

MONTEREY COUNTY PLANNING COMMISSION

Meeting: July 30, 2008 Time: 9:00 A.M.	Agenda Item No.:
Project Description: Combined Development Permit consisting of: 1) a General Development Plan for industrially designated property totaling 189 acres (the former National Refractories site) to establish historical uses to be allowed as part of a business park (including warehouse, industrial shops, bio-diesel research and development, etc.); 2) a Coastal Development Permit to allow the construction of a 70,000 square foot industrial warehouse to replace facilities demolished under PLN040363; and 3) a Design Approval.	
Project Location: 7697 Highway 1 - at the southeast corner of Dolan Road and Highway 1	APN: 133-172-013-000
Planning File Number: PLN060559	Name: REVX-173 LLC (dba Moss Landing Commercial Park), Property Owner
Plan Area: Moss Landing Community Plan and North County Coastal Land Use Plan	Flagged and staked: Yes
Zoning Designation: HI (CZ) and RC (CZ) [Heavy Industrial (Coastal Zone) and Resource Conservation (Coastal Zone)]	
CEQA Action: Categorically Exempt, per CEQA Guidelines Section 15301 and 15302.	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Planning Commission approve the Combined Development Permit, including a General Development Plan (**Exhibit I**), based on the Findings and Evidence (**Exhibit C**) and subject to the recommended Conditions (**Exhibit D**).

PROJECT SUMMARY:

Item continued from the July 9, 2008, hearing. The applicant proposes to construct a 70,000 square foot industrial warehouse to replace industrial facilities demolished under PLN040363, and to establish a historical uses baseline under a site General Development Plan for the former National Refractories site. The project is located on the 189 acre industrial site located at the southeast corner of Highway 1 and Dolan Road. The warehouse structure will be located on a previously disturbed area, and will have a reduced height approximately twenty feet lower than the structural area demolished under PLN040363. See **Exhibit B** for a more detailed discussion of the project.

OTHER AGENCY INVOLVEMENT:

- ✓ North County Fire Protection District (FPD)
- ✓ Public Works Department
- ✓ Parks Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency
- ✓ Monterey County Sheriff

The above checked agencies and departments have reviewed this project. Conditions recommended by the North County FPD, Public Works, Parks, Water Resources, and Planning have been incorporated into the condition compliance reporting plan (**Exhibit D**).

The North County Coastal Land Use Advisory Committee unanimously recommended approval, with conditions, at a public hearing held on January 22, 2008 (**Exhibit G**).

Note: The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

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July 23, 2008

cc: Front Counter; Planning Commission Members (10); Coastal Commission; Caltrans; County Counsel; North County Fire Protection District; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; Laura Lawrence, Planning Services Manager; Joseph Sidor, Planner; Carol Allen; Moss Landing Commercial Park, Owner and Applicant; File PLN060559.

Attachments: Exhibit A Project Data Sheet
Exhibit B Project Discussion
Exhibit C Recommended Findings and Evidence
Exhibit D Recommended Conditions of Approval
Exhibit E Vicinity Map
Exhibit F Site Plan, Floor Plan and Elevations
Exhibit G LUAC Minutes
Exhibit H Technical Reports
- Historical and Architectural Evaluation
- Historical Trip Generation Data Analysis Update
- Geological Report
Exhibit I General Development Plan

This report was reviewed by Mike Novo, Director of Planning.

EXHIBIT B PROJECT DISCUSSION

The applicant has proposed a General Development Plan (**Exhibit I**) for the property, to include identification of historical uses as previously approved by the County. The applicant also proposes to construct a 70,000 square foot industrial warehouse to replace industrial facilities demolished under PLN040363. PLN040363 included the demolition and removal of structures and associated equipment from the National Refractories industrial operation, including the following: a) interior and exterior of the high purity building, b) interior and exterior of feed building/kiln 4a, c) interior and exterior of filter building, d) interior and exterior of filter press building, e) interior of coke mill building, and f) interior of batching and grinding building.

The North County Coastal Land Use Advisory Committee (LUAC), at its meeting on January 22, 2008, unanimously recommended approval with one condition by a vote of 4-0. During discussion of the project, the LUAC addressed concerns related to traffic, wastewater, and historical uses. These issues were discussed by the LUAC and the applicant. The applicant assured the committee that traffic volume would be less than historical usage when the site was owned and operated by National Refractories. He also informed the committee that the site's septic system had been upgraded. In addition, the applicant agreed to the committee's condition that refractory production not be included as a historical or future use in the General Development Plan.

History of Permitted Uses:

The property has over a 60 year history of industrial and commercial uses, dating back to the early 1940's. These historical uses have included industrial warehousing (over 101,000 square feet), light and heavy industrial manufacturing/production (over 124,000 square feet, primarily for magnesia and refractory brick), commercial and industrial shops (over 85,000 square feet for a variety of uses including auto, electrical, fabrication, machine, paint, welding, wood, filter press, and loading docks), and office and laboratory (over 5,000 square feet). The six buildings and equipment that were demolished under PLN040363 were used as explained above.

The primary purpose of the General Development Plan (GDP) is to establish a historical baseline and to identify existing authorized uses based on the historical baseline. With the site location in the Coastal Zone, changes of use in industrial areas are subject to obtaining discretionary permits.

The GDP lays out recognized uses that are allowed uses under old permits. That section of the GDP identifies the type of use and its location. The GDP then discusses the types of uses proposed to be considered for the site. Each of those uses would require either a Coastal Administrative Permit (CAP) or Coastal Development Permit (CST) prior to operation or issuance of any needed building or grading permits. The GDP also establishes a list of uses that would not be allowed, as proposed by the applicant. Any principal and/or conditional uses proposed would require the appropriate discretionary permit(s), possible amendment of the GDP, and applicable environmental review.

The project site, assuming all the buildings are occupied with uses, would have less intense traffic demand than the former use as the National Refractory site. A traffic study was prepared that demonstrates that traffic is expected to be approximately half the historic use of the site. In addition, the large areas used to stockpile material would not be utilized by the new uses, without going through a discretionary permit process.

The proposed 70,000 square foot building would be replacing an approximately equivalent area of structures and equipment removed under PLN040363. This building will be located in an area previously disturbed by the buildings and equipment that were demolished. The building will be visible from Highway 1, but meets the design requirements of the Moss Landing Community Plan. The proposed structure will be shorter than many of the existing structures on the property and is approximately ten feet under the height limit.

The site has adequate parking to provide for the types of uses allowed and proposed by the GDP list of potential uses. A total of 530 parking spaces would be required to accommodate identified uses. Based on a ratio of one space per 500 square feet, an additional 212 spaces would be required for the approximately 106,000 square feet of structures that do not yet have a use identified. Based on existing and proposed structures, the total parking space requirement would be 742 spaces. The site allows for 1,418 parking spaces in previously developed areas.

The buildings on the site have been analyzed for historic value (**Exhibit H**) as part of the demolition of structures under PLN040363. The conclusions of the report are that those structures were not of significant historic value and the California Office of Historic Preservation determined that the site does not qualify for listing on the National Register of Historic Places. The report concluded that the site could qualify for listing on a local Monterey County list. A condition of approval of the demolition of the structures in the earlier permit was to follow the recommendations of the historic report and ensure preservation of the identified structures (Condition No. 15).

EXHIBIT C

RECOMMENDED FINDINGS AND EVIDENCE

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, Moss Landing Community Plan, North County Coastal Land Use Plan (LUP), the Monterey County Zoning Ordinance Part 1 (Title 20), and the Monterey County Zoning Ordinance Part 2 (Coastal Implementation Plan for the North County LUP Area), which designates this area as appropriate for development.

- EVIDENCE:** (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. As proposed, revised, and conditioned, 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 7697 Highway 1 (Assessor's Parcel Number 133-172-013-000), Moss Landing Community Plan. The parcel is zoned Heavy Industrial and Resource Conservation ("HI" and "RC"). The HI zoned area of the property allows warehouses as a conditional use (section 20.28..060.G). Therefore, the proposed development is consistent with the zoning for the property.
- (c) The project planner conducted site inspections on May 2 and June 4, 2008, to verify that the project on the subject parcel conforms to the plans listed above.
- (d) General Development Plan: See Finding #3.
- (e) Visual Resources: The project is consistent with the applicable visual resource policies. Based on historical photographs, Planning File No. PLN040363, and an on-site inspection by the project planner on May 2, 2008, it is determined that the new warehouse will reduce impacts to the public viewshed compared to the structure it is replacing and is consistent with current regulations. In addition, the proposed design and materials are consistent with the Moss Landing Community Plan design criteria, and have been reviewed and recommended by the North County Coastal Land Use Advisory Committee.
- (f) Environmentally Sensitive Habitat (ESHA): The project is consistent with the applicable policies dealing with protection of environmentally sensitive habitats. Review of County resource maps, and on-site inspection by the project planner on May 2 and June 4, 2008, determined there are no biological resources that would be impacted by the proposed project. The project is located on a previously disturbed site in an industrially zoned area. No development or uses are proposed on the portion of the property zoned Resource Conservation. The project site is not located within 100 feet of ESHA.
- (g) The project was referred to the North County Coastal Land Use Advisory Committee (LUAC). At its meeting on January 22, 2008, the LUAC unanimously recommended approval with one condition by a vote of 4-0. During discussion of the project, the LUAC addressed concerns related to traffic, wastewater, and historical uses. These issues were discussed by the LUAC and the applicant. The applicant assured the committee that

traffic volume would be less than historical usage when the site was owned and operated by National Refractories. He also informed the committee that the site's septic system had been upgraded. In addition, the applicant agreed to the committee's condition that refractory production not be included as a historical or future use in the General Development 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 PLN060559.

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, North County Fire Protection District, Parks, 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) Technical reports by outside geological, historical, and traffic consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff concurs. The following reports have been prepared:
 - i. "Geological Report" (LIB070189) prepared by CapRock Geology, Inc., Salinas, California, March 5, 2007.
 - ii. "Historical Trip Generation Data Analysis Update" (LIB070190) prepared by Higgins Associates, Gilroy, California, March 5, 2007.
 - iii. "Historical and Architectural Evaluation" (LIB070067) prepared by Kent Seavey, Preservation Consultant, Pacific Grove, California, July 1, 2004.
 - (c) Staff conducted site inspections on May 2 and June 4, 2008, to verify that the site is suitable for this use.
 - (d) Materials in Project File PLN060559.

3. 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 Heavy 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 by the Planning Commission 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, North County Fire Protection District, Parks Department, Public Works Department, Environmental Health Division, Sheriff, 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) Staff conducted site inspections on May 2 and June 4, 2008, to verify that the proposed GDP and project are consistent with allowed uses for a heavy industrial site and historical uses identified.
- (c) Materials in Planning File No. PLN060559.

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 (Class 1) categorically exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination; and Section 15302 (Class 2) categorically exempts the replacement or reconstruction of existing structures where the new structure will be located on the same site as the structures replaced and will have substantially the same purpose and capacity as the structure replaced. The proposed structure will be located on the same site as the previously demolished structures and equipment, and will have a continuing industrial purpose.
 - (b) No adverse environmental effects were identified during staff review of the development application during site visits on May 2 and June 4, 2008.
 - (c) See Finding 1; Evidences a, c, e, and f.
 - (d) See Finding 2, Evidences a, b, c, and d.

5. 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 active violations exist on the property. Zoning violation abatement costs, if any, have been paid.

- EVIDENCE:**
- (a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any active violations existing on subject property.
 - (b) The subject property had a recent violation (CE070406), related to the unpermitted importation and depositing of fill. The County approved a restoration plan to restore the property to its pre-violation state (PLN070611). Primary corrective measures have been completed, and the only remaining corrective action is a five year monitoring plan to confirm the success of the restoration plan. Applicable conditions (Condition #9) have been included to ensure tracking and compliance. No further code enforcement actions have been deemed necessary at this time.

6. 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: See Findings 1, 2, and 4; and supporting evidence.

7. FINDING: PUBLIC ACCESS – The project is in conformance with the public access and public recreation policies of Chapter 3 of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust

rights (Monterey County Zoning Ordinance, Section 20.70.050.B.4). The proposed project is in conformity with the public access policies of Chapters 5 and 6 of the North County Coastal Land Use Plan, and Sections 20.144.150 and 20.144.160.B of the Monterey County Zoning Ordinance (Part 2 – Coastal Implementation Plan).

- EVIDENCE:** (a) Figure 4 (Public Access and Recreation) and Figure 6 (Shoreline Access/Trails) of the North County Coastal LUP do not identify the area of this property for existing or proposed public access. No public access points or trails are located on the parcel.
(b) Materials in Project File PLN060559.
(c) Site visits by the project planner on May 2 and June 4, 2008.

8. FINDING: APPEALABILITY - The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

- EVIDENCE:** (a) Board of Supervisors: Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20).
(b) California Coastal Commission: Section 20.86.080.A.3 of the Monterey County Zoning Ordinance (Title 20).

<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>
		Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)				
2.		PD002 – NOTICE - PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution) was approved by the Planning Commission for Assessor's Parcel Number 133-172-013-000, located at 7697 Highway 1, on July 30, 2008. The permit was granted subject to nineteen (19) 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. (RMA - Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits or commencement of use.	
3.		PD003(A) – CULTURAL RESOURCES – HIGH ARCHAEOLOGICAL SENSITIVITY (NON-STANDARD) Excavation shall be limited to only those areas approved for construction. If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional	The applicant shall provide a Construction Management Plan to the RMA-Planning Department for review and approval. The plan shall include designated staging areas for vehicles and materials.	Owner / Applicant	Prior to the issuance of grading or building permits.	

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		archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (RMA - Planning Department)	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner / Applicant / Archaeologist	Ongoing	
4.		PD004 - INDEMNIFICATION AGREEMENT 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	Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County. Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.	Owner/ Applicant	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	

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		property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (RMA - Planning Department)				
5.		PD012(H) - LANDSCAPING PLAN - NORTH COUNTY COASTAL NATIVE The site shall be landscaped. The use of native species consistent with and found in the project area shall be required in all landscaping plans as a condition of project approval. A list of appropriate native plant species identified in Attachment #2 and #3 in the North County Implementation Plan Development Regulations is available in brochure form (<i>Suggested Native Species Landscaping List - North County Coastal Zone</i>) from the RMA - Planning Department. (RMA – Planning Department)	Submit landscape plans and contractor’s estimate to RMA - Planning Department for review and approval.	Owner/ Applicant/ Licensed Landscape	Prior to issuance of building permits.	
			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.	Owner / Applicant	Ongoing	
6.		PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN 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)	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.	
			The lighting shall be installed and maintained in accordance with the approved plan.	Owner / Applicant	Prior to occupancy / Ongoing	

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7.		PD016 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A General Development Plan has been prepared and adopted for this parcel (Planning Commission Resolution No. _____). All uses and development on the property must conform to the approved General Development Plan which is on file with the Monterey County RMA – Planning Department (PLN060559)." (RMA – Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner / Applicant	Prior to the issuance of grading and building permits.	
8.		PD035 - UTILITIES - UNDERGROUND All new utility and distribution lines shall be placed underground. (RMA - Planning Department; Public Works)	Install and maintain utility and distribution lines underground.	Owner / Applicant	Ongoing	
9.		PDSP001 – ANNUAL REPORT (NON STANDARD) Copies of the annual reports related to Monterey County Planning File No. PLN040363 shall be submitted to the Planning Department from the monitoring agency by May first of each year. This monitoring period shall be four years, shall begin at completion of fill removal, and shall be in accordance with the recommendations of the Restoration Plan. (RMA - Planning Department)	Submit a copy of the annual report from the biologist indicating the status of the wetland area shall be submitted to the RMA – Planning Department.	Owner / Applicant/ Qualified Biologist	Annually for a period of four years on the first day of each May ending 05/01/2012	
10.		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.	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Owner / Applicant	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection.	Owner / Applicant	Prior to final building inspection.	

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		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. (North County Fire Protection District)				
11.		<p>FIRE012 - EMERGENCY WATER STANDARDS - WATER SYSTEMS</p> <p>The provisions of this condition shall apply when new parcels are approved by a local jurisdiction. The emergency water system shall be available on-site prior to the completion of road construction, where a community water system is approved, or prior to the completion of building construction, where an individual system is approved. Approved water systems shall be installed and made serviceable prior to the time of construction. Water systems constructed, extended or modified to serve a new development, a change of use, or an intensification of use, shall be designed to meet, in addition to average daily demand, the standards shown in Table 2 of the Monterey County General Plan, NFPA Standard 1142, or other adopted standards. The quantity of water required pursuant to this chapter shall be in addition to the domestic demand and shall be permanently and immediately available. (North County Fire Protection District)</p>	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	Owner / Applicant	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection for each phase of development.	Owner / Applicant	Prior to final building inspection.	

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12.		<p>FIRE015 - FIRE HYDRANTS/FIRE VALVES A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. (North County Fire Protection District)</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Owner / Applicant	Prior to issuance of grading and/or building permit.	
			<p>Applicant shall schedule fire dept. clearance inspection.</p>	Owner / Applicant	Prior to final building inspection.	
13.		<p>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). 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</p>	<p>Applicant shall enumerate as "Fire Dept. Notes" on plans.</p>	Owner / Applicant	Prior to issuance of building permit.	
			<p>Applicant shall schedule fire dept. rough sprinkler inspection.</p>	Owner / Applicant	Prior to framing 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>
		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. (North County Fire Protection District)	Applicant shall schedule fire dept. final sprinkler inspection.	Owner / Applicant	Prior to final building inspection.	
14.		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. (North County Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Owner / Applicant	Prior to issuance of building permit.	
			Applicant shall submit fire alarm plans and obtain approval.	Owner / Applicant	Prior to rough sprinkler or framing inspection.	
			Applicant shall schedule fire alarm system acceptance test.	Owner / Applicant	Prior to final building inspection.	
15.		PARKSSP001 – HISTORIC PRESERVATION (NON STANDARD) The applicant/owner shall implement the recommendations contained in the Historic and Architectural Evaluation prepared by Kent Seavey (July 1, 2004). (RMA - Planning Department)	1) Applicant shall retain the following structures as recommended: a) 1942-46 Administration/Laboratory Building b) Kiln Feed Building c) One of the Thickener Units 2) The applicant shall list the three (3) resources above on the Monterey County Local Register. 3) The applicant shall have a professionally designed public interpretive exhibit installed in the	Owner / Applicant	Prior to final building inspection, or within one year after project approval, whichever occurs first. Ongoing.	

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			Administrative/Laboratory Building. The exhibit shall include artifacts, exhibits, and archives of the National Refractories and Mineral Corporation. 4) The applicant shall install an exterior interpretive sign identifying the historic function of the Kiln Feed Building and the designated Thickener Unit.			
16.		PW0007 – PARKING STD The parking shall meet the standards of the Zoning Ordinance and be approved by the Director of Public Works and the Director of Planning and Building Inspection. (Public Works)	Applicant’s engineer or architect shall prepare a parking plan for review and approval. One copy of the proposed parking plan shall also be submitted to the RMA-Planning Department for review and approval of perimeter landscaping. A mix of trees, shrubs, and groundcover shall be provided around the perimeter of each overflow parking area.	Owner / Applicant / Engineer	Prior to issuance of building or grading permits, or occupancy of any of the existing buildings.	
17.		WR1 - DRAINAGE PLAN The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner / Applicant / Engineer	Prior to issuance of any grading or building permits.	
18.		WR40 - WATER CONSERVATION MEASURES 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	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/ Occupancy	

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		<p>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.</p> <p>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.</p> <p>(Water Resources Agency)</p>				
19.		<p>WR47 - WASTE MANAGEMENT PLAN</p> <p>The applicant shall provide the Water Resources Agency a Construction Site Waste Management Plan prepared by a registered civil engineer that addresses the proper disposal of building materials and other construction site wastes including, but not limited to, discarded building materials, concrete truck washout, chemicals, litter and sanitary wastes. The Site Waste Management Plan must also address spill prevention, control and clean up of materials such as petroleum products, fertilizers, solvents, pesticides, paints and cleaners. (Water Resources Agency)</p>	Submit the plan to the Water Resources Agency for review and approval.	Owner / Applicant	Prior to issuance of any grading or building permits.	

END OF CONDITIONS