

MIKE NOVO
ZONING ADMINISTRATOR

STATE OF CALIFORNIA
COUNTY OF MONTEREY

RESOLUTION NO. 040514

A.P.# 137-012-006-000

In the matter of the application of
Pringle Tractor Co (PLN040514)

FINDINGS & DECISION

for a Use Permit in accordance with Title 21 (Zoning) Chapter 21.74 (Use Permits) of the Monterey County Code, for a 8,900 square foot addition to an existing 23,200 square foot tractor dealership building. The property is located at 501 El Camino Real South, Salinas, Greater Salinas area, came on regularly for hearing before the Zoning Administrator on October 28, 2004.

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

FINDINGS OF FACT

1. FINDING: **CONSISTENCY AND SITE SUITABILITY** - The proposed Use Permit (**Pringle Tractor Co.; PLN040514**) is for an 8,750 sq. ft. addition to an existing 23,200 sq. ft. tractor dealership building. As described in Condition No. 1, and as conditioned, the proposed project conforms to the plans, policies, requirements, and standards of the Monterey County General Plan, the Greater Salinas Area Plan, and the Monterey County Zoning Ordinance (Title 21). The property is located at 501 El Camino Real South, Salinas, (Assessor's Parcel Number 137-012-006-000), Greater Salinas Area. The parcel is zoned "HI/B-5 (5 ac. min.);" (Heavy Industrial, 5 acre minimum lot size). The site is physically suitable for the proposed construction and use.

EVIDENCE: (a) The application and project plans submitted in project file PLN040514 at the Monterey County Planning and Building Inspection Department.

(b) The project planner conducted a site visit to verify that the proposed project complies with Title 21, the General Plan, and Greater Salinas Area Plan.

(c) The Pringle Tractor Co. project has been reviewed by the Monterey County Planning and Building Inspection Department, Public Works, Water Resources Agency, Environmental Health Division, Salinas Rural Fire Protection District, and the California Department of Transportation. There has been no indication from these agencies that the site is not suitable for the project. There are no physical or environmental constraints such as geologic or seismic hazard areas, environmentally sensitive habitats, or similar areas that would indicate the site is not suitable for the project.

(d) Following Findings and supporting Evidence.

2. FINDING **CEQA (EXEMPT)** – The project, as conditioned, will not have a significant environmental impact, and is categorically exempt from the California Environmental Quality Act (CEQA).

EVIDENCE: (a) No exceptions to exemptions pursuant to Section 15300.2 of the CEQA Guidelines were found for this project.
(b) Although the project is not in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, the additions collectively result in an addition to facilities of less than 10,000 square feet in an area which is not environmentally sensitive, and necessary parking facilities can and will be provided. Where necessary, conditions have been applied to address health, parking, fire protection, and drainage issues. Therefore, there is no possibility that the activity in question may have a significant effect on the environment.
(c) The project was deemed exempt pursuant to Section 15061(b)(3) of the CEQA Guidelines.
(d) Preceding and following Findings and supporting Evidence.

3. **FINDING: NO VIOLATIONS** – The subject properties are in compliance with all rules and regulations pertaining to zoning uses, subdivisions and other applicable provisions of Title 21. Zoning violation abatement costs, if any, have been paid.

EVIDENCE: (a) Sections 21.28 and 21.42 of the Monterey County Zoning Ordinance. Staff verification of the Monterey County Planning and Building Inspection Department records indicates that no violations exist on subject property.

(b) Preceding and following Findings and supporting Evidence.

4. **FINDING: PUBLIC NOTICE** – Public notice of the pending Use Permit was provided pursuant to Sections 21.70.040, Title 21, Monterey County Code (Inland Zoning).

EVIDENCE: (a) 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.

(b) Preceding and following Findings and supporting Evidence.

5. **FINDING: HEALTH AND SAFETY** – The establishment, maintenance, and operation of the proposed development applied for will not under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, happiness, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County.

EVIDENCE: Preceding Findings and supporting Evidence.

6. **FINDING: APPEALABILITY** – The decision on this project is appealable to the Planning Commission.

EVIDENCE: Section 21.80.040.B, Monterey County Zoning Ordinance.

DECISION

THEREFORE, it is the decision of said Zoning Administrator that said application for a Use Permit be granted as shown on the attached sketch, and subject to the attached conditions.

PASSED AND ADOPTED this 28th day of October, 2004.

MIKE NOVO
ZONING ADMINISTRATOR

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON

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

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.

Condition Compliance & Mitigation Monitoring and/or Reporting Plan

Project Name: Pringle Tractor Co.

File No: PLN040514 APN: 137-012-006-000

Approval by: Zoning Administrator Date: 10/28/2004

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

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1		The Pringle Tractor Co. (PLN040514) Use Permit allows for development on a legal lot of record (as shown on project plans attached to this resolution) consisting of an 8,750 sq. ft. addition to an existing 23,200 sq. ft. tractor dealership building. This approval requires that additional parking spaces be added to result in a total of 77 designated parking spaces, including 4 handicapped spaces. The property is located at 501 El Camino Real South, Salinas, (Assessor's Parcel Number 137-012-006-000), Greater Salinas Area. No use 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 other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (Planning and Building Inspection)	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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2		PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice that states: "A permit (Resolution No. 040512) was approved by the Monterey County Zoning Administrator for Assessor's Parcel Number 137-012-006-000 on 10/28/2004. The permit was granted subject to 20 conditions of approval that 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)	Proof of recordation of this notice shall be furnished to PBI.	Owner/Applicant	Prior to Issuance of grading and building permits or start of use.	
3		PBD003 - BANNERS, FLAGS, PENNANTS There shall be no flags, banners, pennants, or other attention getting devices, other than approved signs, on the property. (Planning and Building Inspection)	There shall be no flags, banners, pennants, or other attention getting devices, other than approved signs, on the property.	Owner/Applicant	Ongoing	
4		PBD021 – LIGHTING – EXTERIOR LIGHTING PLAN 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. The applicant shall submit 3 copies of an exterior lighting plan that 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)	Submit three copies of the lighting plans to PBI for review and approval.	Owner/Applicant	Prior to issuance of building permits.	

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5		EH28 - HAZ MAT BUSINESS RESPONSE PLAN Comply with Title 19 of the California Code of Regulations and Chapter 6.95 of the California Health and Safety Code (Hazardous Material Registration and Business Response Plans) as approved by the Director of Environmental Health. (Environmental Health)	Contact the Hazardous Materials Program of the Division of Environmental Health.	Owner/ Applicant	Continuous	
6		EH30 - HAZARDOUS WASTE CONTROL Comply with Title 22, Division 4.5 of the California Code of Regulations and Chapter 6.50 of the California Health and Safety Code (Hazardous Waste Control) as approved by the Director of Environmental Health. (Environmental Health)	Contact the Hazardous Materials Program of the Division of Environmental Health.	Owner/ Applicant	Continuous	
7		PW0007 – PARKING STD The parking shall meet the standards of the Zoning Ordinance and be approved by the Director of Public Works and the Director of Planning and Building Inspection. (Public Works)	Applicant's engineer or architect shall prepare a parking plan for review and approval.	Owner/ Applicant/ Engineer	Prior to Building/ Grading Permits Issuance	
8		STORMWATER DETENTION (NON-STANDARD WORDING) A drainage plan shall be prepared by a registered civil engineer addressing on-site and off-site impacts, which includes routing stormwater runoff from the paved parking areas to an oil-grease/water separator and construction of detention facilities to mitigate the impact of impervious surface stormwater runoff. The detention pond shall be fenced for public safety. (Water Resources Agency)	Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of Grading and/or Building Permits	

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9		WR8 - COMPLETION CERTIFICATION The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater detention/retention facilities have been constructed in accordance with approved plans. (Water Resources Agency)	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Owner/ Applicant/ Engineer/ Contractor	Prior to final inspection	
10		FIRE – NON-STANDARD CONDITION – ROAD ACCESS Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed	<i>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.</i>	<i>Applicant or owner</i>	Prior to issuance of grading and/or building permit.	

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		to provide a minimum width of 20 feet with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. (Salinas Rural Fire Protection District)	<i>Applicant shall schedule fire dept. clearance inspection for each phase of development.</i>	<i>Applicant or owner</i>	Prior to final building inspection.	

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11		FIRE002 - ROADWAY ENGINEERING The grade for all roads shall not exceed 15 percent. Where road grades exceed 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The length of vertical curves in roadways, exclusive of gutters, ditches and drainage structures designed to hold or divert water, shall not be less than 100 feet. 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. Roadway turnarounds shall be required on dead-end roads in excess of 150 feet of surface length. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Salinas Rural Fire Protection District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	

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12		(See Condition Language Above)	<i>Applicant shall schedule fire dept. clearance inspection for each phase of development.</i>	<i>Applicant or owner</i>	Prior to final building inspection	
13		FIRE008 - GATES 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. (Salinas Rural Fire Protection District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	<i>Applicant or owner</i>	Prior to issuance of grading and/or building permit.	

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14		(See Condition Language Above)	<i>Applicant shall schedule fire dept. clearance inspection</i>	<i>Applicant or owner</i>	Prior to final building inspection.	
15		FIRE023 - FIRE ALARM SYSTEM - (COMMERCIAL) The building(s) shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72. Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. (Salinas Rural Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	<i>Applicant or owner</i>	Prior to issuance of building permit.	
			<i>Applicant shall submit fire alarm plans and obtain approval.</i>	<i>Applicant or owner</i>	Prior to rough sprinkler or framing inspection	
			Applicant shall schedule fire alarm system acceptance test.	<i>Applicant or owner</i>	Prior to final building inspection	
16		FIRE026 - ROOF CONSTRUCTION (STANDARD) All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class B roof construction. (Salinas Rural Fire Protection District)	<i>Applicant shall enumerate as "Fire Dept. Notes" on plans.</i>	<i>Applicant or owner</i>	Prior to issuance of building permit.	

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17		FIRE – NON-STANDARD CONDITION – FIRE PROTECTION EQUIPMENT & SYSTEMS – FIRE SPRINKLER SYSTEM Allowable area increases are permitted pursuant to California Building Code Section 505.3 provided the building is fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Salinas Rural Fire Protection District)	Applicant shall enumerate as “Fire Dept. Notes” on plans.	<i>Applicant or owner</i>	Prior to issuance of building permit.	
			<i>Applicant shall schedule fire dept. rough sprinkler inspection</i>	<i>Applicant or owner</i>	Prior to framing inspection	
			<i>Applicant shall schedule fire dept. final sprinkler inspection</i>	<i>Applicant or owner</i>	Prior to final building inspection	

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18		<p>FIRE –NON-STANDARD CONDITION –</p> <p>HYDRANTS AND FIRE FLOW- Hydrants for fire protection shall be provided at locations approved by the Salinas Rural Fire District and shall conform to the following requirements:</p> <p>a. FIRE FLOW - Pursuant to Uniform Fire Code Appendix III-A, the minimum fire flow requirement for 32,100 square foot commercial facilities built with Type V-N construction is 4,750 gallons per minute with a residual pressure of 20 psi under normal operating conditions for a duration of 4 hours. Fire flow for facilities protected with automatic fire sprinkler systems may be reduced to 1,500 gallons per minute with a residual pressure of 20 psi under normal operating conditions for a duration of 4 hours.</p> <p>b. TIMING OF INSTALLATION - Approved fire protection water supply systems must be installed and made serviceable prior to the time of construction.</p> <p>c. HYDRANT/FIRE VALVE (ADDITION) – A new hydrant shall be installed.</p> <p>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 or further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway.</p> <p>e. FIRE HYDRANTS - Hydrants shall be installed in accordance with spacing set forth in Uniform Fire Code Appendix III-B and in accordance with the following specifications:</p> <p>f. HYDRANT SIZE - The hydrant shall have a minimum of two (2) 2-1/2 inch outlets NST and one (1) 4-1/2 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.</p> <p>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.</p> <p>(Salinas Rural Fire Protection District)</p>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	

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19		FIRE –NON-STANDARD CONDITION – EMERGENCY ACCESS KEYBOX – Emergency access key box shall be installed and maintained. The type and location shall be approved by the fire department. The fire department shall be notified when locks are changed so that the emergency access key box can be maintained with current keys. (Salinas Rural Fire Protection District)	<i>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.</i>	<i>Applicant or owner</i>	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection for each phase of development.	<i>Applicant or owner</i>	Prior to final building inspection.	
20		FIRE – NON-STANDARD CONDITION – PORTABLE FIRE EXTINGUISHERS – Portable fire extinguishers shall be installed and maintained in accordance with Uniform Fire Code Standard 10-1. . (Salinas Rural Fire Protection District)	<i>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.</i>	<i>Applicant or owner</i>	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection for each phase of development.	<i>Applicant or owner</i>	Prior to final building inspection.	