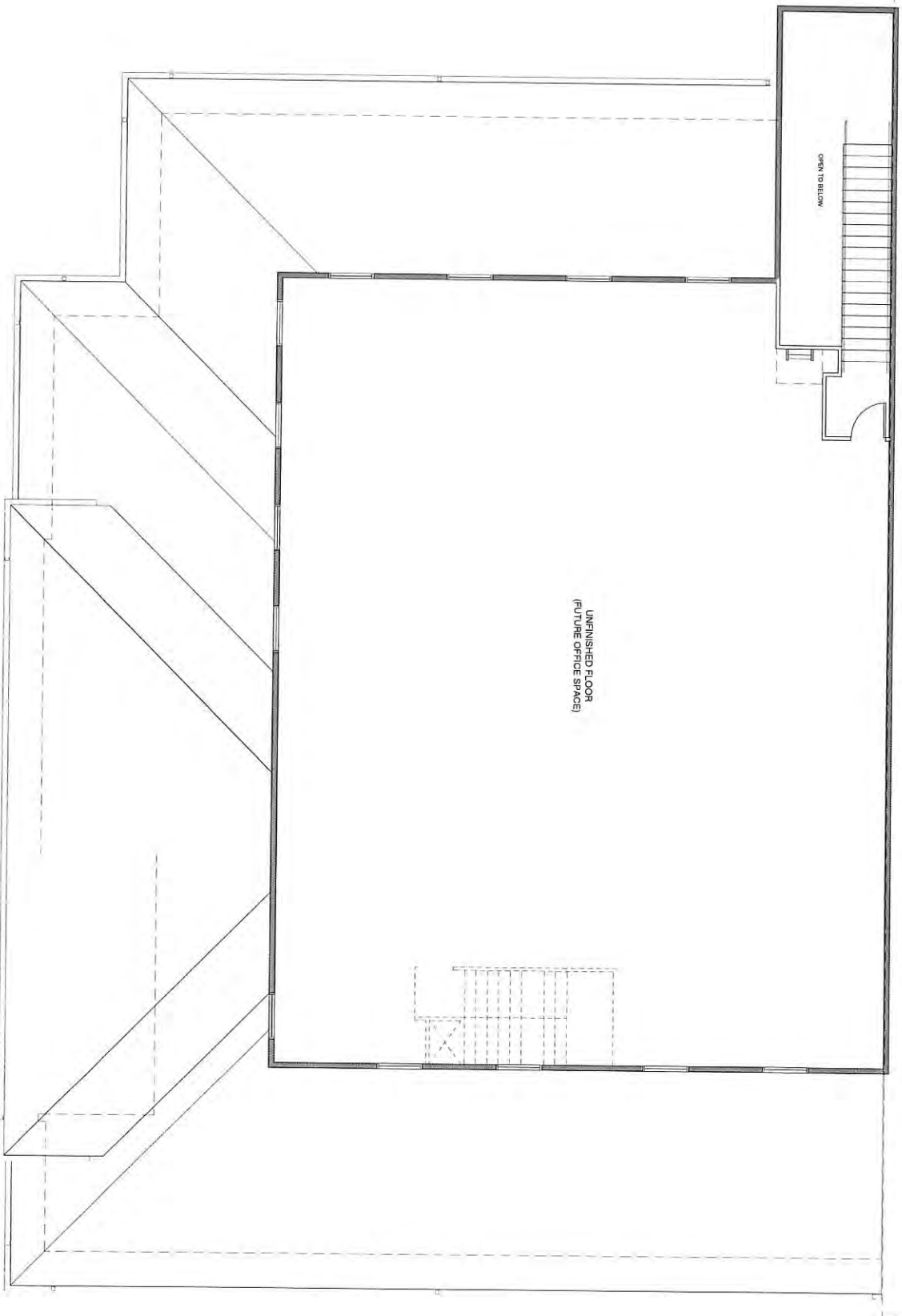
THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
206 Edwards Street
Knox 37924 TN FAX (615) 555-5559
LDavis@pauldavispartnership.com

Project / Owner
AMERICAN PAUL SEED, INC.
NEW OFFICE & WAREHOUSE
381 MATTHEW ROAD
SALINAS, CA 93906
APJ-21-1012-027



SECOND FLOOR PLAN



Project / Owner
AMERICAN TAPI SEED, INC.
NEW OFFICE &
WAREHOUSE
301 MATYDAD ROAD
SALINAS, CA 93906
A.P.N. 211-012-027

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS

1000 North Highway 101, Suite 100
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Drawn By: RLC
Drawing Date: 7/15/2014
Project Number: 1410

Doc Name:

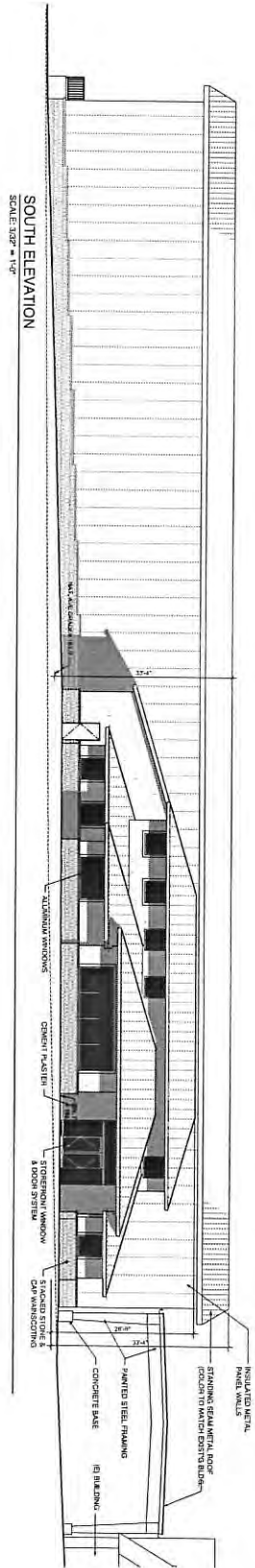
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Sheet Title:
OFFICE PLAN
SECOND FLOOR

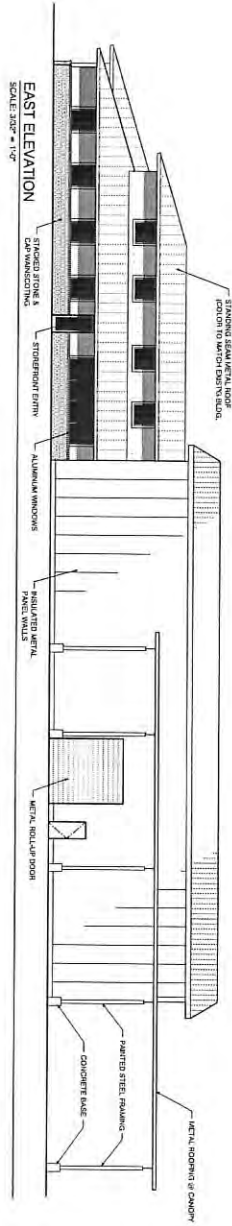
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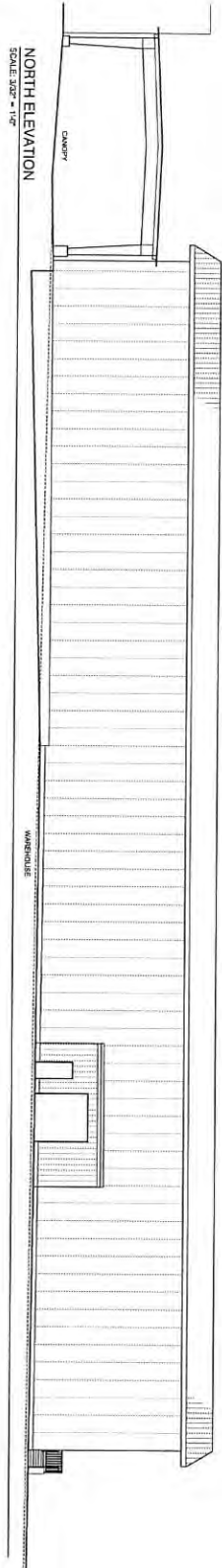
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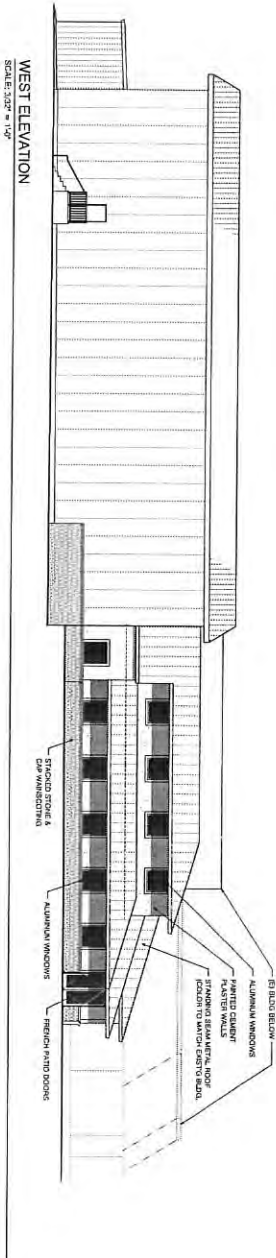
SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



EAST ELEVATION
SCALE: 3/32" = 1'-0"



NORTH ELEVATION
SCALE: 3/32" = 1'-0"



WEST ELEVATION
SCALE: 3/32" = 1'-0"

Project / Owner:
AMERICAN TAKA SEED, INC.
NEW OFFICE &
WAREHOUSE
301 MATUNO ROAD
SALINAS, CA 93906
APN: 211-013-027

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
10111 Highway 101, Suite 200
San Diego, CA 92126-4059
Tel: 619.594.1100
Fax: 619.594.1101
www.pauldavispartnership.com

Drawn By:
7/18/2014
Project Number:
1410

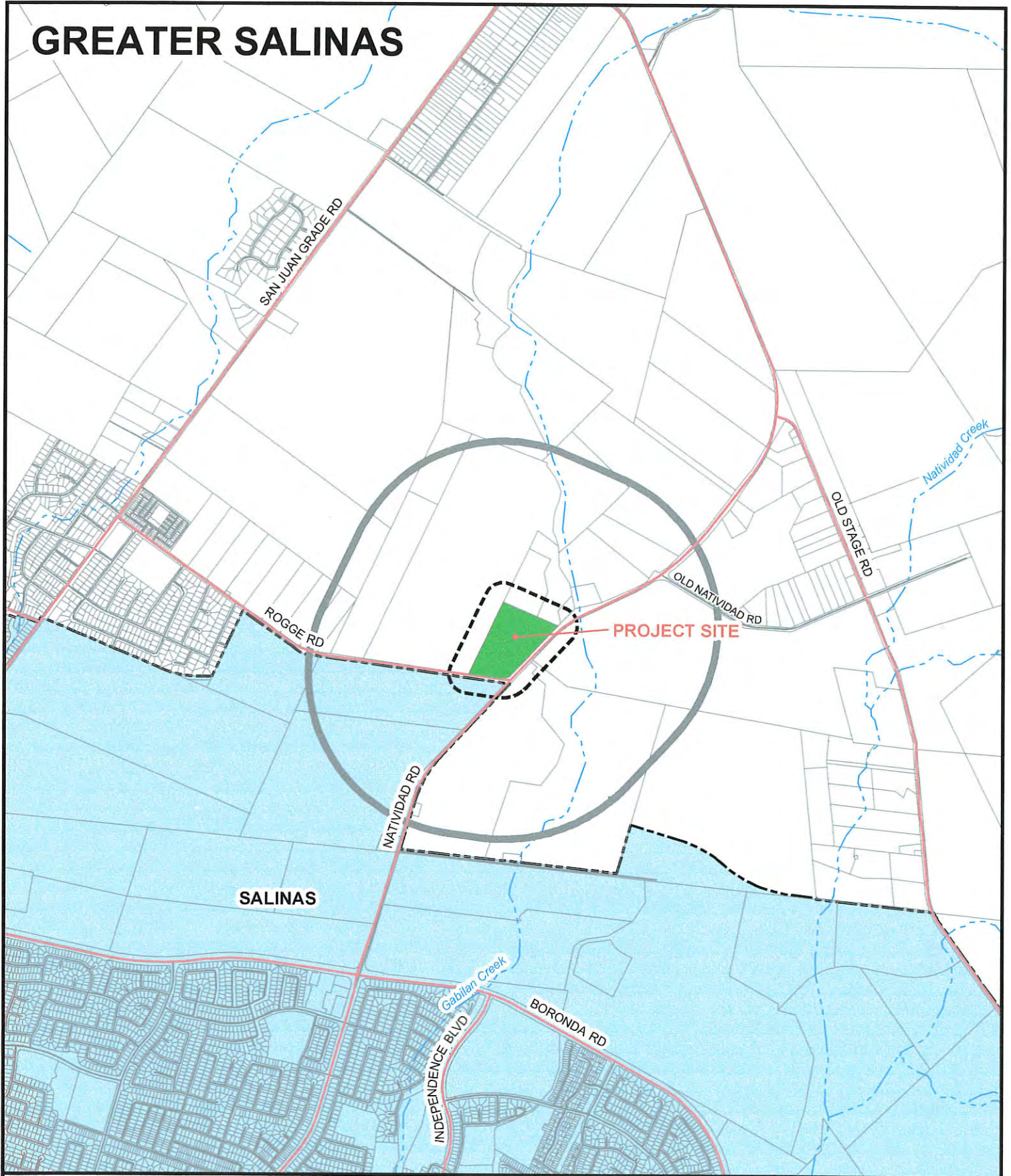
Revised:

Sheet Title:
EXTERIOR
ELEVATIONS

Sheet Number:

A3.1

GREATER SALINAS



APPLICANT: AMERICAN TAKII INC

APN: 211-012-027-000

FILE # PLN130738

2500' Limit 300' Limit Water City Limits

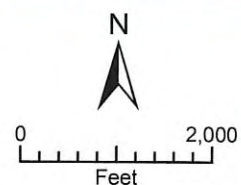


EXHIBIT D

PLANNER: MASON

EXHIBIT E



AUSONIO

I N C O R P O R A T E D

Design + Construction

September 4, 2014

Steve Mason
Associate Planner
Monterey County RMA - Department of Planning
168 W. Alisal Street, 2nd Floor
Salinas, CA 93901

RE: PLN130738 American Takii
Variance Justification

Dear Steve:

We believe the requested Variance for the American Takii Project is justified for the following reasons:

1. The property is zoned "F/40" (Farmlands). The development standards of the Farmlands District are based on a forty acre minimum parcel. The subject property is 20 acres in size. That is half of the typical lot for this District. Strict adherence to the 5% lot coverage would then significantly restrict use of the property beyond that which was anticipated in the regulations.
2. Enforcing the 5% lot coverage would be inconsistent with the degree of lot coverage on adjoining properties and properties in the immediate vicinity. Aerial photographs, including the aerial photograph included in the Initial Study, clearly show other properties in the immediate vicinity and in the same zoning district with significantly more coverage than proposed by our clients.
3. The Monterey County General Plan anticipates that properties with significant greenhouse use can exceed 5% lot coverage. Policy LU-3.1 "Farmlands are typically 40 acre minimum sites and allow a range of uses to conserve and enhance the use of the important farmlands in the County of Monterey while also providing opportunity to establish necessary support and ancillary facilities for those agricultural uses. The extent of use of land for this designation shall be limited to building coverage of 5% of the subject property, except for commercial greenhouse operations, which are permitted coverage of 50%."
4. The Farmlands District also anticipates greater coverage for uses with a substantial greenhouse component. Section 21.30.060D provides "Building Site Coverage, Maximum: five percent, except for commercial greenhouse operations, which are permitted a coverage of fifty (50) percent."
5. The proposed facility will be used to enhance the yield of agricultural seeds that are produced and sold by American Takii to many local growers. Therefore, the local growers using the seeds are able to generate more produce per acre; thereby offsetting the variance granted to this property. This philosophy is similar to the one that allows for the exclusion of greenhouses from the lot coverage maximum as it enhances the use of the farmlands in the County of Monterey.

We hope this adequately addresses the request. Please feel free to contact me if you have any questions or comments.

Sincerely,

Mog Cabatu,
Vice President/

Sr. Project Manager www.ausonio.com

11420 A Commercial Parkway, Castroville, CA 95012-3214 • Ph 831.633.3371 • Fx 831.633.3389 • Lic. # 682308

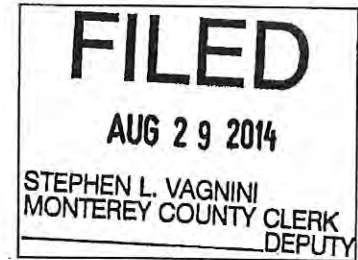
Recycled & Recyclable



EXHIBIT F

County of Monterey
State of California

NEGATIVE DECLARATION



Project Title:	American Takii Inc.
File Number:	PLN130738
Owner:	American Takii Inc.
Project Location:	301 Natividad Road, Salinas
Primary APN:	211-012-027-000
Project Planner:	Steve Mason
Permit Type:	Combined Development Permit
Project Description:	Combined Development Permit consisting of a: (1) Use Permit to allow the construction of a 30,500 square foot warehouse/office, 4,171 square foot attached canopy and 200,000 gallon irrigation water tank; (2) Variance for building coverage in excess of 5% (6.2%); (3) Use Permit for modification of parking standards (148 spaces required/107 parking spaces proposed).

THIS PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS IT HAS BEEN FOUND:

- a) That said project will not have the potential to significantly degrade the quality of the environment.
- b) That said project will have no significant impact on long-term environmental goals.
- c) That said project will have no significant cumulative effect upon the environment.
- d) That said project will not cause substantial adverse effects on human beings, either directly or indirectly.

Decision Making Body:	Monterey County Zoning Administrator
Responsible Agency:	County of Monterey
Review Period Begins:	September 2, 2014
Review Period Ends:	September 22, 2014

Further information, including a copy of the application and Initial Study are available at the Monterey County Planning & Building Inspection Department, 168 West Alisal St, 2nd Floor, Salinas, CA 93901 (831) 755-5025

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY – PLANNING DEPARTMENT

168 WEST ALISAL, 2ND FLOOR, SALINAS, CA 93901

(831) 755-5025 FAX: (831) 757-9516



NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION MONTEREY COUNTY ZONING ADMINISTRATOR

NOTICE IS HEREBY GIVEN that the Monterey County Resource Management Agency – Planning Department has prepared a draft Negative Declaration, pursuant to the requirements of CEQA, for a Combined Development Permit (American Takii Inc., File Number PLN130738) at 301 Natividad Road, Salinas (APN 211-012-027-000) (see description below).

The Negative Declaration and Initial Study, are available for review at the Monterey County Resource Management Agency – Planning Department, 168 West Alisal, 2nd Floor, Salinas, California. The Negative Declaration and Initial Study are also available for review in an electronic format by following the instructions at the following link: <http://www.co.monterey.ca.us/planning/docs/environmental/circulating.htm>.

The Zoning Administrator will consider this proposal at a meeting on September 25, 2014 at 9:00am in the Monterey County Board of Supervisors Chambers, 168 West Alisal, 2nd Floor, Salinas, California. Written comments on this Negative Declaration will be accepted from September 2, 2014 to September 22, 2014. Comments can also be made during the public hearing.

Project Description:

Combined Development Permit consisting of: 1) a Use Permit to allow the construction of a 30,500 square foot warehouse/office building, 4,171 square foot attached canopy and 200,000 gallon water tank; 2) a Variance for building coverage of 6.2%, exceeding the 5% coverage maximum specified by the Farmlands Zoning District (Zoning Ordinance 21.30.060D); and 3) a Use Permit for reduced parking requirements (107 parking spaces are proposed; 148 would be required in accordance with Zoning Ordinance Chapter 21.58).

We welcome your comments during the 20-day public review period. You may submit your comments in hard copy to the name and address above. The Department also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that the Department has received your comments. To submit your comments by e-mail, please send a complete document including all attachments to:

CEQAcomments@co.monterey.ca.us

An e-mailed document should contain the name of the person or entity submitting the comments and contact information such as phone number, mailing address and/or e-mail address and include any and all attachments referenced in the e-mail. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please send a second e-mail requesting confirmation of receipt of comments with enough information to confirm that the entire document was received. If you do not receive e-mail confirmation of receipt of comments, then please submit a hard copy of your comments to ensure inclusion in the environmental record or contact the Department to ensure the Department has received your comments.

Facsimile (fax) copies will be accepted with a cover page describing the extent (e.g. number of pages) being transmitted. A faxed document must contain a signature and all attachments referenced therein. Faxed document should be sent to the contact noted above at (831) 757-9516. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please contact the Department to confirm that the entire document was received.

For reviewing agencies: The Resource Management Agency – Planning Department requests that you review the enclosed materials and provide any appropriate comments related to your agency's area of responsibility. The space below may be used to indicate that your agency has no comments or to state brief comments. In compliance with Section 15097 of the CEQA Guidelines, please provide a draft mitigation monitoring or reporting program for mitigation measures proposed by your agency. This program should include specific performance objectives for mitigation measures identified (CEQA Section 21081.6(c)). Also inform this Department if a fee needs to be collected in order to fund the mitigation monitoring or reporting by your agency and how that language should be incorporated into the mitigation measure.

All written comments on the Initial Study should be addressed to:

County of Monterey
Resource Management Agency – Planning Department
Attn: Mike Novo, Director of Planning
168 West Alisal, 2nd Floor
Salinas, CA 93901

Re: American Takii Inc.; File Number PLN130738

From: Agency Name: _____
 Contact Person: _____
 Phone Number: _____

- ☐ No Comments provided
☐ Comments noted below
☐ Comments provided in separate letter

COMMENTS: _____

DISTRIBUTION

1. County Clerk's Office
2. Monterey County Regional Fire Protection District
3. Monterey County Agricultural Commissioner
4. American Takii Inc, Owner
5. Mog Cabatu, Ausonio Inc, Agent
6. The Open Monterey Project
7. LandWatch
8. Property Owners within 300 feet (**Notice of Intent only**)

Distribution by e-mail only (Notice of Intent only):

9. U.S. Army Corps of Engineers (San Francisco District Office: Katerina Galacatos: galacatos@usace.army.mil and Paula Gill: paula.c.gill@usace.army.mil)
10. Emilio Hipolito (ehipolito@nccrc.org)
11. United Brotherhood of Carpenters & Joiners (nedv@nccrc.org)
12. Molly Erickson (Erickson@stamplaw.us)
13. Margaret Robbins (MM_Robbins@comcast.net)
14. Michael Weaver (michaelrweaver@mac.com)
15. Monterey/Santa Cruz Building & Construction (Office@mscbctc.com)
16. Tim Miller (Tim.Miller@amwater.com)

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

PLANNING DEPARTMENT

168 WEST ALISAL ST., 2nd FLOOR, SALINAS, CA 93901

PHONE: (831) 755-5025 FAX: (831) 757-9516



INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title: American Takii Inc.

File No.: PLN130738

Project Location: 301 Natividad Rd, Salinas CA

Name of Property Owner: American Takii Inc.

Name of Applicant: American Takii Inc.

Assessor's Parcel Number(s): 211-012-027-000

Acreage of Property: 20 ac.

General Plan Designation: Farmlands 40-160 ac. min.

Zoning District: Farmland/40 ac. Min.

Lead Agency: Monterey County Resource Management Agency – Planning Department

Prepared By: Steve Mason

Date Prepared: August 6, 2014

Contact Person: Steve Mason

Phone Number: (831) 755-5228

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project:

American Takii Seed Company presently maintains operations for the commercial processing and packaging of horticultural seeds at the 20-acre project parcel. Currently, existing structures include approximately 30,000 square feet of greenhouses, a 20,000 square-foot combined warehouse/office building, and associated storage buildings and workshops. The majority of the remainder of the project parcel is dedicated to row-crop seed cultivation. The project proposes the construction of an approximately 30,500 square foot warehouse/office building, a 4,071 square foot canopy connecting the existing and proposed warehouses, a 200,000 gallon water tank and the removal of approximately 4,200 square feet of existing greenhouses. The project grading estimates call for 800 cubic yards of cut and 800 cubic yards of fill. Upon completion of the project, site coverage will include approximately 88,300 square feet of structural coverage and approximately 56,090 square feet of paved coverage (144,390 square feet, in total).

The entitlements required by the County for the proposed development are the following:

A Combined Development Permit consisting of: (1) a Use Permit to allow the construction of a 30,500 square foot warehouse/office building, 4,171 square foot attached canopy and 200,000 gallon water tank; (2) a Variance for building coverage of 6.2%, exceeding the 5% coverage maximum specified by the Farmlands Zoning District (Zoning Ordinance Section 21.30.060D); (3) a Use Permit for reduced parking requirements (107 parking spaces are proposed; 148 would be required in accordance with Zoning Ordinance Chapter 21.58).



Aerial View of Project Site

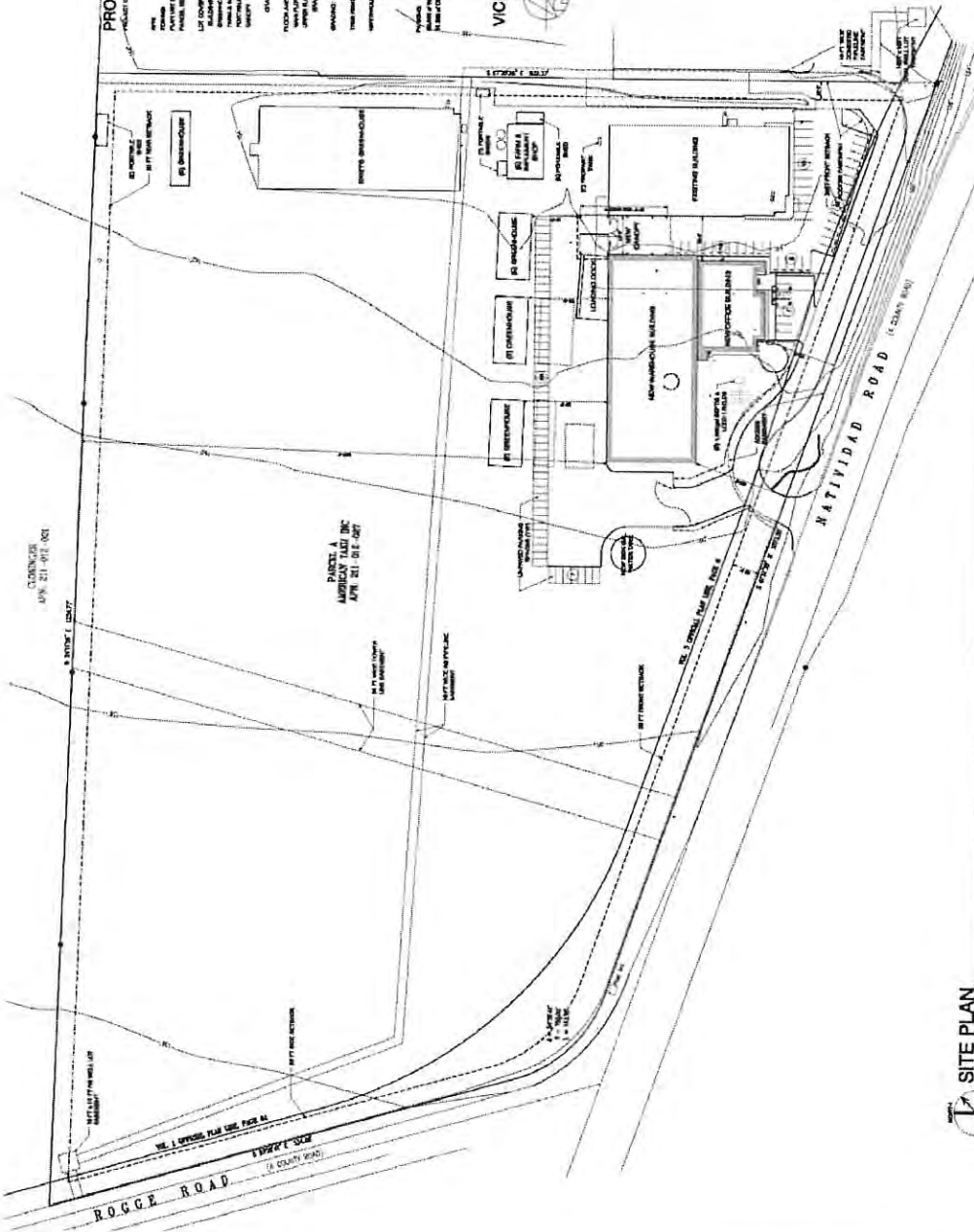
Project: New Office & Warehouse
 American Takii, Inc.
 281 MATVED ROAD
 ALBUQUERQUE, NM 87102

THE PAUL DAVIS PARTNERSHIP
 ARCHITECTS & PLANNERS
 1000 10TH AVENUE, N.E.
 ALBUQUERQUE, NM 87102

PROJECT INFORMATION

DATE	11-14-04
PROJECT NAME	NEW OFFICE & WAREHOUSE
CLIENT	AMERICAN TAKII, INC.
LOCATION	281 MATVED ROAD, ALBUQUERQUE, NM
DESIGNER	THE PAUL DAVIS PARTNERSHIP
ARCHITECT	THE PAUL DAVIS PARTNERSHIP
PLANNING	THE PAUL DAVIS PARTNERSHIP
ENGINEER	THE PAUL DAVIS PARTNERSHIP
LANDSCAPE ARCHITECT	THE PAUL DAVIS PARTNERSHIP
ENVIRONMENTAL ENGINEER	THE PAUL DAVIS PARTNERSHIP
SOILS ENGINEER	THE PAUL DAVIS PARTNERSHIP
WATER ENGINEER	THE PAUL DAVIS PARTNERSHIP
SEWER ENGINEER	THE PAUL DAVIS PARTNERSHIP
TRAFFIC ENGINEER	THE PAUL DAVIS PARTNERSHIP
ACoustics ENGINEER	THE PAUL DAVIS PARTNERSHIP
ENERGY ENGINEER	THE PAUL DAVIS PARTNERSHIP
SAFETY ENGINEER	THE PAUL DAVIS PARTNERSHIP
LEGAL COUNSEL	THE PAUL DAVIS PARTNERSHIP
FINANCIAL COUNSEL	THE PAUL DAVIS PARTNERSHIP
MARKETING COUNSEL	THE PAUL DAVIS PARTNERSHIP
OPERATIONS COUNSEL	THE PAUL DAVIS PARTNERSHIP
MAINTENANCE COUNSEL	THE PAUL DAVIS PARTNERSHIP
TRAINING COUNSEL	THE PAUL DAVIS PARTNERSHIP
RESEARCH COUNSEL	THE PAUL DAVIS PARTNERSHIP
DEVELOPMENT COUNSEL	THE PAUL DAVIS PARTNERSHIP
CONSTRUCTION COUNSEL	THE PAUL DAVIS PARTNERSHIP
POST-CONSTRUCTION COUNSEL	THE PAUL DAVIS PARTNERSHIP
TOTAL	100%

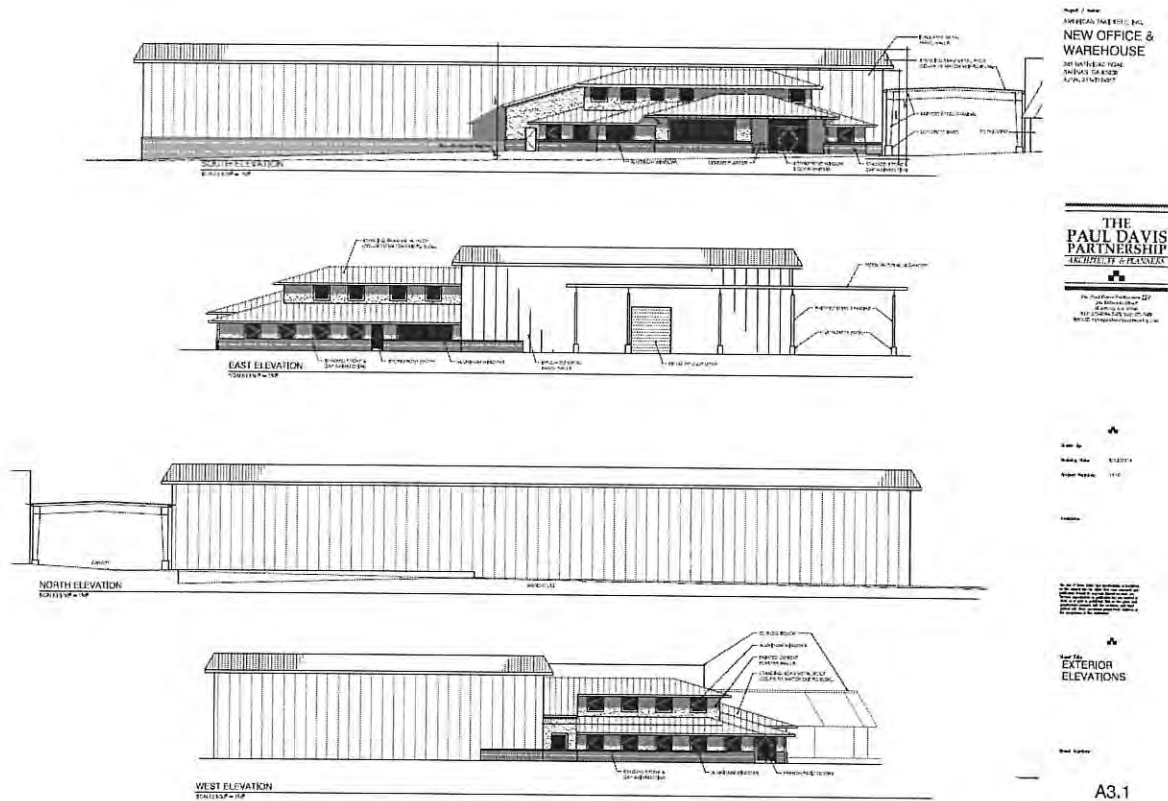
VICINITY MAP



SITE PLAN
 SCALE: 1"=40'

SITE PLAN

A1.0



Elevations of Proposed Structure

B. Surrounding Land Uses and Environmental Setting: The 20-acre project site is comprised primarily of open fields used for growing row crops, with a cluster of greenhouses and commercial agricultural structures located on the northern half of the parcel. The subject parcel is bordered by Rogge Road, to the south, and Natividad Road, to the east. The 10-acre parcel to the immediate north, which shares the same entrance point from Natividad Road, is occupied almost entirely by greenhouses and related commercial and agricultural structures and offices. The majority of the acreage surrounding, and in the vicinity of the project parcel, consists of land used for agricultural row crops. The project site and the surrounding acreage to the west, north and east are zoned "Farming/40-acre minimum parcel size," or "F/40." The property located immediately to the south, across Rogge Road, is incorporated within the City of Salinas, and is designated "New Urbanism – Interim," by the City of Salinas Zoning Ordinance.

III. PROJECT CONSISTENCY WITH OTHER APPLICABLE LOCAL AND STATE PLANS AND MANDATED LAWS

Use the list below to indicate plans applicable to the project and verify their consistency or non-consistency with project implementation.

General Plan/Area Plan	☒	Air Quality Mgmt. Plan	☒
Specific Plan	☐	Airport Land Use Plans	☐
Water Quality Control Plan	☐	Local Coastal Program-LUP	☐

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

The environmental factors checked below would be potentially affected by this project, as discussed within the checklist on the following pages.

☐ Aesthetics	☒ Agriculture and Forest Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology/Soils
☒ Greenhouse Gas Emissions	☐ Hazards/Hazardous Materials	☒ Hydrology/Water Quality
☒ Land Use/Planning	☐ Mineral Resources	☐ Noise
☐ Population/Housing	☐ Public Services	☐ Recreation
☒ Transportation/Traffic	☐ Utilities/Service Systems	☒ Mandatory Findings of Significance

Some proposed applications that are not exempt from CEQA review may have little or no potential for adverse environmental impacts related to most of the topics in the Environmental Checklist; and/or potential impacts may involve only a few limited subject areas. These types of projects are generally minor in scope, located in a non-sensitive environment, are easily identifiable and without public controversy. For the environmental issue areas where there is no potential for significant environmental impact (and not checked above), the following finding can be made using the project description, environmental setting, or other information as supporting evidence.

☐ Check here if this finding is not applicable

FINDING: For the above referenced topics that are not checked off, there is no potential for significant environmental impacts to occur from either construction, operation or maintenance of the proposed project and no further discussion in the Environmental Checklist is necessary.

EVIDENCE:

1. Aesthetics: The project site is presently developed with over 50,000 square feet of buildings and structures, including an office building/warehouse, several greenhouses, an equipment shop and storage sheds. The existing fencing which surrounds the parcel will remain intact as part of the proposed project, as will the existing access driveway access from Natividad Road. The proposed warehouse/office building will be clustered in the same general location as the existing structures. The project is not located adjacent to any County-designated scenic highway, corridor or vista. (Source IX. 1, 3 & 6) *The project will therefore have no impact on Aesthetics.*
2. Air Quality: Construction activities will involve only a small amount of ground disturbance (estimated 800 cubic yards of cut and 800 cubic yards of fill). Truck trips to-and-from the site during construction are expected to be minimal, as no demolition of structures or off-hauling of dirt will be required. Operation of construction vehicles will generate airborne odors (i.e., diesel exhaust), however, these emissions will be limited to the immediate area under construction and will be short in duration, ending when construction activities are completed. In addition, the project area where ground disturbance would occur is separated from the nearest residences by a distance of approximately 900 feet. (Source IX. 1) *The project will therefore have no impact on Air Quality.*
3. Biological Resources: The project site is currently in a developed state, or actively used for agricultural purposes, and has been for decades. The California Natural Diversity Database (CNDDB) does not show the area as potential habitat for any listed species. Staff inspection of the site and determinations drawn from County Geographical Information System (GIS) resources also indicate no presence of riparian habitat, wetlands or other natural communities or species which might be identified as "Sensitive" by State or Federal Agencies. Furthermore, no local, regional, or state habitat conservation plans were identified which would conflict with the project as proposed. (Source IX.1, 6 & 10) *Therefore, the proposed development will have no impact on Biological Resources.*
4. Cultural Resources: The project site has been previously-disturbed by existing development and agricultural uses. A project-specific Archaeological Report has been drafted which concluded that no evidence of potentially significant archaeological resources have been detected on the project site or in the immediate project area. (Source

IX.7 & 10) *Therefore, the proposed development will have no impact on Biological Resources.*

5. Geology/Soils: The Geotechnical Investigation prepared for the project has concluded that the project site is suitable for the proposed use with the implementation of standard Best Management Practices. Monterey County GIS sources concur with this conclusion. (Source IX.9 & 10) *The project will therefore have no impact on Geology and Soils.*
6. Hazards/Hazardous Materials: The development proposal does not include the use of hazardous materials that would constitute a threat of explosion or other significant release that could pose a threat to neighboring properties. The site location and scale of the proposed project will not have impacts on emergency response or emergency evacuation and the property is not included on any list of hazardous materials sites. The property is not located near an airport or airstrip. (Source: IX. 1, 6 & 10). *Therefore, the proposed project will not result in impacts related to Hazards/Hazardous Materials.*
7. Mineral Resources: No mineral resources or resource recovery sites have been identified on the site or in the area. (Source: IX.6 & 10) *Therefore, the proposed project will not result in impacts to Mineral Resources.*
8. Noise: The proposed construction will not expose others to noise levels or ground-borne vibrations that exceed standards contained in the Monterey County General Plan and will not substantially increase ambient noise levels in the area. There is no evidence that persons working near the project site would be significantly impacted by noise related to the construction or operation of this project. (Source: IX. 1, 2 & 6). *Therefore, the proposed project will not result in noise-related impacts.*
9. Population/Housing: The proposed warehouse/office project will not contribute to a substantial population increase in the area. Moreover, the project will not alter the location, distribution or density of human population in the area to any significant degree, or create a demand for additional housing. (Source: IX.1). *Therefore, the proposed project will not result in impacts related to Population and Housing.*
10. Public Services: The previously developed project site will continue to be served by the Monterey County Regional Fire Protection Department and the Monterey County Sheriff's Department. The Fire Department has provided comments on the project, and has not indicated that this project would result in potentially significant impacts (Source: IX.1). *Therefore, the proposed project will not result in impacts related to Public Services.*
11. Recreation: Given the scale and intended use of the proposed warehouse/office proposal, the project will not result in a substantial increase in the use of existing recreational facilities. No parks, trail easements or other recreational opportunities will be adversely impacted by the proposed project. The subject property is not within close proximity of any public parks, recreational trails or designated historical structures. (Source: IX.1 & 6).

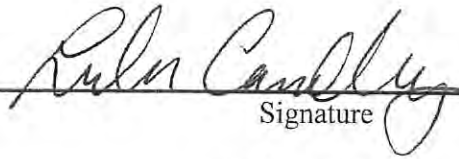
Therefore, the proposed project will not result in impacts related to Recreation.

12. Utilities and Service Systems: The proposed project will not violate any waste discharge requirements or increase demand for public wastewater infrastructure facilities. A septic system will be installed to serve the new facility. The septic system will be designed and constructed according to County specifications as specified by the Environmental Health Bureau. Adequate water service will be provided through an existing, shared mutual system (Natividad Road W.S. #2) which presently services the site. The proposed project is served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. The project will comply with all Federal, State and local statutes and regulations related to solid waste. (Source IX.1 &2) *Therefore, the proposed project will not result in impacts related Utilities and Service Systems.*

B. DETERMINATION

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Signature

Luke Connolly, AICP


Date

Management Specialist

V. EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

- c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

Discussion/Conclusion/Mitigation: See Section IV.A.1

2. AGRICULTURAL AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒

2. AGRICULTURAL AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Discussion/Conclusion:

Agricultural and Forest Resources 2 (b-e) – No Impact

The project parcel is not restricted under Williamson Act contract. The proposed development, which will be constructed and used by an agricultural corporation in manner similar to surrounding properties, is compatible with the County General Plan land use designation of "Farmlands 40-160 acre minimum" and the site's zoning designation of "Farmland/40 acres minimum." (Source: IX.1, 2, 3 & 10).

Agricultural and Forest Resources 2 (a) – Less Than Significant Impact

The area proposed for development is designated as "Farmland of Statewide Importance" and "Unique Farmland" pursuant to the California Department of Conservation's Farmland Mapping and Monitoring (FMMP) Program. However, the site is already developed with an office/storage building, greenhouses, surface-level parking and similar non-soil-dependent facilities related to the agricultural industry, and the proposed new construction will take place adjacent to the existing development, maintaining an undeveloped area where soil-dependent agricultural uses can continue. (Source: IX.1, 6 & 10).

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒
c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒
d)	Result in significant construction-related air quality impacts?	☐	☐	☒	☐
e)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
f)	Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Discussion/Conclusion:

The Monterey Bay Unified Air Pollution Control District (MBUAPCD) has identified construction-related air quality impact thresholds in the MBUAPCD's Air Quality Management Plan (AQMP). The short-term, construction-related impacts of the proposed project are well below the thresholds identified for particulate matter and other air-borne materials associated with construction activities. Additionally, the project will result in only a negligible increase in vehicle trips ((23 trips per day, with 7 trips generated during the AM peak hour and 7 trips generated during the PM peak hour), most of which will occur outside of peak hours, and will not result in air quality emissions impacts. (Source IX.1 & 5).

4. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Discussion/Conclusion/:

See Section IV.A.3

5. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	☐	☐	☐	☒
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

Discussion/Conclusion:

See Section IV.A.4

6. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒

6. GEOLOGY AND SOILS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Chapter 18A of the 2007 California Building Code, creating substantial risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

Discussion/Conclusion:

See Section IV.A.5

7. GREENHOUSE GAS EMISSIONS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Discussion/Conclusion:

The Office of Planning and Research (OPR) is the State planning agency responsible for developing policy recommendations and coordinating land use planning efforts of statewide and regional significance. The OPR also coordinates the state-level review of environmental documents pursuant to the California Environmental Quality Act (CEQA). Currently, the OPR's position on greenhouse gases (GHG) significance thresholds has been to allow each lead agency to determine their own level of significance. At this time, the Monterey Bay Unified Air Pollution Control District (MBUAPCD) has not finalized specific GHG thresholds of significance; however, construction-related air quality impact thresholds are addressed in the MBUAPCD's Air Quality Management Plan (AQMP). The short-term, construction-related impacts of the proposed project are well below the thresholds identified for particulates and other air-borne matter associated with construction activities. Additionally, the project will result in only a negligible increase in vehicle trips (23 trips per day, with 7 trips generated during the AM peak hour and 7 trips generated during the PM peak hour), most of which will occur outside of peak hours, and will not result in GHG emissions impacts. (Source IX.1 & 5):

8. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

Discussion/Conclusion:
See Section IV.A.6

9. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial <u>erosion or siltation</u> on- or off-site?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in <u>flooding</u> on- or off-site?	☐	☐	☐	☒
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒
f) Otherwise substantially degrade water quality?	☐	☐	☐	☒
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Discussion:

The project site is located approximately 500 feet from (seasonal) Gabilan Creek. The buffer between the project area and the creek is developed, primarily with land used for row-crops, a

roadway (Natividad Road), and the developed/paved commercial area on the adjacent parcel to the north.

Hydrology and Water Quality 9 (a), (b), (d –j) Less Than Significant Impact

The project site is relatively flat and does not contain any surface water resources. Construction of the project requires localized grading; however, construction of the project will not significantly alter the existing drainage pattern of the site or result in a change in topography. The proposed project will not place housing or structures within the floodplain and it will not expose people or structures to flooding as a result of a failure of a levee or dam. The project area consists of relatively flat topography and is not located near the ocean; therefore, it is not subject to inundation by seiche, tsunami, or mud flow. (Source IX.1, 6 & 10)

Hydrology and Water Quality 9 (c) - Less Than Significant Impact

The applicant will provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts. The plan will include stormwater retention/percolation facilities. Drainage improvements will be constructed in accordance with plans approved by the Water Resources Agency. The applicant shall provide certification from a registered civil engineer or licensed contractor that stormwater detention/retention facilities have been constructed in accordance with the approved drainage plan.

10. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

Discussion/Conclusion:

Land Use and Planning 10 (a & c) – No Impact

The project, as proposed, will not physically divide an established community nor will it conflict with any habitat conservation plan or natural community conservation plan. (Source IX.1, 2, 6 & 10)

Land Use and Planning 10 (b) – Less than Significant Impact

Pursuant to the square footage of office space and warehouses that will result from the proposed project, Monterey County Inland Zoning Code (Title 21) indicates that parking for 148 vehicles

must be provided on-site, based on the proposed and existing office and warehouse uses. The applicant is requesting that a Modification to this parking requirement be granted, to allow for 107 spaces on-site. County Planning staff supports this request as it is considered adequate based on the actual parking demand generated by these uses, and that a potentially significant environmental effect will not be created.

Monterey County Inland Zoning Code (Title 21) allows for a maximum building coverage of 5% within properties zoned as "F" (Farmlands). The project proposes coverage in the amount of 6.2%. Monterey County Planning Department Staff supports this request due to inherent, physical site constraints ("Farmlands"-zoned parcels are typically 40+ acres in size whereas the project parcel is 20 acres). A potentially significant environmental effect will not be created by this allowing this Variance from site coverage standards.

The project site is located within a "Special Treatment Area," as designated by the 2010 Monterey County General Plan. The project is in full compliance with the requirements for the Special Treatment Area, which are as follows:

GS-1.10 Special Treatment Area: Natividad/Rogge Road – The three parcels at the northwest corner of Natividad and Rogge Roads shall be designated as a "Special Treatment Area" to permit on-site soil dependent agricultural operations such as greenhouses (APNs 211-012-027, 211-012-041, and 211-012-042). Minimum parcel size in this area shall be 10 acres.

Subdivision of land in this area shall be approved only under the following conditions:

- a. That the residential development rights or parcels formed through subdivision approval be dedicated by means of an agricultural conservation easement to the County or a qualified organization such as that specified in Section 501(c)(3) of the Internal Revenue Code;
- b. That a drainage management plan to mitigate run-off to adjoining farmlands has been prepared for the entire special treatment area;
- c. That the allowance of one mobile home will be only for a caretaker or security personnel and not for residential purposes.

(Source IX.1, 2, 4 & 6)

11. MINERAL RESOURCES					
		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b)	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Discussion/Conclusion:

See Section IV.A.7

12. NOISE		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:					
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☐	☒
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☐	☒
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☐	☒
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☐	☒

Discussion/Conclusion:

See Section IV.A.8

13. POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion/Conclusion:

See Section IV.A.9

14. PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	☐	☐	☐	☒
b) Police protection?	☐	☐	☐	☒
c) Schools?	☐	☐	☐	☒
d) Parks?	☐	☐	☐	☒
e) Other public facilities?	☐	☐	☐	☒

Discussion/Conclusion:

See Section IV.A.10

15. RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Discussion/Conclusion:

See Section IV.A.11

16. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☐	☒
b) Conflict with the goals, objectives, and policies of the 2010 Regional Transportation Plan for Monterey County, including, but not limited to level of service standards and travel demand measures, or other standards established by the Transportation Agency for Monterey County (TAMC) for designated roads or highways?	☐	☐	☒	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒

16. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒

Discussion:

Intersection traffic operations were evaluated based on Level-of-Service (LOS) and the LOS standard adopted by the jurisdiction (the County) within which the intersection is located. LOS is a quantitative description of an intersection's or road's operation, ranging from LOS "A" to LOS "F." LOS "A" represents free flowing, un-congested traffic conditions, whereas LOS "F" represents highly congested traffic conditions with what is commonly considered unacceptable delay to vehicles at the intersections.

Transportation/Traffic 16 (a-f) – No Impact

The project will not have a potentially significant effect on traffic patterns and will not conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. Further, the project will not substantially increase hazards, due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses. Moreover, the project has been reviewed by the Monterey County Regional Fire Protection District who has found that the project design will not result in inadequate emergency access. (Source IX.1, 6 & 8),

Transportation/Traffic 16 (b) – Less Than Significant Impact

Traffic engineering consultants Hatch Mott MacDonald (HMM) collected manual turning movement counts at the project driveway on Natividad Road (i.e., study intersection) on March 18, 2014. The study of the intersection noted that it currently operates at an overall LOS A during the AM and PM peak hours. The worst approach (EB) operates at LOS A during the AM peak hour and LOS B during the PM peak hour.

The proposed project is estimated to generate 23 trips per day, with 7 trips generated during the AM peak hour (6 in, 1 out) and 7 trips generated during the PM peak hour (0 in, 7 out). The trips added by the project to the study intersection would not significantly impact traffic operations. (Source IX.1, 2 & 8)

17. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

Discussion/Conclusion:

See Section IV.A.12

VII. MANDATORY FINDINGS OF SIGNIFICANCE

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Source: IX. 1-11)	☐	☐	☐	☒
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? (Source: IX. 1-11)	☐	☐	☐	☒
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source: IX. 1-11)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

- a. As described in Section 4, Biological Resources, and Section 5, Cultural Resources, the proposed project will not adversely affect biological or cultural resources.
- b. The proposed project will contribute to cumulative air quality and greenhouse gas emissions, which can contribute to climate change. However, as discussed in Section 3, Air Quality, and Section 7, Greenhouse Gas Emissions, the project's contribution is negligible and would not be cumulatively considerable.
- c. The proposed project has the potential to increase human being exposure to dust during construction. Implementation of construction best management practices through the permit approval process will reduce these potential impacts to dust exposure to less-than-significant.

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; *Sundstrom v. County of Mendocino*, (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

VIII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

The State Legislature, through the enactment of Senate Bill (SB) 1535, revoked the authority of lead agencies to determine that a project subject to CEQA review had a “de minimis” (minimal) effect on fish and wildlife resources under the jurisdiction of the Department of Fish and Game. Projects that were determined to have a “de minimis” effect were exempt from payment of the filing fees.

SB 1535 has eliminated the provision for a determination of “de minimis” effect by the lead agency; consequently, all land development projects that are subject to environmental review are now subject to the filing fees, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources.

To be considered for determination of “no effect” on fish and wildlife resources, development applicants must submit a form requesting such determination to the Department of Fish and Game. Forms may be obtained by contacting the Department by telephone at (916) 631-0606 or through the Department’s website at www.dfg.ca.gov.

Conclusion: The project will be required to pay the fee.

Evidence: Based on the record as a whole as embodied in the Planning Department files pertaining to PLN130738 and the attached Initial Study / Proposed (Mitigated) Negative Declaration.

IX. REFERENCES

1. Project Application/Plans for PLN130738
2. Monterey County 2010 General Plan
3. Greater Salinas Area Plan
4. Title 21 of the Monterey County Code (Zoning Ordinance)

5. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, Revised February 2008
6. Site Visit conducted by the project planner on April 10, 2014.
7. *Preliminary Archaeological Reconnaissance for a New Warehouse on a Portion of APN 211-012-027, Salinas, Monterey County, California*, prepared by Mary Doane, B.A. and Gary S. Breschini, Ph.D., RPA, dated March 12, 2014
8. *American Takii, Inc. – Traffic Impact Analysis*, prepared by Keith B. Higgins, CE, TE, (Hatch, Mott MacDonald), dated April 10, 2014, updated August 4, 2014`
9. *Geotechnical Report for the Proposed Warehouse & Office Building*, prepared by Grice Engineering, Inc., dated March 25, 2014
10. Monterey County Geographical Information System (GIS) Database and Resources