

# DRAFT RESOLUTION

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

In the matter of the application of:

**CALIFORNIA ARTICHOKE & VEGETABLE GROWERS CORP (PLN230258)**

### RESOLUTION NO. 24--

Resolution by the County of Monterey Zoning Administrator:

- 1) Finding that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303 and there are no exceptions pursuant to section 15300.2; and
- 2) Approving a Coastal Development Permit to allow the establishment of an agricultural support fueling station consisting of six dispensing pumps, two 12,000-gallon above-ground diesel tanks, and one 10,000-gallon above-ground gasoline tank.

[PLN230258 California Artichoke & Vegetable Growers Corp., 114 Molera Road, Moss Landing (Assessor's Parcel Number 135-141-002-000), North County Land Use Plan, Coastal Zone]

**The California Artichoke & Vegetable Growers Corp. application (PLN230258) came on for a public hearing before the County of Monterey Zoning Administrator on September 12, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, including the conditions of approval and project plans, the County of Monterey Zoning Administrator finds and decides as follows:**

### FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.  
**EVIDENCE:**
  - a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
    - the 1982 County of Monterey General Plan;
    - North County Land Use Plan; and
    - County of Monterey 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) California Artichoke and Vegetable Growers Corporation currently lacks fuel storage in Monterey County and therefore proposes to construct a fueling station with six dispensing pumps that will provide

gasoline and diesel at a preferred price and shorten the distance currently traveled to fuel their equipment. The project also involves installing two 12,000-gallon above-ground diesel tanks and one 10,000-gallon above-ground gasoline tank. The proposed fueling station will be used to solely support and supply fuel to California Artichoke and Vegetable Growers Corporation and Toro Petroleum. California Artichoke and Vegetable Growers Corporation, also known as Ocean Mist Farms, is one of the largest growers of fresh artichokes in the U.S.A. The proposed project will be used primarily by Ocean Mist for their vehicles, tractors, and service trucks to fuel tractors on other ranches. Toro Petroleum, a wholesale petroleum marketer, will also occasionally use the proposed fueling tanks to fill their tanker trucks, which will be used to fill fuel storage tanks at local ranches in the surrounding Monterey County area. The proposed fueling station will serve Toro Petroleum's existing customers, which include Ocean Mist Farms, Dole Fresh Vegetables Co., Tanimura & Antle Inc., Merrell Farms, and other agricultural operations and ranches. While Toro Petroleum does provide serve non-agricultural operations throughout Monterey County, the proposed fueling station will only be used for their agricultural consumers in the Salinas, Castroville, and Marina area. The proposed project would not be open to the public or other agricultural operations. No on-site employees are required to operate the site; the fueling site will only be occupied when vehicles or tractors arrive to get fuel. Hours of operation are limited to 5am to 5pm Monday through Sunday.

- c) Allowed Use. The property is located at 114 Molera Road, Moss Landing (Assessor's Parcel Number [APN]: 135-141-002-000), within the North County Land Use Plan, Coastal Zone. The parcel is zoned Coastal Agricultural Preserve or "CAP", which allows agriculture support facilities. The proposed project will be used to support local agricultural operations by providing a central fueling location for their trucks, tractors, and other equipment. Therefore, the project is an allowed land use for this site, subject to the granting of a Coastal Development Permit.
- d) Lot Legality. The subject property is identified in its current configuration and under separate ownership as 'Subd. A' in both the 1964 (Volume 1) and 1972 (Volume 3) Assessor's Map Book 135, Page, 3. Further, the subject property is development with a single family dwelling and other accessory structures. Therefore, the County recognizes the subject property as a legal lot of record.
- e) Development Standards. Site development standards for the CAP zoning district are identified in Title 20 section 20.30.060. Required setbacks for accessory structures are 50 feet (front) and six feet (sides and rear). Per the attached plans, the proposed fueling station complies with the required setbacks and is sited approximately 140 feet from the front property line, 55 feet from the northern side property line, and over 0.3 miles from the southern side and rear property lines. Site coverage in the CAP zoning district is limited to 3 percent. The 92.6 acre property is currently developed with a single-family dwelling, barn,

and two storage outbuildings. With the implementation of the proposed project, the resulting site coverage will not exceed the allowed square footage (121,009 square feet). The proposed fueling tanks and pumps will not exceed the allowed height of 35 feet. Therefore, the proposed project complies with the required site development standards.

- f) Cultural Resources. Per County of Monterey GIS, the project site has a high archaeological sensitivity. Pursuant to North County Coastal Implementation Plan section 20.144.110.B(1), a Phase I Archaeological Report was prepared (County of Monterey Library No. LIB240088). The Project has undergone moderate to high use resulting in moderate to high ground disturbance related to historic and recent agricultural activities, and surrounding development (barn, residence, outbuildings). The Project Archaeological conducted a pedestrian survey and did not observe site indicators of the precolonial or historic era. There are no previously recorded resources within the subject parcel or 750 feet of the subject parcel. Therefore, impacts on archaeological resources are limited and will be further controlled with application of Condition No. 3, which requires that work be stopped if previously unknown resources are discovered during ground disturbance.
- g) Visual Resources. The project site is located approximately 1.12 miles west of Highway 1. Policy 2.2.2.1 of the NCLUP protects those views to and along the ocean shoreline from Highway 1, Molera Road, Struve Road and public beaches. When traveling along Highway 1, the primary sea-ward views are of agricultural fields. The ocean shoreline is not visible from this portion of Highway 1 due to distance and topography. The project site's barn and accessory structures are visible from Highway 1 but visibility is limited due to distance. The proposed project will blend in and be subordinate to the nearby development. When traveling along Molera Road, the ocean shoreline is not also visible due to distance and topography. The project site is east of Molera Road and the proposed project will not interfere with sea-ward public views. Security lighting will be down-lit and installed in a manner that only illuminates the intended area.
- h) North County CIP sections 20.144.120.B(2) & (3). The project site is accessed via Molera Road, which directly connects to Highway 1. To ensure that implementation of the proposed project will not have direct impacts to Highway 1, a Trip Generation Report was prepared (LIB240089). A maximum of six to eight vehicles are expected to use the fueling station each date. Therefore, the proposed project will conservatively generate approximately 16 total daily trips. The project will contribute one daily trip in the morning peak hour and one daily trip in the evening peak hour. Per the Traffic Engineer, the project will have little to no impact on Molera Road or Highway 1, and therefore is a compatible use for the site. The proposed project has been conditioned to require that the Applicant/Owner constructs a commercial driveway connection to Molera Road. Commercial driveways are required to be at least 25 feet wide and accommodate the maximum legal vehicle size.
- i) Prime Farmland. North County LUP Policy 2.6.3.7 states that agricultural-related uses that are not on-site soil dependent shall not be

located on prime and productive agricultural soils in areas designated for Agricultural Preservation. The subject property is designated Agricultural Preservation and zoned Coastal Agricultural Preserve. Further, Monterey County GIS and California Department of Conservation GIS identify the entire property as containing 'Prime Farmland.' However, the northwestern corner of the subject property is developed with a single-family dwelling, barn, multiple outbuildings, and storage tanks. This portion of the property does not contain any vegetation or active row-crop and thus is not considered viable prime or productive farmland. The proposed fueling station, which will support local agricultural operations, will be sited adjacent to the existing development, within the previously disturbed, non-productive portion of the property. No farmland will be taken out of production with implementation of the proposed project. Therefore, the proposed use does not conflict with the North County LUP's protection of prime and productive agricultural soils.

- j) Land Use Advisory Committee (LUAC) Review. The proposed project was not referred to a LUAC because it does not meet the Board of Supervisor adopted referral criteria: Design Approval subject to a public hearing, lot line adjustment in the Coastal Zone or of Williamson Act land, Variances, or preparation of an environmental document.
- k) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230258.

**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, Environmental Health Bureau, and North County Fire Protection District. 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 potential impacts to local roadways and archaeological resources. The following reports have been prepared:
    - "Project Trip Generation Assessment" (LIB240089) prepared by Leo Trujillo, San Jose, CA, November 14, 2023; and
    - "Phase I Archaeological Assessment" (LIB240088) prepared by Susan Morely, Marina, CA, January 1, 2024.County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.
  - c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230258.

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, Environmental Health Bureau (EHB), and North County Fire Protection District. 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 facilities are provided at the project site. The proposed project does not require a potable water or wastewater treatment system connection. No on-site employees are required to operate the site Identify potable water source.
  - c) The proposed gasoline tank is a UL2085 double wall Fireguard tank, and the diesel tanks are UL142 double wall tanks. No additional containment measures are required. EHB applied two conditions of approval requiring the preparation of a Spill Prevention Control Countermeasure and issuance of an Above Ground Petroleum Storage Act Permit from EHB.
  - d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230258.
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 County of Monterey HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
  - b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230258.
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 construction and location of limited new, small facilities or structures.
  - b) As proposed, the project involves the construction of a six-pump fueling station that will be used to support nearby agricultural operations. The proposed project is not open to the public and thus has a limited intensity. Therefore, the project qualifies as a Class 3 Categorical Exemption.

- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no substantial evidence of an unusual circumstance because there is no feature or condition of the project that distinguishes the project from the exempt class. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact. While the proposed project may have limited visible from a scenic highway (Highway 1), the proposed project will blend in with the surrounding development and be subordinate to the agricultural fields (see Finding No. 1, Evidence “g”). There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.
- d) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230258.

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 20.140.150 of the County of Monterey 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 visual or physical public access (Figure 4, Public Access and Recreation, and Figure 6, Shoreline Access/Trail, in the North County Land Use Plan). The proposed project is adjacent to an identified “Bicentennial Bicycle Route” along Molera Road, but will not interfere or conflict with this route.
  - d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230258.
7. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors and California Coastal Commission.
- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Title 20 section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
  - b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

## DECISION

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

1. Find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303 and there are no exceptions pursuant to section 15300.2; and
2. Approve a Coastal Development Permit to allow the establishment of an agricultural support fueling station consisting of six dispensing pumps, two 12,000-gallon above-ground diesel tanks, and one 10,000-gallon above-ground gasoline tank.

All of which are in general conformance with the attached sketch and operations plan, and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 12<sup>th</sup> day of September, 2024.

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Mike Novo, AICP  
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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 DATE.

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.

### NOTES

1. You will need a building permit and must comply with the County of Monterey 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 County of Monterey HCD-Planning and HCD-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. 1-27-2021

# County of Monterey HCD Planning

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

PLN230258

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Coastal Development Permit permit (PLN230258) allows establishment of an agricultural support fueling station consisting of six dispensing pumps, two 12,000-gallon above-ground diesel tanks, and one 10,000-gallon above-ground gasoline tank. The fueling station is not open to the public. The property is located at 114 Molera Road, Moss Landing (Assessor's Parcel Number 135-141-002-000), North County Land Use Plan, Coastal Zone. 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 Development Permit Resolution Number \_\_\_\_\_) was approved by the Monterey County Zoning Administrator for Assessor's Parcel Number 135-141-002-000 on September 12, 2024. The permit was granted subject to 8 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 the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. 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. PW0045 – COUNTYWIDE TRAFFIC FEE

**Responsible Department:** Public Works

**Condition/Mitigation Monitoring Measure:** Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County HCD-Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to HCD-Engineering Services.

#### 5. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

**Responsible Department:** Public Works

**Condition/Mitigation Monitoring Measure:** Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the HCD-Engineering Services.

#### 6. PW0005 – DRIVEWAY IMPROVEMENTS

**Responsible Department:** Public Works

**Condition/Mitigation Monitoring Measure:** Construct commercial driveway connection(s) to Molera Road. The design and construction is subject to the approval of the HCD-PWFP. Encroachment Permits are required for all work within the public right-of-way.

**Compliance or Monitoring Action to be Performed:** Owner/Applicant shall submit the design for review and approval of the HCD-PWFP, obtain an encroachment permit from the HCD-PWFP prior to issuance of building or grading permits, and construct and complete improvements prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

#### 7. EHSP02 – HAZARDOUS MATERIALS: ABOVEGROUND PETROLEUM STORAGE ACT (APSA) PERMIT

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** The facility shall obtain and maintain the APSA permit in compliance with the standards found in the California health and Safety Code, Division 20, Chapter 6.67, California Code of Regulations, Title 24, Part 9, and the U.S. Code of Federal Regulations, Title 40, Part 112.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of construction permits apply for an APSA permit from Hazardous Materials Management Services of the Environmental Health Bureau.

## 8. EHSP01 – HAZARDOUS MATERIALS: SPILL PREVENTION CONTROL COUNTERMEASURE PLAN

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** Above ground storage tanks for petroleum products (i.e. diesel, oil, and gasoline) with greater than 1320-gallons of capacity or for cumulative storage of more than 1320-gallons shall meet the standards as found in the California Health and Safety Code, Section 25270 et seq. and of the Code of Federal Regulations, Part 112 (commencing with Section 112.1) of Subchapter D of Chapter 1 of Title 40.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of construction permits, a Spill Prevention Control Countermeasure (SPCC) Plan may be required. Upon receipt of the construction permit application, the Hazardous Materials Management Service of Environmental Health Bureau (EHB) will determine if an SPCC Plan will be required.

If it is determined that the plan is required prior to issuance of construction permits, the applicant submit an SPCC Plan to EHB for review and approval.

If it is determined that the SPCC Plan is not required, no further action is necessary.

**FIRE DEPT. NOTES**

- EMERGENCY SHUTDOWN DEVICES shall be provided for all fuel dispensers. Emergency shutdown devices shall be located within 75 feet of, but not less than 25 feet from dispensers. Emergency shutdown devices shall be distinctly labeled "EMERGENCY FUEL SHUTDOWN DEVICE". Signs shall be provided in approved location.
- UNSUPERVISED DISPENSING requires that the owner or operator provides, and is accountable for, daily visits, regular equipment inspection and maintenance, conspicuously posted instructions for the safe operation or dispensing equipment, and posted telephone numbers for the owner or operators. The following sign is to be posted in a conspicuous location.

**IN CASE OF FIRE, SPILL OR RELEASE**

- Use emergency pump shutoff!
- Report the accident!  
Fire Department Telephone No. --- 911 ---  
Facility address 11200 Speegie St. Castroville, CA 95012

- During hours of operation, stations having unsupervised dispensing shall be provided with a fire alarm transmitting device. A telephone not requiring a coin to operate is acceptable.
- SIGNS prohibiting smoking, prohibiting dispensing into unapproved containers, and requiring vehicle engines to be stopped during fueling shall be conspicuously posted within sight of each dispenser.
- PORTABLE FIRE EXTINGUISHERS shall be provided as set forth in U.F.C Standard 10.
- WEED, GRASS, BRUSH, TRASH, and other combustible materials shall be kept not less than 10 feet from fuel storage vessels and fuel-handling equipment.

**CONTRACTOR INFO**

BRIAN MURPHY  
P.O. BOX 7446  
SPRECKELS, CA 93962  
831-809-9253  
LICENSE: C61, D40 & 744040

# FUEL STATION

**SCOPE OF WORK:**

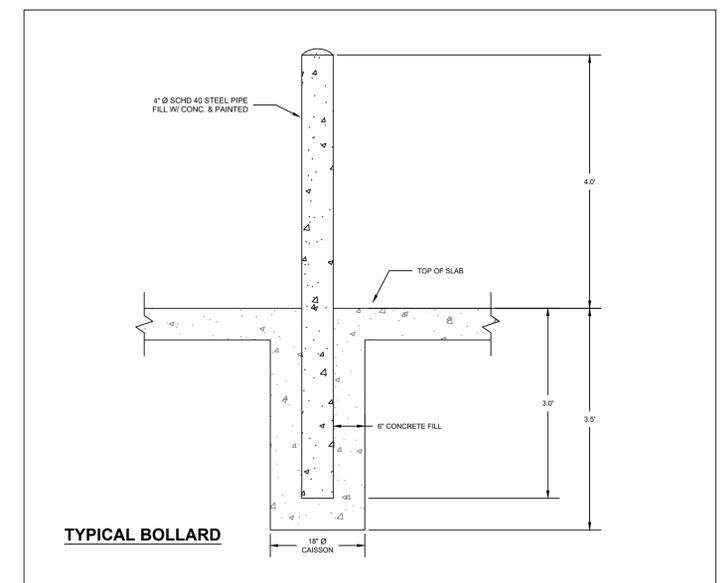
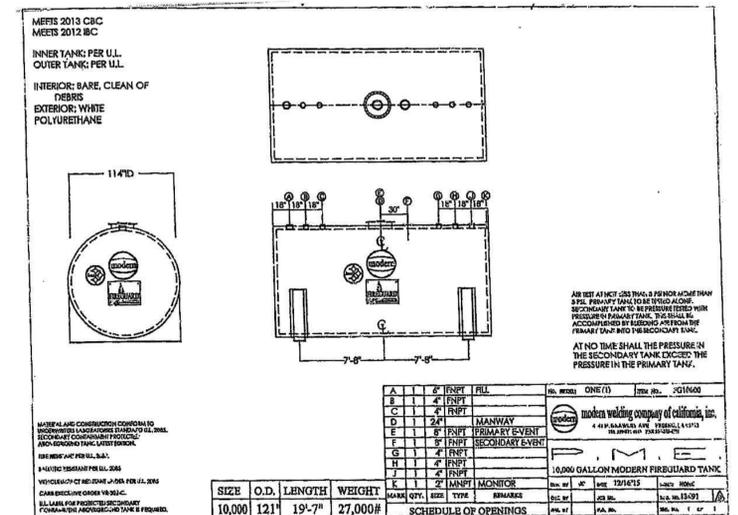
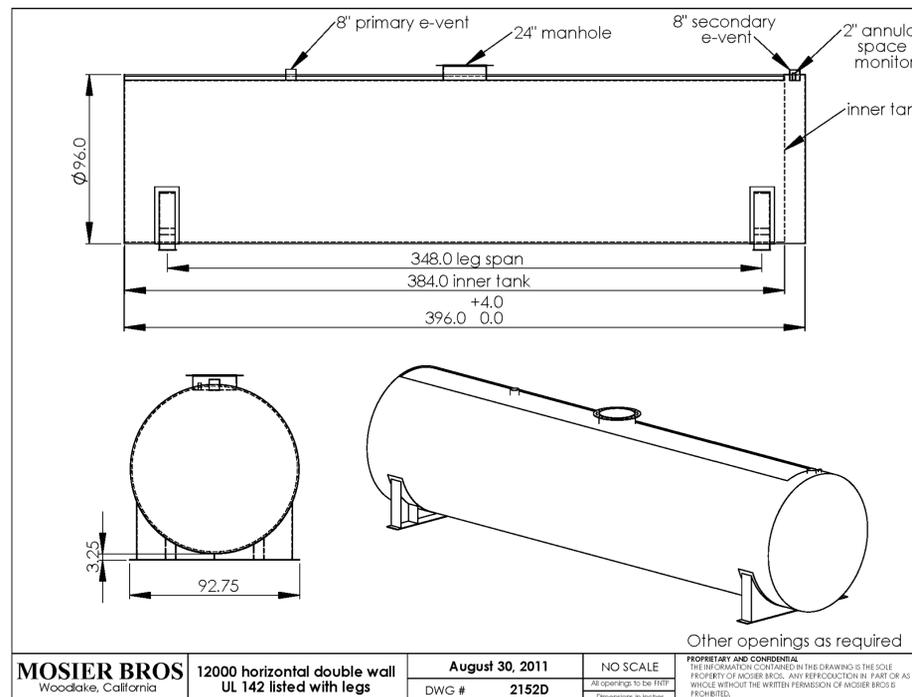
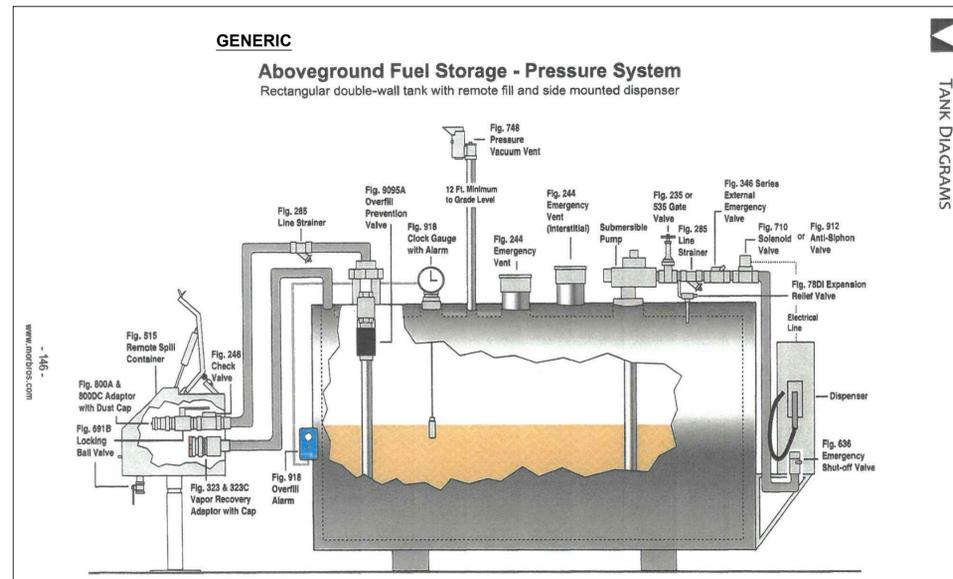
- PROVIDE FOUNDATIONS FOR NEW ABOVE-GROUND FUEL TANKS.
- PROVIDE CONCRETE FUELING SLABS FOR THE FILLING OF THE TANKS AND THE FUELING OF VEHICLES.
- PROVIDE TWO 12,000 GALLON AND ONE 10,000 GALLON ABOVE-GROUND FUEL TANKS, DISPENSING PUMPS, DISPENSERS AND ACCESSORIES.
- PROVIDE ELECTRICAL SERVICE TO NEW ELECTRICAL SUBPANEL FROM THE SERVICE MAIN AND CONDUIT MOUNTED ABOVE-GROUND TO THE DISPENSERS, TANKS AND PUMPS.
- PROVIDE PIPE BOLLARDS.
- PROVIDE ALL ELECTRICAL (NEMA 4 WHERE REQUIRED FOR SAFETY BY ELEC. CODE).
- PROVIDE EMERGENCY SHUT-OFF.
- PROVIDE PLACARDS AND SIGNAGE.

**SPECIFICATIONS:**

- PROPOSED UNLEADED FUEL TANK "MODERN WELDING 10,000 GALLON FIREGUARD" U.L. 2085 LISTED ABOVE-GROUND CYLINDER TANK" INCLUDING STANDARD FITTINGS, ON TWO SADDLES, INTERIOR BARE, & EXTERIOR WHITE POLYURETHANE, 121" OUTSIDE DIAMETER x19'-7" LONG, BALLISTIC RATED.
- PROPOSED TWO DIESEL FUEL TANKS "MOISER BROTHERS 12,000 GALLON U.L. 142 DOUBLE WALL ABOVE-GROUND CYLINDER TANKS" INCLUDING TWO SADDLES, INTERIOR BARE, & EXTERIOR WHITE POLYURETHANE, 96" OUTSIDE DIAMETER x 33' LONG.

**SHEET INDEX:**

- COVER SHEET
- OVERALL SITE PLAN
- DIMENSIONED SITE PLAN



BY	DATE	REVISIONS	APPR

**KELLEY**  
**ENGINEERING & SURVEYING**  
400 PARK CENTER DRIVE, SUITE #4  
HOLLISTER, CA 95023  
OFFICE (831) 636-1104 FAX (831) 636-1837

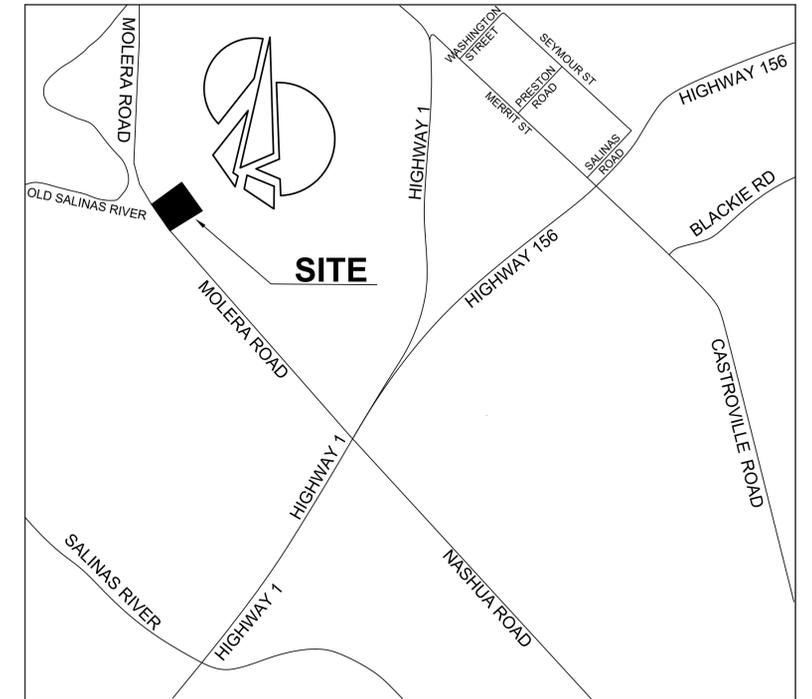
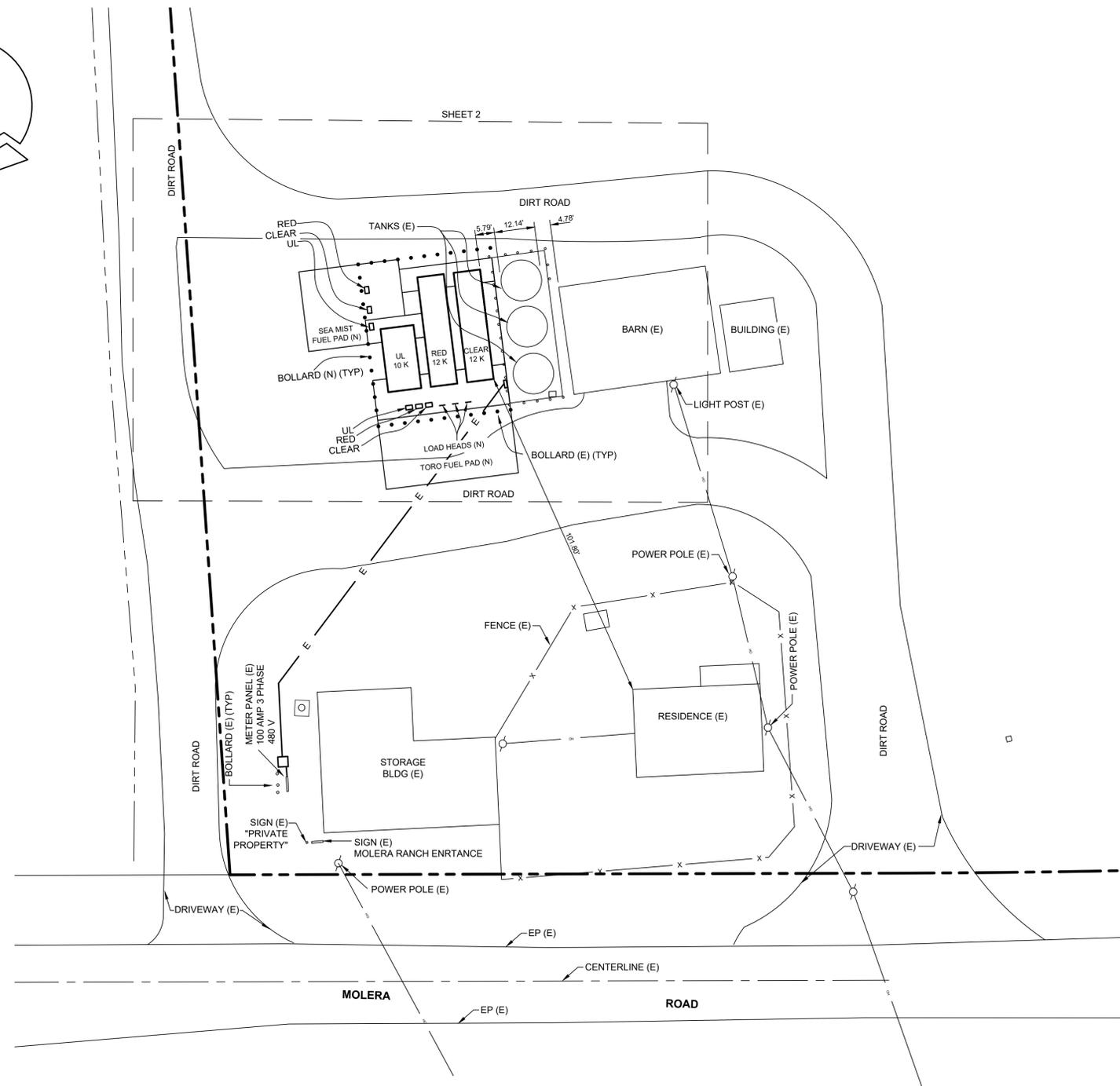
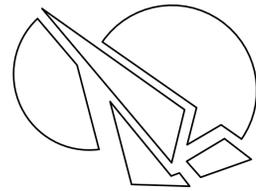


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DESIGNED: MJK  
DRAWN: AM  
JOB No.: 22027

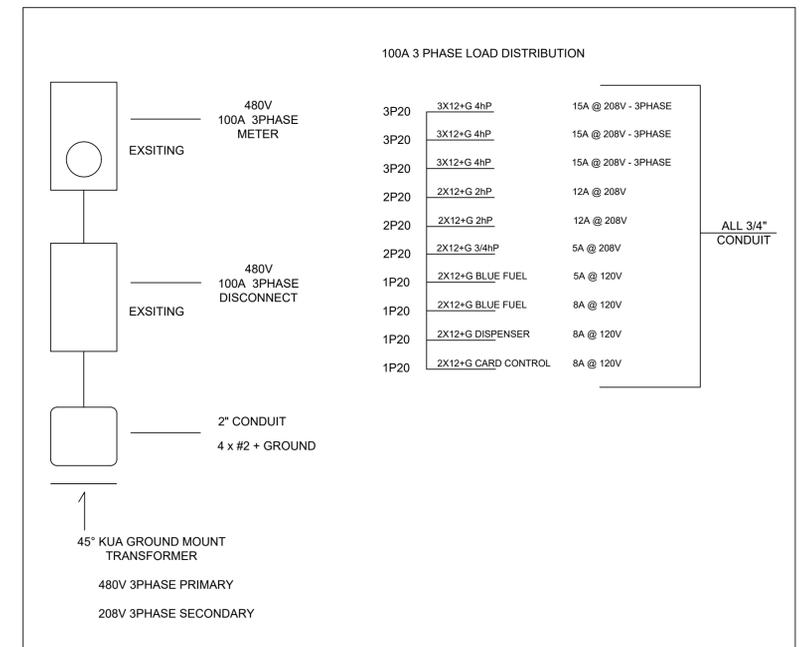
**FUEL DEPOT**  
**SEA MIST FARMS - TORO PETROLEUM**  
114 MOLERA ROAD, MOSS LANDING  
APN 135-141-002-000

**SHEET**  
**C1**  
OF 6

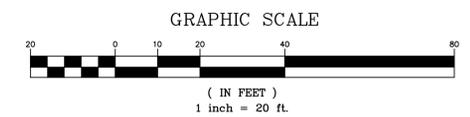
FILE NAME: K:\Projects\2022\22027 - Toro Petroleum - Sea Mist Farms.dwg(2/2027) Sea Mist - C1.dwg - Printed on: Monday, 08 May 2023 at 4:00pm by: MATJ



**VICINITY MAP**  
NOT TO SCALE



**SINGLE LINE DIAGRAM**



BY	DATE	REVISIONS	APPR

**KELLEY**  
**ENGINEERING & SURVEYING**  
 400 PARK CENTER DRIVE, SUITE #4  
 HOLLISTER, CA 95023  
 OFFICE (831) 636-1104 FAX (831) 636-1837

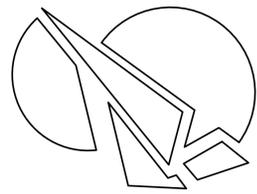


DATE: MAY 2023  
 SCALE: 1" = 20'  
 DESIGNED: MJK  
 DRAWN: EDV, KG  
 JOB No.: 22027

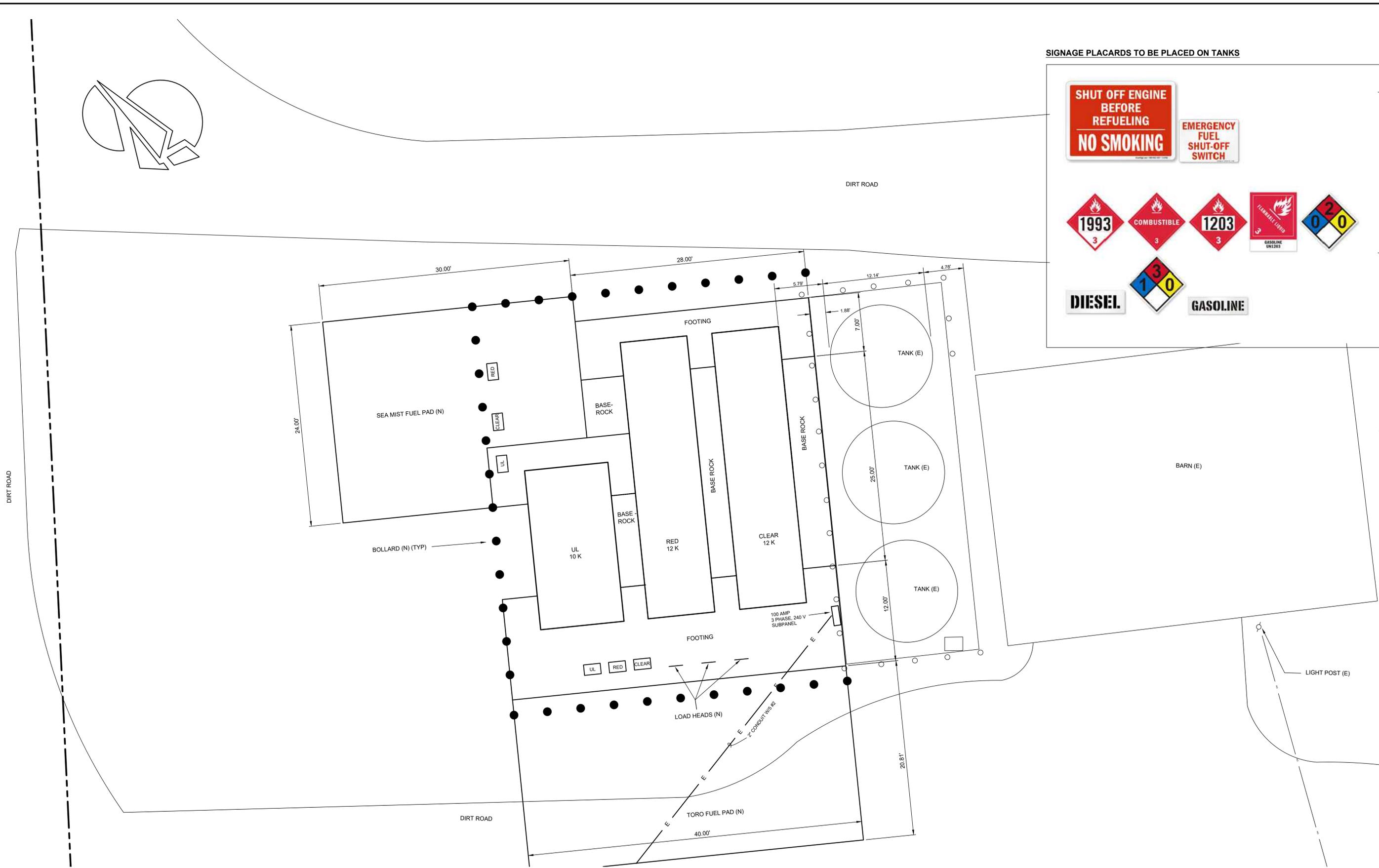
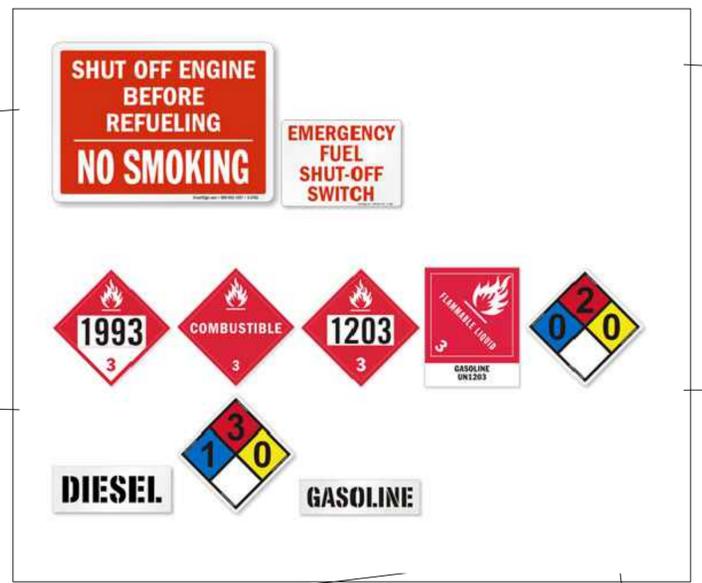
**OVERALL SITE PLAN**  
**SEA MIST FARMS - TORO PETROLEUM**  
**114 MOLERA ROAD, MOSS LANDING, CA**  
 APN 135-141-002-000

**SHEET**  
**C2**  
 OF 6

\* FILE NAME: K:\Projects 2022\22027 - Toro Petroleum - Sea Mist Farms.dwg(2/2027) Sea Mist - C2.dwg \* Printed on: Monday, 08 May 2023 at 3:34pm by: MATT

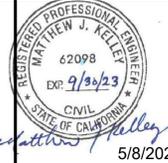


SIGNAGE PLACARDS TO BE PLACED ON TANKS



BY	DATE	REVISIONS	APPR

**KELLEY**  
**ENGINEERING & SURVEYING**  
 400 PARK CENTER DRIVE, SUITE #4  
 HOLLISTER, CA 95023  
 OFFICE (831) 636-1104 FAX (831) 636-1837



DATE: MAY 2023  
 SCALE: 1" = 5'  
 DESIGNED: MJK  
 DRAWN: EDV, KG, MJK  
 JOB No.: 22027  
 5/8/2023

**DIMENSIONED SITE PLAN**  
**SEA MIST FARMS - TORO PETROLEUM**  
**114 MOLERA ROAD, MOSS LANDING**  
 APN 135-141-002-000

**SHEET**  
**C3**  
 OF 6

\* FILE NAME: K:\Projects 2022\22027 - Toro Petroleum - Sea Mist Farms.dwg(2027) Sea Mist - C3.dwg \* Printed on: Monday, 08 May 2023 at 3:55pm by: MATT





GERARD HOMER AND ASSOCIATES  
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EMAIL: ghomerse@gmail.com  
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Project Title:  
Engineer:  
Project ID:  
Project Descr:

Printed: 14 FEB 2022, 11:13AM  
File: 22029.rvt

**General Footing**

DESCRIPTION: SADDLE FOOTING-DL+LL (SEISMIC IN THE LONG DIRECTION OF TANK)

DESIGN SUMMARY		Design OK	
Min. Ratio	Item	Applied	Capacity
PASS	0.8313	Soil Bearing	1.50 ksf
PASS	8.463	Overturning - X,X	27.650 k-ft
PASS	n/a	Overturning - Z,Z	0.0 k-ft
PASS	n/a	Sliding - X,X	0.0 k
PASS	1.237	Sliding - Z,Z	18.433 k
PASS	n/a	Uplift	0.0 k
PASS	0.1285	Z Flexure (+X)	2.030 k-ft
PASS	0.1285	Z Flexure (-X)	2.030 k-ft
PASS	0.3111	X Flexure (+Z)	4.763 k-ft
PASS	0.2319	X Flexure (-Z)	3.574 k-ft
PASS	0.04888	1-way Shear (+X)	4.155 psi
PASS	0.04888	1-way Shear (-X)	4.155 psi
PASS	0.1242	1-way Shear (+Z)	10.556 psi
PASS	0.09078	1-way Shear (-Z)	7.717 psi
PASS	0.1288	2-way Punching	13.309 psi

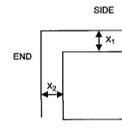
**Detailed Results**

Rotation Axis & Load Combination	Gross Allowable	Xecc (in)	Zecc (in)	Actual Soil Bearing Stress @ Location		Actual / Allow Ratio
				Top, +Z	Bottom, -Z	
X-X, D Only	1.50	n/a	0.0	0.8535	0.8535	n/a
X-X, -D+0.70E	1.50	n/a	4.908	0.6992	1.247	n/a
X-X, -D+0.550E	1.50	n/a	3.353	0.6927	1.149	n/a
X-X, -D+0.400E	1.50	n/a	0.0	0.5121	n/a	n/a
X-X, -D+0.250E	1.50	n/a	7.313	0.2578	0.9056	n/a
Z-Z, D Only	1.50	0.0	n/a	n/a	0.8535	0.8535
Z-Z, -D+0.70E	1.50	0.0	n/a	n/a	0.9231	0.615
Z-Z, -D+0.550E	1.50	0.0	n/a	n/a	0.9557	0.634
Z-Z, -D+0.400E	1.50	0.0	n/a	n/a	0.5121	0.341
Z-Z, -D+0.250E	1.50	0.0	n/a	n/a	0.5817	0.388

BY: G.B.H. DATE: 2/14/22 SUBJECT: TORO PETROLEUM SHEET NO. 11  
CHKD. BY: DATE: MOSIER BROS. JOB NO. 22029

**FOOTING**

**CHECK SHEAR IN FOOTING**  $f_c = 2500$  PSI MIN.  
 $W = 6.5$  FT.  $L = 12$  FT.  
SOIL BEARING = 1500 PSF  $d = 18$  IN.



**-WORST CASE SOIL PRESSURE FROM DL+SEISMIC**  
==> USE FACTORED SOIL PRESSURES PROVIDED ON PG. 8  
 $x_1 = 2.835$  FT. AT SIDE  
 $x_2 = 2.135$  FT. AT END

**-DIRECT SHEAR** PG. 8

$Vu_1 = 1450.00$  psf  $\times 2.84$  x  $1.00'$  = 4111 LBS.  
 $Vu_2 = 6434$  plf  $\times 2.14$  x  $1.00'$  = 13737 LBS.  
 $Vc = \phi \times 2 \times \sqrt{f_c} \times b \times d = 16200$  LBS. > 4111 LBS. O.K.

**-PUNCHING SHEAR** PG. 10  $W$  PER FT. = 6434

$\phi = 0.75$   
 $b_w = 92.75" + 18" = 110.75$  IN.  $Vu = 1.4 \times 49607$  lbs = 69450 LBS.  
 $Vc = \phi \times 4 \times \sqrt{f_c} \times b_w \times d = 299025$  LBS. > 69450 # O.K.

**CHECK MOMENT IN FOOTING**

-PER ACI-318-08, SECT. 10.5.3, IF  $(4/3)M_u < M_n$ , ==> SECT. 10.5.1 DOESNT APPLY  
TRY: # 5 @ 10.25" O.C. EACH WAY  $A_s = 0.359$  IN.<sup>2</sup>

$M_{u1} = 1450 \times 2.835^2 / 2 = 5827$  FT.-LBS.  $\times 4/3 = 7769$  FT.-LBS.

$M_{u2} = 6434 \times 2.135^2 / 2 = 14664$  FT.-LBS.  $\times 4/3 = 19562$  FT.-LBS.

$M_n = \phi \times A_s \times f_y \times (d - a/2) = 22753$  FT.-LBS. > 19562 FT.-LBS. As O.K.

$\phi = 0.9$  - MIN. TEMP. & SHRINKAGE REINFORCEMENT, ACI SECT. 7.12.2.1  
 $d = 14.5"$   $A_s = 18 \times 12 \times 0.0018 = 0.389$  IN.<sup>2</sup> < 0.359 IN.<sup>2</sup> (x 2)  
 $a = A_s \times f_y / b \times f_c = 0.845$  IN. FOR TOP & BTM. As O.K.

USE (8) - #5 BARS EQUALLY SPACED TOP & BTM. OF FOOTING PARALLEL W/ LONG DIRECTION OF FOOTING AND (10) - #5 BARS EQUALLY SPACED TOP & BOTTOM OF FOOTING PARALLEL W/ SHORT DIRECTION OF FOOTING - O.K.

BY	DATE	REVISIONS	APPR

**KELLEY**  
**ENGINEERING & SURVEYING**  
400 PARK CENTER DRIVE, SUITE #4  
HOLLISTER, CA 95023  
OFFICE (831) 636-1104 FAX (831) 636-1837

DATE: MAY 2023  
SCALE: NOT TO SCALE  
DESIGNED: MJK  
DRAWN: AM  
JOB No.: 22027

**STRUCTURAL DESIGN - 12K GAL. TANK**  
**SEA MIST FARMS - TORO PETROLEUM**  
**114 MOLERA ROAD, MOSS LANDING**  
APN 135-141-002-000

**SHEET**  
**C6**  
OF 6

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Proposed use: on-site storage and fueling for California Artichoke and Toro Petroleum

On-site security measure: Twenty four seven video surveillance. All fuel tanks will be within locked gates and fencing.

Proposed hours of operation: 5am to 5pm seven days a week

Only to be used by California Artichoke and Toro Petroleum

The total number of employees would vary from one to five.

No proposed signage necessary

Exterior lighting: overhead lighting needed for security and work safety.

The sole purpose of this facility is to have private fueling and storage for California Artichoke and Toro Petroleum

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