DALE ELLIS
ZONING ADMINISTRATOR

STATE OF CALIFORNIA
COUNTY OF MONTEREY

NO. PLN990594

A.P.# 137-021-022-000

In the matter of the application of
Andrew C. Smith (PLN990594)

FINDINGS & DECISION

for a Use Permit in accordance with Title 21 (Zoning) Chapter 21.74 (Use Permits) of the Monterey County Code, to demolish a 6,000 square foot shade structure and construct an 11,500 square foot cooler addition and 145 cubic yards of grading for a new truck well for an existing cold storage and shipping operation, located west of Highway 101 at 483 El Camino Real South in the greater Salinas area, came on regularly for hearing before the Zoning Administrator on March 8, 2001.

Said Zoning Administrator, having considered the application and the evidence presented relating thereto,

FINDINGS OF FACT

1. **FINDING:** The subject Use Permit application (PLN990594), as described in Condition #1 of the attached Exhibit "C," and as conditioned, conforms to the plans, policies, requirements and standards of the Greater Salinas Area Plan and the Monterey County Zoning Ordinance (Title 21). The property is located at 483 El Camino Real South (Assessors Parcel Numbers: 137-021-022-000 and 137-021-026-000) Greater Salinas area. The Greater Salinas Area Plan land use designation is Industrial. The parcel is zoned "HI/B-6" or Heavy Industrial/Building Site. The site is physically suitable for the proposed use.

   EVIDENCE: The Planning and Building Inspection staff reviewed the project, as contained in the application and accompanying materials, for conformity with:
   a) The certified Greater Salinas Area Plan; and
   b) Chapter 21.28 of the certified Monterey County Zoning Ordinance (Title 21) regulations for the "HI" Zoning District.

   EVIDENCE: The Monterey County Planning and Building Inspection Department, Water Resources Agency, Public Works Department, Sheriff's Department, Environmental Health Department, Parks Department, the Salinas Rural Fire Protection District and California Department of Transportation reviewed the proposed project. There has been no indication from these agencies that the site is not suitable for the proposed development. Staff verification of the Monterey County Planning and Building Inspection Department records indicated that no violations exist on subject property. The Initial Study prepared for the project concludes that no physical or environmental constraints exist that would indicate the site is not suitable for the proposed project. Each agency has recommended conditions for improvements where appropriate.

   EVIDENCE: Project meets the Title 21 requirements for a General Development Plan.

   EVIDENCE: The on-site inspection by the project planner in June 2000.

   EVIDENCE: The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in the project file.

2. **FINDING:** The proposed project, including all permits and approvals, will not have significant adverse impacts on the environment and a Mitigated Negative Declaration and a Mitigation Monitoring Plan have been prepared pursuant to Public Resources Code Section 21081.6 and are approved and attached to and incorporated herein as is set forth in full as Exhibit "D" and Exhibit "C" respectively. All mitigation measures identified in the Initial Study and Mitigated Negative Declaration and all project changes required to avoid significant affects on the environment have been incorporated into the approved Mitigation Monitoring Plan as conditions of project approval. Potential environmental effects have been studied and there is no substantial evidence in the record, as a whole, that supports a fair argument that the project, as designed, may cause a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment and analysis of the County based upon the findings and conclusions drawn in the Initial Study and in consideration of testimony and information received, and scientific and factual data presented as evidence during the public review process. Studies, data and reports prepared by staff from various County departments including Planning and Building Inspection, Public Works, Environmental Health and Water Resources Agency support the adoption of the Mitigation Negative Declaration for the project. The custodian of the documents and materials that constitute the record of proceedings upon which the adoption of the Mitigated Negative Declaration is based is the Monterey County Planning and Building Inspection Department located at 240 Church Street, Room 116, Salinas. No facts, reasonable assumptions predicated on facts, testimony supported by adequate factual foundation, or expert opinion supported by facts, have been submitted that refute the conclusions reached by these studies, data and reports. Nothing in the record alters the environmental determination, as presented by staff, based on investigation and the independent assessment of those studies, data and reports.

EVIDENCE: County staff prepared an Initial Study for the project in compliance with the California Environmental Quality Act (CEQA), its Guidelines, and the Monterey County CEQA Guidelines and prepared a Mitigation Monitoring Plan pursuant to Section 21081.6 of the Public Resources Code. The Initial Study and the Mitigation Monitoring Plan provided substantial evidence that the project would not have significant environmental impacts. A Mitigated Negative Declaration was filed with the County Clerk on January 25, 2001. All comments on the Initial Study have been received and considered as well as evidence in the record that includes studies, data and reports supporting the Initial Study; additional documentation requested by staff in support of the Initial Study findings; information presented during public hearings; staff reports that reflect the County's independent judgment and analysis regarding the above referenced studies, data and reports; application materials, and expert testimony. Among the studies, data and reports analyzed as part of the environmental determination are the following:

Higgins Associates Civil & Traffic Engineers: Traffic Analysis Report dated June 9, 2000.
Memorandum from Higgins Associates Civil & Traffic Engineers, December 20, 2000.

EVIDENCE: Initial Study, Mitigation Monitoring Plan, Mitigated Negative Declaration and Conditions of Approval 2-29 attached hereto as Exhibits "C" and "D" respectively.

EVIDENCE: The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in the project file.

3. **FINDING:** The proposed project is compatible with the surrounding uses, and will not create any significant impacts.

EVIDENCE: The project is located within a heavy industrial zone. Several industrial related facilities currently exist in the area. The project has been conditioned to insure strict compliance with the regulations for the Heavy Industrial (HI) zoning district as defined in Chapter 21.28 in Title 21.

4. **FINDING:** The establishment, maintenance, or operation of the use or structure applied for will not, under the circumstances of the particular case, be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvement in the neighborhood, or to the general welfare of the County.

EVIDENCE: The project as described in the application and accompanying materials was reviewed by the Department of Planning and Building Inspection, Environmental Health Department, Public Works Department, the Salinas Rural Fire Protection District, the Water Resources Agency, Parks Department, the Monterey County Sheriff's Department and the Greater Monterey Peninsula Land Use Advisory Committee. The preceding agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood; or the county in general.

EVIDENCE: The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in the project file.

5. **FINDING:** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of Title 21, and any zoning violation abatement costs have been paid.

EVIDENCE: Staff verification of the Monterey County Planning and Building Inspection Department records indicate that no violations exist on subject property.

6. **FINDING:** The project, as approved by the Zoning Administrator is appealable to the Planning Commission.

EVIDENCE: Section 21.80.040 Monterey County Zoning Ordinance (Title 21).

DECISION

THEREFORE, it is the decision of said Zoning Administrator that the Negative Declaration and Mitigation Monitoring Plan be adopted and said application for a Use Permit be granted as shown on the attached sketch, subject to the following conditions:

1. The subject Use Permit (PLN990594) for Andrew Smith, Inc. to add approximately 11,500 square feet to an existing cooler building, demolish a 6,000 square foot shade structure, a General Development Plan and Grading (145 cu yd). The property is located west of Highway 101 at 483 El Camino Real South (Assessor's Parcel Numbers 137-021-022-000 and 137-021-026-000) in the Greater Salinas area. The proposed project is in accordance with County ordinances and land use regulations, subject to the following terms and conditions. Neither the use 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 Planning and Building Inspection. 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. **(Planning and Building Inspection)**

Prior to the Issuance of Grading and Building Permits:

2. The property owner agrees as a condition and in consideration of the 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. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his 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 the property, filing of the final map, 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. **(Planning and Building Inspection)**

3. The applicant shall record a notice which states: "A permit Resolution PLN990594 was approved by the Zoning Administrator for Assessor's Parcel Number 137-021-022-000 on March 8, 2001. The permit was granted subject to 21 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. **(Planning and Building Inspection)**

4. A notice shall be recorded with the Monterey County Recorder which states: "A Traffic Analysis Report dated June 9, 2000, has been prepared for this parcel by Higgins Associates Civil and Traffic Engineers and is on record in the Monterey County Planning and Building Inspection Department Library, No. 05.08.089. The project will be constructed in accordance with the mitigations and recommendations addressed in the report." This notice shall be recorded prior to issuance of building or grading permits. **(Planning and Building Inspection)**

5. The applicant shall obtain a grading permit. **(Planning and Building Inspection)**

6. If determined necessary, prior to the issuance of a building permit, the applicant shall provide evidence to the Division of Environmental Health that the applicant has obtained approval from the Regional Water Quality Control Board for a plan/proposal addressing discharge and/or detention of cooler condensate and water runoff.

7. All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. That the applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. **(Planning and Building Inspection)**

8. The cold storage addition shall be painted to match the colors of the existing cold storage building. **(Planning and Building Inspection)**

9. Provide a pro-rata financial share contribution towards the construction of the following improvements:

   a. A full-length median acceleration lane for the southbound Highway 101 approach to eastbound Spence Road.
   b. Provide a taper on the south side of Spence Road east of Highway 101 as shown on the Caltrans Public Road Intersection Design Standards.
   c. Lenghten the left turn lane on the southbound Highway 101 approach to Eckhart Road.

   The amount of such contribution shall be determined by Monterey County Public Works in accordance with Caltrans' requirement. In the event that the applicant disagrees with the amount determined, the issue will be resubmitted to a public hearing with the appropriate Monterey County hearing body.

Prior to Final Building Inspection/Occupancy:

10. The applicant shall comply with Ordinance No. 3932 of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:

    a) All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.
    b) Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. **(Water Resources Agency)**

11. Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. **(Salinas Rural Fire District)**

12. The roadway surface shall provide unobstructed access to conventional drive vehicles, including sedans and fire engines. Surfaces should be established in conformance with local ordinances, and be capable of supporting the imposed load of fire apparatus. **(Salinas Rural Fire District)**

13. The grade for all roads, streets, private lanes and driveways shall not exceed 15 percent. **(Salinas Rural Fire District)**

14. No roadway turn shall have a horizontal inside radius of less than 50 feet. A roadway turn radius of 50 to 100 feet is required to have an additional 4 feet of roadway surface. A roadway turn radius of 100 to 200 feet is required to have an additional 2 feet of roadway surface. **(Salinas Rural Fire District)**

15. All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupant, except accessory buildings, shall have their own address. When multiple occupancies exist within a single building, each individual occupant shall be separately identified by its own address. **(Salinas Rural Fire District)**

16. 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. **(Salinas Rural Fire District)**

17. Ammonia-based refrigeration systems shall be installed and maintained in accordance with the Uniform Fire Code and applicable national standards. All signage and emergency controls shall be provided as required by the code. **(Salinas Rural Fire District)**

18. Before construction begins, temporary or permanent address numbers shall be posted. Permanent address numbers shall be posted prior to requesting final clearance. All address numbers (permanent and temporary) shall be posted on the property so as to be clearly visible from the road. Where visibility cannot be provided, a post or sign bearing the address numbers shall be set adjacent to the driveway or access road to the property. Address numbers posted shall be Arabic, not Roman or written out in words. Address numbers posted shall be a minimum number height of 3 inches with a 3/8-inch stroke, and contrasting with the background colors of the sign. **(Salinas Rural Fire District)**

19. Roof construction shall be a Class A or Class B, with fire resistive materials, or as approved by the Reviewing Authority. This requirement shall apply to all new construction and existing roofs that are repaired or modified so as to affect 50 percent or more of the roof. **(Salinas Rural Fire District)**

20. Where gates are to be locked, the Reviewing Authority having jurisdiction may require installation of a key box or other acceptable means to immediate access for emergency equipment. **(Salinas Rural Fire District)**

21. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. **(Salinas Rural Fire District)**

22. The building(s) shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by National Fire Protection Association Standard 72 - 1993 Edition. Plans and specifications for the fire alarm system must be submitted and approved by the

enforcing jurisdiction prior to requesting a framing inspection. All fire alarm system inspections and acceptance testing shall be in accordance with Chapter 7 of NFPA 72 - 1993. **(Salinas Rural Fire District)**

23. Minimum fire flow shall be 3,000 gallons per minute for three (3) hours with residual pressure of 20 psi. However, since the expanded building will be sprinklered, then the fire flow may be reduced to 1,500 gallons per minute for three (3) hours with residual pressure of 20 psi. **(Salinas Rural Fire District)**

24. One fire hydrant is required for the rear section of the property. The location shall be approved by the Salinas Rural Fire District. Protective ballards shall be provided pursuant to Uniform Fire Code Article 81. **(Salinas Rural Fire District)**

25. Portable fire extinguishers shall be installed and maintained per Uniform Fire Code. **(Salinas Rural Fire District)**

26. The building(s) shall be fully protected with an approved central station, proprietary station or remote station automatic fire alarm system as defined by National Fire Protection Association Standard 72-1996 Edition. Plans and specifications for the fire alarm system must be submitted and approved by the enforcing agency prior to requesting a framing inspection. All fire alarm system inspections and acceptance testing shall be done in accordance with Chapter 7 of NFPA 72-1996. **(Salinas Rural Fire District)**

27. The building(s) shall be fully protected with automatic fire sprinkler system(s). The following notation is required on the plans when a building permit is applied for:

"The building shall be fully protected with an automatic fire sprinkler system. Installation, approval and maintenance shall be in compliance with applicable National Fire Protection Association and/or Uniform Building Code Standards, the editions of which shall be determined by the enforcing jurisdiction. Four (4) sets of plans for fire sprinkler systems must be submitted and approved prior to installation. Rough-in inspections must be completed prior to requesting a framing inspection." **(Salinas Rural Fire Protection District)**

Continuous Permit Conditions:

28. The Director of Planning and Building Inspection shall approve the location, type and size of all antennas, satellite dishes, tower, and similar appurtenances. **(Planning and Building Inspection)**

29. 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. **(Planning and Building Inspection Department)**

PASSED AND ADOPTED this 8th day of March, 2001.

DALE ELLIS, AICP
ZONING ADMINISTRATOR

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON APR - 5 2001

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY TO THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE APR 1 5 2001

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

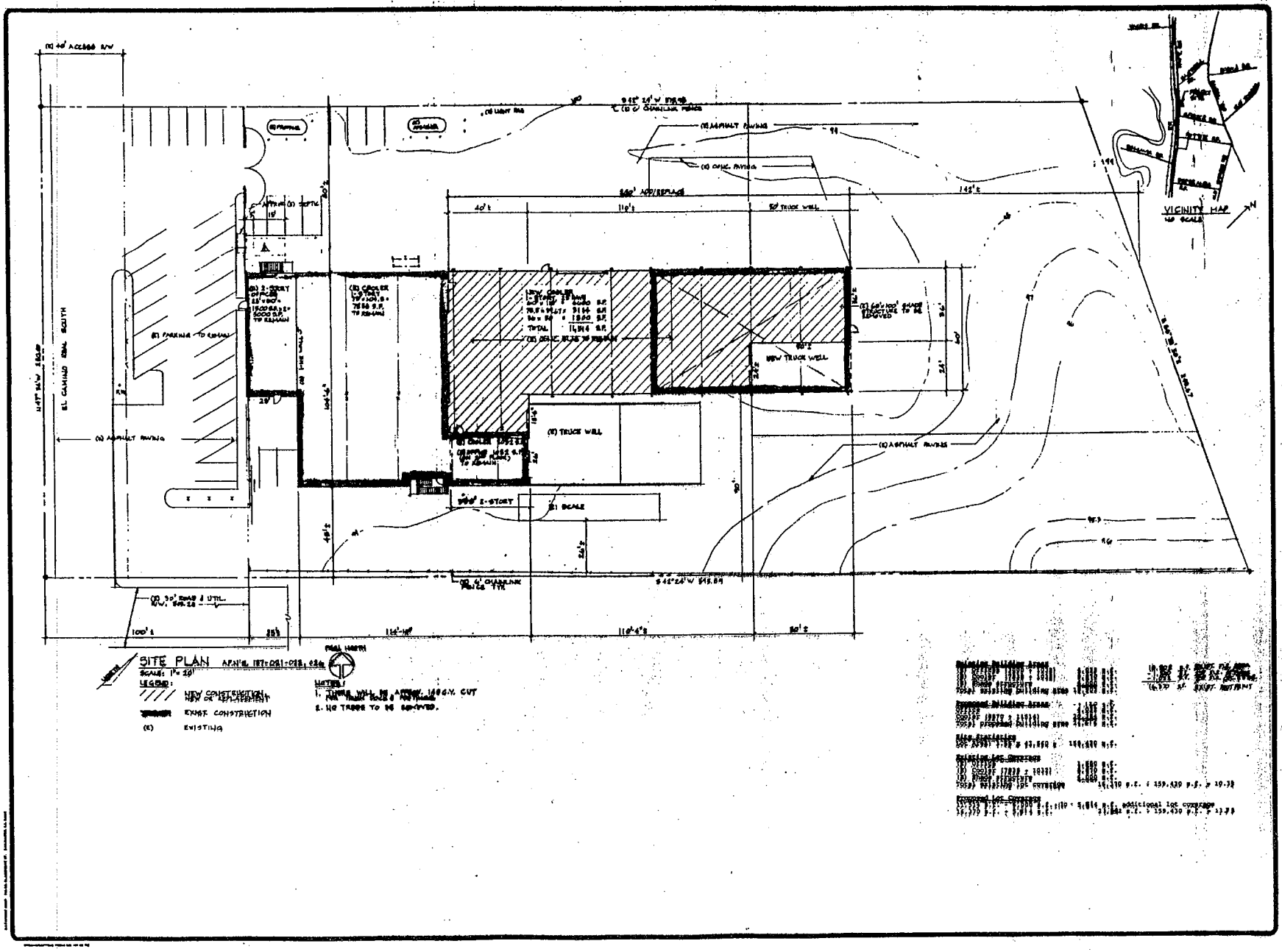
NOTES

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

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

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

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



SAYLOR & SAYLOR ARCHITECTS
29 LINDA VISTA DRIVE
MONTEREY, CA 93940
PHONE (831) 372-9285
MARTHA GROU SAYLOR
ARCHITECT C 11065

ANDREW SMITH COMPANY
SALINAS, CA

REVISIONS	BY
10-4-1990	MCS

SCALE: AS NOTED
SHEET A-1

Monterey County Planning & Building Inspection Department
Condition Compliance/Mitigation Monitoring and Reporting Plan

LEGEND

Planning & Building Inspection Department – PBI
Fire Protection District = FPD
Water Resources Agency = WRA
Environmental Health = EH
Public Works = PW
Parks Department = PD
Redevelopment Agency = RA
Ag Commissioner = AC
County Counsel = CC

Project Name:	***Use Permit***
Applicant Name:	***Andrew Smith Company***
Permit No.:	***PLN990594***
APN(s):	***137-021-022-000 and 137-021-026-000***
Date Adopted:	***March 8, 2001***

Permit Cond. #	*Mitigation No.*	*Condition of Approval/Mitigation Measure (Reference to Mitigation No. from Mitigated Neg. Dec. or Consultant Report)*	*Dept./Agency Responsible for Clearing Condition Or Mitigation Measure*	*Monitoring/Reporting Done By (please specify): Applicant and/or Applicant's Consultant*	*Frequency of Ongoing Monitoring/Reporting (See Legend Below) and Schedule of Condition/Mitigation Measure Clearance*	*Final Clearance Date*	*Comments*
1		The subject Use Permit (PLN990594) for Andrew Smith, Inc. to add approximately 11,500 square feet to an existing cooler building, demolish a 6,000 square foot shade structure, a General Development Plan and Grading (145 cu yd). The property is located west of Highway 101 at 483 El Camino Real South (Assessor's Parcel Numbers 137-021-022-000 and 137-021-026-000) in the Greater Salinas area. The proposed project is in accordance with County ordinances and land use regulations, subject to the following terms and conditions. Neither the use nor the	PBI	N/A	N/A		

LEGEND: Daily = D; Weekly = W; Monthly = M; Semi-Monthly = SM; Annually = A; Semi-Annually = SA; Continuous = C; Other = O

Staff Assigned to Monitor Compliance: Senior or Associate Planner_____

Date of Last Update: 04/04/2001 (9:26 AM)

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		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 Planning and Building Inspection. 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.					
2		The property owner agrees as a condition and in consideration of the 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	PBI	N/A	Prior to Issuance of Grading and Building Permits		

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		property owner will reimburse the County for any court costs and attorney's fees which the County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligation 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 the property, filing of the final map, 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.					
3		The applicant shall record a notice which states: "A permit Resolution PLN990594 was approved by the Zoning Administrator for Assessor's Parcel Number 137-021-022-000 on March 8, 2001. The permit was granted subject to 29 conditions of approval, which run with the land. A copy of the permit is on file with the	PBI	N/A	Prior to Issuance of Grading and Building Permits		

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		Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use.					
4		A notice shall be recorded with the Monterey County Recorder which states: "A Traffic Analysis Report dated June 9, 2000, has been prepared for this parcel by Higgins Associates Civil and Traffic Engineers and is on record in the Monterey County Planning and Building Inspection Department Library, No. 05.08.089. The project will be constructed in accordance with the mitigations and recommendations addressed in the report." This notice shall be recorded prior to issuance of building or grading permits.	PBI	N/A	Prior to Issuance of Grading and Building Permits		
5		The applicant shall obtain a grading permit.	PBI	N/A	Prior to Issuance of Grading and Building Permits		
6		If determined necessary, prior to the issuance of a building permit, the applicant shall provide evidence to the Division of Environmental Health that the applicant has obtained approval from the Regional Water Quality Control Board for a plan/proposal addressing discharge and/or detention of cooler condensate	EH	Consultant	Prior to Issuance of Grading and Building Permits		

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		and water runoff.					
7		All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. That the applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits.	PBI	PBI	Prior to Issuance of Grading and Building Permits		Upon completion of the cooler addition, lighting will be inspected at night by Planning and Building Inspection staff.
8		The cold storage addition shall be painted to match the colors of the existing cold storage building.	PBI	N/A	Prior to Final Building Inspection/Occupancy		
9	1	Provide a pro-rata financial share contribution towards the construction of the following improvements: a. A full-length median acceleration lane for the southbound Highway 101 approach to eastbound Spence Road. b. Provide a taper on the south side of Spence Road east of Highway 101 as shown on the Caltrans Public Road Intersection Design Standards. c. Lenghten the left turn lane on the southbound Highway 101 approach to Eckhart Road. The amount of such contribution	PBI/PW	N/A	Prior to Final Building Inspection/Occupancy		

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		shall be determined by Monterey County Public Works in accordance with Caltrans' requirement. In the event that the applicant disagrees with the amount determined, the issue will be resubmitted to a public hearing with the appropriate Monterey County hearing body.					
10		The applicant shall comply with Ordinance No. 3932 of the Monterey County Water Resource Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system. b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or Low water use plants and low	WRA	N/A	Prior to Final Building Inspection/Occupancy		

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		Precipitation sprinkler heads, Bubblers, drip irrigation Systems and timing devices.					
11		Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access.	Salinas Rural Fire District	N/A	Prior to Final Building Inspection/Occupancy		
12		The roadway surface shall provide unobstructed access to conventional drive vehicles, including sedans and fire engines. Surfaces should be established in conformance with local ordinances, and be capable of supporting the imposed load of fire apparatus.	Salinas Rural Fire District	N/A	Prior to Final Building Inspection/Occupancy		
13		The grade for all roads, streets, private lanes and driveways shall not exceed 15 percent.	Salinas Rural Fire District	N/A	Prior to Final Building Inspection/Occupancy		
14		No roadway turn shall have a horizontal inside radius of less than 50 feet. A roadway turn radius of 50 to 100 feet is required to have an additional 4 feet of roadway surface. A roadway turn radius of 100 to 200 feet is required to have an additional 2 feet of roadway surface.	Salinas Rural Fire District	N/A	Prior to Final Building Inspection/Occupancy		
15		All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupant, except accessory buildings, shall have their own address. When multiple occupancies exist within a single building, each individual	Salinas Rural Fire District	N/A	Prior to Final Building Inspection/Occupancy		

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		occupant shall be separately identified by its own address.					
16		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.	Salinas Rural Fire District	N/A	Prior to Final Building Inspection/Occupancy		
17		Ammonia-based refrigeration systems shall be installed and maintained in accordance with the Uniform Fire Code and applicable national standards. All signage and emergency controls shall be provided as required by the code.	Salinas Rural Fire District	N/A	Prior to Final Building Inspection/Occupancy		
18		Before construction begins, temporary or permanent address numbers shall be posted. Permanent address numbers shall be posted prior to requesting final clearance. All address numbers (permanent and temporary) shall be posted on the property so as to be clearly visible from the road. Where visibility cannot be provided, a post or sign bearing the address numbers shall be set adjacent to the driveway or access road to the property. Address numbers posted shall be Arabic, not Roman or written out in words. Address numbers posted shall be a minimum number height of 3 inches with a 3/8-inch stroke, and contrasting with the background colors of the sign.	Salinas Rural Fire District	N/A	Prior to Final Building Inspection/Occupancy		
19		Roof construction shall be a Class A or Class B, with fire resistive materials,	Salinas	N/A	Prior to Final Building		

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		Class B, with fire resistive materials, or as approved by the Reviewing Authority. This requirement shall apply to all new construction and existing roofs that are repaired or modified so as to affect 50 percent or more of the roof.	Rural Fire District		Inspection/Occupancy		
20		Where gates are to be locked, the Reviewing Authority having jurisdiction may require installation of a key box or other acceptable means to immediate access for emergency equipment.	Salinas Rural Fire District	N/A	Prior to Final Building Inspection/Occupancy		
21		Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches.	Salinas Rural Fire District	N/A	Prior to Final Building Inspection/Occupancy		
22		The building(s) shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by National Fire Protection Association Standard 72 - 1993 Edition. Plans and specifications for the fire alarm system must be submitted and approved by the enforcing jurisdiction prior to requesting a framing inspection. All fire alarm system inspections and acceptance testing shall be in accordance with Chapter 7 of NFPA 72 - 1993.	Salinas Rural Fire District	N/A	Prior to Final Building Inspection/Occupancy		
23		Minimum fire flow shall be 3,000 gallons per minute for three (3) hours with residual pressure of 20 psi.	Salinas Rural	N/A	Prior to Final Building Inspection/Occupancy		

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		with residual pressure of 20 psi. However, since the expanded building will be sprinklered, then the fire flow may be reduced to 1,500 gallons per minute for three (3) hours with residual pressure of 20 psi.	Fire District				
24		One fire hydrant is required for the rear section of the property. The location shall be approved by the Salinas Rural Fire District. Protective ballards shall be provided pursuant to Uniform Fire Code Article 81.	Salinas Rural Fire District	N/A	Prior to Final Building Inspection/Occupancy		
25		Portable fire extinguishers shall be installed and maintained per Uniform Fire Code.	Salinas Rural Fire District	N/A	Prior to Final Building Inspection/Occupancy		
26		The building(s) shall be fully protected with an approved central station, proprietary station or remote station automatic fire alarm system as defined by National Fire Protection Association Standard 72-1996 Edition. Plans and specifications for the fire alarm system must be submitted and approved by the enforcing agency prior to requesting a framing inspection. All fire alarm system inspections and acceptance testing shall be done in accordance with Chapter 7 of NFPA 72-1996.	Salinas Rural Fire District	N/A	Prior to Final Building Inspection/Occupancy		
27		1. The building(s) shall be fully protected with automatic fire sprinkler system(s). The following notation is required on	Salinas Rural Fire District	N/A	Prior to Final Building Inspection/Occupancy		

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		the plans when a building permit is applied for: "The building shall be fully protected with an automatic fire sprinkler system. Installation, approval and maintenance shall be in compliance with applicable National Fire Protection Association and/or Uniform Building Code Standards, the editions of which shall be determined by the enforcing jurisdiction. Four (4) sets of plans for fire sprinkler systems must be submitted and approved prior to installation. Rough-in inspections must be completed prior to requesting a framing inspection."					
28		The Director of Planning and Building Inspection shall approve the location, type and size of all antennas, satellite dishes, tower, and similar appurtenances.	PBI	N/A	Continuous Permit Conditions		
29		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.	PBI	Prior to Final Building Inspection/Occupancy Other Start Date: _____ End Date: _____ Ongoing: ☒	Continuous Permit Conditions		Planning and Building Inspection staff will inspect the site for compliance with this condition.

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