

**Before the Zoning Administrator in and for the
County of Monterey, State of California**

In the matter of the application of:

Schwan's Sales/Buttonwillow Warehouse (PLN100218)

RESOLUTION NO. 10-035

Resolution by the Monterey County Hearing Body:

- 1) Categorically Exempt per Section Exempt 15301(a), 15301(e), 15305(a);
- 2) Combined Development Permit consisting of a:
 - 1) Use Permit, General Development Plan and Design Approval to allow the conversion of an existing 6,900 square foot warehouse to a agricultural chemicals and fertilizer distribution warehouse including twelve 10' wide x 12' tall tanks (6,500 gallons each) and one 2,500 gallon wash tank and wash rack; and 2) a Lot Line Adjustment between two lots of record of approximately 1.22 acres (Lot 10) and approximately 2.27 acres (Lot 11) to one lot of record totaling 2.27 acres;

(PLN100218, Schwan's Sales/Buttonwillow, 21895 Rosehart Way, Salinas, Central Salinas Area Plan (APN: 137-131-016-000))

The Schwan's Sales/Buttonwillow Warehouse application (PLN100218) came on for public hearing before the Monterey County Zoning Administrator on August 12, 2010. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the Monterey County General Plan,
 - Central Salinas Area Plan,
 - Monterey County Zoning Ordinance (Title 21)
 - Monterey County Subdivision Ordinance (Title 19)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 21895 Rosehart Way, Salinas (Assessor's Parcel Number 137-131-016-000, Central Salinas Area Plan. The parcel

- is zoned "A-1-B-6-D" [Agricultural Industrial, Building Site with Design Control Overlays], which can allow an agricultural fertilizer facility subject to the issuance of a Use Permit pursuant to 21.24.050.J of the Monterey County Zoning Code. The proposed project is a request for a Use Permit, Lot Line Adjustment and Design Approval to allow the continued use of an existing 6,900 square foot warehouse and office, which includes a 5,400 square feet warehouse and a 1,500 square foot office.
- c) The property was the former site of the Schwan's frozen foods company headquarters until early 2009. The applicant is currently in the process of purchasing the property and will utilize the existing 6,900 square foot warehouse and office with minor interior changes.
 - d) The existing structure is located on two separate lots of record (Lot 10 and Lot 11). In 1993, the Planning Commission approved a Use Permit, Resolution # 93-123, to operate a frozen foods warehouse/facility on these two contiguous lots. At the time, the Planning Commission agreed to allow the owner to record a Record of Survey in order to merge the two parcels. The applicant recorded a Record of Survey on August 10, 1993 and a 6,900 square foot building was erected along the property lines. The property was managed as one property. A new owner, Buttonwillow, would like to continue to use the existing warehouse and manage the property in the same manner. Because the new property owner has no intention of separating the lots or removing the existing warehouse, staff is requiring the property owner to merge the two lots through a Lot Line Adjustment and subsequently record a Certificate of Compliance.
 - e) A General Development Plan was prepared by the applicant pursuant to 21.24.030.A. The existing building will be used, which is 74 feet high from the front of the property, 127 feet from the rear of the property and 59 feet from the side of property line. The building sits at 18 feet in height including the metal panel roof. Landscaping encompasses 21.5% of the property and is situated along the property lines. The applicant will remove 3 Eucalyptus trees and 5 Pepper trees along the eastern border of the property in order to provide lighting to the neighboring property owner's greenhouse. As a condition of approval, the applicant will maintain the existing landscaping and ensure the property is weed free. A total of seven lamp post style light fixtures are situated on the building for security.
 - f) The project planner conducted a site inspection on July 15, 2010 to verify that the project on the subject parcel conforms to the plans listed above.
 - g) The project was not referred to a Land Use Advisory Committee (LUAC) for review as no LUAC exists for the Central Salinas Area Plan.
 - h) 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

PLN100218.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Monterey Regional Fire Protection District, Parks, Public Works, Environmental Health Bureau, Building Department 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 identified potential impacts to traffic. A traffic report prepared by Larry Hail indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. The report County staff independently reviewed the report and concurred with its conclusion. The following reports have been prepared:

- *“Traffic Report” (LIB100164) prepared by Larry Hail, Salinas, Ca, June 30, 2010).*

c) Access to the site is gained either from US 101 through Potter Road or from Old Stage Road through Chualar. It is estimated that the majority of traffic from the project will be to and from the north through Hwy 101 and Potter Road. The traffic consultant estimated the “net” change in trips associated with the proposed project. Estimates were derived from operation data from the Department of Public Works, data from the Institute of Transportation Engineers (ITE) Trip Generation Manual (8th Edition), previous operations and the proposed operation. The report concluded that the proposed operation will generate 10 fewer vehicle trips during AM and PM peak commuter periods, therefore yielding a -63% reduction in usage of the site. The operation will have little to no impact on local traffic operations.

d) Staff conducted a site inspection on July 15, 2010 to verify that the site is suitable for this use.

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 PLN100218.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE: a) The project was reviewed by RMA - Planning Department, Monterey Regional Fire Protection District, Parks, Public Works, Environmental Health Bureau, Building Department and Water Resources Agency. The

respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) A list of the applicant's chemical inventory was routed to the Environmental Health Department during Interdepartmental Review. Based on their review, the Hazardous Materials Division recommended 4 conditions of approval for the storage of chemicals on site (Conditions 4, 5, 6, 7). The applicant will be required to submit a Hazardous Materials Business Response Plan which stipulates steps to be taken in the event of an emergency spill on the site. In addition, a CalARP (California Accidental Release Prevention Program) will be required if any chemicals are listed as acutely hazardous.
- c) Necessary public facilities are available. Water will be provided by a private district, Rosehart Industrial Park WS and sewage is collected through an on-site septic system. There has been no indication that the proposed project will create a substantial impact to the existing facilities.
- d) Preceding findings and supporting evidence for PLN100218.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on July 15, 2010 and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN100218.

5. **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(a), 15301(e), 15305(a), categorically exempts the use of an existing warehouse and office.
 - b) The applicant proposes to use an existing 6,900 square foot warehouse which contains a 1,500 square foot office. CEQA Section 15301 (a) and (e) are exemptions under Class 1 which include the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency review. The applicant will not expand the existing structure and will operate at a

- level less than what previously existing on site.
- c) The application includes a Lot Line Adjustment to merge two separate lots of record (Lot 10 and Lot 11). In 1993, the Planning Commission approved a Use Permit, Resolution # 93-123, to operate a frozen foods warehouse/facility on these two contiguous lots. At the time, the Planning Commission agreed to allow the owner to record a Record of Survey in order to merge the two parcels. Because the new property owner is requesting a Use Permit and would like to operate the property as one contiguous lot, the applicant will be merging the two lots. Although the County does not have a Merger ordinance, lot mergers are processed through lot line adjustments. CEQA Section 15305 (a), Class 5 categorically exempts minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel. The property is flat and the lot line adjustment meets the findings for a lot line adjustment. See Findings and Evidence Nos. 7, 8 and 9.
 - d) No adverse environmental effects were identified during staff review of the development application during a site visit on July 15, 2010.
 - e) See preceding and following findings and supporting evidence.

6. **FINDING:** **GENERAL DEVELOPMENT PLAN** –Monterey County Code requires a General Development Plan (GDP) prior to the establishment of uses/development 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.

- EVIDENCE:**
- a) Zoning Ordinance, Section 21.24.030 in an “A-I” or Agricultural Industrial zoning district. The proposed project meets the size and number of uses criteria; therefore, a GDP is required to be approved by the Planning Commission prior to new development, changes in use, expansion of use, or physical improvement of the site.
 - b) The project as described in the application and accompanying materials was reviewed by RMA - Planning Department, Monterey Regional Fire Protection District, Parks, Public Works, Environmental Health Bureau, Building Department and 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.
 - c) A General Development Plan has been developed that details the proposed use of the property as an agricultural distributor and fertilizer distributor warehouse. The facility will be situated in an existing 6,900 square foot warehouse and office building. The warehouse will employ 4 employees full time, 2 employees in the office and 2 employees will be employed in the warehouse. One delivery truck will deliver products to and from the site once a week. District regulations require 16 parking spaces for a 5,900 square foot warehouse and a 1,500 square foot office, including one handicap parking and the applicant will be providing 17 spaces. The applicants will maintain the landscaping at 22% and will remove 3 eucalyptus trees and 5 pepper trees along the

along the eastern border of the property in order to provide lighting to the neighboring property owner's greenhouse. Signage will not change; the applicants will place an 8' x 4' "Buttonwillow Warehouse Company" sign along the front of the building. The building colors will remain beige siding with brown trim. The General Development Plan is attached and incorporated herein.

- d) Staff conducted site inspections on July 15, 2010, to verify that the proposed General Development Plan and project are consistent with allowed uses for a heavy industrial site and historical uses identified.
- e). Materials in Planning File PLN100218.

7. **FINDING:** **LOT LINE ADJUSTMENT** –The parcels resulting from the lot line adjustment conform to County's general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

- EVIDENCE:**
- a) The parcel is zoned "A-1-B-6-D" [Agricultural Industrial, Building Site with Design Control Overlays], Inland Zone.
 - b) The project area is a total of 2.27 acres and an existing 6,900 square foot warehouse straddles both properties. The project area (Lot 10 and Lot 11 of the Rosehart Industrial Park) was previously merged through a Record of Survey as part of a Use Permit (Planning File Nos. PC 93-063). The subject application will officially merge the lots from 1 acres (Lot 10) and 1.22 acres (Lot 11) to one parcel of 2.27 acres.
 - c) Pursuant to Government Code Section 66412 (Subdivision Map Act) and Monterey County Subdivision Ordinance (Section 19.09.005.A) the lot line adjustment is between two or more existing adjacent parcels (*see Finding #A*)
 - d) Pursuant to Government Code Section 66412 (Subdivision Map Act) and Monterey County Subdivision Ordinance (Section 19.09.005.A) a greater number of parcels than originally existed will not be created as a result of the lot line adjustment. (*see Finding #B*)
 - e) The proposed lot line adjustment is consistent with the Monterey County Zoning Ordinance (Title 21). Staff verified that the subject property is in compliance with all rules and regulations pertaining to the use of the property that no violations exist on the property. The property is located in an "AI" or an Agricultural Industrial zoning designation where development standards are set forth the projects' General Development Plan. The applicant has prepared a General Development Plan and the project will cover 6% of the site.
 - f) Necessary public facilities are available. Water will be provided by a private district, Rosehart Industrial Park WS and sewage is collected through an on-site septic system. There has been no indication that the proposed project will create a substantial impact to the existing facilities.
 - g) The resulting lot will not impact existing easements. An existing 15 foot drainage easement is located along the southern border however no development is proposed in this area. The existing 6,900 square foot structure is setback 127 feet from this drainage easement.
 - h) As exclusion to the Subdivision Map Act, no map is recorded from a

Lot Line Adjustment. In order to appropriately document the boundary changes, a Certificate of Compliance for each new lot are required (**Condition 6**).

- i) The project planner conducted a site inspection on July 15, 2010 to verify that the project would not conflict with zoning or building ordinances.
- j) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN100218.

8. **FINDING:** **LOT LINE ADJUSTMENT** – The lot line adjustment is between two or more existing adjacent parcels

- EVIDENCE:**
- a) The lot line adjustment is between more than one and less than four existing adjacent parcels. The properties are Lot 10 and Lot 11 of the Rosehart Industrial Park subdivision.
 - b) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN100218.

9. **FINDING:** **LOT LINE ADJUSTMENT** – A greater number of parcels than originally existed will not be created as a result of the lot line adjustment.

- EVIDENCE:**
- a) The lot line adjustment is between more than one and less than four existing adjacent parcels.
 - b) The lot line adjustment will not create a greater number of parcels than originally existed. 2 contiguous separate legal parcels of record will be adjusted and 1 legal parcel of record will result from the adjustment. No new parcels will be created.
 - c) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN100218.

10. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.

- EVIDENCE:**
- a) Section 21.040.080.B Monterey County Zoning Ordinance (Planning Commission).

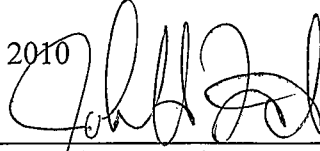
DECISION

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

- A. Categorically Exempt per Section Exempt 15301(a), 15301(e), 15305(a);
- B. Combined Development Permit consisting of a: 1) Use Permit, General Development Plan and Design Approval to allow the conversion of an existing 6,900 square foot warehouse to a agricultural chemicals and fertilizer distribution warehouse including twelve 10' wide x 12' tall tanks (6,500 gallons each) and one 2,500 gallon wash tank and wash rack; and 2) a Lot Line Adjustment between two lots of record of approximately 1.22 acres (Lot 10) and approximately 2.27 acres (Lot 11) to one lot of record totaling

2.27 acres, in general conformance with the attached sketch and subject to the conditions (Exhibit 1), both exhibits being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 12th day of August, 2010



John H. Ford, Acting Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **AUG 19 2010**

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

AUG 29 2010

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

NOTES

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

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

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

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

RESOLUTION 10-035 - EXHIBIT 1 Monterey County Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: <u>Schwan's/Buttonwillow Warehouse</u>
	File No: <u>PLN100218</u> APNs: <u>137-131-016-000</u>
	Approved by: <u>Zoning Administrator</u> Date: <u>August 12, 2010</u>

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

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
RMA – Planning Department						
1.		PD001 - SPECIFIC USES ONLY This Combined Permit (PLN100218) allows Combined Development Permit consisting of a: 1) Use Permit, General Development Plan and Design Approval to allow the conversion of an existing 6,900 square foot warehouse to a agricultural chemicals and fertilizer distribution warehouse including twelve 10' wide x 12' tall tanks (6,500 gallons each) and one 2,500 gallon wash tank and wash rack; and 2) a Lot Line Adjustment between two lots of record of approximately 1.22 acres (Lot 10) and approximately 2.27 acres (Lot 11) to one lot of record totaling 2.27 acres. The property is located at 21895 Rosehart Way, Salinas (Assessor's Parcel Number 137-131-016-000), Central Salinas Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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. (RMA-Planning Department)	Adhere to conditions and uses specified in the permit 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.	Owner/ Applicant RMA - Planning	Ongoing unless other- wise 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>
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 10-035) was approved by the Zoning Administrator for Assessor's Parcel Number APN; 137-131-016-000 on August 12, 2010. The permit was granted subject to 19 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)	Obtain appropriate form from the RMA-Planning Department. The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner/ Applicant RMA- Planning	Prior to the issuance of grading and building permits or commencement of use.	
3.		PD032(A) - PERMIT EXPIRATION The permit shall be granted for a time period of 3 years, to expire on August 12, 2013 unless use of the property or actual construction has begun within this period. (RMA – Planning Department)	The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.	Owner/ Applicant	As stated in the conditions of approval	
4.		PD001 – NON STANDARD – GENERAL DEVELOPMENT PLAN The property will adhere to the submitted General Development Plan. The site will operate as an agricultural processing facility using an existing 6,900 square foot warehouse and office building. The operation will include the installation of twelve 6,500 gallon storage tanks and one 2,500 gallon exterior wash tank. It is anticipated that the facility will be open Monday through Friday 7am-5pm with no more than 5 employees. 17 parking spaces will be provided and 2 handicap spaces will be added. Landscaping will remain at 21% and lighting will be provided by seven (7) lamp post style light fixtures affixed to the building.	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	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>
5.		<p>PD012(G) - LANDSCAPE PLAN AND MAINTENANCE (OTHER THAN SINGLE FAMILY DWELLING)</p> <p>The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA – Planning Department)</p>	<p>Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable.</p> <p>The landscaping shall be installed and inspected.</p> <p>All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.</p>	<p>Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect</p> <p>Owner/ Applicant</p>	<p>Prior to issuance of Building Permits</p> <p>Prior to Occupancy</p> <p>Ongoing</p>	
6.		<p>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</p> <p>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 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. (RMA – Planning Department)</p>	<p>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.</p> <p>The lighting shall be installed and maintained in accordance with the approved plan.</p>	<p>Owner/ Applicant</p>	<p>Prior to the issuance of building permits.</p> <p>Prior to Occupancy/ Ongoing</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>
7.		<p>PD045 – CERTIFICATES OF COMPLIANCE (LOT LINE ADJUSTMENTS)</p> <p>The applicant shall request unconditional certificates of compliance for the newly configured parcels. (RMA – Planning Department)</p>	<p>The Surveyor shall prepare legal descriptions for each newly configured parcel. The legal descriptions shall be entitled "Exhibit A". The legal description shall comply with the Monterey County Recorder's guidelines as to form and content. The Applicant shall submit the legal descriptions with a check, payable to the <i>Monterey County Recorder</i>, for the appropriate fees to record the certificates.</p>	Owner/ Applicant/ Surveyor	Con- current with record- ing the Record of Survey	
Health Department Environmental Health Bureau						
8.		<p>EHSP01 - HAZARDOUS MATERIALS - BUSINESS RESPONSE PLAN</p> <p>The applicant shall maintain an up-to-date Business Response Plan that meets the standards found in the California Code of Regulations, Title 19, Division 2, Chapter 4 (Hazardous Material Release Reporting, Inventory, and Response Plans) and the California Health and Safety Code, Division 20, Chapter 6.95 (Hazardous Material Release Response Plans and Inventory), and the Monterey County Code Chapter 10.65. (Environmental Health)</p>	<p>Submit the signed Business Response Plan – Memorandum of Understanding (form available from EHD) that specifies an approved Business Response Plan must be on file with Hazardous Materials Management Services prior to bringing hazardous materials on site and/or commencement of operations. Once approved, the applicant shall maintain an up-to-date Business Response Plan.</p>	Owner/ Applicant	Prior to issuance of grading / building permits	
9.		<p>EHSP02 - HAZARDOUS WASTE CONTROL</p> <p>The facility shall comply with the standards found in the California Code of Regulations, Title 22, Division 4.5 and the California Health and Safety Code, Division 20, Chapter 6.5 and the Monterey County Code Chapter 10.65 for the proper handling, storage and disposal of Hazardous Waste as approved by the Environmental Health Division (EHD). (Environmental Health)</p>	<p>Register the facility with Hazardous Materials Management Services of EHD.</p> <p>Comply with all conditions of the Hazardous Materials permit.</p>	Owner/ Applicant	Prior to com- mence- ment of opera- tion Contin- uous	

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10.		EHSP03 - HAZARDOUS MATERIALS - RMP Submit a Risk Management Plan (RMP) to the Director of Environmental Health for review and approval. The RMP shall comply with the standards found in the California Code of Regulations Title 19, Chapter 4.5, and the California Health & Safety Code, Division 20, Chapter 6.95, Article 2. (Environmental Health)	Submit plan RMP to the Hazardous Materials Program Management Services of the Environmental Health Division for review and approval, prior to bringing acutely hazardous materials on site or commencement of operations. Once approved, the applicant shall maintain an up-to-date Risk Management Plan	Owner/ Applicant	Prior to bringing acutely hazardous materials on site or commencement of operations	
11.		EHSP04 – HAZARDOUS MATERIALS - SPILL PREVENTION CONTROL COUNTERMEASURE PLAN Above ground storage tanks for petroleum products (i.e. diesel, oil, and gasoline) with greater than 1320-gallons of capacity or for cumulative storage of more than 1320 gallons shall meet the standards as found in the California Health and Safety Code, Section 25270 et seq. and the Code of Federal Regulations, Part 112 (commencing with Section 112.1) of Subchapter D of Chapter 1 of Title 40. (Environmental Health)	Submit a Spill Prevention Control Countermeasure (SPCC) Plan to the Hazardous Materials Management Services of the Environmental Health Division for review and approval. Once approved, the applicant shall maintain an up-to-date SPCC Plan.	Owner/ Applicant	Prior to issuance of building permits Continuous	
Fire Agency Monterey Regional Fire Department						
12.		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	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept. clearance inspection	Prior to issuance of grading and/or building permit. Prior to final		

<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>
		immediate access by emergency equipment may be required. Responsible Land Use Department: Monterey County Regional Fire District		building inspection		
13.		FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be 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. Responsible Land Use Department: Monterey County Regional Fire District	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept. clearance inspection		Prior to issuance of grading and/or building permit. Prior to final building inspection	
14		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s).	Applicant shall enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept.		Prior to issuance of building permit.	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		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. Responsible Land Use Department: Monterey County Regional Fire District	rough sprinkler inspection Applicant shall schedule fire dept. final sprinkler inspection		Prior to framing inspection 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. Responsible Land Use Department: Monterey County Regional Fire District	Applicant shall enumerate as "Fire Dept. Notes" on plans. Applicant shall submit fire alarm plans and obtain approval Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to issuance of building permit. Prior to rough sprinkler or framing inspection Prior to final building inspection	
16.		FIRE032 – NON-STANDARD CONDITIONS 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 to provide a minimum	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept.	Applicant or owner	Prior to issuance of grading and/or building	

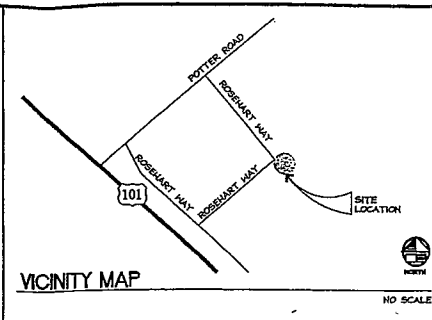
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		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. Responsible Land Use Department: Monterey County Regional Fire District	clearance inspection for each phase of development Applicant shall schedule fire alarm system acceptance test and obtain fire district approval.		permit. Prior to final building inspection.	
17.		FIRE031 – OTHER NON-STANDARD CONDITIONS – Hazardous Materials Storage and Dispensing – Storage and dispensing of hazardous materials shall comply with the requirements of California Fire Code Chapter 27. Responsible Land Use Department: Monterey County Regional Fire District	The text of this condition shall be printed on the building and grading plans. Storage, spill control and secondary containment plans shall be incorporated into the plan submittal for building permits. A fire department final inspection approval shall be obtained	Applicant or Owner	Prior to issuance of building and/or grading permit Prior to final fire inspection	
18.		FIRE033 – NON-STANDARD CONDITIONS - EXISTING FIRE SPRINKLER SYSTEMS - Existing fire sprinkler systems in buildings undergoing remodeling and/or additions shall be extended or modified to provide protection to the remodeled/added areas. Installation, approval and maintenance shall be in compliance with applicable National Fire Protection Association and/or Uniform Building Code Standards, the edition(s) of which shall be determined by the enforcing jurisdiction. Plans for fire sprinkler system changes must be submitted and approved prior to installation. In the event the remodel/addition project does not require extension or modification of the existing fire sprinkler system, a letter to that effect from the fire sprinkler contractor shall be provided to the Monterey County Regional Fire District prior to	Applicant shall enumerate as “Fire Dept. Notes” on plans. Applicant shall schedule fire dept. rough sprinkler inspection Applicant shall schedule fire dept. final sprinkler inspection	Applicant or Owner	Prior to issuance of building permit. Prior to framing inspection 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>
		requesting a framing inspection. Rough-in inspections must be completed prior to requesting a framing inspection. Responsible Land Use Department: Monterey County Regional Fire District				
19.		FIRE034 – NON-STANDARD CONDITIONS - EXISTING FIRE ALARM SYSTEM - The existing fire alarm system shall be extended or modified to accommodate the remodeled/added area(s) in accordance with National Fire Protection Association Standard 72 – 2007 Edition. Plans and specifications for the fire alarm system must be submitted and approved by the enforcing agency prior to requesting a framing inspection. In the event the remodel/addition project does not require extension or modification of the existing fire alarm system, a letter to that effect from the fire alarm contractor shall be provided to the Monterey County Regional Fire District prior to requesting a framing inspection. All fire alarm system inspections and acceptance testing shall be done in accordance with NFPA 72. Responsible Land Use Department: Monterey County Regional Fire District.	<p>Applicant shall enumerate as “Fire Dept. Notes” on plans.</p> <p>Applicant shall submit fire alarm plans and obtain fire district approval</p> <p>Applicant shall schedule fire alarm system acceptance test and obtain fire district approval</p>	Applicant or Owner	<p>Prior to issuance of building permit.</p> <p>Prior to rough sprinkler or framing inspection</p> <p>Prior to final building inspection</p>	

END OF CONDITIONS

CONSTRUCTION DATA:

CONTACTS DURING CONSTRUCTION:
 CLIENT REPRESENTATIVE: ROBERT LARSEN
 25400 PASO DE LOS ROBLES
 (681) 594-9865 / (681) 484-9860
 GENERAL CONTRACTOR: TO BE DETERMINED AT A LATER DATE
TRUCK TRAFFIC:
 NUMBER OF TRUCK TRIPS/DAY: AVERAGE OF 1 TRUCK/DAY
 HOURS OF OPERATION: AS PERMITTED BY THE COUNTY
 PROJECT SCHEDULING: 3 MONTHS (SEPT. - DEC. 2010)
GRADING:
 GRADING WILL BE MINIMAL, CONSISTING ONLY OF SITE CLEARING AND IMPORT OF BASECOURSE & PAVING MATERIALS



PROJECT DATA:

AP NUMBER: 157-131-016-000
 PROJECT ADDRESS: 2195 ROSEHART WAY, SALINAS, CALIFORNIA
 OWNER: BUTTOWILLLOW WAREHOUSE COMPANY, P.O. BOX 98 BUTTOWILLLOW, CA 95206
 OCCUPANCY GROUP: B & S2
 CONSTRUCTION TYPE: TYPE III - B
 NUMBER OF STORIES: 1 STORY
 ZONING: AU B-4-D
 BLDG. FIRE SPRINKLERS SYSTEM: 'ORDINARY HAZARD GROUP 1' WET PIPE SYSTEM
 CURRENT USE: FROZEN FOOD DISTRIBUTION FACILITY
 SCOPE OF WORK: AGRICULTURAL CHEMICAL DISTRIBUTION FACILITY CONVERSION OF AN (E) FROZEN FOOD DISTRIBUTION FACILITY INTO AN AGRICULTURAL FERTILIZER (NO-MANURE) DISTRIBUTION WAREHOUSE AND ADDITION OF TWELVE 6,000 GALLON EXTERIOR STORAGE TANKS AND ONE 2,500 GALLON EXTERIOR WASH TANK.
BUILDING AREA:

	B	S-2	
	OFFICE	STORAGE	TOTAL
EXISTING	1,250	5,400	6,650
PROPOSED	1,800	8,400	10,200
TOTAL	3,050	13,800	16,850

ALLOWABLE BUILDING AREA:

USE	B	S-2
MAX.	23,000	26,000
TYP. ALLOW.	23,000	26,000

PARKING: REQUIRED:

	RATIO AREA	# OF STALLS
OFFICE	1/250	1,250 S.F. 1,800 / 250 = 7
WAREHOUSE	1/750	13,800 S.F. 18,400 / 750 = 24
PROPOSED:		17 STALLS PROVIDED INCLUDING 2 HANDICAP ACCESSIBLE STALLS.

LOT AREA: 98,731 S.F. (22.27 AC.)
LOT COVERAGE: EXISTING = 6.9% (6,900 / 98,731 = 0.0699) PROPOSED = 6.9% (6,900 / 98,731 = 0.777)
ALLOWABLE FLOOR AREA RATIO: MAX. 50% = 50% x 98,731 = 49,365.5 S.F. MAX. ALLOW. EXISTING: 6.9% = (6,900 / 98,731 = 0.0699)
LANDSCAPE REQUIREMENT: FIN. REQUIRED = 10% EXISTING: 21.5% (21,255 / 98,731 = 0.215)
IMPERVIOUS COVERAGE: STRUCTURES = 6.9% (6,900 / 98,731 = 0.0699) IMPERVIOUS = 71.5% (70,576 / 98,731 = 0.715)

LEGEND

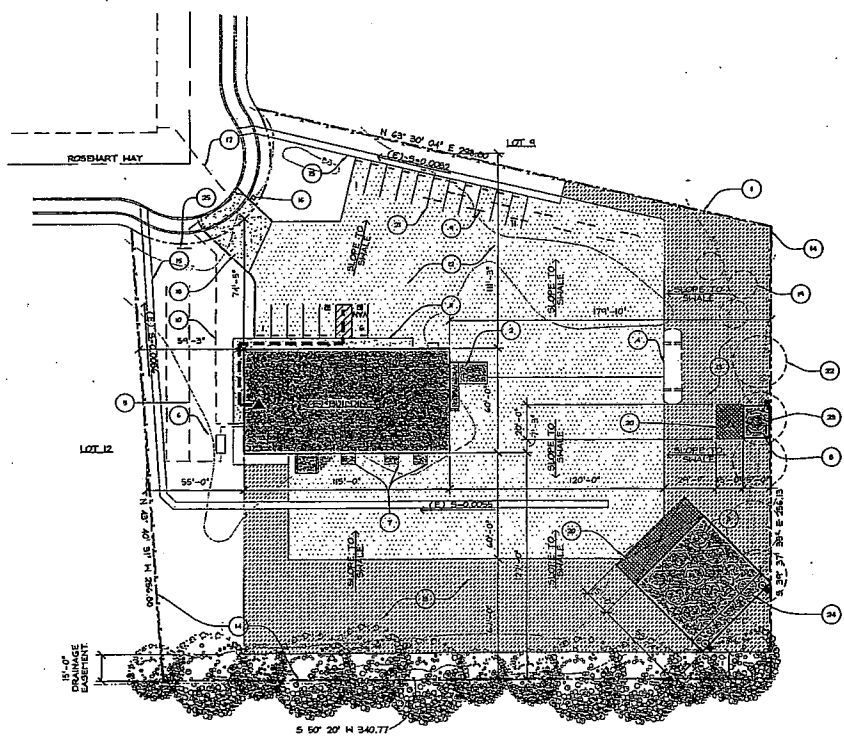
- ▲ ACCESSIBLE DOOR ENTRY
- EXT. LIGHT w/ CUTOFF OPTICS & POLE, TYP. OF B
- PATH OF TRAVEL
- PROPERTY LINES (BOUNDARY & ASSUMED)
- (E) FIRE HYDRANT
- AREAS INCLUDED IN SCOPE OF WORK
- (E) CONC. PAVING
- (E) A.C. PAVING
- (N) CONCRETE PAVING
- (N) A.C. PAVING
- (E) TREES TO REMAIN U.O.N.

GENERAL NOTES:

1. PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER FREE ACCESS ROUTE. ANY ASBESTY VERTICAL CHANGES EXCEEDING 1/2" @ 12" MAX. SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL. MAX. CROSS-SLOPE 2% TYPICAL. THE ARCHITECT & CONTRACTOR SHALL VERIFY THAT ALL BARRIERS ON THE INDICATED PATH OF TRAVEL HAVE BEEN REMOVED PER SECTION 1023.
2. THE INTENT OF THESE PROVISIONS AND SPECIFICATIONS IS TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CODE OF REGULATIONS. PROJECT WILL OBTAIN PERMITS UNDER THESE REGULATIONS. THE ARCHITECT AND CONTRACTOR SHALL VERIFY THAT ALL BARRIERS ON THE INDICATED PATH OF TRAVEL HAVE BEEN REMOVED PER SECTION 1023.
3. PATH OF TRAVEL SHALL BE SLIP RESISTANT WITH MAX. CROSS-SLOPE 2% (TYP.), VERIFY ALL SPOT ELEVATIONS.
4. VERIFY ALL EXISTING CONDITIONS IN FIELD. SAWCUT ALL HARD SURFACES PRIOR TO REMOVAL. PATCH AND REPAIR TO PATCH EXISTING.
5. WHERE GRATINGS OCCUR WITHIN PATH OF TRAVEL, THE GRATE OPENINGS SHALL NOT EXCEED 1/2" IN DIRECTION OF TRAFFIC FLOW (C.B.C. SEC. 10387.2).
6. WATER PROVIDER IS ROSEHART INDUSTRIAL PARK WATER COMPANY.
7. PROPERTY IS NOT SUBJECT TO INUNDATION OR 100 YEAR FLOOD LEVELS.

KEYED NOTES

1. PROPERTY LINE
2. (N) WALKWAY - REFER TO FLOOR PLAN FOR SIZE & SLOPE.
3. (N) TANK FARM - POWER & WATER CONNECTION TO BE DETERMINED AT BUILDING PERMIT APPLICATION.
4. (E) LP TANK, CONCRETE PIERS, LIGHT POLE & ELECTRICAL CONNECTIONS TO BE REMOVED.
5. (E) LEACH FIELD: 2 LINES OF 100 LF EA. 6'-0" DEEP.
6. (E) 1000 GALLON SEPTIC TANK.
7. (E) 8'-0" X 6'-0" REINFORCED CONCRETE EQUIPMENT PAD - TO BE ABANDONED (-TYP).
8. (N) RINSE PAD - POWER & WATER CONNECTION TO BE DETERMINED AT BUILDING PERMIT APPLICATION.
9. (E) 10'-0" PRECAST CONCRETE WHEEL STOPS TO BE REMOVED.
10. (E) 1-1/2" WATER LINE.
11. (E) REINFORCED CONCRETE APRON/SIDWALK.
12. (E) ASPHALT PAVING.
13. (N) ASPHALT PAVING.
14. (E) FENCE.
15. (E) 4'-0" WIDE VALLEY GUTTER.
16. (E) TRANSFORMER PAD.
17. (E) 2" WATER LINE.
18. (E) 30'-0" WIDE CONCRETE ENTRANCE APPROACH.
19. (E) EUCALYPTUS TREES TO BE REMOVED, TYP. OF B.
20. (N) CONCRETE PAVING, SLOPED TO DRY SWIP.
21. (N) STRIPING FOR PARKING STALLS W/ CONCRETE WHEEL STOPS.
22. (E) PEPPER TREES TO BE REMOVED, TYP. OF S.
23. (N) 2,500 GAL. TANK, APPROX. 8'-0" x 12'-6" TALL, W/ CONTAINMENT CURB/WALL.
24. (N) 6,000 GAL. TANK, 10'-0" x 12'-6" TALL, W/ CONTAINMENT CURB/WALL, TYP. OF D.
25. (E) 8' X 4' SIGN.



1 SITE PLAN
 SCALE 1/8" = 1'-0"

REVISIONS DATE BY DESCRIPTION

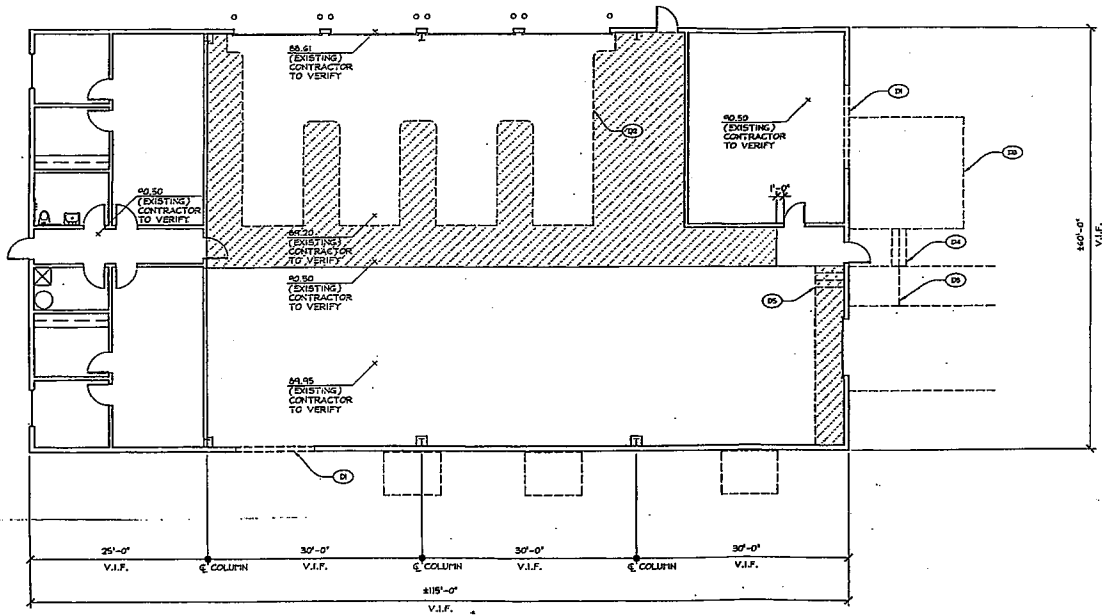
Belli Architectural Group
 BUILDING INNOVATIONS
 310 S. Main Street, Suite 100
 Salinas, CA 95075
 Phone: (831) 421-4600
 Fax: (831) 421-4600

BUTTONWILLLOW WAREHOUSE COMPANY
 2195 ROSEHART WAY
 SALINAS, CA

SITE PLAN
 NEW A.C. CHEMICAL DISTRIBUTION FACILITY FOR
 BUTTOWILLLOW WAREHOUSE COMPANY

DATE: 04/26/10
 SCALE: AS NOTED
 DRAWN: C.J.
 NO: 10004
 SHEET: A1.1
 OF: 2 SHEETS

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1 DEMOLITION PLAN
24-M ARCH

DEMOLITION GENERAL NOTES

1. PREP. ALL INT. SURFACE AS REQ'D. TO ACCEPT NEH FINISHES PER FINISH SCHEDULE U.O.N.
2. ALL DOORS TO BE REMOVED & REPLACE U.O.N. PREP. AS REQ'D. TO ACCEPT (N) DOOR.
3. SEE DOOR SCHEDULE FOR MORE INFORMATION.
4. SEE NEH FLOOR PLAN FOR ANY DOOR SILING CHANGES.
5. TOILET ROOM TYPICAL. SEE NEH FLOOR PLAN FOR ANY NEH LAYOUT CHANGES.
6. EVERYTHING SHOWN IS EXISTING TO REMAIN U.O.N.
7. PROTECT ALL FIXTURES, FINISHES AND STRUCTURES TO REMAIN THROUGH THE DURATION OF CONSTRUCTION.
8. COORDINATE REMOVAL OF ANY FURNITURE, EQUIPMENT APPLIANCES FOR STORAGE & REINSTALLATION.
9. ADJUST ROUGH-IN PLUMBING AS REQUIRED FOR NEH FIXTURES TYPICAL-SEE MECH. DRAWINGS FOR MORE INFORMATION.
10. WHERE SURFACES ARE TO REMAIN, PATCH HALL SURFACES TO MATCH EXISTING AT DEMOLISHED CABINET LOCATIONS, TYPICAL.

DEMOLITION KEYED NOTES

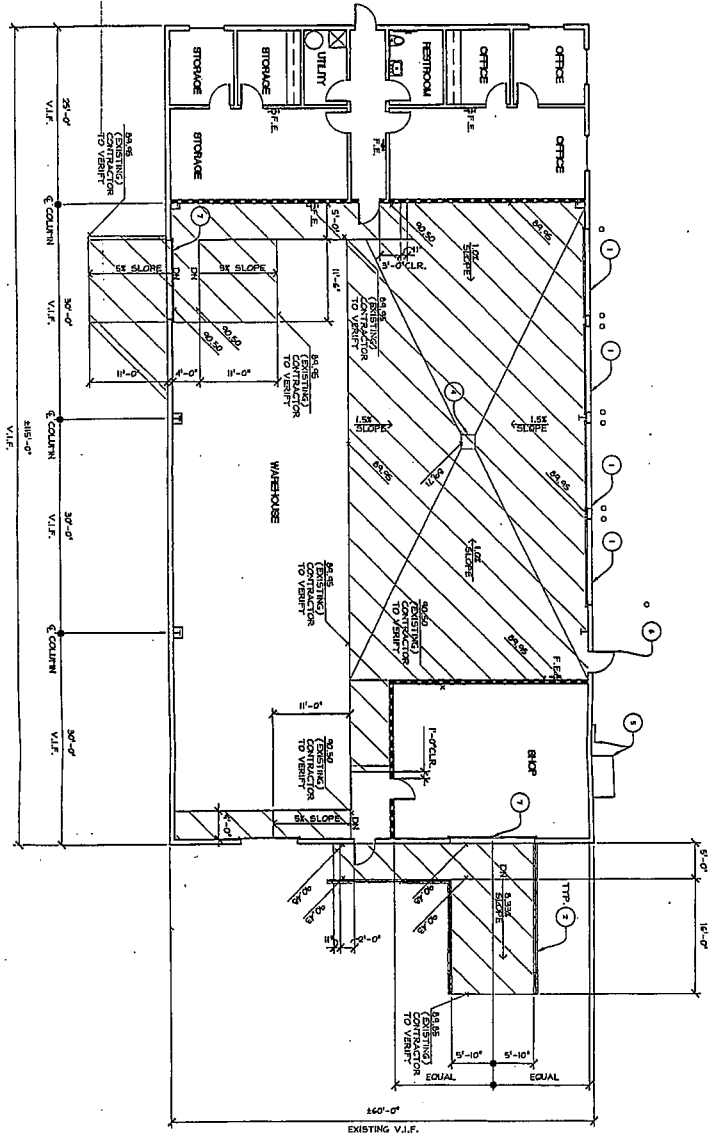
- (D) REMOVE PORTION OF HALL. PREP. AS REQ'D TO ACCEPT (N) FRAME, DOOR AND HARDWARE - SHOWN DASHED
- (D) REMOVE CONCRETE CURBS - SHOWN DASHED
- (D) REMOVE CONCRETE PAD - SHOWN DASHED
- (D) REMOVE CONCRETE STAIRS - SHOWN DASHED
- (D) REMOVE CONCRETE STAIRS AND HALFWAY TO MATCH ADJACENT GRADE OF 10.50

LEGEND

- (E) HALL TO REMAIN
- DEMOLISHED HALL & PLAN ITEMS
- (E) PORTION OF CONC. CURBS TO BE REMOVED

REVISIONS	DATE	BY	DESCRIPTION				
Bell Architectural Group BUILDING INNOVATIONS 310 S. GARDEN SUITE 200 PLEASANTON, CA 94566 Phone (925) 464-4400 Fax (925) 464-4400							
DEMOLITION PLAN NEH AG CHEMICAL DISTRIBUTION FACILITY FOR BUTTONWILLOW WAREHOUSE COMPANY 2905 REDDIPART WAY SHALIMUS, CA							
DATE: 04/26/10 SCALE: 1/8"=1'-0" DRAWN: C.J. NO: 10004 SHEET: A2.1 OF: 02							

1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



- LEGEND**
- FIRE RATED 1 HOUR WALL
 - CONC. AREA OF WORK
 - 2" (2) 20# REINFORCED FIRE PROTECTION CASHELT OR FIRE CONTINUOUSER & CONSTRUCTION TYP. AS APPL. U.O.A.

- KEYED NOTES**
- 1 (N) CONCRETE CURB, TOP # 4030
 - 2 (N) GALVANIZED METAL HANDRAILS
 - 3 NOT USED
 - 4 (N) 24" x 24" DRY SUMP PIT
 - 5 ELECTRICAL EQUIPMENT
 - 6 (E) DOOR TO BE ABANDONED IN PLACE
 - 7 (N) ROLL-UP DOOR

- GENERAL NOTES**
1. EXISTING SHOWR IS EXISTING TO REMAIN U.O.A.
 2. REMOVE & REINSTALL ALL ITEMS (E) TO REMAIN IN PLACE OR (N) WORK

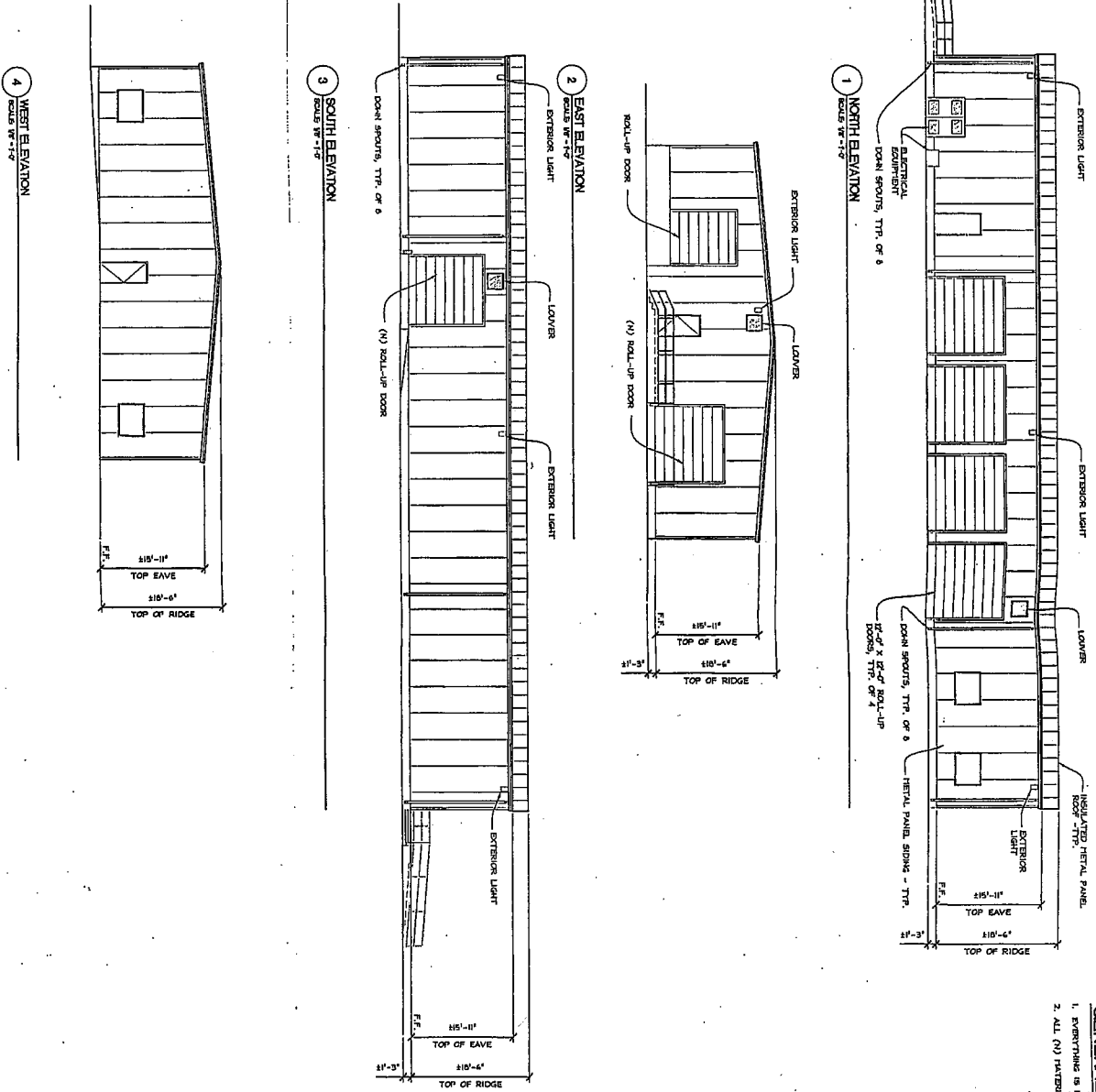
FLOOR PLAN
 NEH AG. CHEMICAL DISTRIBUTION FACILITY FOR
BUTTONWILLOW WAREHOUSE COMPANY
 21875 ROSEBART WAY
 SALINAS, CA

DATE: 05/25/10
 DRAWN BY: C.J.
 CHECKED BY: K.M.
 SCALE: 1/8" = 1'-0"
 SHEET: A22

Belli Architectural Group
 BUILDING INNOVATIONS
 313 Solano Street
 Salinas, California
 Phone (831) 424-4620 Fax (831) 424-4408

REVISIONS	DATE	BY	DESCRIPTION

THIS PLAN AND SPECIFICATIONS SHALL BE GOVERNED BY THE ORIGINAL SET FOR WHICH THEY WERE PREPARED AND ANY REVISIONS THERE TO SHALL BE INDICATED BY A REVISION. NO USE, REPRODUCTION OR PUBLICATION OF ANY PORTION IS PERMITTED WITHOUT THE WRITTEN CONSENT OF BELLI ARCHITECTURAL GROUP. BELLI ARCHITECTURAL GROUP SHALL BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THIS DOCUMENT. PLEASE CONTACT US IMMEDIATELY IF YOU HAVE ANY QUESTIONS OR CONCERNS.

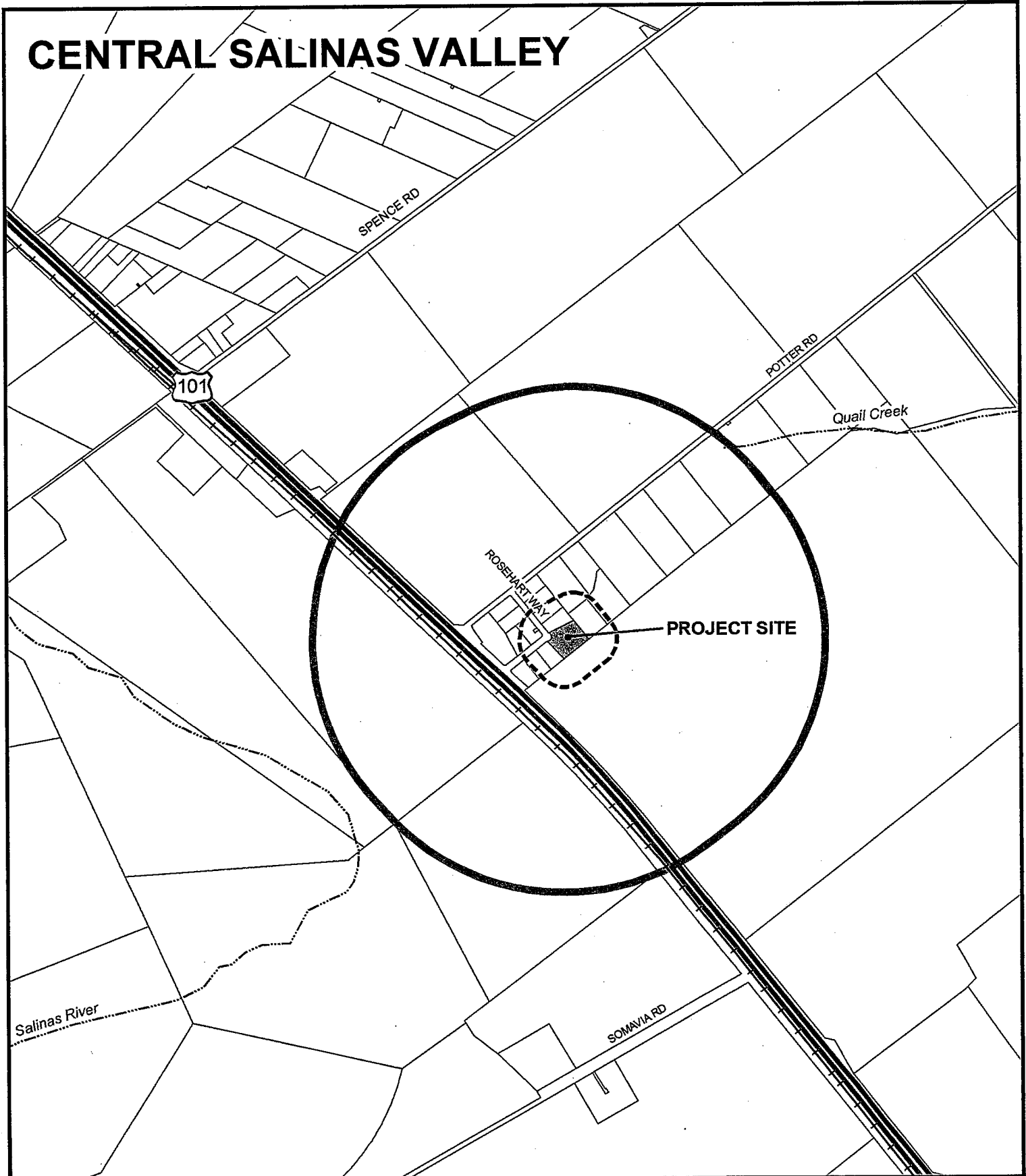


GENERAL NOTES
 1. REWORKING IS SUBJECT TO DESIGN UOAR.
 2. ALL (N) MATERIALS TO MATCH (E).

EXTERIOR ELEVATIONS HEN AG, CHEMICAL DISTRIBUTION FACILITY FOR BUTTONWILLOW WAREHOUSE COMPANY 21875 ROSEBART WAY SALINAS, CA		 Belli Architectural Group BUILDING INNOVATIONS 313 Salinas Street Salinas, California Phone (831) 424-4820 Fax (831) 424-4408		DATE: 04/28/10 SCALE: 1/8" = 1'-0" DRAWN: C.J. NO: 10004 SHEET:	REVISIONS (DATE BY DESCRIPTION)
A41 SHEET				1 2	

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SIZE FOR WHICH THEY WERE PREPARED AND FOR NO OTHER PURPOSE OR APPLICATION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ANY REVISIONS, ADDITIONS, OR DELETIONS SHALL BE MADE BY THE ARCHITECT, AND SHALL BE INDICATED BY THE ARCHITECT'S AND OWNER'S INITIALS AND DATE. CONTACT THE ARCHITECT FOR ANY QUESTIONS OR FOR A COMPLETE LIST OF THE ARCHITECT'S AND OWNER'S INITIALS AND DATE.

CENTRAL SALINAS VALLEY



APPLICANT: SCHWANS SALES ENTERPRISES INC

APN: 137-131-016-000

FILE # PLN100218

Water 2500' Limit 300' Limit City Limits

