

Attachment E

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

In the matter of the application of:

CENTRAL COAST RENEWABLES LLC (FORMERLY N MTY CO UNIFIED SCHOOL DIST) (PLN220086)

RESOLUTION NO. 23-027

Resolution by the County of Monterey Planning Commission recommending that the Board of Supervisors:

- 1) Find that a change of tenancy to allow a solar contractor to utilize an existing office building qualifies for a Class 3 categorical exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions from section 15300.2 apply; and
- 2) Approve a Coastal Administrative Permit to allow use of an existing building as an office and shop for an electrical (solar) contractor.

[PLN220086 CENTRAL COAST RENEWABLES LLC, 8142 Moss Landing Road, Moss Landing Community Plan (APN: 133-212-008-000)]

The CENTRAL COAST RENEWABLES LLC application (PLN220086) came on for a public hearing before the Monterey County Planning Commission on June 28, 2023. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Planning Commission hereby makes a recommendation to the Monterey County Board of Supervisors with reference to the following facts and findings:

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 1982 Monterey County General Plan;
 - the North County Land Use Plan;
 - the Moss Landing Community Plan;
 - Regulations for Development in the North County Land Use Plan Area, Part 2 of the Monterey County Coastal Implementation Plan (CIP);
 - Preservation of Historic Resources Code of the County of Monterey (Monterey County Code Chapter 18.25); and
 - the Monterey County Zoning Ordinance (Title 20).

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) Process. This entitlement is being processed concurrently with a Local Coastal Program amendment request that the land use designation and zoning classification of the property be changed to “General Commercial” and “Moss Landing Commercial (Coastal Zone)”, respectively. Monterey County Code section 20.82.030 designates the appropriate authority to act on the Combined Development Permit as the decision making body for the principal land use (Section 20.82.030.A). The principal land use decision in this case is the Local Coastal Program amendment. Therefore, the appropriate authority to act on the permit is the Board of Supervisors. Pursuant to Section 20.82.030.B, when the Board of Supervisors is the appropriate authority to act on a Combined Development Permit, the Planning Commission shall review and make a recommendation on the permit to the Board. As Local Coastal Program amendments cannot take effect until they are certified by the California Coastal Commission, Condition No. 10 is recommended, which requires that the use not commence unless the Local Coastal Program amendment is certified. Should the Board of Supervisors or Coastal Commission not approve/certify the Local Coastal Program amendment, the use cannot commence.
- c) Allowed Use. The property is located at 8142 Moss Landing Road, Moss Landing Community Plan (APN: 133-212-008-000). Should the Board of Supervisors approve the Local Coastal Program amendment that is being processed concurrently with this planning permit, the property will be zoned Moss Landing Commercial (Coastal Zone), or “MLC (CZ)”. The project proposes to use an existing building 9,500 square building for a solar/electrical contractor, with approximately 3,565 square feet of office space, 3,265 square feet of storage for materials such as wiring and solar parts, and 2,670 square feet of and 2,670 square feet of closets, circulatory spaces such as hallways, and bathrooms. Approximately five vehicles will be stored onsite. The project would also include placing a 42 square foot sign appurtenant to the use.

The MLC principally allows shops for tradesmen such as electricians, and similar uses provided that in all cases all equipment and materials, except vehicles, are maintained within a structure; and offices of less than 5,000 square feet, subject to a Coastal Administrative Permit.

Therefore, should the Local Coastal Program amendment to change the land use designation to “General Commercial” and zoning classification to “Moss Landing Commercial (Coastal Zone)” be approved, all proposed uses would be allowable.

- d) Lot Legality. The property is depicted in its current configuration as the Lot 8 “Moss Landing School Lot” of Book 133 Page 21 of the 1964 and 1972 Assessor’s Map Books. Therefore, the County recognizes it as a legal lot of record.
- e) Community Character. The project is subject to policies the Moss Landing Community Plan, which protect the visual resources and

unique community character of Moss Landing. Moss Landing Community Plan policy 5.6.3.7.c indicates that on Moss Landing Road design standards should enhance the antique shop and historical building character of the Moss Landing area. Design standards in the MLC zoning are codified in Section 20.20.070.H, which requires buildings and structure design to conform to the early American style, reflecting the early port and commercial fishing and Western character of Moss landing. The project is an existing 1-story building which conforms to this architectural character, and the only proposed construction is the installation of a 42 square foot sign. This minor alteration won't impair the architectural character of the building.

- f) Development Standards. Development standards for the MLC zoning district are in Section 20.20.070. The project complies with the applicable regulations for setbacks and site coverage. In the MLC zoning, setbacks for development where a General Development Plan is not required are based on provision of parking and landscaping, surrounding land use, and other site features. The site is 1.13 acres (49,223 square feet), the allowable coverage is 50% (24,611 square feet), while the propose coverage is 19.3% (9,500 square feet).
- g) Regulations for Signs. The project is subject to the Title 20 regulations for signs. The sign area calculation in Section 20.60.050.A.4 permits signs based on 1 to 1 square foot for lineal foot of frontage. The property has 140 feet of frontage, and the proposed sign is 42 square feet. The appropriate entitlement for the sign is included in the project description and the sign complies with the maximum allowable square footage. Section 20.60.050.I further states that in the "*Moss Landing Commercial District, signs shall be composed of natural materials such as wood and stone. The signs shall utilize paint only for lettering and shall not be internally-illuminated. External illumination shall be restricted to lighting only of the sign's face. The amount of signing and sign design may be further regulated to conform with the Moss Landing Design Guidelines*". The proposed sign is not internally illuminated and mounted on a cedar substrate, consistent with these requirements.
- h) Historical Resources. Moss Landing Community Plan policy 5.6.2.4 indicates that historical resources shall be identified as early as possible in the planning stage for a proposed development project. In this case, a historical report was not prepared, however, the only exterior alterations proposed are the installation of a 42 square foot sign. Both the historic resources combining district, Monterey County Code Sections 20.54.030.F and 18.25.030 would define installation of the sign as a "minor alteration". Should a remodel, addition, or demolition be proposed on the main office building, a historical report would be required to assess the historical significant and integrity of the former school district building.
- i) Regulations for Parking. The project is subject to the requirements for off-street parking codified in Chapter 20.54. The project would require 21 spaces, based on a calculation of 3,565 square feet of office spaces requiring 1 space per 250 square feet, and 3,265 square feet of storage space requiring 1 space per 500 square feet, similar to a warehouse. The site plan only designates 17 parking spaces on the property, with the

other spaces being in the right of way. Therefore, Condition No. 9 is required, which would require the applicant to revise the site plan to designate an additional four spaces prior to commencement of the use. There appears to be adequate paved areas behind the existing gate in the existing rear yard area for this parking.

- j) Land Use Advisory Committee (LUAC) Review. This project was referred to the North County LUAC for review and recommendation. The LUAC reviewed the project at a duly noticed public meeting on January 18, 2023 and voted 5 – 0, with 1 member absent to recommend approval of the project as proposed.
- k) The project planner conducted a site inspection on November 17, 2022 to verify that the project on the subject parcel conforms to the plans listed above.
- l) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220086.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, and the Environmental Health Bureau. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) Staff identified the need to address potential trip generation from the project. The following report was prepared:
 - “Bright Future Solar Energy Offices and Yard Transportation Impact Analysis” (LIB230020) prepared by Keith Higgins, Gilroy, CA, December 13, 2022.

County staff independently reviewed this report and concurs with its conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use.

- c) The use is similar in character to the boat repair facility on the property immediately south on Assessor’s Parcel Number 133-201-001-000, which was approved through Coastal Administrative Permit, and would be appropriate for a general commercial district.
- d) MLCP section 5.2.1.B indicates that in commercial land use designations, the Coastal Act gives priority to visitor serving commercial uses; but that this priority is lower than that afforded to coastal dependent industry. The individual proposal of an office for a solar contractor would not be a coastal dependent use, but it would still be supportable in this context. The similar nature of the proposed and current use would allow adaptive re-use of the existing building with minimal changes, while a new visitor serving such as a hotel or restaurant would require extensive remodeling or re-development of the site. The use would be supportive of a local business and economic development of the area. There are also several vacant properties in the

immediate area to absorb demand for visitor serving uses, including vacant property immediately south of the site, north past the Captain's Inn, and across Moss Landing Road.

- e) Staff conducted a site inspection on November 17, 2022 to verify that the site is suitable for this use.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220086.

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 HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, and the Environmental Health Bureau. 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 will be provided. The project has road access onto Moss Landing Road. The site would continue to be served by the Pajaro Sunny Mesa Community Services District (CSD) for potable water and Monterey One Water by way of the Castroville Community Services Districts infrastructure for wastewater. The applicant provided current bills from both Pajaro Sunny Mesa and the Castroville Community Services District, demonstrating their ability to serve the site. Staff also reached out to both Pajaro Sunny Mesa CSD and Castroville Community Services District for comment on the project, and neither expressed any concern with the project.
 - c) Staff conducted a site inspection on November 17, 2022 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 Monterey County HCD-Planning found in Project File PLN220086.

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 HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on November 17, 2022 and researched County records to assess if any violation exists on the subject property.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220086.

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 15303 categorically exempts the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.
 - b) The project consists of converting an existing school district office building to a solar contractor office building and yard. The only proposed/conditioned exterior modifications are installation of a new business identification sign and striping for parking stalls, consistent with the intent of the exemption.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project, as detailed in subsequent Evidence “d” through “l”
 - d) The project is not located in an area of hazardous or critical environmental concern, which has been designated and precisely mapped by a governmental agency.
 - e) The project, as the re-use of an existing structure for a use of a similar intensity and without any potentially significant effects, does not contribute to any cumulative environmental effects.
 - f) There are no unusual circumstances associated with the undertaking of the project which would create the possibility of a significant effect.
 - g) The project would not damage any scenic resources within view of a state scenic highway. The nearest eligible scenic Highway is Highway 1, which is approximately 780 feet east of the site. The project would not remove any trees, scenic rock outcroppings, or similar resources.
 - h) The project is not located on a hazardous waste site compiled pursuant to 65962.5 of the Government Code.
 - i) The project would not cause an adverse substantial change to any historical resources. The original construction date of the building is unknown, although satellite imagery appears to show the main building present in 1949. The date of construction listed in the real estate RFP for the site is 1970, which corresponds to the 1971 date when additions were done to the rear and south side of the building. Whether the original school house building is historically significant is not known, however, the other exterior alterations fit within the Monterey County Preservation of Historic Resources Code definition of a Minor Alteration.
 - j) No adverse environmental effects were identified during staff review of the development application during a site visit on November 17, 2022.
 - k) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220086.
6. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.145.150 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 4, Public Access and Recreation of the Moss Landing Community Plan).
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220086.

7. FINDING: APPEALABILITY – Should the project be approved, the final decision on this project by the Board of Supervisors may be appealed to the California Coastal Commission.

- EVIDENCE:**
- a) Monterey County Code Section 20.86.080.A allows appeals to the Coastal Commission of approved projects between the sea and the first through public road paralleling the sea.
 - b) The Coastal Zone coastal boundary map number 76 depicts the property as being between the sea and the first public road paralleling the sea.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Monterey County Planning Commission does hereby recommend that the Board of Supervisors:

- 1. Find that a change of tenancy to allow a solar contractor to utilize an existing office building qualifies for a Class 3 categorical exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions from section 15300.2 apply; and
- 2. Approve a Coastal Administrative Permit to allow use of an existing building as an office and shop for an electrical (solar) contractor.

All of which are 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 28th day of June, 2023 upon motion of Commissioner Shaw, seconded by Commissioner Daniels, and passed by the following vote:

AYES: Gonzalez, Shaw, Diehl, Monsalve, Daniels, Work, Gomez, Roberts, Getzelman
 NOES: None
 ABSENT: Mendoza
 ABSTAIN: None

DocuSigned by:

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 Craig Spencer, Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON **August 3, 2023**

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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.

County of Monterey HCD Planning

Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN220086

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative Permit (PLN220086) allows use of an existing building as an office and shop for an electrical (solar) contractor. The property is located at 8142 Moss Landing Road (Assessor's Parcel Number 133-212-008-000), Moss Landing Community Plan. This 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 HCD - Planning. 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. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Administrative Permit (Resolution Number 23-027) was approved by the County of Monterey Board of Supervisors for Assessor's Parcel Number 133-212-008-000 on June 28, 2023. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: 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 archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register 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 recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to commencement of the use, the Owner/Applicant shall include requirements of this condition as a note on the site plans and submit the revised site plans to HCD-Planning for review and approval. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning 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.

4. PD005(A) - NOTICE OF EXEMPTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to CEQA Guidelines § 15062, a Notice of Exemption shall be filed for this project. The filing fee shall be submitted prior to filing the Notice of Exemption.
(HCD-Planning)

Compliance or Monitoring Action to be Performed: After project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of HCD - Planning.

5. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: As this application was submitted as an extraordinary development application on a deposit basis, the condition compliance fee will be billed against the already submitted deposit rather than a new fee being invoiced.

Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

6. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project.

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

7. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

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/her/its 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, recordation of the certificates of compliance 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. (County Counsel-Risk Management)

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, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Office of County Counsel-Risk Management for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel-Risk Management

8. PDSP002 - ELECTRICAL CONTRACTOR USE / EQUIPMENT STORAGE (NON-STANDARD)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: On an ongoing basis, the owner/applicant shall keep all equipment and materials (except vehicles) within the structures, in accordance with Monterey County Code section 20.20.050.E.

Compliance or Monitoring Action to be Performed: On an ongoing basis, the owner/applicant shall keep all equipment and materials (except vehicles) within the structures, in accordance with Monterey County Code section 20.20.050.E.

9. PDSP003 - PARKING PLAN (NON-STANDARD)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The owner/applicant shall prepare a revised site plan "parking plan", which designates an additional four parking spaces on the site, and shall submit the parking plan to HCD-Planning for review and approval.

Compliance or Monitoring Action to be Performed: Prior to commencement of the use owner/applicant shall prepare a revised site plan "parking plan", which designates an additional four parking spaces on the site, and shall submit the parking plan to HCD-Planning for review and approval.

10. PDSP004 - LOCAL COASTAL PROGRAM AMENDMENT (NON-STANDARD)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to commencement of the use, the owner/applicant shall secure a Local Coastal Program Amendment to change the land use designation and zoning of the property to a land use designation and zoning district which allow the proposed use.

Should the County of Monterey Board of Supervisors or California Coastal Commission deny the Local Coastal Program Amendment, this permit will not be actionable.

Compliance or Monitoring Action to be Performed: Prior to commencement of the use, the owner/applicant shall secure a Local Coastal Program Amendment to change the land use designation and zoning of the property to a land use designation and zoning district which allow the proposed use.

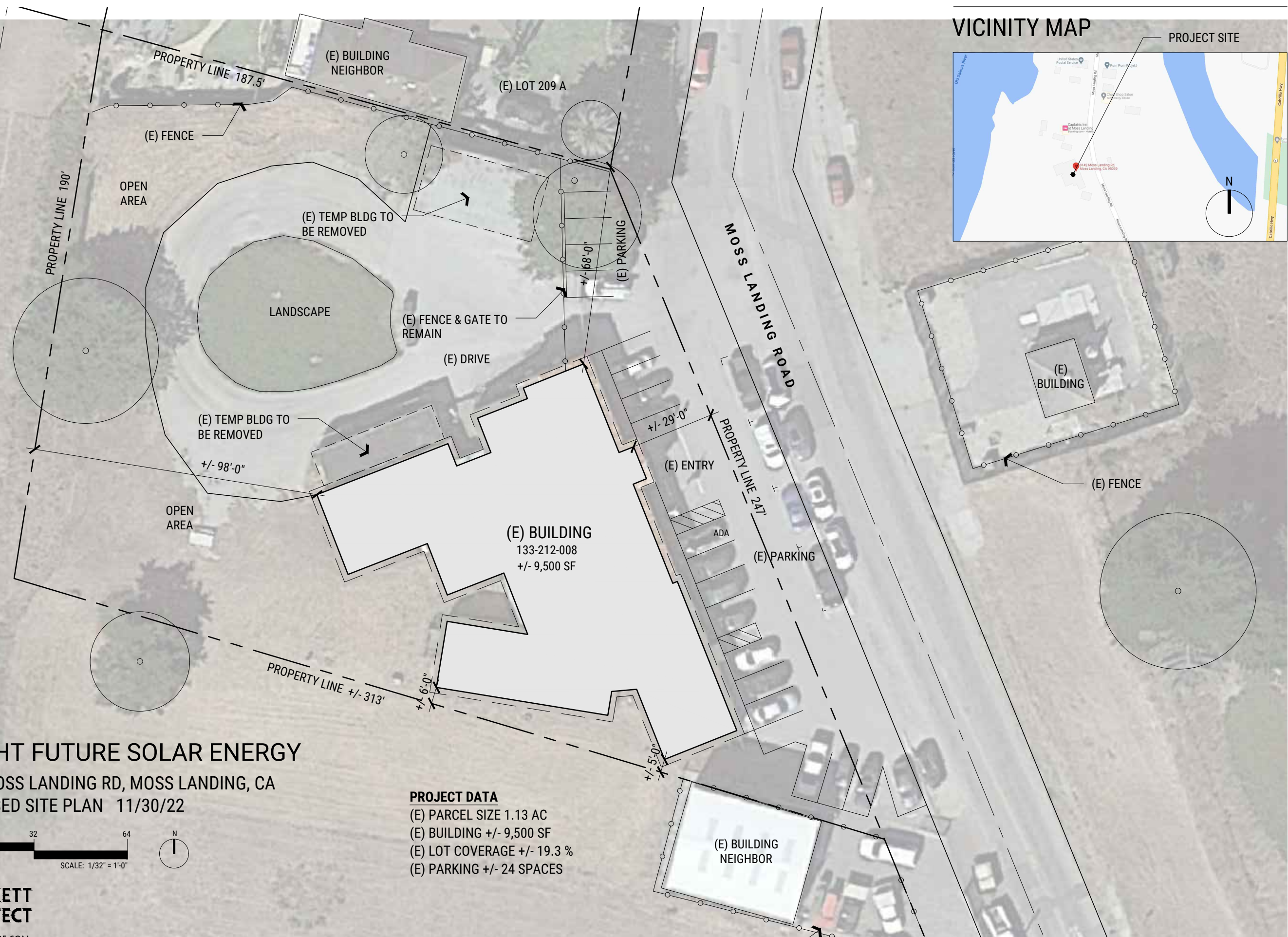
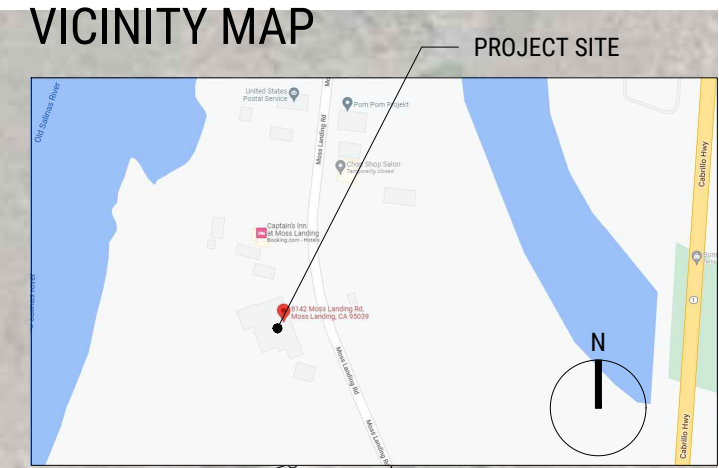
Should the County of Monterey Board of Supervisors or California Coastal Commission deny the Local Coastal Program Amendment, this permit will not be actionable.

PARKING CALC
 PER TITLE 20, TABLE 20.58.040

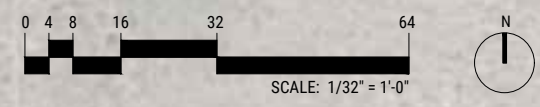
- INDUSTRIAL OFFICE 1 PER 350 SF
- WAREHOUSE 1 PER 500 SF
- OFFICE 1 PER 250 SF
- CONTRACTOR'S YARD 1 PER 3,000 SF

PARKING REQUIRED
 +/- 3,500 SF / 500 SF = 7 SPACES
 +/- 4,000 SF / 250 SF = 16 SPACES
TOTAL 23 SPACES REQ

PARKING PROPOSED/EXISTING
 24 SPACES OFF-STREET INCL ADA



BRIGHT FUTURE SOLAR ENERGY
 8142 MOSS LANDING RD, MOSS LANDING, CA
 PROPOSED SITE PLAN 11/30/22

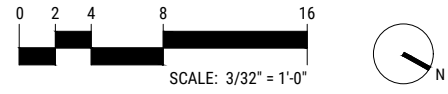


BROCKETT
ARCHITECT
 BROCKITECTURE.COM

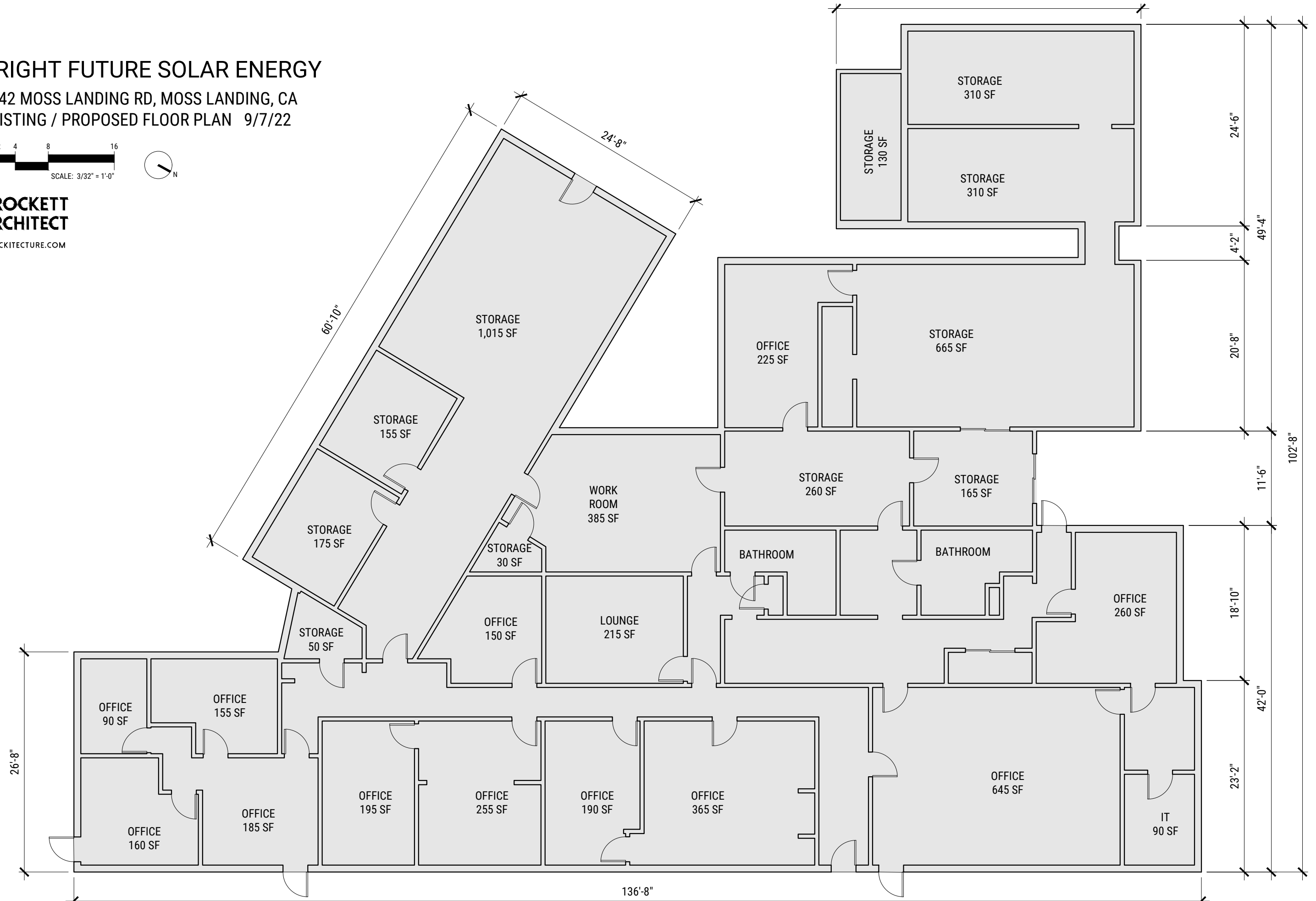
PROJECT DATA
 (E) PARCEL SIZE 1.13 AC
 (E) BUILDING +/- 9,500 SF
 (E) LOT COVERAGE +/- 19.3 %
 (E) PARKING +/- 24 SPACES

BRIGHT FUTURE SOLAR ENERGY

8142 MOSS LANDING RD, MOSS LANDING, CA
EXISTING / PROPOSED FLOOR PLAN 9/7/22



BROCKETT
/ARCHITECT
BROCKITECTURE.COM





16130 Highway 156, Salinas, CA 93907
(831) 200-9680
www.signsbyvan.com
License #: 866499

Client:
Bright Future Solar Energy



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- APPROVAL SIGNATURE _____
DATE _____

18.5'

30"



BRIGHT FUTURE SOLAR ENERGY
LOCAL • TRUSTED • EXPERIENCED

Font: Custom _____

Background: none _____

Material/Substrate: Cedar _____

Size: 18.5' x 30" _____

Thickness: 1.5" _____

Applicaton: CNC Routed _____

Background color: Behr Premium Plus Ultra Flat _____

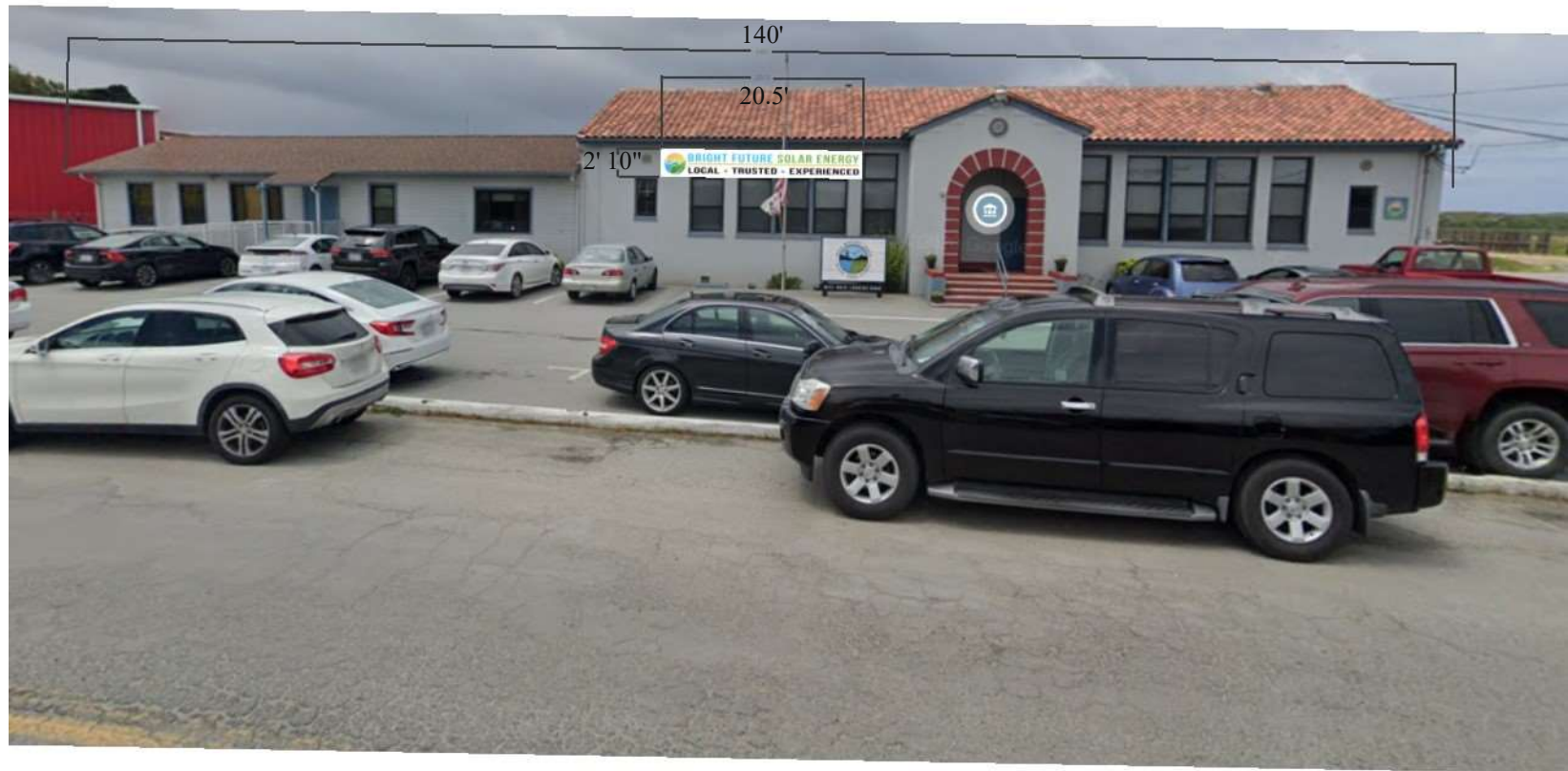
Font: Custom _____

Laminate: n/a _____

Special Treatment: None _____

Attachment Method: Attached to base by others _____

Quantity: 1





 **BRIGHT** **LOCAL** **FUTURE** **TRUSTED** **SOLAR ENERGY** **EXPERIENCED**

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