

MIKE NOVO  
ZONING ADMINISTRATOR

STATE OF CALIFORNIA  
COUNTY OF MONTEREY

RESOLUTION NO. 080171

A.P.# 137-131-005-000

In the matter of the application of  
**JOHN KASH/MARIA HOLIDAY (PLN080171)**

**FINDINGS & DECISION**

Use Permit and General Development Plan to abate Code Enforcement Case CE050238. The General Development Plan will allow uses such as: a contractor's storage yard, accessory retail sales, warehouses, sales and repair services for agricultural equipment, and similar commercial uses within an existing 4,800 square foot warehouse building and 1,600 square foot addition. The property is located at 21850 Rosehart Way, Salinas (Assessor's Parcel Number 137-131-005-000) Central Salinas Valley area, came on regularly for hearing before the Zoning Administrator on March 12, 2009.

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

**FINDINGS OF FACT**

1. **FINDING: CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, Central Salinas Valley Area Plan, Central Salinas Valley Area Plan Inventory and Analysis, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for the proposed development.

- EVIDENCE:** (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. 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 21850 Rosehart Way, Salinas (Assessor's Parcel Number 137-131-005-000), Central Salinas Valley Area Plan. The property is zoned AI/B-6-D ("Agricultural Industrial ,with Building Site and Design Control overlay districts") which allows for the commercial uses proposed within the General Development Plan. Therefore, the property is suitable for the proposed development.
- (c) The project planner conducted a site inspection on July 8, 2008 to verify that the project on the subject parcel conforms to the plans listed above.
- (d) The subject property is located within the Rose Hart Industrial Park and is a legal lot of record pursuant to the final map recorded Volume 14, page 13 of the Cities and Towns maps.

- (e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN080171.

2. **FINDING: GENERAL DEVELOPMENT PLAN** – The Monterey County Zoning Ordinance, Section 20.28.030.A requires a General Development Plan (GDP) prior to the establishment of any development in a Agricultural Industrial district if there is no prior approved GDP, and if: 1) the lot is in excess of one acre; or, 2) the development proposed includes more than one use; or, 3) the development includes any form of subdivision. The proposed project meets the size and number of uses criteria; therefore, a GDP is required to be approved prior to new development, changes in use, expansion of use, or physical improvement of the site.

- EVIDENCE:**
- (a) The project as described in the application and accompanying materials was reviewed by the Planning Department, Salinas Rural Fire Protection District, Public Works Department, Environmental Health Division, and the Water Resources Agency. The respective departments 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.
  - (b) The General Development Plan includes the following allowed uses listed within Sections 21.24.050 of the Monterey County Zoning Ordinance (Title 21). These uses include and are limited to: the sale of hay and grain not grown on the premises; retail sales which are accessory and incidental to Agricultural Industrial uses, provided, that the sales area does not exceed twenty-five percent of the floor area; water well drilling businesses; and rental and sales of irrigation equipment. The uses are compatible with the constraints of the site and are consistent with the Agricultural Industrial zoning designation.
  - (c) The General Development Plan includes the following allowed uses listed within Section 21.24.060 of Title 21. These uses include and are limited to: Contractors storage yards such as: garages and sheds for the storage of vehicles, equipment and materials when such contractor is engaged in the servicing of the production of agricultural or horticultural products, including spraying, trimming, fertilizing, smudging, drainage, tree removal, and crop harvesting and marketing, as the principal activity of such plant or storage yard; warehouses for the collection, packaging and distribution of agricultural and horticultural products; wholesale and retail establishments for the distribution of materials and products essential to agriculture and farming operations, except manure; sales and repair services for agricultural equipment; offices accessory to contractors storage yards, not to exceed 25% of the overall floor area of the project; wholesale stores, storage and

warehouses; and contractors yards, welding shops and other uses of a similar character. The uses are compatible with the constraints of the site and are consistent with the Agricultural Industrial zoning designation.

- (d) Materials in Planning File No. PLN080171.
- (e) See project Conditions Nos.18 and 19.

3. **FINDING: SITE SUITABILITY** – The site is physically suitable for the use proposed.

**EVIDENCE:** (a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Salinas Rural Fire Protection District, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

- (b) Staff conducted a site inspection on July 8, 2008 to verify that the site is suitable for this use.
- (c) Materials in Project File PLN080171.

4. **FINDING: CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

**EVIDENCE:** (a) California Environmental Quality Act (CEQA) Guidelines Section 15301.2.B, categorically exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities less than 10,000 square feet in an area which is not environmentally sensitive.

- (b) No adverse environmental effects were identified during staff review of the development application during a site visit on July 8, 2008.
- (c) See preceding and following findings and supporting evidence.

5. **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 existing structure has historically shared a septic system with the neighboring property. Pursuant to Chapter 15.20 of the Monterey County Code, it is unlawful to have one septic system shared between two or more parcels. Therefore the Environmental Health Division has required that the applicant install a septic system on the subject property. The applicant has subsequently received a septic system permit for a 1,500 gallon septic tank (Receipt Number 284252) and the Environmental Health Division

finds the proposed project application to be complete with no conditions required.

- (b) Water for the site has been provided by a mutual water system. Staff has no indication that the uses proposed within the General Development Plan would cause an impact to the water source.
- (c) All proposed uses within the General Development Plan which would have had the potential to be detrimental to health, life, and safety due to the size and location of the parcel have been deleted.

6. **FINDING: VIOLATIONS** - There currently exists a violation (CE050238) on the subject property. The proposed development includes the legalization of existing uses which will abate the violation and bring the property in compliance with all rules and regulations pertaining to zoning uses and any other applicable provisions of the County's zoning ordinance. Zoning violation abatement costs, if any, have been paid.

- EVIDENCE:**
- (a) Granting of the Use Permit will legalize existing uses and abate the zoning violation. The only business currently operating at the site is an irrigation sprinkler supply distributorship.
  - (b) A building permit (BP080605) is on file with the Monterey County Building Services Department, when finalized, will abate building violations as well as permit a proposed 1,600 square foot addition.
  - (c) A Condition has been included which states: "Prior to the issuance of a use permit or initiation of the use, applicant shall cause to be removed from the property all junk, including scrap metals, scrap materials, dismantled or wrecked vehicles or machinery, garbage, debris or similar materials."

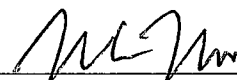
7. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Planning Commission.

**EVIDENCE:** Section 21.80.040.B of the Monterey County Zoning Ordinance (Title 21).

### DECISION

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

**PASSED AND ADOPTED** this 12<sup>th</sup> day of March 2009.



MIKE NOVO, ZONING ADMINISTRATOR

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON MAY 04 2009

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

MAY 14 2009

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 90<sup>th</sup> 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.

**Monterey County Resource Management Agency  
Planning Department  
Condition Compliance and/or Mitigation Monitoring  
Reporting Plan**

**Project Name:** HOLIDAY JOHN KASH & MARIA CARLON TRS  
**File No:** PLN080171 **APNs:** 137-131-005-000  
**Approved by:** ZONING ADMINISTRATOR **Date:** March 12, 2009

*\*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.		<b>PD001 - SPECIFIC USES ONLY</b> This Use Permit and General Development Plan (PLN080171) will abate Code Enforcement Case CE050238 and allow for various commercial agricultural industrial uses within an existing 4,800 square foot warehouse building and 1,600 square foot addition for a total of 6,400 square feet. The property is located at 21850 Rosehart Way, Salinas (Assessor's Parcel Number 137-131-005-000), Central Salinas Valley Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

<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>
		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. <b>(RMA - Planning Department)</b>				
2.		<b>PD002 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A permit Resolution No. <u>080171</u> was approved by the Zoning Administrator for Assessor's Parcel Number <u>137-131-005-000</u> on <u>March 12, 2009</u> . The permit was granted subject to <u>20</u> conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. <b>(RMA - Planning Department)</b>	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Within 90 days of project approval.	
3.		<b>PD027 - DEBRIS REMOVAL</b> Prior to the issuance of a use permit or initiation of the use, applicant shall cause to be removed from the property all junk, including scrap metals, scrap materials, dismantled or wrecked vehicles or machinery, garbage, debris or similar materials. <b>(RMA - Planning Department)</b>	Proof of compliance shall be submitted to RMA - Planning Department prior to issuance of use permits.	Owner/ Applicant	Within 90 days of project approval.	
4.		<b>PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN</b> 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 applicant shall submit 3 copies of an exterior lighting plan which shall	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner/ Applicant	Prior to the issuance of building permits.	

<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>
		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 the RMA - Planning Department, prior to the issuance of building permits. <b>(RMA – Planning Department)</b>				
5.		<b>PD004 - INDEMNIFICATION AGREEMENT</b> 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	The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Within 90 days of project approval.	



<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>
		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. <b>(RMA - Planning Department)</b>				
6.		<b>PD – SIGNAGE (NON-STANDARD)</b> Signage shall be designed in accordance with Chapter 21.60 of Monterey County Title 21. The applicant shall submit 3 copies of a signage plan which shall indicate the location, size, and colors and materials to be used. The signage plan shall be subject to approval by the Director of the RMA – Planning Department, prior to the issuance of building permits. <b>(RMA – Planning Department)</b>	Submit three copies of the signage plan to the RMA - Planning Department for review and approval. Approved signage plans shall be incorporated into final building plans.	Owner/ Applicant	Prior to the issuance of building permits.	
			The signage shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to Occupancy / Ongoing	
7.		<b>FIRE008 - GATES</b> 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. <b>Responsible Land Use Department: Salinas Rural Fire Protection District.</b>	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.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
8.		<b>FIRE011 - ADDRESSES FOR BUILDINGS</b> 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	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	

<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>
		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 and visible 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. <b>Responsible Land Use Department: Salinas Rural Fire protection District.</b>				
9.		<b>FIRE026 - ROOF CONSTRUCTION (STANDARD)</b> 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. <b>Responsible Land Use Department: Salinas Rural Fire Protection District.</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
10.		<b>FIRE030 - ROADWAY ENGINEERING – TURNAROUND</b> 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	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans that are submitted with the Application for Building Permit.	Applicant or owner	Prior to issuance of grading and/or building	

<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>
		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. Turnaround area shall be maintained clear of any parking or storage and shall be designed with approved pavement striping in the area of the turnaround. <b>Responsible Land Use Department: Salinas Rural Fire Protection District.</b>			permit.	
			Applicant shall comply with the requirements of this condition and obtain fire department final inspection approval.	Applicant or owner	Prior to final building inspection	
11.		<b>FIRE030 – NON-STANDARD CONDITIONS ROAD ACCESS</b> Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum width of 20 feet with an unobstructed vertical clearance of not less than 15 feet. Parking may be permitted when additional road width is provided. 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. <b>Responsible Land Use Department: Salinas Rural Fire Protection District.</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans that are submitted with the Application for Building Permit.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall comply with the requirements of this condition and obtain fire department final inspection approval.	Applicant or owner	Prior to final building inspection	
12.		<b>FIRE030 – NON-STANDARD CONDITIONS – FIRE SPRINKLER SYSTEM – COMMERCIAL –</b> Due to the change of occupancy classification, a fire sprinkler system shall be installed in throughout the building in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for the fire sprinkler system 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	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans that are submitted with the Application for Building Permit.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall submit fire sprinkler system plans and obtain plan review approval from the fire department prior to installation.	Applicant or owner via licensed contractor	Prior to installation	

<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>
		inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. <b>Responsible Land Use Department: Salinas Rural Fire Protection District.</b>	Applicant shall obtain fire department approval of the rough sprinkler installation.	Applicant or owner via CA licensed C-16 contractor	Prior to requesting a framing inspection	
			Applicant shall obtain fire department approval of the final fire sprinkler inspection.	Applicant or owner via CA licensed C-16 contractor.	Prior to final building inspection	
13.		<b>FIRE030 – NON-STANDARD CONDITIONS – FIRE ALARM SYSTEM – COMMERCIAL</b> – An approved fire alarm system shall be installed in accordance with Section 907 of the California Fire Code as amended, and NFPA 72. Where an automatic fire sprinkler system is installed in a building with more than one tenant or with over 100 sprinkler heads, audible and visible notification appliances shall be installed throughout the building. Plans and specifications for the alarm system shall be submitted by a California-licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. <b>Responsible Land Use Department: Salinas Rural Fire Protection District.</b>	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans that are submitted with the Application for Building Permit.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall submit fire alarm plans and obtain approval from the fire department.	Applicant or owner	Prior to rough sprinkler inspection or framing inspection	
			Applicant shall obtain fire department approval of the final fire alarm inspection.	Applicant or owner	Prior to final building inspection	

<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>
14.		<b>NON-STANDARD – TAMC FEES</b> Prior to issuance of building permits, applicant shall pay the Transportation Agency for Monterey County (TAMC) regional traffic mitigation fee identified in the TAMC nexus study. <b>(Public Works)</b>	Applicant shall pay the Transportation Agency for Monterey County (TAMC) regional traffic mitigation fee.	Applicant or owner	Prior to issuance of grading and/or building permit.	
15.		<b>PW0007 – PARKING STD</b> 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. <b>(Public Works)</b>	Applicant's engineer or architect shall prepare a parking plan for review and approval.	Owner/ Applicant/ Engineer	Prior to Building/ Grading Permits Issuance	
16.		<b>WR40 - WATER CONSERVATION MEASURES</b> The applicant shall comply with Ordinance No. 3932, or as subsequently amended, 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. <b>(Water Resources Agency)</b>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy  /	
17.		<b>FLOODPLAIN RECORDATION</b> Prior to issuance of any grading or building permits, the owner shall provide the Water Resources Agency a recorded Floodplain Notice stating: "The property is	Prior to commencement of use, the applicant shall submit a recorded Floodplain Notice to the Water Resources Agency for review and	Owner/ Applicant	Prior to Building/ Grading Permits	WRA

<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>
		located within or partially within a floodplain and may be subject to building and/or land use restrictions.” <b>(Water Resources Agency)</b>	approval.		Issuance	
18.		<b>GENERAL DEVELOPMENT PLAN (NON STANDARD)</b>  General Development Plan to allow uses within a 6,400 square foot warehouse building.  <b>Allowed Uses:</b> <ul style="list-style-type: none"> <li>• Sale of hay and grain not grown on the premises</li> <li>• Retail sales which are accessory and incidental to Agricultural Industrial uses, provided, that the sales area does not exceed twenty-five percent of the floor area (This use to be limited to no more than three of the commercial stalls due to parking limitations)</li> <li>• Water well drilling businesses</li> <li>• Rental and sales of irrigation equipment</li> <li>• Contractors storage yards such as: garages and sheds for the storage of vehicles, equipment and materials when such contractor is engaged in the servicing of the production of agricultural or horticultural products, including spraying, trimming, fertilizing, smudging, drainage, tree removal, and crop harvesting and marketing, as the principal activity of such plant or storage yard</li> <li>• Warehouses for the collection, packaging and distribution of agricultural and horticultural products</li> <li>• Wholesale and retail establishments for the distribution of materials and products essential to agriculture and farming operations, except</li> </ul>	Applicant shall demonstrate to the Director, RMA-Planning Department, that any proposed construction and uses are consistent with the General Development Plan	Property Owner/Lessee	Ongoing  !	

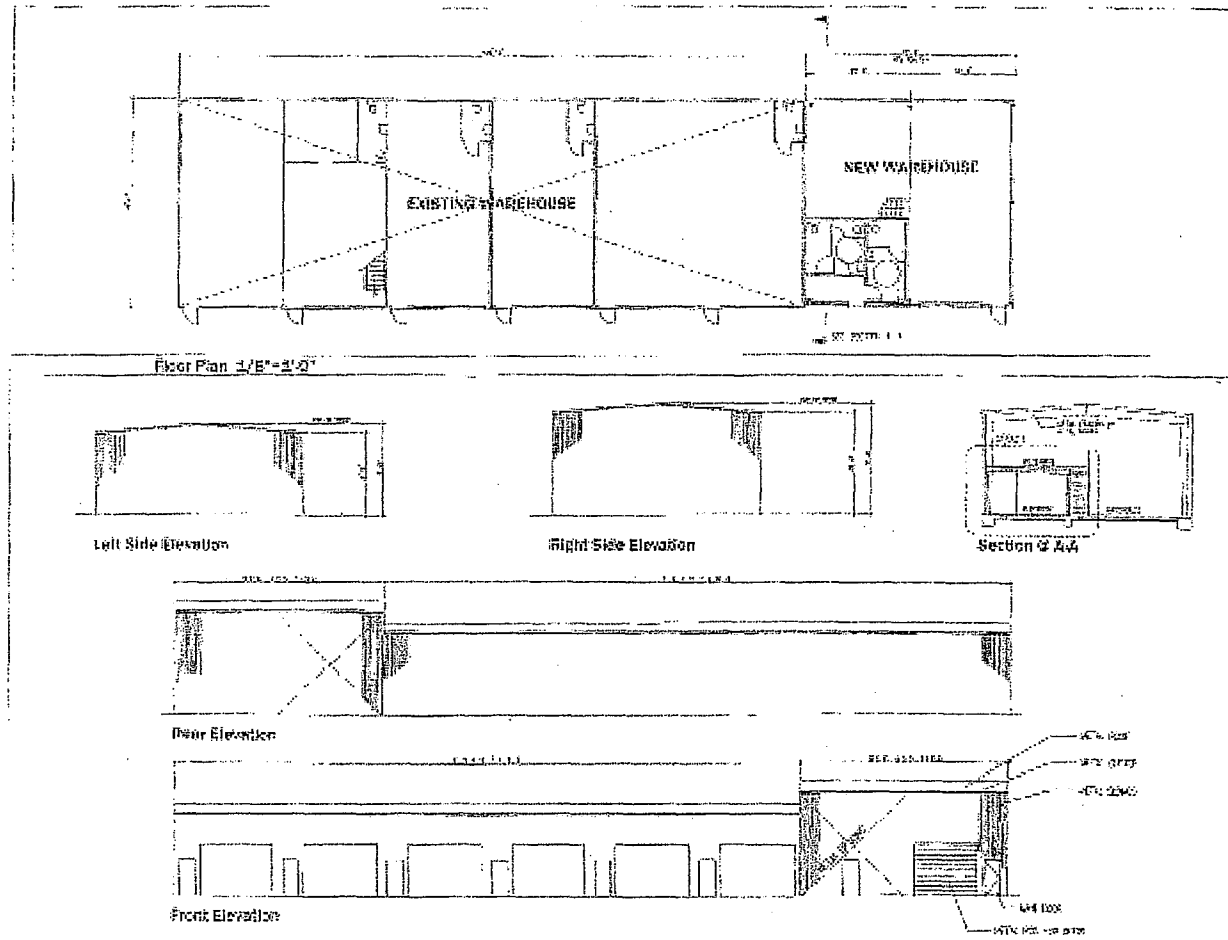
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		<p>manure</p> <ul style="list-style-type: none"> <li>• Sales and repair services for agricultural equipment</li> <li>• Offices accessory to contractors storage yards, not to exceed 25% of the overall floor area</li> <li>• Wholesale stores, storage and warehouses</li> <li>• Contractors yards, welding shops and other uses of a similar character</li> </ul>				
		<p><b>Uses Not Allowed:</b> Auto Repair Facilities; Services Stations; Boarding Kennel; Retail/Offices (using drive thru windows); Automobile and recreational vehicle storage yards; Automobile, truck towing and storage operations; Chemical laboratories, electronic products and instrument manufacturing; Propane and/or petroleum distributorship; Agricultural processing plant</p> <p><b>Operation:</b> Hours: 6:00 a.m. to 10:00 p.m.; daily</p> <p><b>Occupancy:</b> Maximum 30 total</p> <p><b>Parking:</b> 15 spaces (1 handicapped-designated)</p> <p><b>Sign Program:</b> A monument sign to be limited to 20 square feet, with a maximum height limit of 6 feet.</p>				

<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>
19.		<b>GENERAL DEVELOPMENT PLAN – COMMERCIAL PARCEL (NON-STANDARD)</b> The applicant shall construct any future additions in compliance with the approved General Development Plan. ( RMA-Planning Department)	Applicant shall demonstrate to the Director, RMA-Planning Department, that any proposed construction and uses are consistent with the General Development Plan	Property Owner		
20.		<b>EHSP01 - INSTALL SEPTIC SYSTEM</b> This property currently shares a septic system with the lot next door, APN 137-131-004-000, which violates Monterey County Code 15.20.060, "No septic tank/graywater system permit shall be issued when, any part is proposed to be located in any lot other than the lot which is the site of the building or <i>structure</i> served by such system." The Environmental Health Division issued a septic system permit for a system to serve <u>only</u> this property, APN 137-131-005-000 on 11/25/2008, rectifying the violation. The applicant shall install the septic system according to the approved system design, including all of the special conditions specified on the permit. (Environmental Health)	Install a septic system according to the septic permit issued by the Environmental Health Division (EHD) on 11/25/2008. A copy of the permit and septic system design is available from EHD.	Owner / Applicant	Within 90 days of project approval.	



Note: "New Warehouse" pending.

Existing building dimensions: 120' X 40'



David E. Elliott  
& Associates  
Architects  
1720 Park Ave.  
Albany, New York 12203  
Tel: 518/435-1111  
Fax: 518/435-1112

HOLIDAY  
WAREHOUSE

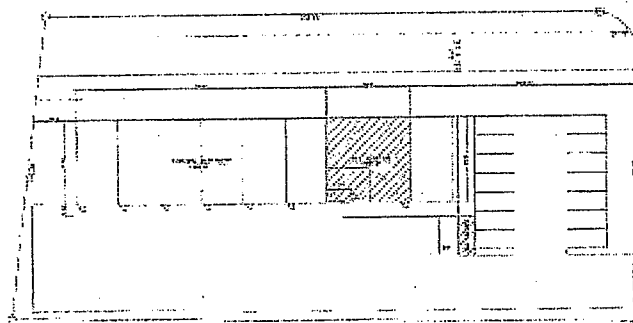
2000 Pleasant Way  
Schenectady, NY

DATE: 10/10/01	BY: D.E.
REVISION: 1	DESCRIPTION: 1
REVISION: 2	DESCRIPTION: 2
REVISION: 3	DESCRIPTION: 3
REVISION: 4	DESCRIPTION: 4
REVISION: 5	DESCRIPTION: 5

DATE: 10/10/01	BY: D.E.
REVISION: 1	DESCRIPTION: 1
REVISION: 2	DESCRIPTION: 2
REVISION: 3	DESCRIPTION: 3
REVISION: 4	DESCRIPTION: 4
REVISION: 5	DESCRIPTION: 5

A-2.0

Note: "New Addition" pending.  
Existing building dimensions: 120' X 40'



David J. Elliott  
& Associates  
Planning  
10000 - Main and Hwy.  
Baltimore, MD 21208

HOLLIDAY  
WAREHOUSE

10000 - Main and Hwy.  
Baltimore, MD 21208

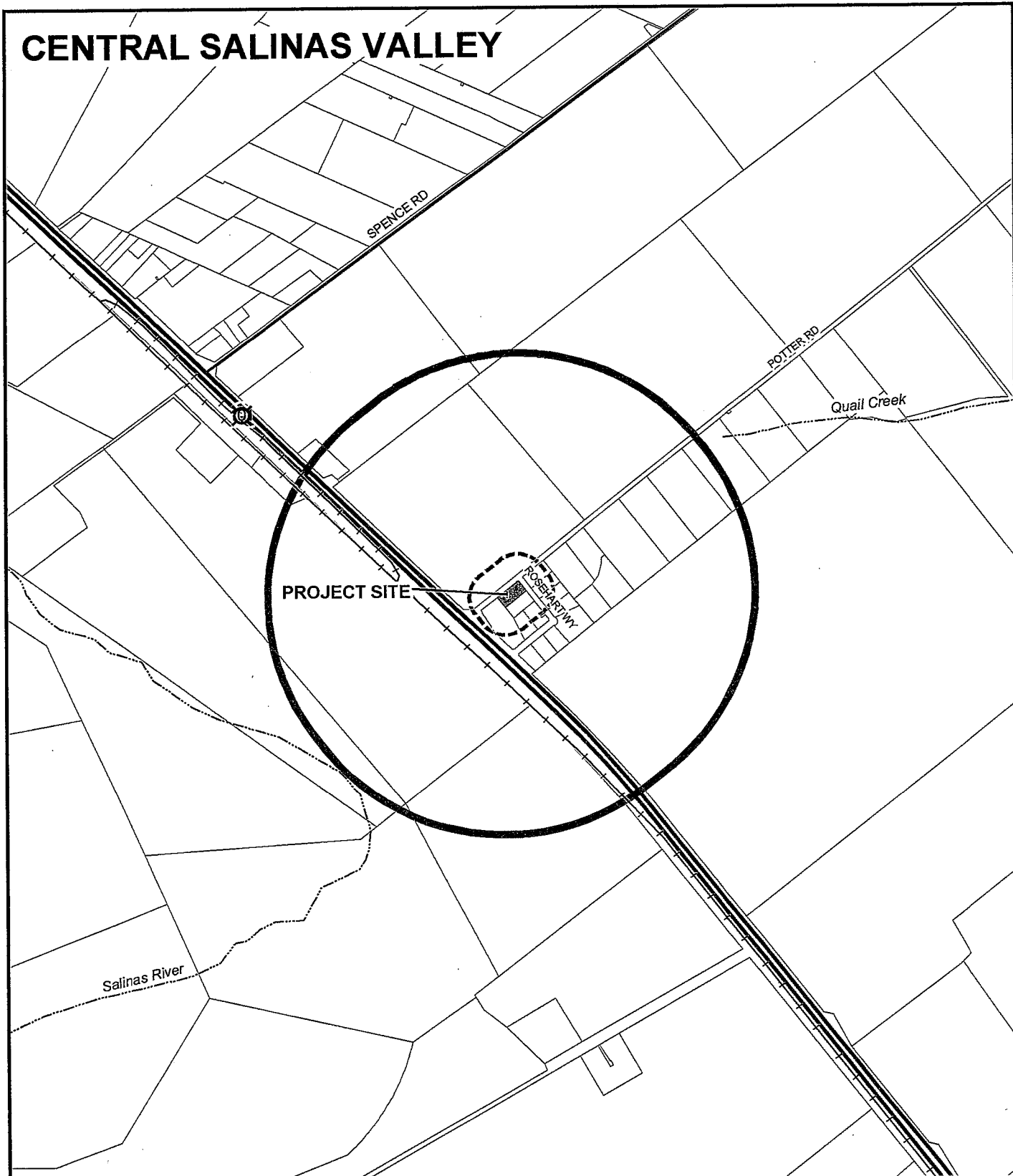
Site Plan  
Scale: 1" = 40'  
Date: 01/14/07  
Drawn by: [Name]  
Checked by: [Name]  
Approved by: [Name]

Project	Client
Holliday Warehouse	[Name]
Location	Address
[Address]	[Address]

01/14/07  
DIEACER  
[Name]  
[Name]

ALI

# CENTRAL SALINAS VALLEY




APPLICANT: HOLIDAY

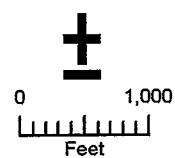
APN: 137-131-005-000

FILE # PLN080171

 300' Limit

 2500' Limit

 City Limits



PLANNER: MASON