

Resolution No.11-030

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

In the matter of the application of:  
Far Sighted Investments of Monterey, LLC  
(PLN100620)

**RESOLUTION NO. 11-030**

Resolution by the Monterey County Hearing Body:

- 1) Categorically Exempt per Section Exempt 15301(a) and 15301(e);
- 2) Approving a Use Permit and General Development Plan to allow the re-establishment of an existing 34,630 square foot commercial building to an agricultural fertilizer operation to be developed in three phases. Phase 1 will include the use of the 2,832 square foot office and 31,798 square foot warehouse. In Phase 2 the project will expand to include the placement of 10 (ten) 30,000 gallon liquid fertilizer tanks at 35' tall to the northwest corner of the property. Phase 3 will encompass the placement of an addition 4 (four) 31,000 cubic feet dry fertilizer tanks 35' tall adjacent to the existing.

[PLN100620, Far Sighted Investments of Monterey, LLC, 22250 Somavia Road, Salinas, Greater Salinas Area Plan (APN: 137-041-033-000)]

**The Far Sighted Investments of Monterey, LLC application (PLN100620) came on for public hearing before the Monterey County Zoning Administrator on June 30, 2011. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:**

**FINDINGS**

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.  
**EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
  - the 2010 Monterey County General Plan;
  - Greater Salinas Area Plan;
  - 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 22250 Somavia Road, Salinas (Assessor's Parcel Number 137-041-033-000, Greater Salinas Area Plan. The parcel is zoned "HI-B-5-6" [Heavy Industrial, Building site overlay, 6 acre minimum], which allows the establishment of an agricultural commercial operation. Therefore, the project is an allowed land use for this site.

- c) The property is zoned "HI-B-5-6" [Heavy Industrial, Building site overlay, 6 acre minimum], which can allow an agricultural fertilizer facility subject to the issuance of a Use Permit pursuant to 21.24.050.J of the Monterey County Zoning Code. The site is located off of Highway 101 and Somavia Road and is surrounded by agricultural farming. The proposed project is a request for a Use Permit and General Development Plan to allow the continued use of an existing 34,630 square foot building, which includes a 2,832 square feet office and a 31,798 square foot warehouse.
- d) A General Development Plan was prepared by the applicant pursuant to 21.24.030.A. The existing building will be used, which is 96 feet from the front of the property (Somavia Road), 92 feet on the southeast side of the property, 223 feet from the northwest portion of property line, and 252 feet to the rear of the property. The building sits at approximately 24 feet in height including the metal panel roof. Landscaping encompasses 10% of the project site area and is in the front half of the property facing Somavia Road. As a condition of approval, the applicant will maintain the existing landscaping and ensure the property is weed free. The project will not create an additional lighting source; rather the applicants will use the existing exterior light fixtures on the building for security. The applicant will phase the opening of the site by first using the existing warehouse with minor interior improvements. As part of their long term operations, Helena Chemical will construct a secondary containment area (Phase 2) which will contain ten (10) 30,000 gallon liquid fertilizer tanks to be located on the northwest corner of the property located 32 feet from the side property line and 144 feet from the existing main building. The tanks will sit at 35 feet. Phase 3 will include the expansion of dry fertilizer and include the placement of four dry fertilizer blender and storage silos which will sit at 35 feet all approximately 43 feet from the existing liquid fertilizer tanks built in Phase 2.
- e) The project planner conducted a site inspection on March 3, 2011 to verify that the project on the subject parcel conforms to the plans listed above.
- f) The site was formerly home to Ashton Brothers which was best known for their production of conveyor belts for food processing, can making and material handling industries. The property has been vacant for at least a year. The applicant is currently in the process of purchasing the property and will utilize the existing 34,630 square foot warehouse and office with minor interior changes.
- g) The project was not referred to a Land Use Advisory Committee (LUAC) for review as no LUAC exists for the Central Salinas Area Plan.
- h) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN100620.

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

- EVIDENCE:** a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Monterey Regional Fire Protection District, Parks, Public Works, Environmental Health Bureau, Building Services Department and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
- b) A traffic report prepared by Larry Hail indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. The report County staff independently reviewed the report and concurred with its conclusion. The following reports have been prepared:
- a. *"Traffic Report" (LIB110113) prepared by Larry Hail, Salinas, Ca, February 10, 2011).*
- c) Staff conducted a site inspection on March 3, 2011 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 PLN100620.

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

- EVIDENCE:** a) The project was reviewed by RMA - Planning Department, Monterey Regional Fire Protection District, Parks, Public Works, Environmental Health Bureau, Building Services Department and Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- b) A list of the project's chemical inventory was routed to the Environmental Health Department during Interdepartmental Review. Based on their review three conditions of approval will be implemented and will include the submittal of a Hazardous Materials Business Plan in accordance with Title 19 of the California Code of Regulations and Chapter 6.95 of the California Health and Safety Code (Hazardous Material Registration and Business Response Plans), and a Risk Management Plan and a Solid Waste/Separate Recyclables which will ensure that all industrial and office waste will be appropriately hauled to a local franchise hauler.
- c) Water will be provided by one onsite water supply well which may have been contaminated. After review by the Regional Water Quality Control Board (RWQCB), the owners conducted groundwater extraction and monitoring from 1986 to 1991 and as of May 2, 2011 it was determined that the site well is no longer at risk. The following

conditions will be added as conditions of approval:

- A Covenant to Restrict Use of the Property shall be recorded on the property stating that the subject well shall be used for only fire suppression and non-potable water purposes;
- A water well prohibition will be implemented requiring the screening of any water well initiated on the property;
- A water extraction restriction which will prohibit the use of groundwater extraction for purposes other than site remediation of fire suppression;
- A notice will be placed on the property stating that a water distribution permit was not required for the property given the number of persons being served by this system (no more than 24 persons) served daily, if more than 24 persons are served a water system permit will be needed;
- Placement of signage will be posted on the property stating that water use is not for human consumption.

As conditioned, the Health Department finds that the well on site to be adequate for the proposed use. Sewage will be collected through an onsite septic system.

d) Preceding findings and supporting evidence for PLN100620.

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 March 3, 2011 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 PLN100620.

5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

**EVIDENCE:** a) California Environmental Quality Act (CEQA) Guidelines Section 15301(a) and 15301 (e), categorically exempts the use of permitting uses within existing facilities with negligible expansion and additions to existing structures provided that the addition will not result in more than 50% of the floor area.  
b) The project does not involve the expansion of an existing structure and will operate at a level less than what previously existing on site.  
c) No adverse environmental effects were identified during staff review of the development application during a site visit on March 3, 2011.  
d) See preceding and following findings and supporting evidence.

6. **FINDING:** **GENERAL DEVELOPMENT PLAN** -Monterey County Code

requires a General Development Plan (GDP) prior to the establishment of uses/development if there is no prior approved GDP, and if: 1) the lot is in excess of one acre; or, 2) the development proposed includes more than one use; or, 3) the development includes any form of subdivision.

- EVIDENCE:** a) Zoning Ordinance, Section 21.28.050 in a "HI" or Heavy Industrial zoning district, the proposed use of an agricultural processing operation is a compatible use and is consistent with nearby uses. The proposed project meets the size and number of uses criteria; therefore, a GDP is required to be approved by the Planning Commission prior to new development, changes in use, expansion of use, or physical improvement of the site. In this case, there are no significant policy issues, un-mitigatable environmental effects, significant changes in the nature of the community or establishment of precedents or standards by which other projects will be measured therefore the project is being heard before the Zoning Administrator.
- b) The project as described in the application and accompanying materials was reviewed by the Planning Department, Monterey County Regional Fire Protection District, Parks Department, Public Works Department, Environmental Health Bureau, and the Building Department. The respective departments have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood; or the county in general.
- c) A General Development Plan has been developed that details the proposed use of the property as an agricultural distributor and fertilizer distributor warehouse. The site contains a 34,630 square foot building which will be re-used to include a 3,832 square foot office and a 31,798 square foot warehouse. The site will employ 16 employees at full build out with an anticipated 28 daily trips (two-way trip ends) to and from the site with at least 2-4 customers a day. The warehouse and office will operate during the hours of Monday through Saturday 7am-5pm. District regulations require 69 parking spaces or 1 space for every 500 square feet and the project will provide at least 78 spaces which will include 76 standard spaces and 2 accessible spaces. The site will have a 32 square foot (7'-10"x 4') in aggregate sign stating "Helena" placed at the front of the existing building any additional signage will be in accordance with Monterey County Code 21.60.090 regulations for signs. The building colors will remain at light beige siding with off white/beige trim. The site is already landscaped and development standards of 10% landscaping of the site area will be met.
- d) Water will be provided by an on site well. Previous product clean up processes on the property have caused hazardous contaminants on the site, however the applicant has been working with the Regional Water Quality Control Board (RWQCB) to determine whether or not the site drinking well on site has been adequately cleaned. The applicant will be bringing drinking water on site for consumption.
- e) Staff conducted site inspections on March 3, 2011, to verify that the proposed GDP and project are consistent with allowed uses for a heavy industrial site and historical uses identified.
- f) Materials in Planning File PLN100620.

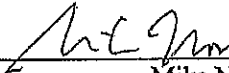
7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:** a) Section 21.080.040.B Monterey County Zoning Ordinance (Planning Commission).

**DECISION**

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

- A. Categorically Exempt per Section Exempt 15301(a) and 15301(e)
- B. Approve a Use Permit and General Development Plan to allow the re-establishment of an existing 34,630 square foot commercial building to an agricultural fertilizer operation to be developed in three phases. Phase 1 will include the use of the 2,832 square foot office and 31,798 square foot warehouse. In Phase 2 the project will expand to include the placement of 10 (ten) 30,000 gallon liquid fertilizer tanks at 35' tall to the northwest corner of the property. Phase 3 will encompass the placement of an addition 4 (four) 31,000 cubic feet dry fertilizer tanks 35' tall adjacent to the existing, in general conformance and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 30th day of June, 2011.

  
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Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **JUL 08 2011**

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **JUL 18 2011**

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.

# Monterey County Planning Department

## Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN100620

Responsible Department      Compliance or Monitoring Actions to be Performed

Conditions of Approval and/or Mitigation Monitoring Measures

- |   |                 |  |
|---|-----------------|--|
| <p>1. <b>PD001 - SPECIFIC USES ONLY</b></p> <p>This Use Permit and General Development Plan to allow the re-establishment of an existing 34,630 square foot commercial building to an agricultural fertilizer operation to be developed in three phases. Phase 1 will include the use of the 2,832 square foot office and 31,798 square foot warehouse. In Phase 2 the project will expand to include the placement of 10 (ten) 30,000 gallon liquid fertilizer tanks at 35 feet tall to the northwest corner of the property. Phase 3 will encompass the placement of an addition 4 (four) 31,000 cubic feet dry fertilizer tanks at 35 feet tall adjacent to the existing 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.<br/>(RMA - Planning Department)</p> | <p>Planning</p> | <p>The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.</p>  |
| <p>2. <b>PD002 - NOTICE PERMIT APPROVAL</b></p> <p>The applicant shall record a Permit Approval Notice. This notice to contain the Resolution Number 11-030, by the Zoning Administrator, Assessor's Parcel Number 137-041-033-000, on June 30, 2011, and the statements "The permit was granted subject to 26 conditions of approval which run with the land" and "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.<br/>(RMA - Planning Department)</p>  | <p>Planning</p> | <p>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.</p> |
| <p>3. <b>PD012(G) - LANDSCAPE PLAN &amp; MAINTENANCE (OTHER)</b></p>  |                 |  |

PLN100620

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EXHIBIT   1



Compliance or Monitoring  
Actions to be Performed

Responsible  
Department

Conditions of Approval and/or Mitigation Monitoring Measures

The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning Department)

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscaper Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be installed and inspected.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

4. PD001 - NON STANDARD - GENERAL DEVELOPMENT PLAN

The property will adhere to the submitted General Development Plan. The site will operate as an agricultural fertilizer operation using an existing 34,630 square foot warehouse and office building. The operation will include the installation of a total of 14 (14) 30,000 gallon storage tanks. It is anticipated that the facility will be open Monday through Saturday 7am-5pm with no more than 16 employees at full build out. 25 standard parking spaces will be provided and 2 handicap spaces will be added. Landscaping will be maintained at 10% of the site area.

Planning

Adhere to conditions and uses specified in the permit.

5. PD014(A) - LIGHTING-EXTERIOR LIGHTING PLAN

Conditions of Approval and/or Mitigation Monitoring Measures

All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA - Planning Department)

6. FIRESPO2 - ROAD ACCESS

Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum width of 20 feet with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. Responsible Land Use Department: Monterey County Regional Fire District

7. FIRESPO1 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM

Existing fire sprinkler systems in buildings undergoing remodeling, change of occupancy classification and/or additions shall be extended or modified to provide protection to the remodeled/reclassified/added areas. Installation, approval and maintenance shall be in compliance with applicable National Fire Protection Association and/or Uniform Building Code Standards, the edition(s) of which shall be determined by the enforcing jurisdiction. Plans for fire sprinkler system changes must be submitted and approved prior to installation. In the event the remodel/addition project does not require extension or modification of the existing fire sprinkler system, a letter to that effect from the fire sprinkler contractor shall be provided to the Salinas Rural Fire District prior to requesting a framing inspection. Rough-in inspections must be completed prior to requesting a framing inspection. Responsible Land Use Department: Monterey County Regional Fire District

8. FIRESPO4 - NON-STANDARD CONDITIONS - EMERGENCY ACCESS KEY BOX

Emergency access key box shall be installed and maintained. The type and location shall be approved by the fire department. The fire department shall be notified when locks are changed so that the emergency access keybox can be maintained with current keys. Responsible Land Use Department: Monterey County Regional Fire District

Compliance or Monitoring Actions to be Performed

Responsible Department

Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.

Planning

Prior to occupancy and on an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

Prior to issuance of construction permits, the applicant shall print the text of this condition on the construction plans as "Fire Notes".

Fire

Prior to requesting a final building inspection, the applicant shall obtain approval of the fire department final inspection.

Prior to the issuance of construction permits, the applicant shall print this condition on the construction plans as "Fire Notes".

Fire

Prior to requesting a rough framing inspection, the applicant shall obtain fire department approval of the rough sprinkler inspection.

Prior to requesting a final building inspection, the applicant shall obtain fire department approval of the final fire sprinkler inspection.

Prior to issuance of construction permits, the applicant shall print the text of this condition on the construction plans as "Fire Notes".

Fire

Prior to requesting a final building inspection, the applicant shall obtain approval of the fire department final inspection.

9. **FIRESPO6 - NON-STANDARD CONDITION - HAZARDOUS MATERIALS STORAGE**

Storage of hazardous materials shall be conducted in accordance with the requirements of Chapter 27 of the California Fire Code.

Fire

Prior to issuance of construction permits, the applicant shall print the text of this condition on the construction plans as "Fire Notes" and shall provide the product storage plan.

Prior to requesting a final building inspection, the applicant shall obtain approval of the fire department final inspection.

10. **FIRESPO5 - NON-STANDARD CONDITIONS - PORTABLE FIRE EXTINGUISHERS**

Portable fire extinguishers shall be installed and maintained in accordance with Section 906 of the California Fire Code and Title 19, California Code of Regulations.

Fire

Prior to issuance of construction permits, the applicant shall print the text of this condition and the locations of portable fire extinguishers on the construction plans as "Fire Notes".

Prior to requesting a final building inspection, the applicant shall obtain approval of the fire department final inspection.

11. **FIRESPO11 - ADDRESSING FOR BUILDINGS**

All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be visible and legible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. Responsible Land Use Department: Monterey County Regional Fire District

Fire

Prior to issuance of construction permits, the applicant shall print the text of this condition on the construction plans as "Fire Notes".

Prior to requesting a final building inspection, the applicant shall obtain approval of the fire department final inspection.

12. **FIRESPO3 - NON-STANDARD CONDITIONS - EXISTING FIRE ALARM SYSTEM**

Conditions of Approval and/or Mitigation Monitoring Measures

Responsible Department

Compliance or Monitoring Actions to be Performed

The existing building is fully protected with an approved central station, proprietary station or remote station automatic fire alarm system as defined by National Fire Protection Association Standard 72 - 2010 Edition. The existing fire alarm system shall be extended or modified to accommodate the remodeled/added area(s). Plans and specifications for the fire alarm system must be submitted and approved by the enforcing agency prior to requesting a framing inspection. In the event the remodel/addition project does not require extension or modification of the existing fire alarm system, a letter to that effect from the fire alarm contractor shall be provided to the Salinas Rural Fire District prior to requesting a framing inspection. All fire alarm system inspections and acceptance testing shall be done in accordance with Chapter 7 of NFPA 72 (Fire District). Responsible Land Use Department: Monterey County Regional Fire District

Fire

Prior to issuance of construction permits, the applicant shall print the text of this condition on the construction plans as "Fire Notes".

Prior to requesting a final building inspection, the applicant shall obtain approval of the fire department final inspection.

13. FIRESP06 - NON-STANDARD CONDITIONS - HYDRANTS AND FIRE FLOW

Hydrants for fire protection, by way of new or existing hydrants, shall be provided and maintained at locations approved by the Monterey County Regional Fire District and shall conform to the following requirements:

- a. FIRE FLOW - Pursuant to California Fire Code Appendix B, the minimum fire flow requirement for 9000 square foot commercial facilities built with Type V-B construction is 2,500 gallons per minute with a residual pressure of 20 psi under normal operating conditions for a duration of 2 hours. Fire flow for facilities protected with automatic fire sprinkler systems may be reduced to 1,500 gallons per minute with a residual pressure of 20 psi under normal operating conditions for a duration of 2 hours.
  - b. TIMING OF INSTALLATION - Approved fire protection water supply systems must be installed and made serviceable prior to the time of construction. Existing systems shall be maintained and made serviceable prior to the time of construction.
  - c. HYDRANT/FIRE VALVE (ADDITION) & Hydrant(s) shall be provided either by way of new hydrant(s) or by maintenance of existing hydrant(s).
  - d. HYDRANT/FIRE VALVE (LOCATION) - New or existing hydrant(s) shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 ft. and not further than 12 ft. from a roadway, and in a location where fire apparatus using it will not block the roadway.
  - e. FIRE HYDRANTS - Hydrants shall be installed in accordance with spacing set forth in California Fire Code Appendix B. The hydrant(s) shall have a minimum of two (2) 2-1/2 inch outlets NST and one (1) 4-1/2 inch outlet NST. The riser shall be a minimum of six (6) inches and shall be wet barrel type with a coefficient of 0.9.
  - g. SIGNING OF WATER SOURCES - Hydrant or fire valve identification may be allowed as specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.
- Responsible Land Use Department: Monterey County Regional Fire District

Fire

Prior to issuance of construction permits, the applicant shall print the text of this condition on the construction plans as "Fire Notes".

Prior to requesting a final building inspection, the applicant shall obtain approval of the fire department final inspection.

14. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

PLN100620

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EXHIBIT 1

Conditions of Approval and/or Mitigation Monitoring Measures	Responsible Department	Compliance or Monitoring Actions to be Performed
<p>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. (Public Works)</p>	Pub Works	Prior to issuance of Building Permits, Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee.
<p>15. PW0001 - ENCROACHMENT (COM) Obtain an encroachment permit from the Department of Public Works and construct commercial driveway connections to (Somavia Road) including acceleration and deceleration tapers. The design and construction is subject to the approval of the Public Works Director. (Public Works)</p>	Pub Works	Prior to Building/Grading permit issuance, the Owner/Applicant shall obtain an encroachment permit from DPW. Improvements are to be completed prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.
<p>16. PW0007 - PARKING STD The parking shall meet the standards of the Zoning Ordinance and be approved by the Director of Public Works and the Director of Planning and Building Inspection. (Public Works)</p>	Pub Works	Prior to Building/Grading Permits Issuance the Applicant's engineer or architect shall prepare a parking plan. Owner/Applicant/Engineer to submit plans for review and approval.
<p>17. PWSP01 - NON-STANDARD Obtain an encroachment permit from the California Department of Transportation (CALTRANS) and construct intersection improvements at Hwy 101 and Somavia Road. The design and construction is subject to the approval of CALTRANS. (Public Works)</p>	Pub Works	Prior to Building/Grading Permit Issuance Owner/Applicant shall obtain an encroachment permit from CALTRANS. Improvements are to be completed prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.
<p>18. EHSP07 - HAZ MAT RMP (NON-STANDARD) Submit a Risk Management Plan (RMP) to the Director of Environmental Health for review and approval. The RMP shall comply with Title 19, Chapter 4.5 of the California Code of Regulations and Chapter 6.95, Article 2 of the California Health &amp; Safety Code.</p>	Env Health	Prior to commencement of operations the owner/applicant shall submit the plan to the Hazardous Materials Program of the Division of Environmental Health for review and approval. Comply with the approved RMP.
<p>19. EHSP04 - DEED NOTIFICATION: NON-DRINKING WATER SIGN POSTING REQUIRED (NON-</p>		

EXHIBIT

A deed notification shall be recorded to the deed of the property which indicates that signs shall be posted at all water taps, in both English and Spanish language, to notify users that the water is for non-drinking and for non-food preparation purposes only. In the event that the Regional Water Quality Control Board lifts its restriction on water uses at this property, enforced through the environmental deed restriction referenced in condition EHSP02, the property owner may apply to EHB for approval to quit-claim the above-referenced deed notification regarding required posting of signs at all taps.

The owner/applicant shall obtain the draft deed notification form from the Environmental Health Bureau and provide the completed document to the Environmental Health Bureau and County Counsel for review and approval. Once approved, notarize and record the final deed notification and provide a recorded copy to the Environmental Health Bureau.

**20. EHSP02 2 WATER WELL EXTRACTION RESTRICTIONS (NON-STANDARD)**  
 The Regional Water Quality Control Board requires a Covenant to Restrict Use of Property (Environmental Restriction) to be recorded to the property that will comprise their intentions as follows:  
 Extraction of groundwater from either the shallow or intermediate aquifers for purposes other than site remediation is a prohibited activity. However, the restriction on extraction of groundwater shall not apply to or prevent the extraction of groundwater for the purpose of fire suppression or for the extraction of groundwater for potable non-drinking water supply purposes from the existing supply well on the property; nor shall the replacement of the existing supply well be prohibited, provided that the drilling and construction of such replacement wells is conducted in a lawful manner acceptable to the Regional Water Quality Control Board (RWQCCB).

Relative to water well extractions, the owner/applicant shall comply with the restrictions and prohibitions as noted in the Covenant to Restrict Use of Property (Environmental Restriction) as recorded and submitted to the Regional Water Quality Control Board for this property.

**21. EHSP01 2 WATER WELL PROHIBITION (NON-STANDARD)**  
 Installation or screening of any water supply well in the 180 foot Pressure Aquifer (shallow aquifer) or 400 foot Pressure Aquifer (intermediate aquifer) without prior written approval by the Regional Water Quality Control Board (RWQCCB) is prohibited.

The owner/applicant shall obtain prior written approval from the RWQCCB prior to drilling any new wells on the property. Submit written approval to the Environmental Health Bureau for reference prior to issuance of any new well permit(s).

**22. EHSP03 - DEED NOTIFICATION: UNREGULATED WATER DISTRIBUTION SYSTEM (NON-STANDARD)**  
 A deed notification shall be recorded to the deed of the property as notice to the current and any future property owner(s) which specifies that the project proposed with this application does not currently meet the minimum threshold population to require a water distribution permit from the Environmental Health Bureau. In the event the water supply well begins to serve more than 24 individuals daily, more than 59 days out of the year, or begins to serve more than one service connection, the property owner understands they must apply for and obtain a water system permit from Monterey County Environmental Health.

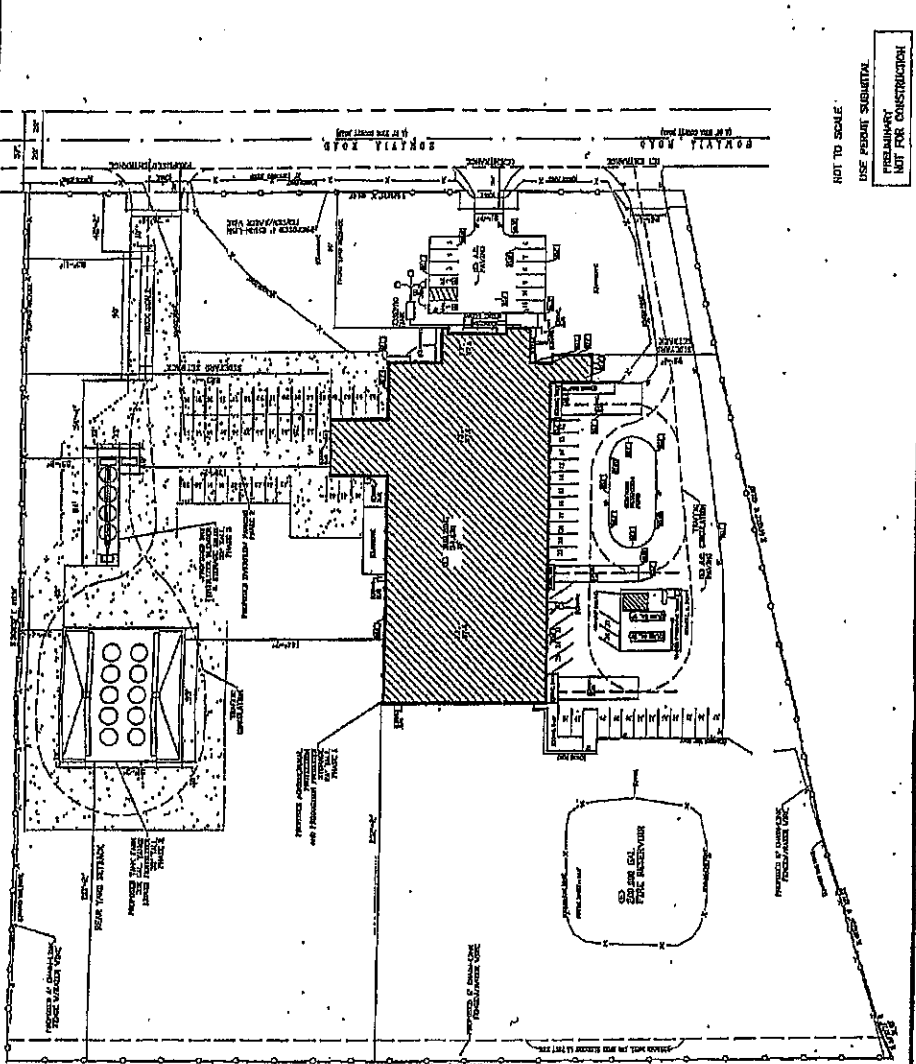
The owner/applicant shall obtain the draft deed notification form from the Environmental Health Bureau and provide the completed document to the Environmental Health Bureau and County Counsel for review and approval. Once approved, notarize and record the final deed notification and provide a recorded copy to the Environmental Health Bureau.

**23. EHSP05 2 WATER SIGNAGE POSTING REQUIRED (NON-STANDARD)**  
 Post signage at all indoor taps, in both English and Spanish language, to notify users that the water is for non-drinking and for non-food preparation purposes only. In the event the Regional Water Quality Control Board lifts its restriction on water uses at this property this requirement will no longer be required.

The owner/applicant shall provide a sample of the signage to the Environmental Health Bureau for review and approval. Once approved, ensure the signage is in place at all indoor taps at all times.

Conditions of Approval and/or Mitigation Monitoring Measures

	Responsible Department	Compliance or Monitoring Actions to be Performed
<p>24. <b>EHSP06 - HAZ MAT BUSINESS RESPONSE PLAN (NON-STANDARD)</b> Comply with Title 19 of the California Code of Regulations and Chapter 6.95 of the California Health and Safety Code (Hazardous Material Registration and Business Response Plans) as approved by the Director of Environmental Health.</p>	<p>Env Health</p>	<p>Prior to commencement of operations the owner/applicant shall contact the Hazardous Materials Program of the Division of Environmental Health. Comply with the approved BRP.</p>
<p>25. <b>EHSP08 - SOLID WASTE / SEPARATE RECYCLABLES (NON-STANDARD)</b> Contact the local franchise hauler and obtain services for solid waste and recycling. All persons shall separate all recyclables from other solid waste generated at their premises and shall place such recyclables into a different approved container to facilitate segregation at a solid waste facility (MCC 10.41.020.B).</p>	<p>Env Health</p>	<p>Prior to commencement of operations the owner/applicant shall provide evidence to the Environmental Health Bureau from the franchise hauler that services will be provided to the parcel.</p>
<p>26. <b>NON-STANDARD - DRAINAGE PLAN</b> <b>WR001 - DRAINAGE PLAN</b> - The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)</p>	<p>Water</p>	<p>Prior to the issuance of asphalt placement on the property the owner/applicant shall submit a Drainage Plan to the Water Resources Agency for review and approval.</p>



**GENERAL NOTES**

1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. THE PROPOSED IMPROVEMENTS SHOWN ON THIS PLAN ARE SUBJECT TO THE APPROVAL OF THE LOCAL AGENCIES.
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**LEGEND**

[Symbol]	EXISTING IMPROVEMENTS
[Symbol]	PROPOSED IMPROVEMENTS
[Symbol]	PROPOSED IMPROVEMENTS
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**ADDITIONAL NOTES**

1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
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**INDEX MAP**

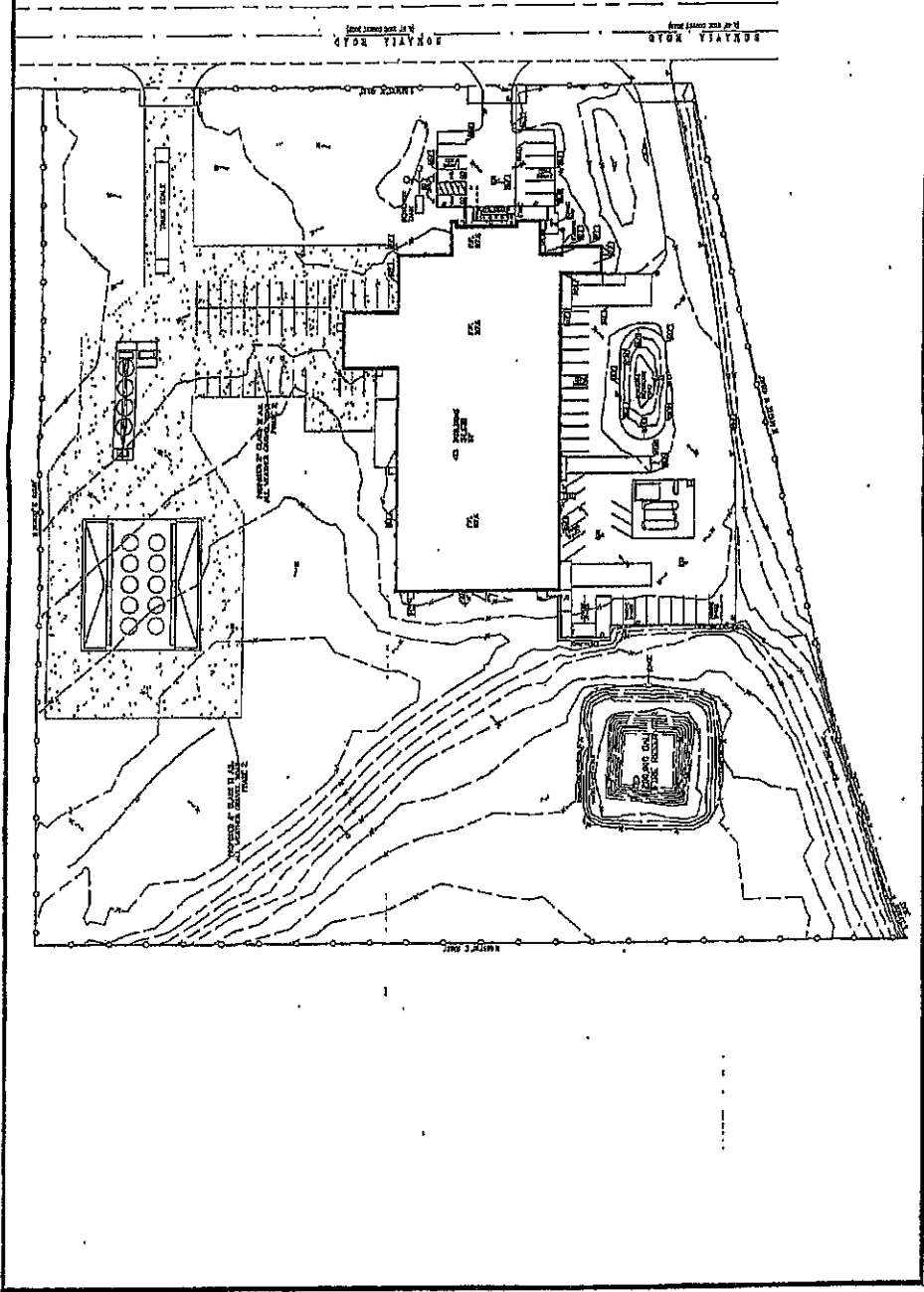


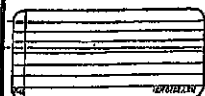

HELENA CHEMICAL COMPANY  
 2425 SORAYA ROAD  
 SALT LAKE, UT 84143  
 PHONE 801-487-9000  
 24th APRIL 1972



PROJ NO 1  
 SHEET 1  
 COASTAL PLANT

NOT TO SCALE  
 USE PERMIT SUBMITTAL  
 PRELIMINARY  
 NOT FOR CONSTRUCTION



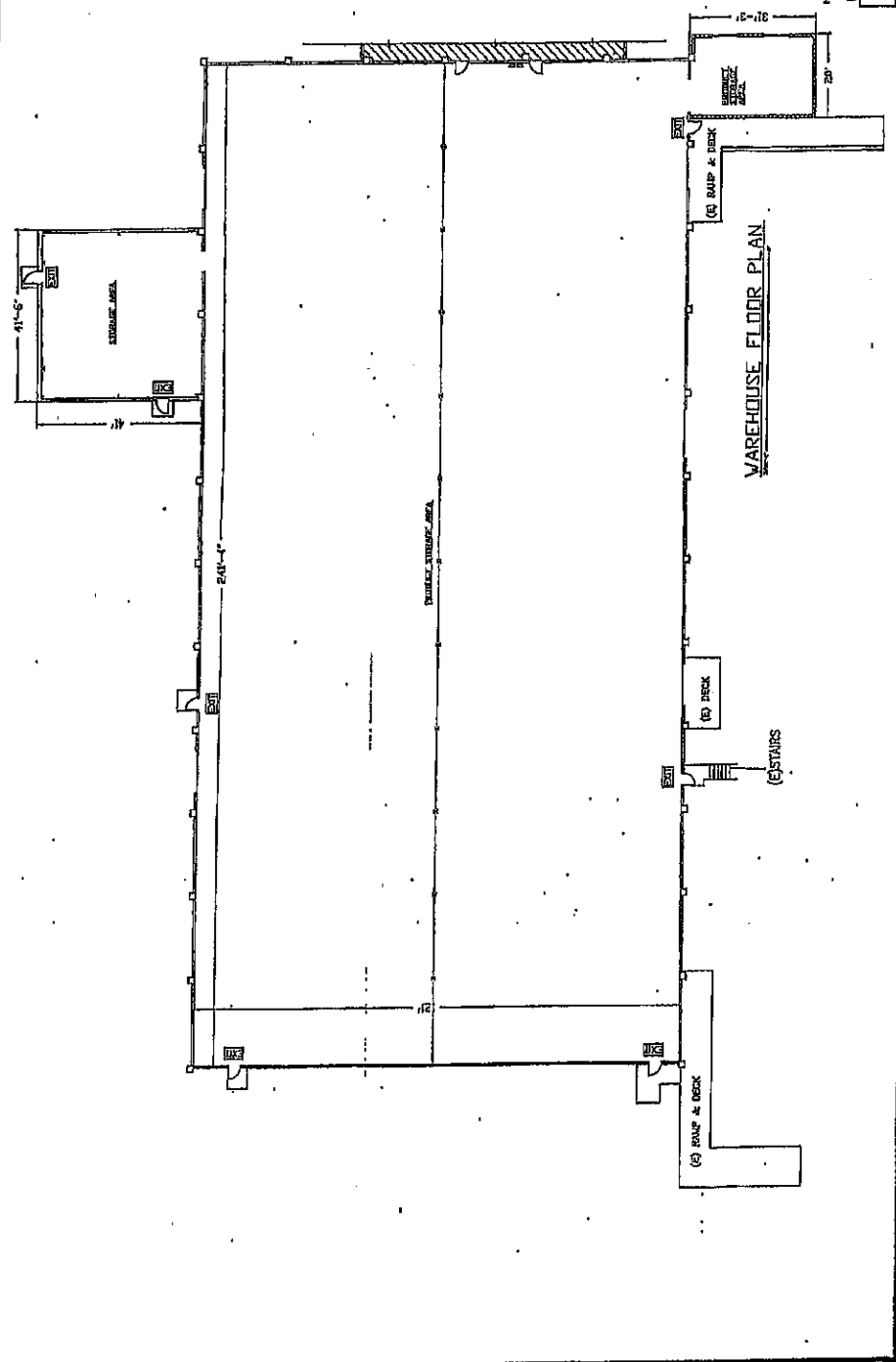


STUDY NO. 4  
 HELENA CHEMICAL COMPANY  
 2220 SOMERVA ROAD  
 SALEM, OREGON 97302



FLOOR PLAN

NOT TO SCALE  
 USE PERMIT SUBMITTAL  
 PRELIMINARY  
 NOT FOR CONSTRUCTION



APR 157-01-03-000

HELENA CHEMICAL COMPANY  
2330 SONGVA ROAD  
SAVANNAH, GA 39808

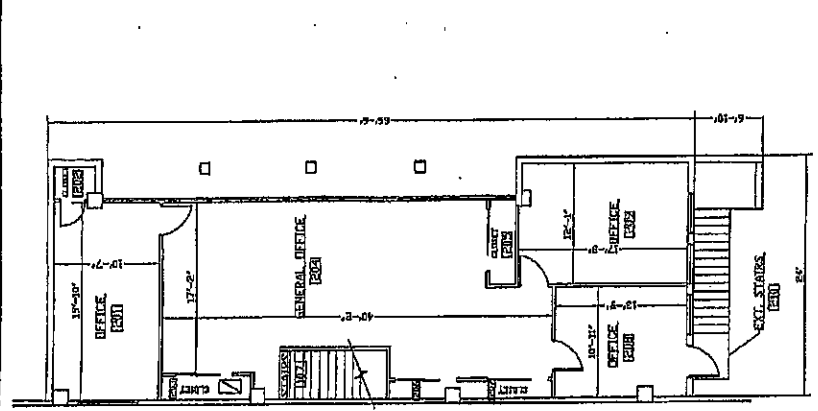
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HELENA CHEMICAL COMPANY

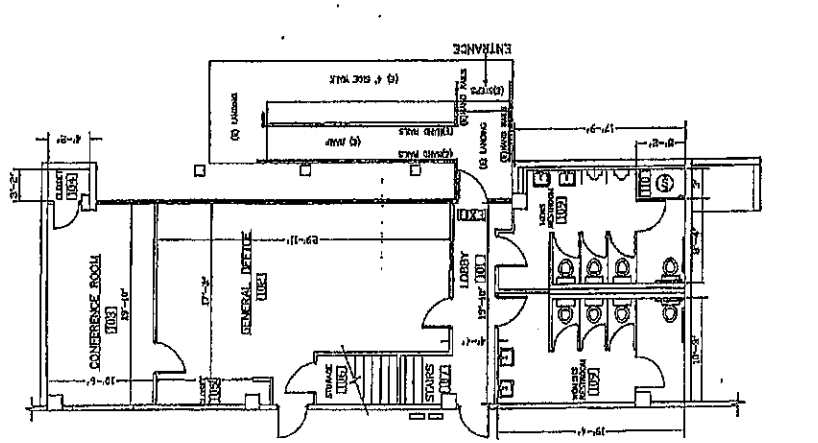
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FLOOR PLANS

1  
OF 1  
SHEET

USE PERMIT SUBMITTAL  
PRELIMINARY  
NOT FOR CONSTRUCTION



**SECOND FLOOR**  
3/82-41



**GENERAL OFFICE**  
3/82-41



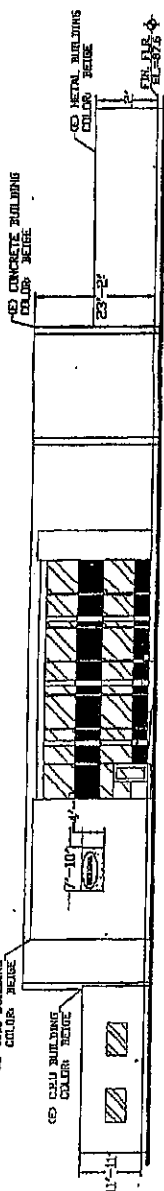
HEBENA CHEMICAL COMPANY  
 1701 JONES  
 1211 137/041-039-000  
 SALEM, OREGON



SHEDS  
 ELEVATIONS

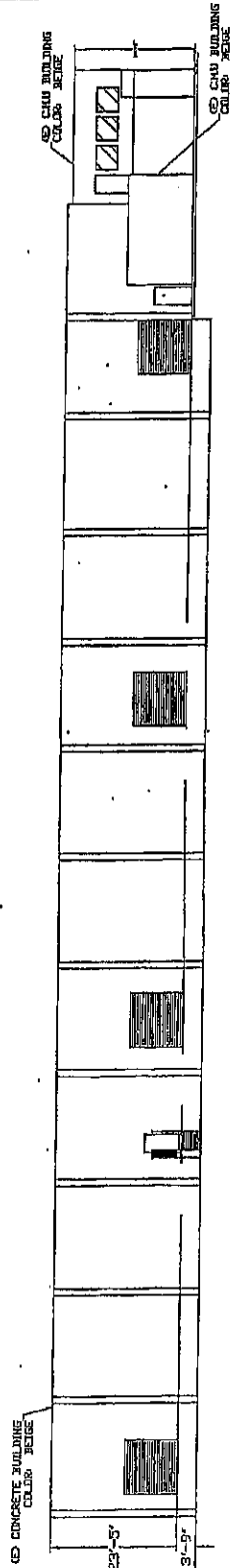
DATE  
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USE PERMIT SUBMITTAL  
 PERMITS  
 NOT FOR CONSTRUCTION



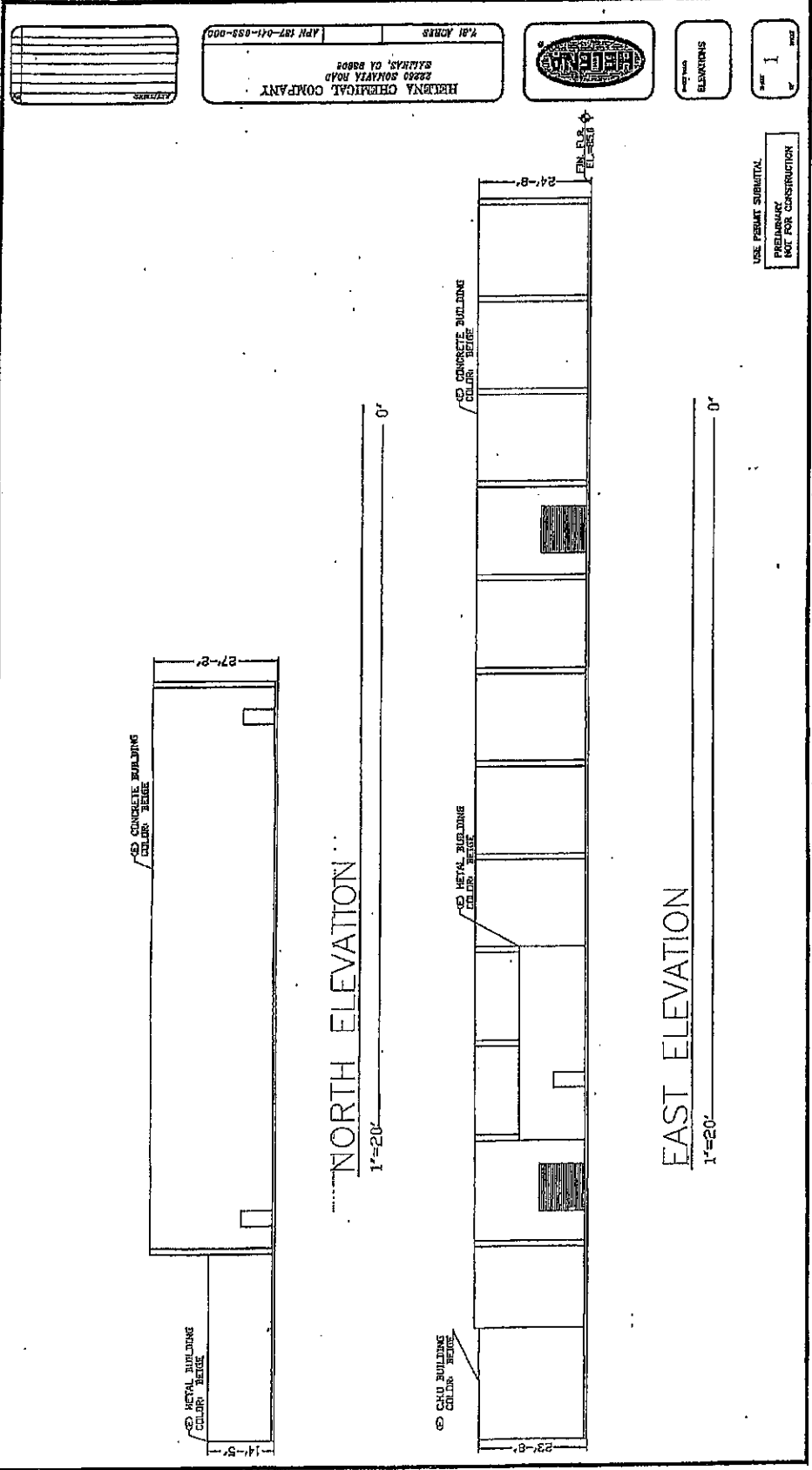
SOUTH ELEVATION

1"=20'



WEST ELEVATION

1"=20'



HERIONA CHEMICAL COMPANY  
 22222 SOMAVIA ROAD  
 SALINAS, CA 93802  
 4/21/88  
 APN 187-041-089-000



SUBMITTALS  
 ELEVATIONS

DATE: 4/21/88  
 SHEET: 1

USE PERMIT SUBMITTAL  
 PRELIMINARY  
 NOT FOR CONSTRUCTION

NORTH ELEVATION  
 1"=20'

EAST ELEVATION  
 1"=20'

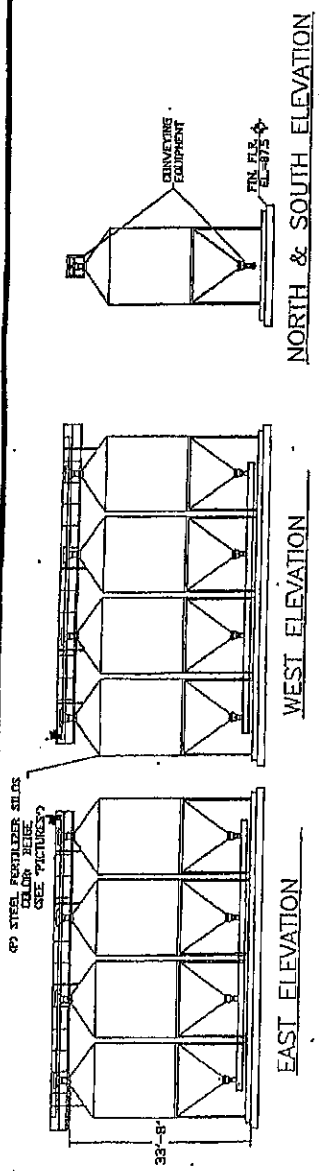


HELENA CHEMICAL COMPANY  
 3141 N. 2ND AVE. SPOKANE, IDAHO 83402  
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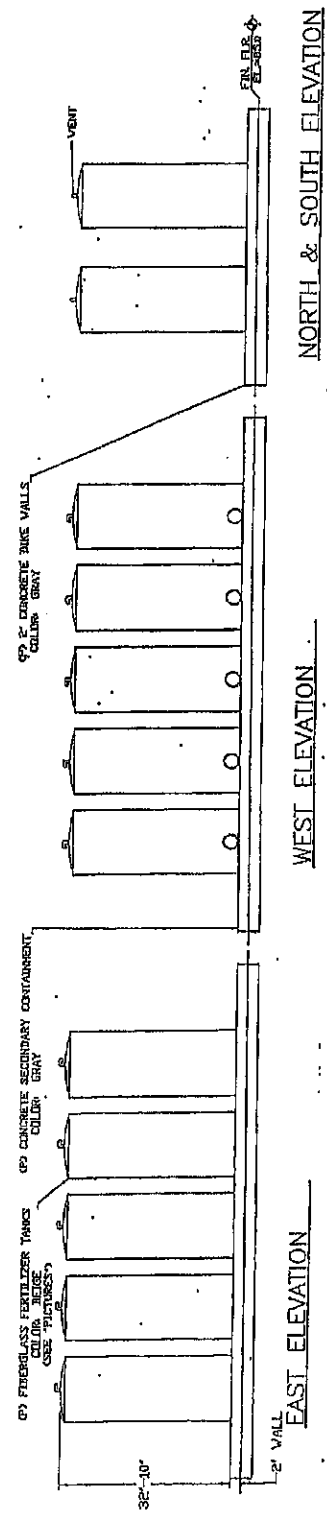
ARCHITECT  
 ELEVATIONS

DATE  
 SHEET



DRY FERT. SILOS ELEVATION

1"=20'



LIQUID FERT. TANK ELEVATION

1"=20'

USE PERMIT SUBMITTAL  
 PRELIMINARY  
 NOT FOR CONSTRUCTION



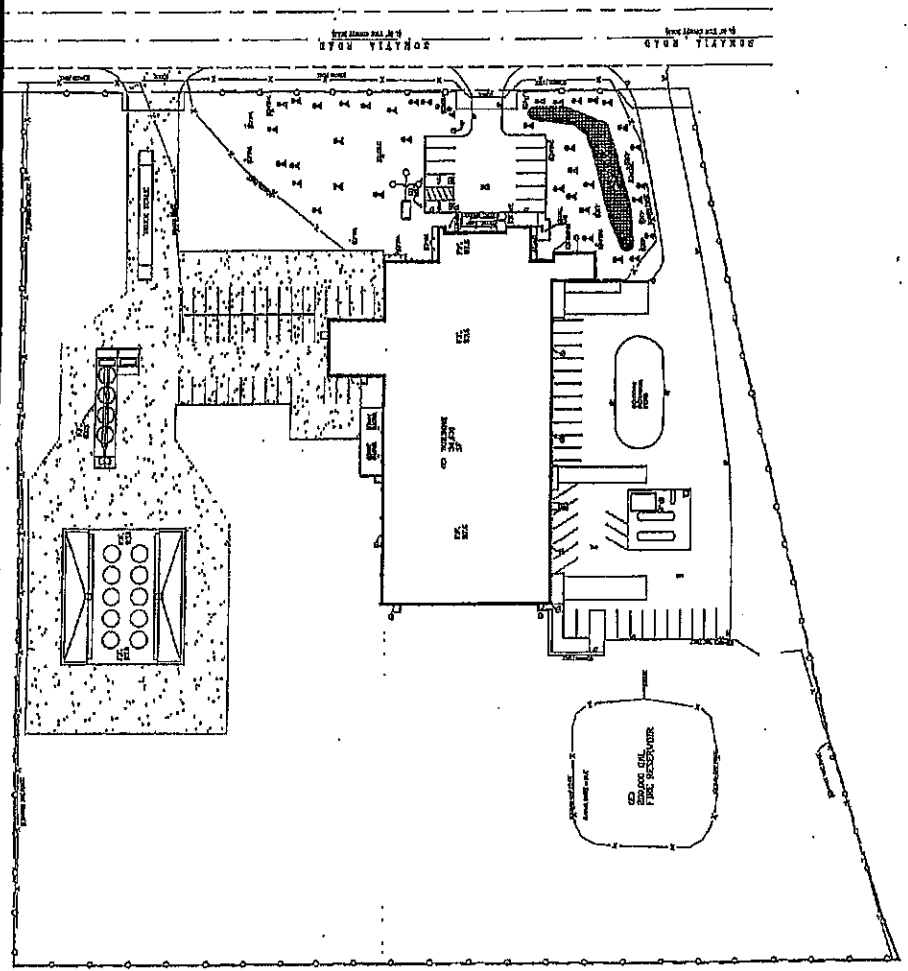
HELENA CHEMICAL COMPANY  
 2250 SONAVIA ROAD  
 SALINAS, CA 93808  
 APR 1971-04-093-000



UNRECORDED PLAN

1

NOT TO SCALE  
 USE PERMIT SUBMITTAL  
 PROGRAM  
 NOT FOR CONSTRUCTION



## Location map