

## MONTEREY COUNTY PLANNING COMMISSION

<b>Meeting:</b> August 29, 2012 Time: 9:00 A.M		<b>Agenda Item No.:</b> 3
<b>Project Description:</b> Use Permit to allow an existing composting and recycling operation on approximately 125 acres of the Monterey Regional Waste Management District (MRWMD), Monterey Regional Environmental Park approved under Use Permit (965090PC), that expired in 2007. The proposal includes the addition of a 3,500 square foot dry fermentation anaerobic digestion facility to compost 5,000 tons a year of organic waste as a pilot project.		
<b>Project Location:</b> 14201 Del Monte Boulevard, Marina		<b>APN:</b> 175-061-002-000 & 175-061-003-000
<b>Planning File Number:</b> PLN120402		<b>Owner:</b> Monterey Regional Waste Management District <b>Agent:</b> EMC Planning Group (Sally Rideout)
<b>Planning Area:</b> Greater Monterey Area Plan		<b>Flagged and staked:</b> No
<b>Zoning Designation:</b> : "PQP-D-S" (Public Quasi Public-Design Control-Site Plan Review)		
<b>CEQA Action:</b> Consider Negative Declaration		
<b>Department:</b> RMA - Planning Department		

### RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Exhibit C**) to:

- 1) Consider a Negative Declaration adopted by the Monterey Regional Waste Management District on August 17, 2012 (**Exhibit E**); and
- 2) Approve Use Permit (PLN120402) based on the findings and evidence and subject to the conditions of approval (**Exhibit C**);

### PROJECT OVERVIEW:

There is an existing composting and recycling operation on approximately 125 acres of the Monterey Regional Waste Management District (MRWMD), Monterey Regional Environmental Park that was approved under Use Permit (965090PC). The MRWMD proposes to include the addition of a 3,500 square foot dry fermentation anaerobic digestion facility to compost 5,000 tons a year of organic waste as a pilot project.

However, during the MRWMD preliminary discussions with Monterey County Planning Department, regarding adding the anaerobic digestion system to the existing facility, it was discovered that the existing Use Permit (965090PC) had expired in 2007. The County determined that a new Use Permit would be required for the ongoing composting and recycling facility activities along with the new proposal.

The Monterey Regional Waste Management District (MRWMD) is the lead agency for the project and the County of Monterey Planning Department is acting as the Responsible Agency. Pursuant to CEQA Section 15367, the MRWMD prepared a Negative Declaration analyzing onsite affects of the anaerobic digestion system, circulated from July 27, 2012 through August 15, 2012 and adopted the document on August 17, 2012. The Negative Declaration and Initial Study are attached for the Planning Commission's consideration. See further discussion as (**Exhibit B**)

**OTHER AGENCY INVOLVEMENT:** The following agencies and departments reviewed this project:

RMA - Public Works Department

Environmental Health Bureau  
Water Resources Agency  
✓ Marina Fire Protection District

Agencies that submitted comments are noted with a check mark ("✓"). Conditions recommended by Marina Fire Department have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit C**).

The project was not referred to any Land Use Advisory Committee (LUAC) for review since the project is not located within any advisory committee area.

Note: The decision on this project is appealable to the Board of Supervisors.

/S/ Elizabeth Gonzales

Elizabeth Gonzales, Associate Planner  
(831) 755-5102, [gonzales1@co.monterey.ca.us](mailto:gonzales1@co.monterey.ca.us)  
August 9, 2012

cc: Front Counter Copy; Planning Commission; Marina Fire Protection District; Public Works Department; Environmental Health Bureau; Water Resources Agency; Bob Schubert, Senior Planner; Wanda Hickman, Planning Services Manager; Elizabeth Gonzales, Project Planner; Monterey Regional Waste Management District, Owner; Sally Rideout, EMC Planning, Agent; The Open Monterey Project; LandWatch; Planning File PLN120402

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Project Discussion
	Exhibit C	Draft Resolution, including:
		• Conditions of Approval
		• Site Plan, Floor Plan and Elevations,
	Exhibit D	Vicinity Map
	Exhibit E	Application packet with Summary (CD)
	Exhibit F	Negative Declaration with Initial Study and Technical Reports (CD)

This report was reviewed by Wanda Hickman, Planning Manager. *wh*

## EXHIBIT A

### Project Information for PLN120402

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#### Project Information:

Project Name:	MONTEREY REGIONAL WASTE MGT DISTRICT	
Location:	14201 Del Monte Boulevard, Marina	
Permit Type:	Use Permit	
Environmental Status:	Negative Declaration	Final Action Deadline (884): 1/15/2013
Existing Structures (sf):	0	Coverage Allowed: 25%
Proposed Structures (sf):	0	Coverage Proposed: .1%
Total Sq. Ft.:	0	Height Allowed: 15
Tree Removal:	0	Height Proposed: 15
Water Source:	Wells	FAR Allowed: N/A
Water Purveyor:	N/A	FAR Proposed: N/A
Sewage Disposal (method):	self	Lot Size: 183
Sewer District:	N/A	Grading (cubic yds.): 15000

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#### Parcel Information:

Primary APN:	175-061-002-000	Seismic Hazard Zone:	IV
Applicable Plan:	Grtr. Mont. Peninsula AP	Erosion Hazard Zone:	LOW
Advisory Committee:	None	Fire Hazard Zone:	No
Zoning:	PQP-D-S	Flood Hazard Zone:	NO
Land Use Designation:	Public	Archaeological Sensitivity:	moderate
Coastal Zone:	no	Viewshed:	no
Fire District:	Marina Fire District	Special Setbacks on Parcel:	no

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#### Reports on Project Parcel:

Soils Report #:	n/a
Biological Report #:	n/a
Geologic Report #:	n/a
Forest Management Rpt. #:	n/a
Archaeological Report #:	n/a
Traffic Report #:	n/a

## **EXHIBIT B DISCUSSION**

### Background

The Monterey Regional Waste Management District (MRWMD) property has been used for the disposal of solid waste since 1967 and currently services an area of approximately 853 square miles with a population of approximately 170,000 residents. Composting activities on portions of the MRWMD property have been permitted uses since 1986. In 1997, the Monterey County Planning Commission adopted a mitigated negative declaration and approved Use Permit (965090PC) to allow the MRWMD to expand composting and recycling activities and operations from 36 acres to approximately 125 acres of the MRWMD 470 acre property, and to provide an umbrella permit for composting and recycling activities that would help the MRWMD achieve its solid waste reduction goals under AB939, the California Integrated Waste Management Act. Specific development of any one technology was not proposed at that time; however, the use permit allowed for organic waste composting, asphalt storage and recycling, petroleum contaminated soil recycling, drop box storage, agricultural pesticide container storage and also aerobic and anaerobic digestion technologies to breakdown food wastes, yard waste fish waste, fruit and vegetable waste, and other organic waste uses to enable the District flexibility in choosing an effective process tailored to the MRWMD facility, its legislative obligations under AB939, and service demand. These activities are conducted by the MRWMD pursuant to state mandated waste diversion goals of AB939, and in accordance with solid waste conversion-to-energy measures listed in the AB32 (California Global Warming Solutions Act of 2006) Scoping Plan (CARB 2008).

In May 2012, during the District's preliminary scoping for the implementation of a pilot project anaerobic digestion facility with Monterey County, it was discovered that Use Permit (965090PC) had expired in 2007. The County determined that a new use permit would be required for the ongoing composting and recycling facility activities along with the new proposed anaerobic digestion facility. Consultation with County staff also confirmed that the existing composting and recycling activities on the site remain subject to compliance with the ongoing mitigation measures of the previous MND; however, the proposed AD would require environmental review. The attached initial study evaluates the proposed AD which is the only change proposed to the District's continued composting and recycling activities to meet solid waste reduction targets mandated by AB939.

### Project Description

The applicants are proposing a Use Permit to allow an existing composting and recycling operation on approximately 125 acres of the Monterey Regional Environmental Park approved under Use Permit (965090PC), which expired in 2007. The proposal also includes addition of a 3,500 square foot dry fermentation anaerobic digestion facility to compost 5,000 tons/year of green waste and food waste as a pilot project.

The pilot demonstration anaerobic digestion facility will increase the solid waste diversion rate, enhance existing composting activities, and convert solid waste to an energy source. The District proposes to divert 5,000 tons per year of green waste and food wastes for composting using a dry fermentation anaerobic digestion facility to enhance its organic waste diversion, composting and recycling operations. The proposed facility is a pilot research project that, although located on the Monterey Peninsula Landfill property, it would be operated by Zero Waste Energy, LLC (ZWE) as required per MBUAPCD air permitting requirements.

Anaerobic digestion (AD) is earmarked by the AB32 Scoping Plan as a viable means to convert solid waste to an energy source and the proposed AD facility would operate as a temporary pilot demonstration project to study conversion efficiency of a dry fermentation process. The proposed AD facility would utilize a proprietary technology to process organic waste already received by the District and convert the materials into biogas and soil amendment.

The District proposes to construct the 3,500 square foot pilot AD facility within an existing 2.5 acres fenced and graded enclosure near the southern boundary of the project site. This area is used for storage loading/offloading of separated bulk compost materials and heavy truck and equipment parking. Approximately, 30,000 square feet of the area is paved, and the remainder consists of unpaved parking and access road. The proposed AD consists of a below grade percolate tank, four above-ground modular digestion units, one enclosed loading bay, a fuel storage tank and emergency generator. The proposed project includes excavation for the below grade percolate tank, pad construction and installation of utilities. The digestion units and loading bay are prefabricated units that are assembled on the site.

Construction for the proposed project would require minor surface grading, and trenching for utility infrastructure, and excavation to a depth of approximately 10 feet to 12 feet to install the percolate tank. Construction activity would occur on approximately 2,500 square feet of the enclosed 2.5 acres area, that this already subject to daily disturbance from existing composting activities. Drainage from the project site would follow existing drainage patterns that flow toward an adjacent low-lying detention basin to the south.

The initial project term for the pilot demonstration facility is three to five years, but the term for the pilot facility may be extended, based upon the results of data collected during the research period. Dependent upon the performance of the AD facility, the District may, at the end of the initial pilot period, extend operations of the demonstration project for one or more terms, and/or seek an expansion of AD processes and facilities on the project site to keep pace with the permitted capacity for solid waste disposal at the District's facility over time.

#### Environmental Review

The Monterey Regional Waste Management District (District) is the lead agency for the project and the County of Monterey Planning Department is acting as the Responsible Agency. Pursuant to CEQA Section 15367, the District has the principal responsibility of deciding whether an EIR or negative declaration will be required for the project and will cause the document to be prepared.

Anaerobic digestion as a waste diversion technology also is earmarked by the AB 32 Scoping Plan as a viable means to convert solid waste to an energy source and reduce Greenhouse Gas emissions. Additionally, the California Department of Resources Recycling and Recovery (CalRecycle) adopted an Anaerobic Digestion Initiative, a comprehensive program to foster the development of AD facilities that convert organic solid wastes into sources of energy while producing compost feed stocks, soil amendments and other products. A statewide Anaerobic Digestion Facilities Program EIR (SCH# 2010042100) (AD Program EIR) was prepared by Environmental Science Associates for the AD Initiative to streamline the environmental review of subsequent proposed AD facilities pursuant to CEQA.

A Negative Declaration analyzing onsite affects was prepared by the District and circulated from July 27, 2012 through August 15, 2012. A Public Hearing to adopt the document was held August 17, 2012 at the Monterey Regional Waste Management District Boardroom located at 14201 Del Monte Boulevard, Marina. The Negative Declaration and Initial Study are attached for the Planning Commission's consideration.

**EXHIBIT C  
DRAFT RESOLUTION**

**Before the Planning Commission in and for the  
County of Monterey, State of California**

In the matter of the application of:

**MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT (PLN120402)**

**RESOLUTION NO. ----**

Resolution by the Monterey County Hearing Body:

- 1) Considering a Negative Declaration adopted by the Monterey Regional Waste Management District on August 17, 2012; and
- 2) Approving a Use Permit to allow an existing composting and recycling operation on approximately 125 acres of the Monterey Regional Waste Management District (MRWMD), Monterey Regional Environmental Park approved under Use Permit (965090PC), that expired in 2007. The proposal includes the addition of a 3,500 square foot dry fermentation anaerobic digestion facility to compost 5,000 tons a year of organic waste as a pilot project.

[PLN120402, **Monterey Regional Waste Management District**, 14201 Del Monte Boulevard, Marina, Greater Monterey Peninsula Area Plan (APN: 175-061-002-000 & 175-061-003-000)]

The Use Permit application (PLN120402) came on for public hearing before the Monterey County Planning Commission on August 29, 2012. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission 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 2010 Monterey County General Plan;
  - Greater Monterey Peninsula Area Plan; and
  - Monterey County Zoning Ordinance (Title 21);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 14201 Del Monte Boulevard, Marina

(Assessor's Parcel Number 175-061-002-000 & 175-061-003-000), Greater Monterey Area Plan. The parcel is zoned "PQP-D-S" (Public Quasi Public-Design Control-Site Plan Review), which allows solid and liquid waste disposal sites. Therefore, the project is an allowed land use for this site.

- c) The Monterey Regional Waste Management District (MRWMD) property has been used for the disposal of solid waste since 1967 and currently services an area of approximately 853 square miles with a population of approximately 170,000 residents. Composting activities on portions of the MRWMD property have been permitted uses since 1986. In 1997, the Monterey County Planning Commission adopted a mitigated negative declaration and approved Use Permit (965090PC) to allow the MRWMD to expand composting and recycling activities and operations from 36 acres to approximately 125 acres of the MRWMD 470 acre property, and to provide an umbrella permit for composting and recycling activities that would help the MRWMD achieve its solid waste reduction goals under AB939, the California Integrated Waste Management Act. The use permit allowed for organic waste composting, asphalt storage and recycling, petroleum contaminated soil recycling, drop box storage, agricultural pesticide container storage and also aerobic and anaerobic digestion technologies to breakdown food wastes, yard waste fish waste, fruit and vegetable waste, and other organic waste uses. The Use Permit (965090PC) expired in 2007 and a new use permit is required for the ongoing composting and recycling facility activities along with the new proposed anaerobic digestion facility.
- d) The applicants are proposing a Use Permit to allow an existing composting and recycling operation on approximately 125 acres of the Monterey Regional Environmental Park approved under Use Permit (965090PC), which expired in 2007. The proposal also includes addition of a 3,500 square foot dry fermentation anaerobic digestion facility to compost 5,000 tons/year of green waste and food waste as a pilot project. The pilot demonstration anaerobic digestion facility will increase the solid waste diversion rate, enhance existing composting activities, and convert solid waste to an energy source. The MRWMD proposes to divert 5,000 tons per year of green waste and food wastes for composting using a dry fermentation anaerobic digestion facility to enhance its organic waste diversion, composting and recycling operations.
- e) The 3,500 square foot pilot AD facility will be located within an existing 2.5 acres fenced and graded enclosure near the southern boundary of the project site. This area is used for storage loading/offloading of separated bulk compost materials and heavy truck and equipment parking. Approximately, 30,000 square feet of the area is paved, and the remainder consists of unpaved parking and access road. The proposed AD consists of a below grade percolate tank, four above-ground modular digestion units, one enclosed loading bay, a fuel storage tank and emergency generator. The proposed project includes excavation for the below grade percolate tank, pad construction and installation of utilities. The digestion units and loading bay are



- prefabricated units that are assembled on the site.
- f) Design Approval Pursuant to Chapter 21.44, Design Control Zoning Districts, zoning for the project requires design review of structures to make sure they are appropriate to assure protection of the public viewshed, neighborhood character, and assure visual integrity. The disposal site is an existing use. The proposed anaerobic digestion facility will be located within an existing fenced area and will not be visible from any public viewing area.
  - g) Site Plan Review Pursuant to Chapter 21.45, Site Plan Review districts, zoning for the project requires review of development in those areas of the County of Monterey where development, by reason of its location has the potential to adversely affect or be adversely affected by natural resources or site constraints, without imposing undue restrictions on private property. The project is existing will not affect any natural resources. The proposed addition of an anaerobic digestion facility will be located within an existing fenced in area.
  - h) The project planner conducted a site inspection on August 17, 2012 to verify that the project on the subject parcel conforms to the plans listed above.
  - i) The proposed project does not require tree removal, there is no development on slopes exceeding 25%; there is no removal of ESHA, nor are there archaeological resources on site. The project is located within an existing fenced area and cannot be seen from any public viewing area. The project meets all required site development standard of Public Quasi Public zoning regulations.
  - j) The project was not referred to any Land Use Advisory Committee (LUAC) for review since the project is not located within any advisory committee area.
  - k) 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 PLN120402.

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, Marina Fire Protection District, Public Works, Environmental Health Bureau, 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 soils and grading. The following reports have been prepared:

- "Geotechnical Exploration Report" (LIB120290) prepared by Golder Associates, Sunnyvale, CA, July 2012.

The above-mentioned technical report by an outside consultant indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed the report and concurs with its conclusions.

- c) Staff conducted a site inspection on August 17, 2012 to verify that the site is suitable for this use.
- d) 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 PLN120402.

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 the RMA - Planning Department, Marina Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective 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) Necessary public facilities are existing individual wells and on-site sewage facilities. Any affects to these facilities would be positive.
  - c) Staff conducted a site inspection on August 17, 2012 to verify that the site is suitable for this use.
  - d) 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 PLN120402.

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 August 17, 2012 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 PLN120402.

5. **FINDING:** **CEQA (PREVIOUSLY ADOPTED NEGATIVE DECLARATION)**  
The Monterey Regional Waste Management District (MRWMD) is the lead agency for the project and the County of Monterey Planning Department is acting as the Responsible Agency. Pursuant to CEQA Section 15367, the MRWMD prepared a Negative Declaration analyzing onsite affects of the anaerobic digestion system, circulated and adopted the document on August 17, 2012.

- EVIDENCE:**
- a) The California Department of Resources Recycling and Recovery (CalRecycle) adopted an Anaerobic Digestion Initiative, a comprehensive program to foster the development of AD facilities that convert organic solid wastes into sources of energy while producing compost feed stocks, soil amendments and other products. A statewide Anaerobic Digestion Facilities Program EIR (SCH# 2010042100) (AD Program EIR) was prepared by Environmental Science Associates for the AD Initiative to streamline the environmental review of subsequent proposed AD facilities pursuant to CEQA.
  - b) A Negative Declaration analyzing onsite affects was prepared by the District and circulated from July 27, 2012 through August 15, 2012. At a public meeting on August 17, 2012, the MRWMD adopted the Negative Declaration. The Monterey Regional Waste Management District is the custodian of the documents and other material that constitute the record of proceedings upon which this decision is made.
  - c) The Negative Declaration evaluated potentially significant impacts to air quality, cultural resources, hazardous materials, and noise and determined that the impacts were less than significant. Therefore, no mitigation measures are required and no Mitigation Monitoring and Reporting Plan is warranted for the project as presently proposed.
  - d) The Initial Study indicates that there is not potential for significant environmental impacts for the project to occur from construction, operation or maintenance of the proposed project.
  - e) The County of Monterey Planning Department reviewed the Negative Declaration and concurs with the document that no mitigation measures are required for the anaerobic digestion system.
  - f) 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 PLN120402.

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

**EVIDENCE:** a) See preceding findings #1, #2, #3, #4 and #5 and supporting evidence.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.

**EVIDENCE:** a) Section 21.82.050.D of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

### **DECISION**

**NOW, THEREFORE,** based on the above findings and evidence, the Planning Commission does hereby:

1. Consider a Negative Declaration adopted by the Monterey Regional Waste Management District on August 17, 2012; and

2. Approve a Use Permit to allow an existing composting and recycling operation on approximately 125 acres of the Monterey Regional Waste Management District (MRWMD), Monterey Regional Environmental Park approved under Use Permit (965090PC), that expired in 2007. The proposal includes the addition of a 3,500 square foot dry fermentation anaerobic digestion facility to compost 5,000 tons a year of organic waste as a pilot project, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 29th day of August, 2012 upon motion of \_\_\_\_\_, seconded by \_\_\_\_\_, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Mike Novo, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON \_\_\_\_\_.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE \_\_\_\_\_.

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

#### NOTES

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

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

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning 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.

Form Rev. 05-09-2012

**Monterey County Planning Department**  
**DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan**  
PLN120402

**1. PD001 - SPECIFIC USES ONLY**

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** This Use Permit is to allow an existing composting and recycling operation on approximately 125 acres of the Monterey Regional Waste Management District (MRWMD), Monterey Regional Environmental Park approved under Use Permit (965090PC), that expired in 2007. The proposal includes the addition of a 3,500 square foot dry fermentation anaerobic digestion facility to compost 5,000 tons a year of organic waste as a pilot project. The permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.  
(RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

**2. PD002 - NOTICE PERMIT APPROVAL**

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Use Permit (Resolution Number \_\_\_\_\_) was approved by the Planning Commission for Assessor's Parcel Numbers 175-061-002-000 and 175-061-003-000 on August 29, 2012. The permit was granted subject to 4 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)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.

### 3. PD004 - INDEMNIFICATION AGREEMENT

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The property owner agrees as a condition and in consideration of 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. The 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 property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless.  
(RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning Department for review and signature by the County.

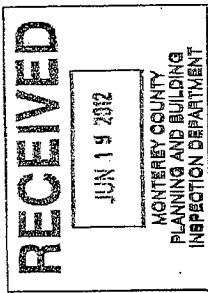
Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA-Planning Department.

### 4. SPFIRE001 - Plan Check Comments

**Responsible Department:** Fire

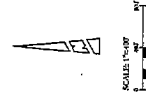
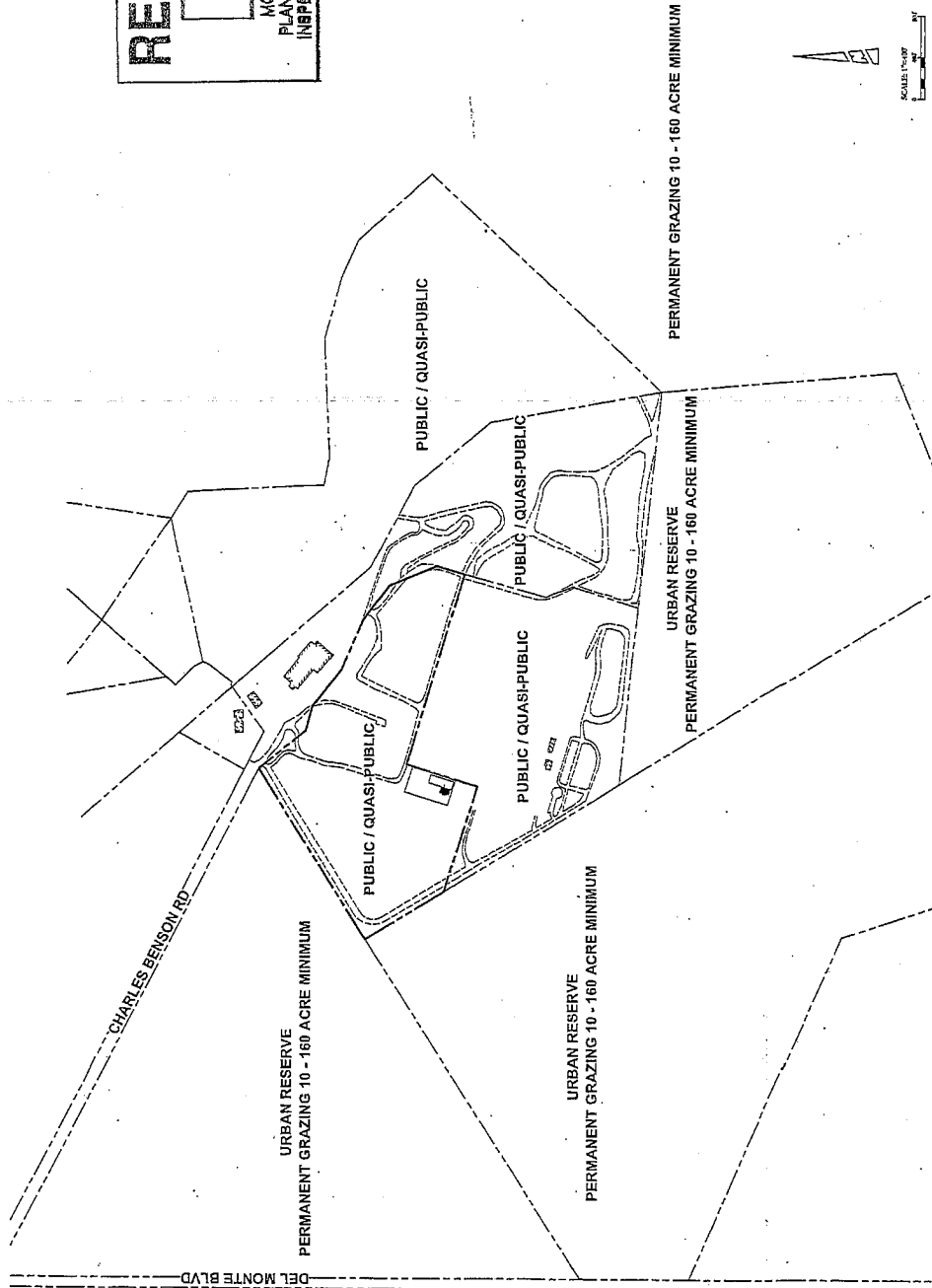
**Condition/Mitigation Monitoring Measure:** 1) Provide a site access plan that shows access to within 150 feet of all portions of the exterior of the building. The access appears to come from Del monte Blvd. to Charles Benson Road. The site access plan should show all public and private access roads that are a minimum of:  
1.1 - 20 feet unobstructed width without parking  
1.2 - Approved all weather surface  
1.3 - Designed to support the loads imposed by the largest fire apparatus  
1.4 - Minimum of 13 feet 6 inches clear unobstructed height  
1.5 - Any access road more than 150 in length must have an approved turn-around with a minimum 20 foot inside radius without parking  
2) show all public water supplies for firefighting to within 400 feet of all exterior portions of the building. This water supply should confirm a minimum of:  
2.1 - 1,5000 gallons per minute  
2.2 - 2 hours duration  
NOTE: If a public water supply is not available show a stationary water supply (tanks and connections to meet this requirement with auto-refill of the stationary tanks  
3) Provide provisions for the gates that provide access to the site be equipped with a Knox pad lock to allow fire department access in an emergency.  
(Marina Fire Department)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of Building and/or Grading Permit(s).  
(Marina Fire Protection District/RMA-Planning Department)



LEGEND:

- PROJECT BOUNDARY
- EXISTING PARCEL LINES
- PRIVATE ROADS



Monterey Regional Waste Management District - AD Facility Project

LAND USE PLAN  
4.000000

MARINA, CALIFORNIA





ARCHITECTS  
ENGINEERS  
PLANNERS

J.R. Miller & Associates  
P.O. Box 1001  
14274 E. 14th Ave.  
Denver, CO 80231  
303.755.1000  
www.jrm-a.com

Prepared For:

Prepared By:

Check By:

Scale:

Date:

Sheet No.:

Project No.:

Revision:

Notes:

Comments:

Drawings:

Specifications:

Materials:

Methods:

Quality:

Costs:

Time:

Resources:

Tools:

Equipment:

Supplies:

Services:

Facilities:

Utilities:

Transportation:

Communication:

Information:

Technology:

Environment:

Society:

Culture:

Religion:

Politics:

Economics:

Law:

Medicine:

Education:

Arts:

Science:

History:

Geography:

Mathematics:

Physics:

Chemistry:

Biology:

Psychology:

Sociology:

Anthropology:

Linguistics:

Philosophy:

Theology:

Religion:

Law:

Medicine:

Education:

Arts:

Science:

History:

Geography:

Mathematics:

Physics:

Chemistry:

Biology:

Psychology:

Sociology:

Anthropology:

Linguistics:

Philosophy:

Theology:

Religion:

Law:

Medicine:

Education:

Arts:

Science:

History:

Geography:

Mathematics:

Physics:

Chemistry:

Biology:

Psychology:

Sociology:

Anthropology:

Linguistics:

Philosophy:

Theology:

# KEYNOTES

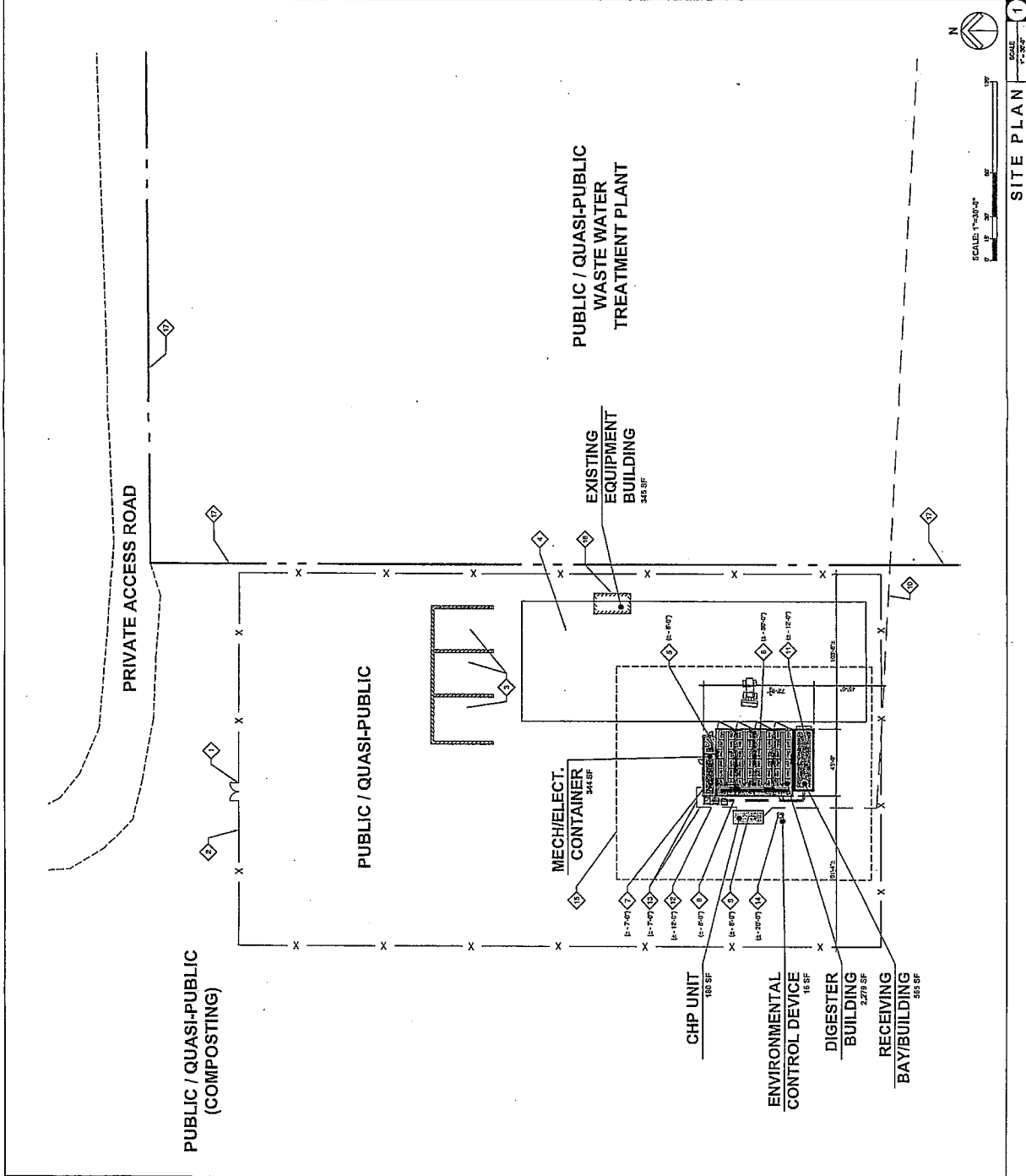
- (B) SWINGING CHAIN LINK FENCE
- (B) 6'-0" CHAIN LINK FENCE
- (B) BULKHEAD TO REMAIN
- (B) AC PAVING (APPROX. 80,000 SF)
- GROUND MOUNTED MECHANICAL AND ELECTRICAL CONTROL CONTAINER
- 40'-0" LONG 42'-0" WIDE (B) ANAEROBIC DIGESTERS BASED ON SMARTFARM TECHNOLOGY SYSTEMS WITH PERCUTATE STORAGE TREATMENT TANK OF DIGESTERS
- BIOFILTER ON MECHANICAL/ELECTRICAL CONTAINER ROOF
- AIR DUCT (8" DIAMETER)
- GROUND MOUNTED CHP CONTAINER
- PROPOSED ELECTRICAL LINE TO WATER TREATMENT PLANT (OVERHEAD)
- RECEIVING BAY
- 4" (100-mm) BIOSAS PIPE IN OVERHEAD TRACK
- PIPE BACK SUPPORT POST
- GROUND MOUNTED ENVIRONMENTAL CONTROL DEVICE (EMERGENCY FLARE)
- SYSTEM
- LIMITS OF CONSTRUCTION
- EXISTING EQUIPMENT BUILDING
- EXISTING PARCEL LINE

# NOTES:

NET AREA (FENCED AREA, APPROX.) 107,500 SF  
BULKHEAD (EMERGENCY FLARE) 18 SF  
RECEIVING BAY 180 SF  
DIGESTER 2,279 SF  
ME CONTAINER 344 SF  
CHP UNIT 180 SF  
ENVIRONMENTAL CONTROL DEVICE (EMERGENCY FLARE) 18 SF  
(B) EQUIP. BLDG. 345 SF  
TOTAL COVERAGE 3,729 SF  
SITE DISTURBANCE 24,400 SF  
PERCUTATE STORAGE (FOOTPRINT OF STORAGE) 2,279 SF  
EXISTING ASPHALT AREA 18,400 SF  
APPROX.

# LEGEND

PROPERTY LINE  
S.F. = SQUARE FEET



SCALE: 1"=30'-0"  
0 10 20 30  
N

SITE PLAN 1

A1.1

PROJECT NO. 4438  
JRM & A  
4438





ARCHITECTS  
ENGINEERS  
PLANNERS

J.R. Miller & Associates  
2700 S. Bascom Ave.  
Box 24, San Jose, CA 95128  
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Architect

PROPOSED  
ANAEROBIC  
DIGESTION  
FACILITY  
FOR:

MONTEREY  
REGIONAL  
WASTE  
MANAGEMENT  
DISTRICT

NEAR TO:  
14201 DEL MONTE RD  
MARINA, CALIFORNIA

USE OF THIS DOCUMENT IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM JRM & A.

FLOOR  
PLAN

DATE: 02/21/2018  
DRAWN BY: JRM  
CHECKED BY: JRM  
JRM Project No.  
4436

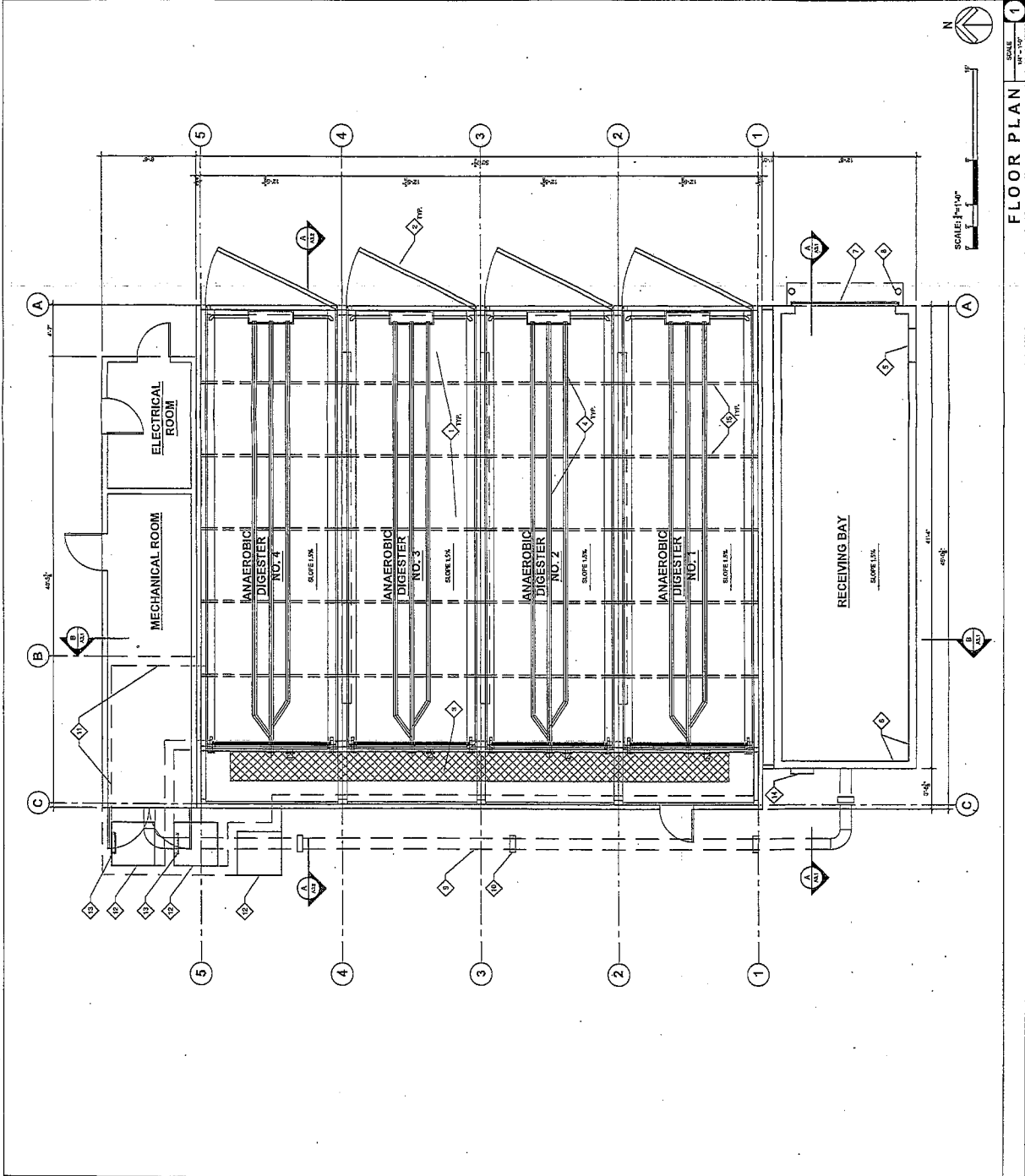
A2.1

# KEYNOTES

- ◆ PREFABRICATED DIGESTERS
- ◆ DIGESTER DOOR HATCH
- ◆ CHECKED PLATED ACCESS HATCH FOR ACCESSING DIGESTER
- ◆ AIR VENT IN DIGESTER FLOOR
- ◆ LOUVER
- ◆ CONCRETE WALL
- ◆ INSULATED COILING DOOR
- ◆ PIPE DOLLARS PAINTED "CAUTION YELLOW"
- ◆ AIR DUCT (12" DIAMETER)
- ◆ DUCT SUPPORT POST, TYP.
- ◆ LINE OF RAINWATER
- ◆ HATCH COVER
- ◆ LADDER UNDER HATCH
- ◆ ELECTRICAL PANEL
- ◆ DIGESTER FRAMEWORK ABOVE PER STRUCTURAL

# NOTES:

# LEGEND





24-111-2

**PROPOSED  
ANAEROBIC  
DIGESTION  
FACILITY  
FOR:**

**MONTEREY  
REGIONAL  
WASTE  
MANAGEMENT  
DISTRICT**

NEAR TO:  
14201 DEL MONTE RD  
MARINA, CALIFORNIA

**1986 & 1987** and rules of conduct by society and one named after society the crystal in the diamond holiday morning people and morning.

## SECTIONS

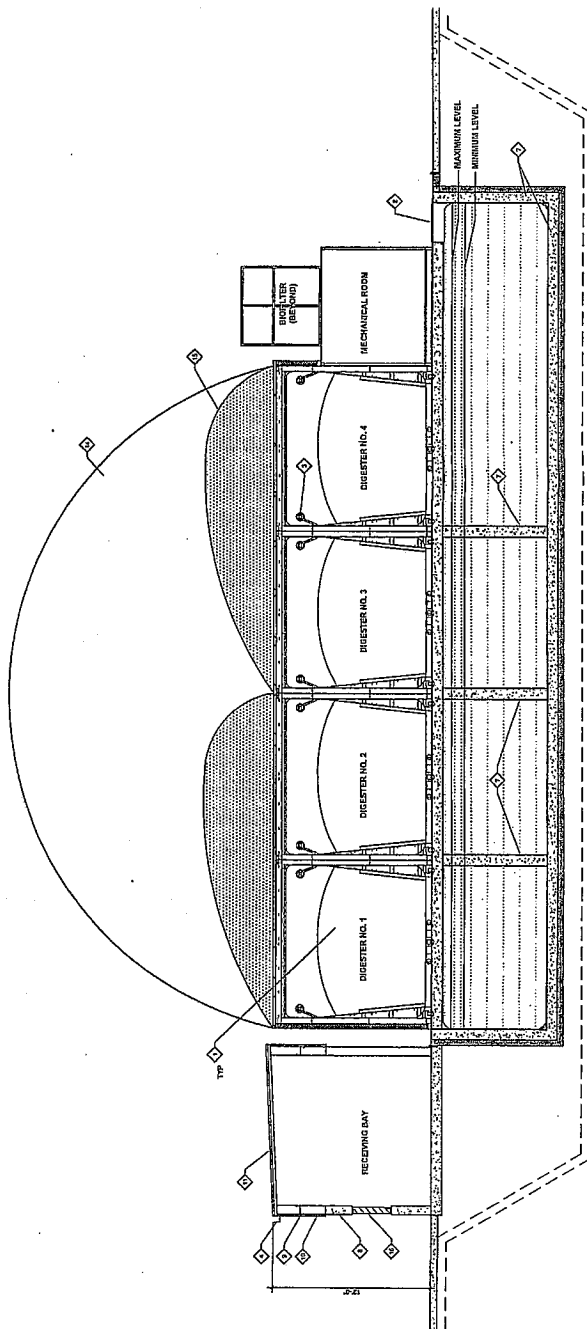
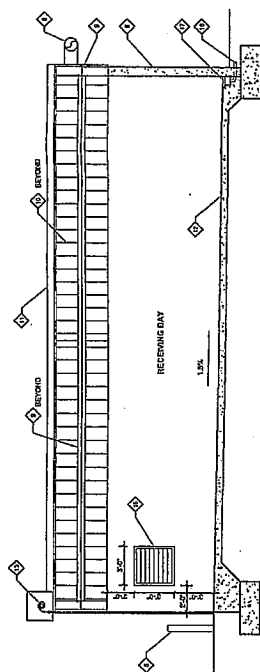
07/27/2012 1416 KYA 11W  
ASHTON 5/2/2013 11W

### A3.1

- ◆ PREFABRICATED DIGESTERS
- ◆ CHECKED/PLATED ACCESS HATCH FOR ACCESSING MOUNT
- ◆ PIPES ABOVE
- ◆ GUTTER
- ◆ PIPE BOLLARDS PAINTED "CAUTION YELLOW"
- ◆ AIR DUCT (12" DIAMETER)
- ◆ CONCRETE WALLS & SLAB PER STRUCTURAL
- ◆ 8" HIGH CONCRETE WALL
- ◆ GIRT
- ◆ METAL PANEL
- ◆ CONCRETE SLAB SLOPED TO REAR
- ◆ COLLING DOOR
- ◆ COMPRESSED AIR BLADDER
- ◆ BIG GAS BLADDER
- ◆ LOWER
- ◆ TRENCH DRAIN
- ◆ TRENCH DRAIN PIPE TO GIRT CHAMBER

## NOTES:

### LEGEND



SCALE: 1"=1'-0"

SECTION A

SCALE  
1:5000

A

SECTION \_\_\_\_\_ SCALE \_\_\_\_\_

SCALE



ARCHITECTS  
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(415) 251-1075  
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Revised

PROPOSED  
AERONAUTICS  
DIGESTION  
FACILITY  
FOR:

MONTEREY  
REGIONAL  
WASTE  
MANAGEMENT  
DISTRICT

NEAR TO:  
14201 DEL MONTE RD  
MARINA, CALIFORNIA

1. This is a preliminary drawing and is not to be used for construction without the approval of the architect.

SECTIONS

DATE: 10/10/00  
DRAWN BY: JRM  
CHECKED BY: JRM  
J.R. Miller & Associates  
Project No. 4438

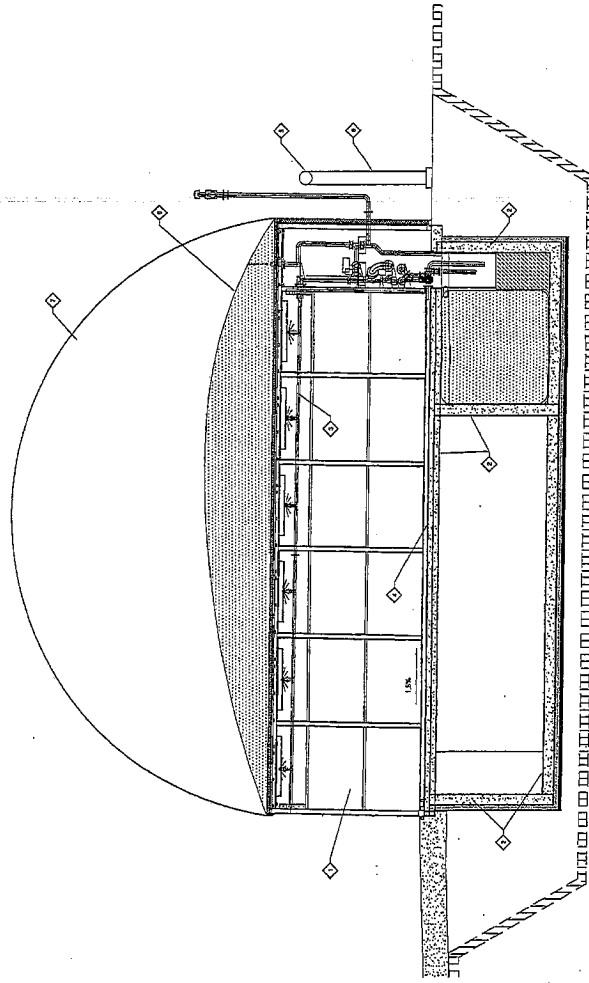
A3.2

KEYNOTES

- ◆ PREFABRICATED DIGESTERS
- ◆ CONCRETE WALLS & SLAB PER STRUCTURAL
- ◆ PIPING ABOVE
- ◆ CONCRETE SLAB SLOPED TO REAR
- ◆ AIR DUCT (12" DIAMETER)
- ◆ DUCT SUPPORT POST, TYP.
- ◆ COMPRESSED AIR BLADDER
- ◆ BIOGAS BLADDER

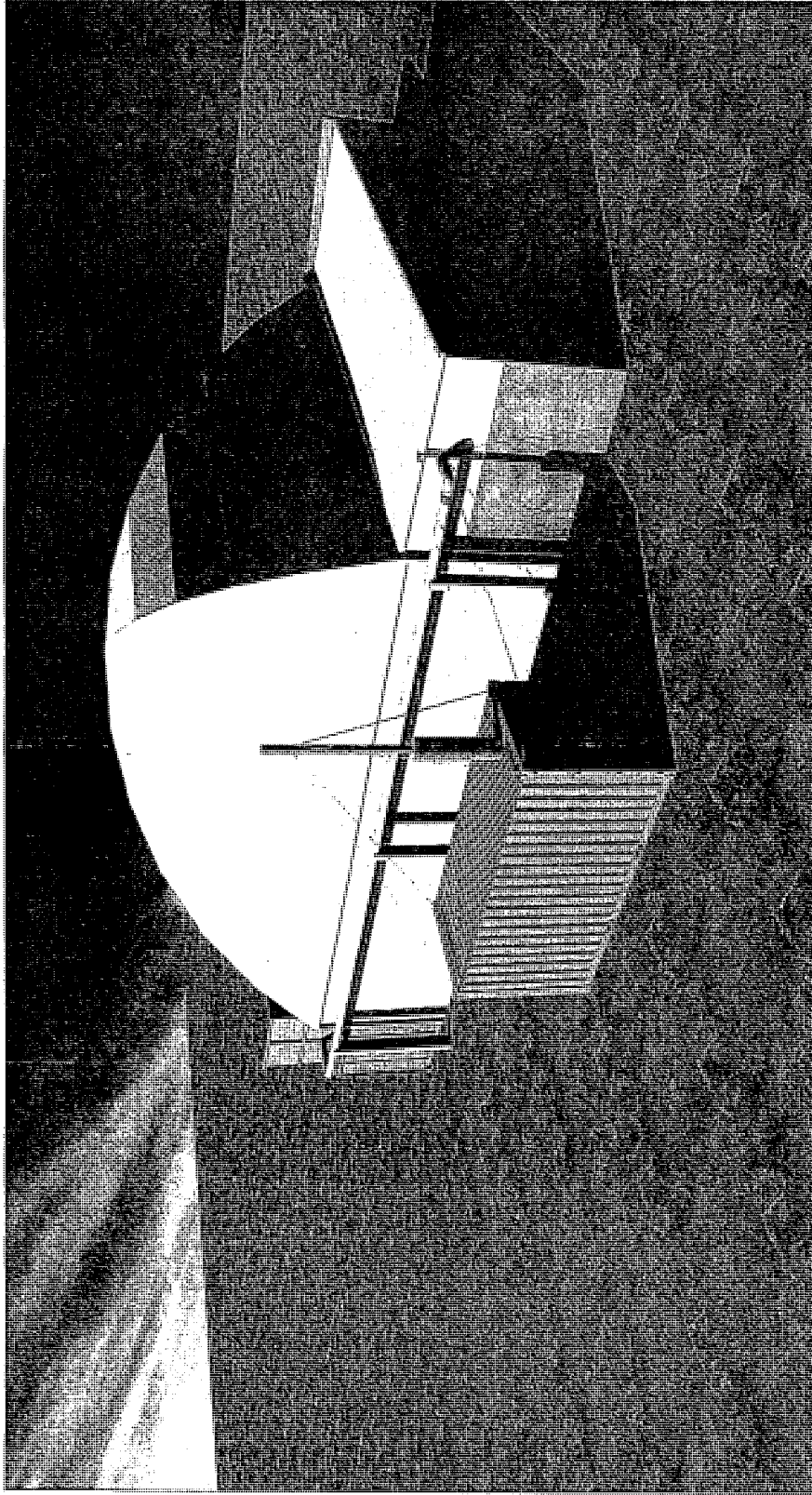
NOTES:

LEGEND



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

SECTION A



## Monterey Regional Waste Management District - AD Facility Project

PERSPECTIVE 2

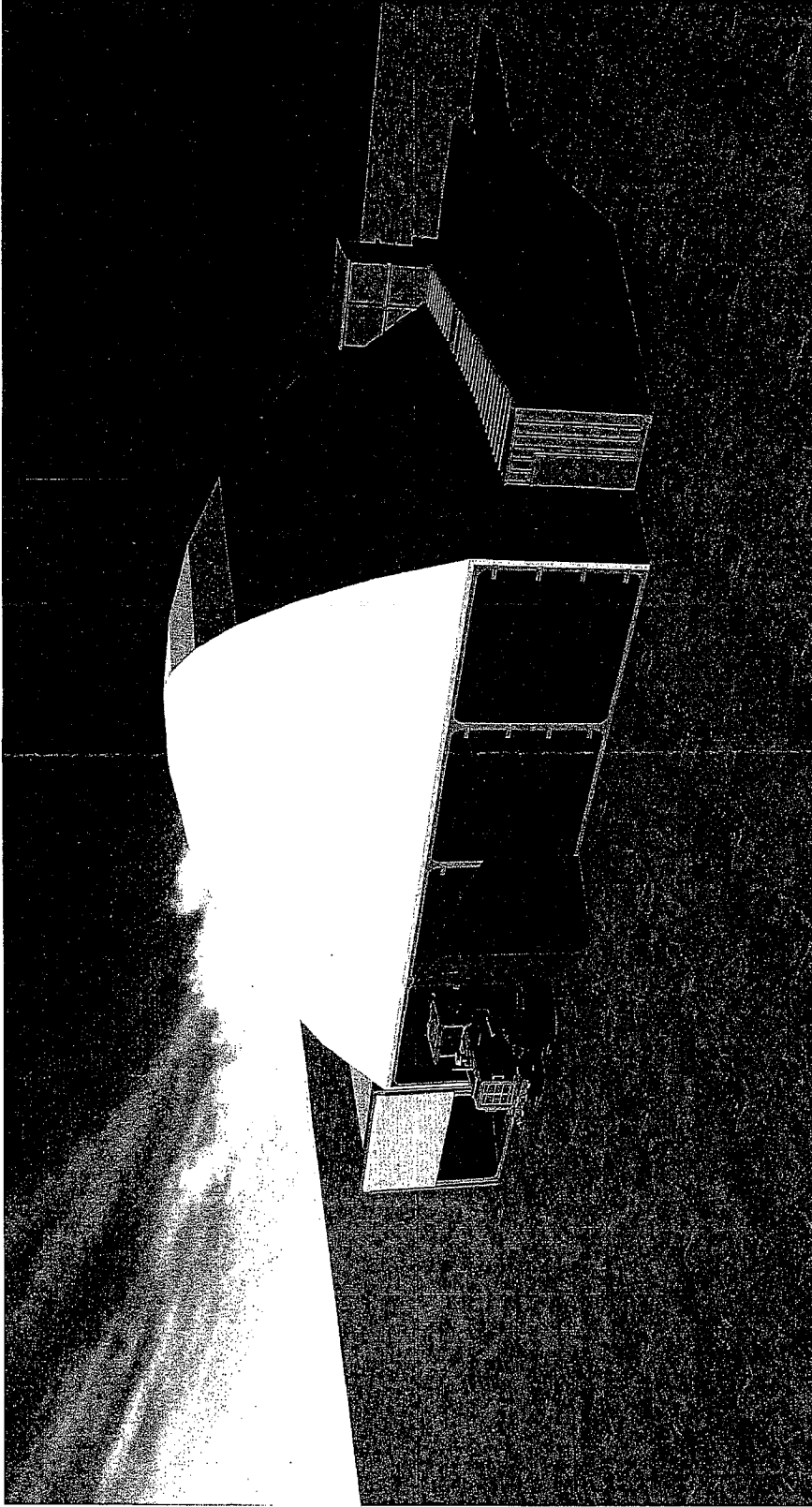
JOB # 438

JUNE 8, 2015

MARINA, CALIFORNIA

ARCHITECTS  
DANIEL  
TURNER

ZeroWaste  
ANALYSIS, INC.



# Monterey Regional Waste Management District - AD Facility Project

PERSPECTIVE 1  
JUNE 8, 2002

AD 8 4 08

MARINA, CALIFORNIA



ARCHITECTS  
ENGINEERS  
PLANNERS



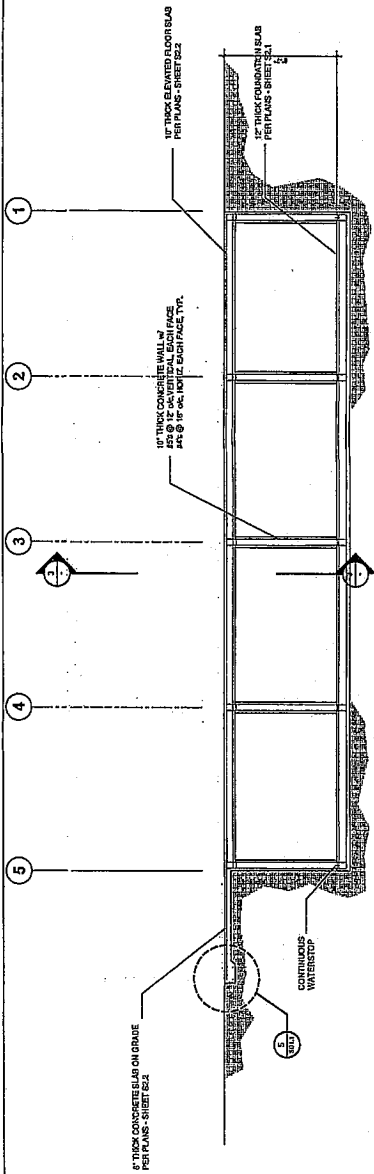
ARCHITECTS  
ENGINEERS  
PLANNERS

JRM, INC. & Associates  
2755 Shattuck St.  
Berkeley, CA 94705  
925.841.5214 FAX  
925.841.5214 FAX  
925.841.5214 FAX

Project No. 4438  
Date 03/03/03

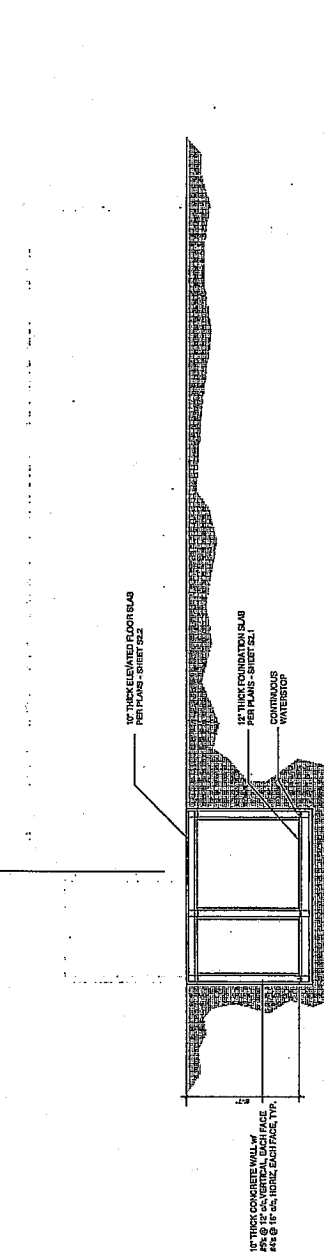
FOUNDATION SECTION 1

SCALE 1" = 1'-0"



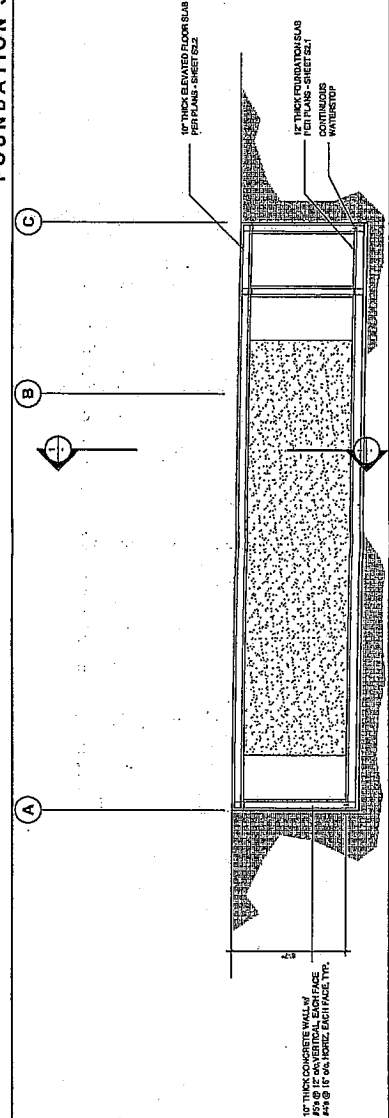
FOUNDATION SECTION 2

SCALE 1" = 1'-0"



FOUNDATION SECTION 3

SCALE 1" = 1'-0"

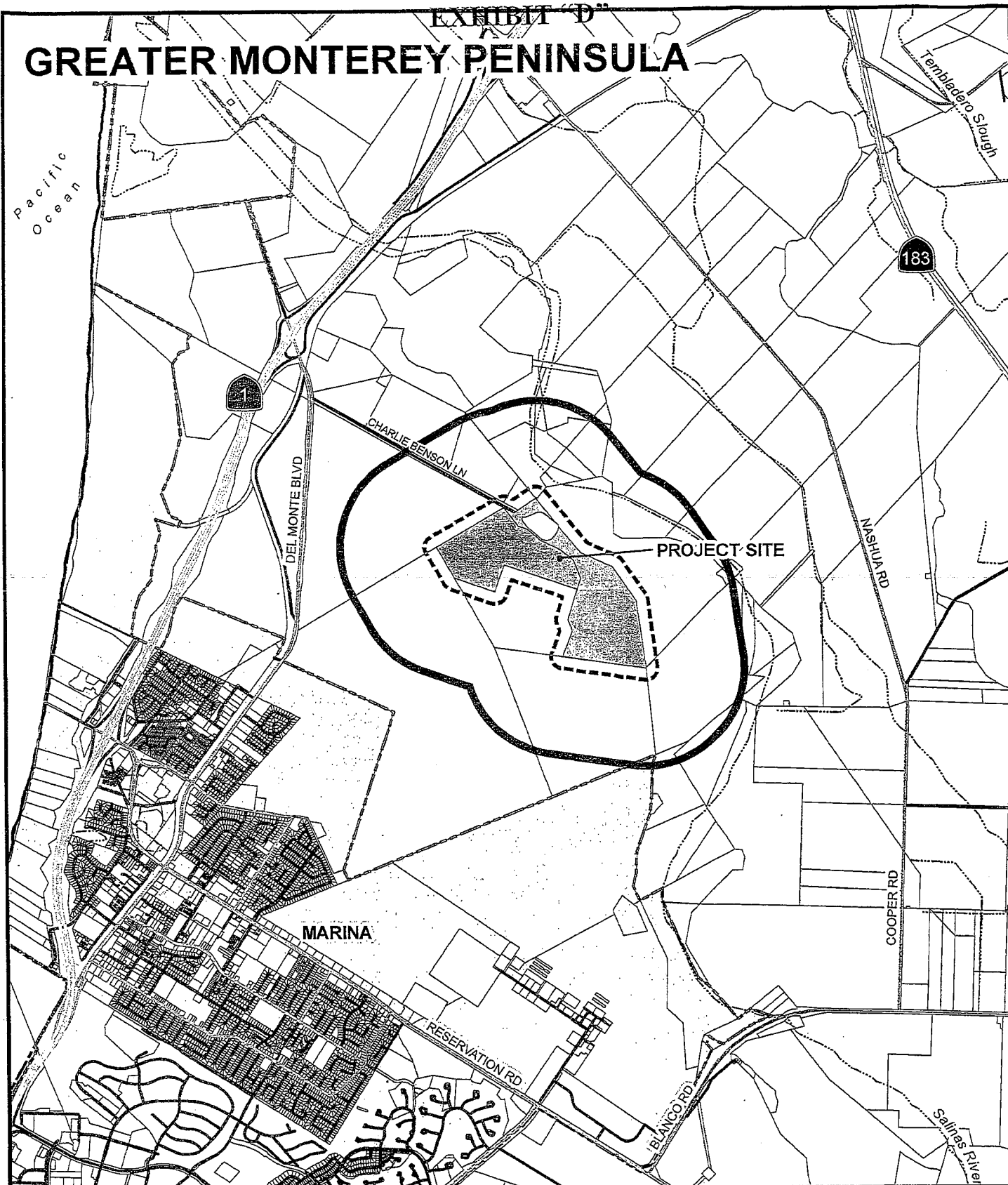


FOUNDATION  
SECTIONS

PROJECT NO. 4438  
DATE 03/03/03  
JRM Project No. 4438

EXHIBIT "D"

# GREATER MONTEREY PENINSULA

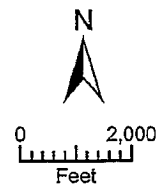


APPLICANT: MONTEREY REGIONAL WASTE MGT DISTRICT

APN: 175-061-002-000 & 175-061-003-000

FILE # PLN120402

Water 2500' Limit 300' Limit City Limits



PLANNER: GONZALES

