

MONTEREY COUNTY PLANNING COMMISSION

Meeting: December 14, 2005	Agenda Item:
Project Description: Use Permit and General Development Plan (Associated Rebar/Bartlebaugh/Kimmich: PLN040688) to relocate an existing rebar fabrication yard and modular office on 1.7 acres, and to develop the remaining 3 acres in a subsequent phase with butler buildings to house independent shops for auto repair and for tradespersons such as electricians and plumbers, etc., consistent with the allowances of the HC-UR Zoning District.	
Project Location: 1095 Madison Lane, Salinas. Boronda Neighborhood Assessors Parcel Number: 261-052-011-000	
Plan Area: Greater Salinas Area.	Flagged and staked: No
Zoning Designation: HC-UR	CEQA Action: Mit. Neg. Declaration
Department: Resource Management Agency - Planning and Building Inspection	

RECOMMENDATION:

Staff is recommending that the Planning Commission: 1) adopt the Mitigated Negative Declaration in **Exhibit C**, 2) adopt the Mitigation Monitoring and Reporting Program attached as **Exhibit D** and 3) approve the Use Permit and General Development Plan for Associated Rebar subject to the recommended Findings and Evidence attached as **Exhibit B** and recommended Conditions of Approval attached as **Exhibit D**.

OVERVIEW OF PROPOSED ACTION

See Discussion in **Exhibit A**.

OTHER AGENCY INVOLVEMENT:

- | | |
|---------------------------------|--------------------------------------|
| ✓ Water Resources Agency | ✓ Fire Protection District |
| ✓ Environmental Health Division | ✓ Redevelopment and Housing Division |
| ✓ Public Works Department | ✓ TAMC |
| ✓ Parks Department | ✓ City of Salinas |

All of the above have reviewed this project. Except for the Parks Department, all agencies have recommended conditions or mitigation measures (see Exhibit D).

BORONDA CITIZENS ADVISORY COMMITTEE RECOMMENDATION:

The Boronda Citizens Advisory Committee recommended approval of the project (6-0 with 5 absent) (**Exhibit E**).

Taven M. Kinison Brown, Senior Planner
(831) 755- 5173 or kinisonbrowntm@co.monterey.ca.us

cc: Planning Commission Members; County Counsel; Health Department; Public Works; Water Resources Agency; Salinas Rural Fire Department; Scott Hennessy, Dale Ellis; Lynne Mounday; Taven M. Kinison Brown; Linda Rotharmel; Applicant; Representative.

Attachments: Exhibit A Discussion
Exhibit B Findings and Evidence
Exhibit C Initial Study / Proposed Mitigated Negative Declaration
Exhibit D Condition Compliance and Mitigation Monitoring Reporting Plan
Exhibit E Redevelopment and Housing Division Report dated 5/4/2005
Boronda Citizens Advisory Committee Meeting Minutes 5/4/2005
Redevelopment and Housing Memo dated _____
Exhibit F Draft Boronda Community Plan
Letter from City of Salinas dated 2/3/2005 re: TFO
Letter from TAMC dated 8/31/2005 Re: Mitigation Fees
Exhibit G Plans and Application
Exhibit H Vicinity Map

_____, Planning and Building Services Manager, reviewed this report.

Discussion

A. SETTING:

The property is located at 1095 Madison Lane, Boronda Neighborhood, Greater Salinas Area. The zoning designation is “HC/UR” (Heavy Commercial and Urban Reserve). The site is currently used by Soil to Grow Landscape Supply and includes a trailer office, large piles of soils, compost and other soil amendments, equipment, vehicles and log sections. The subject parcel and vicinity are relatively flat. Parcels abutting the subject site to the north, south, and west are also being utilized for Heavy Commercial uses. Associated Rebar is currently in operation at 62-D Boronda Road, Salinas

B. PROJECT DESCRIPTION

Please refer to the attached Initial Study / Proposed Negative Declaration for a detailed description of the project and setting. Exhibit C and Figures 1 and 2 below.

C. ENVIRONMENTAL REVIEW

After the Initial Study and Proposed Negative Declaration was circulated for public review and comment in May 2005, the applicant contested the expense of Mitigation Measures MM8-1, MM15-1 and MM16-1, and the item was not noticed for a public hearing before the Planning Commission. The applicant has since lobbied the Public Works Department, the City of Salinas and TAMC, to reduce fees for mitigating potential impacts to hydrology and water quality (MM8-1), increases to traffic and cumulative impacts associated with traffic (MM15-1), and potential impacts to new water and wastewater treatment systems (MM16-1). Each of these agencies has accepted reduced fees to mitigate the same potential impacts to less than significant levels.

According to The California Environmental Quality Act (CEQA) Guidelines, Section 15074.1 (a) the lead agency may substitute mitigation measures previously circulated with the public review process in May/June 2005, and can substitute with measures the lead agency determines equivalent or more effective. Subsection (c) of that same Guidelines, Section 15074.1 states that “No recirculation of the proposed Mitigated Negative Declaration pursuant to Section o 15072 (Notice of Intent to adopt a Mitigated Negative Declaration) is required where the new mitigation measures are made conditions of or are otherwise incorporated into project approval....”

While the difference in mitigation fees from what was circulated in the Proposed Mitigated Negative Declaration to what is recommended for adoption now is notable, staff and the applicant have written documentation from the City of Salinas and TAMC that the revised fees are acceptable in mitigating anticipated local and cumulative traffic impacts. Public Works staff has also revised the fees attributable to the Boronda Area Master Plan Drainage fee.

Boronda Area Master Plan Drainage Fees are based on an assessment of \$38,108 per acre of property. The Initial Study and Proposed Mitigated Negative Declaration calculated a fee of

Figure 1



\$179,4888.68 for the 4.71 acre property (MM8-1). Upon careful review and a complicated discussion between the Public Works Department and the Redevelopment and Housing Division who administer the Boronda Area Master Plan Fee, a fee of \$165,259 was determined appropriate for the project (a difference of \$14,229.68).

County staff had calculated that the City of Salinas Traffic Fee Ordinance (TFO) would require the applicant to pay in-lieu \$154,462 to mitigate increases to traffic and cumulative impacts (MM15-1). Exhibit F2 from the City of Salinas Deputy City Manager/City Engineer states that \$12,488 is acceptable (a difference of \$141,974). The City of Salinas has asked that these \$12,488 in TFO fees be paid upon the issuance of building permits for Phase I.

County Staff had calculated that the TAMC Regional Development Fee for the proposed three phase project would be \$96,117 (MM15-1). Exhibit F3 from the TAMC Executive Director states that \$61,833 is acceptable (a difference of \$34,284). TAMC has allowed a credit for the fact that the rebar manufacturer is already in business in the neighborhood with truck and other traffic trips already on the road. They have received a credit for the relocation of their existing uses. The fees levied are for new uses and trips associated with Phases II and III of the proposal.

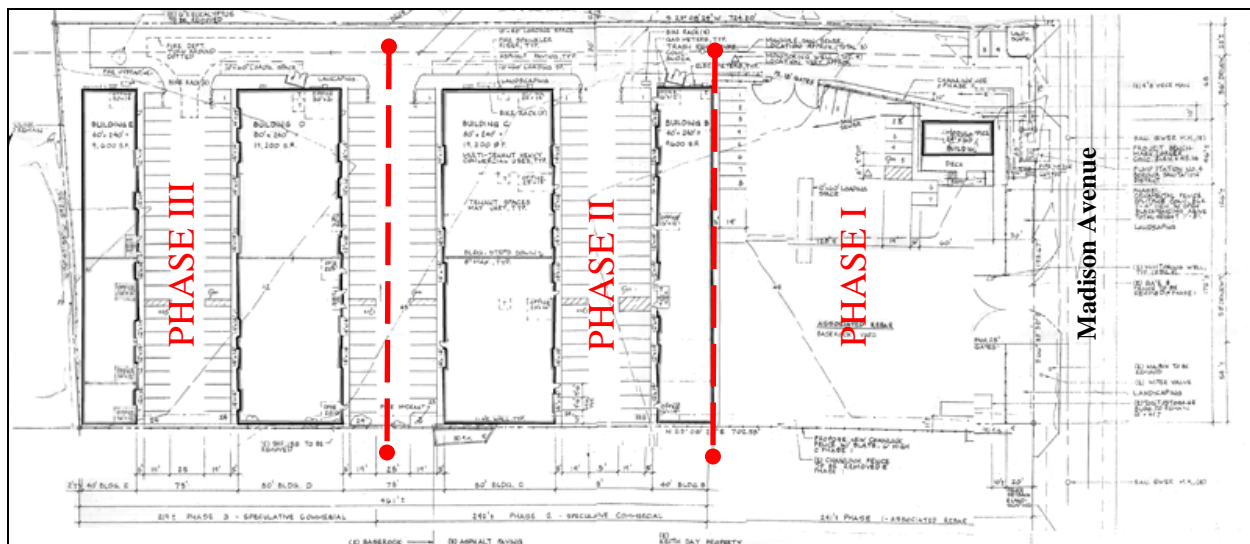
Project Mitigation Fee	Phase I (1.62 acres)	Phase II (1.62 acres)	Phase III (1.53 acres)	Total
MM 8-1 and MM 16-1 Boronda Area Master Plan Drainage Fee	\$56,126	\$56,126	\$53,008	\$165,259
MM 15-1 City of Salinas TFO	\$12,488	0	0	\$12,488
MM 15-1 TAMC Fee	0	\$30,916.5	\$30,916.5	\$61,833
MM 15-1 Boronda Area Traffic Fee (unchanged)	\$412	\$8,249	\$8,249	\$16,910
Totals	\$69,026.00	\$95,291.50	\$92,173.50	\$256,490.00

In addition to the fees paid in lieu as described above, the Department of Public Works and Redevelopment Agency are requiring that the applicant make an irrevocable offer to dedicate a 32 foot half street width along the subject property's western boundary, consistent with the 1987 Boronda Neighborhood Improvement Plan (See Exhibit F1). The dedication may be needed in the future by the County or City of Salinas to provide a through access between Madison Avenue and a potential extension of West Rossi Lane.

These three revised fees and the irrevocable offer to dedicate a 32 foot half street width, have been accepted and determined by County Staff, the City of Salinas and the Transportation Agency for Monterey County to be the fair share contributions required for the proposal to mitigate potential impacts to hydrology and water quality, increases to traffic and cumulative impacts and for impacts to new water and wastewater systems. The revised mitigation measures will be equivalent and as effective as those circulated in the Proposed Mitigated Negative Declaration. in mitigating or avoiding potential significant effects. These mitigation measures are acceptable to the applicants.

Staff has included the appropriate Findings and Evidence for the substitution of mitigation measures in Exhibit B, and has brought forward the revised mitigation measures to the MMRP and Conditions of Approval in Exhibit D.

Figure 2



SITE PLAN (North >)

D. ANALYSIS

Use Permit and General Development Plan

Phase I: According to the Business Plan offered by the applicant (attached to the Plans and application materials in Exhibit G, Associated Rebar plans a phased approach to development of this property. The first phase consists primarily of relocating the existing outdoor steel fabrication yard at 62 Boronda Road to the new address at 1095 Madison Avenue. While the yard area for these operations will be larger than the present operation, no intensification in use, employment or shipping activity is expected, merely more room to maneuver with. The business operates from 7:00 am to 5:00 pm Monday through Friday and includes approximately 20 employees, many of whom operate in the field installing items fabricated in the yard. At this time, Associate Rebar wishes to not construct a permanent structure with foundation, but to move their existing office trailer to the new site. This size structure has served them well in their current operations, and will allow time in their new location to find the optimum layout for business operations.

Phases II and III: The applicant proposes to construct four butler buildings on the remaining property to house a variety of shops for Heavy Commercial Uses such as Auto Repair shops, and shops for tradespersons such as electricians, plumbers and appliance repair. As described on Pages 3 and 4 of the Initial Study and Proposed Mitigated Negative Declaration, the following list of “Administrative Permit” uses could be included in the General Development Plan if approved by the Planning Commission:

<ul style="list-style-type: none"> ▪ Offices less than 5,000 s.f. ▪ Auto repair facilities ▪ Service Stations 	<ul style="list-style-type: none"> ▪ Photography studio ▪ Picture framing ▪ Shoe Shop 	<ul style="list-style-type: none"> ▪ Manufacture of clothing ▪ Day care center for use of on-site employees
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<ul style="list-style-type: none"> ▪ Shops for tradesmen ▪ Caretaker unit ▪ Mini Warehouse ▪ Small water systems ▪ Accessory structures 	<ul style="list-style-type: none"> ▪ Shops of light commercial character ▪ Stationary and office supply ▪ Storage, rental of irrigation equipment 	<ul style="list-style-type: none"> ▪ Boarding kennel ▪ Additions to existing, approved wireless communication facilities ▪ Other uses of a similar character to those listed here
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Other “Conditional Uses” may be allowed on the applicant’s project site if approved in the General Development Plan by the Planning Commission. These uses could include:

<ul style="list-style-type: none"> ▪ Office complex greater than 5,000 s.f. ▪ Automobile and recreational vehicle storage yard ▪ Mini-warehouse and storage greater than 5000 s.f. ▪ Auto & truck tow and storage operations ▪ Boat and auto sales ▪ Agricultural Processing ▪ Trucking operations including offices, repair, servicing, fueling, storage, and dispatching commercial trucks ▪ Hotels, motels, restaurants and similar visitor serving facilities ▪ Contractor yards and offices ▪ Contractor’s equipment storage facility including vehicles within a building ▪ Retail sales which are accessory and incidental to the uses listed here ▪ Bag cleaning or rag works ▪ Water well drilling businesses ▪ Public utility uses and accessory structures including corporation yards or similar uses ▪ Wholesale distributors of petroleum products, contractor yards, welding shops and other uses of a similar character ▪ Furniture manufacturing, finish paper products from finished paper stock ▪ Propane distributorship and sales and services of appliances, and related equipment ▪ All residential uses provided that the gross s.f. does not exceed the gross s.f. of the commercial use ▪ Zoos or zoological gardens for purposes of raising, maintaining, keeping or exhibiting wild animals 	<ul style="list-style-type: none"> ▪ Public and quasi-public uses including churches, parks, playgrounds, schools, public safety facilities, public utility facilities, jails, rehabilitation centers and detention facilities ▪ Any lot or establishment where alcoholic beverages are served, commercial place of amusement or recreation, or any place where live entertainment is provided within 200 feet of the boundary of a residential district. ▪ Removal of minerals and natural materials for commercial purposes ▪ Wholesale and retail establishments distributing materials and products essential to agriculture and farming operations, except manure ▪ Chemical laboratories, electronic products and instrument manufacturing ▪ Research laboratories provided such use does not produce undue odor, noise, smoke, or other objectionable effects ▪ Warehouses for the collection, packaging and distribution of agricultural and horticultural products ▪ Day care center ▪ Exploration for and removal of oil and gas ▪ Lumber yards ▪ Bottling works ▪ Wholesale stores and storage ▪ Storage garages ▪ Service centers ▪ Open air retail and wholesale sales ▪ Wireless communication facilities ▪ Other uses of a similar character, density and intensity as those listed in this section.
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It is staff’s opinion that the General Development Plan for this property should include all of the Administrative Permit allowances of Title 21 described above and in Section 21.20.50 A-U. This would be consistent with the applicant’s desire to build new commercial structures for unknown specific tenants, yet also allow a known variety of trades and professions to establish in the new business park. Staff would also like to reserve the ability to determine, “Other uses of a similar character to those listed here.” Left with staff, this would not encumber the property owner or the Planning Commission with staff reports that are very minor in nature and rather expensive and time consuming for the land lord or prospective tenant.

It is staff's opinion that the General Development Plan for this property should include only the following Use Permit Required allowances of Title 21.

- Contractor yards and offices
- Contractor's equipment storage facility including vehicles within a building
- Research laboratories provided such use does not produce undue odor, noise, smoke, or other objectionable effects
- Office complex greater than 5,000 s.f.

Allowing the contractors yard and offices and equipment storage, would allow Associated Rebar to move their operations to the new location without new encumbrance. Allowing "clean" research laboratories and offices will allow a variety of prospective tenants to the facility - while not exceeding the thresholds of analysis and environmental review undertaken to date for this project. The Planning Commission may chose to include additional "Use Permit Required" uses to the applicant's General Development Plan if determined to be within the scope of this review and without need for additional mitigation. To allow all uses described as "Use Permit Required" would be beyond the scope of this review and the proposed Mitigated Negative Declaration.

It is staff's opinion that the other items listed as "Use Permit Required" should not become part of the General Development Plan allowances of this permit request at this time. Such items should be subject to individual review and environmental analysis if necessary and subject to the discretion of the Planning Commission. The General Development Plan for this property could then be modified in the future to include additional uses as deemed appropriate by the Commission.

Development Standards

The Planning Commission is given discretion to establish the front, rear and side setbacks for new development in the Heavy Commercial Zoning District through approval of a General Development Plan (GDP). Staff believes the site plan and setbacks for the subject proposal are appropriate and reasonable as shown on plans received November 3, 2004. The Associated Rebar structure of Phase I is setback from Madison Avenue right of way by 30 feet and is also setback from the proposed driveway. The structures for Phases II and II are proposed with a zero setback from the eastern commercial property line which is allowed and appropriate in this commercial zone. All structures are less than the 35 foot maximum height allowed by the district.

Set Backs	FRONT		SIDE		REAR		HEIGHT	
	Min	Project	Min.	Project	Min.	Project	Max.	Project
Phase I Associated Rebar	GDP	30 ft	GDP	78 ft 11 ft	GDP	na	35 ft	15 ft
Phase II	GDP	241 ft	GDP	47 ft 0 ft	GDP	219 ft	35 ft	24'-2"
Phase III	GDP	500 ft approx	GDP	47 ft 0 ft	GDP	2 ft South	35 ft	24'-2"

Building Site Coverage will be 2.3 % with completion of Phase I and when fully developed with Phases II and II will be approximately 28.4 % lot coverage. This is within the 50% coverage allowed in the HC District.

The front 20 feet of property adjacent to Madison Avenue is proposed for landscaping as well as the drive along the western property line. The Site Development Standards require a minimum of 10% of the site are shall be landscaped. This necessitates a minimum of 0.47 acres of landscaping or 20,470 square feet of the site. Presently, the project does not appear to have sufficient landscape shown for Phases II and III. County convention allows a condition of approval be placed on the project imposing this landscaping requirement and the submittal of a plan for the Director's review and approval, prior to building permit.. Staff believes that 10% landscaping can be achieved, as too many parking spaces have been shown for the project and other opportunities are present in front of businesses between doors and entrances.

Parking standards have been exceeded and no signs have been proposed at this time. Exterior lighting has not been shown at this time and is subject to review and approval by the Director of Planning and Building Inspection through Title 21 and standard conditions of approval.

Boronda Community Plan

The project has been deemed consistent with the 1987 Boronda Neighborhood Improvement Plan by the Redevelopment and Housing Division and has been recommended for approval by the Boronda Redevelopment Citizens Advisory Committee. This same committee has been giving shape and comment to the Draft Boronda Community Plan that will eventually supplant the 1987 Boronda Neighborhood Improvement Plan. The Draft Boronda Community Plan has more specificity in its Intent and Design Standards than the 1987 plan. Staff has attached Exhibit F1 which includes relevant standards applicable to Heavy Commercial Development in the Boronda Community. Staff recommends that the Planning Commission incorporate several of the Draft Boronda Community Plan development standards as follows:

- Parking lots and outdoor work storage areas shall be screened from public view by buildings, fences, landscaping or berms.
- Landscaping shall be provided within setback areas between the front fencing or building and the back of sidewalk or public right of way.
- Fences and walls (shall) not display blank or unattractive frontages to streets and adjacent development, and shall incorporate:
 - An appropriate height (6 feet in this case)
 - Articulation
 - Complimentary materials and detailing (disallowing barbed wire, concertina wire, shards of glass and razor wire.
- Rooftop equipment shall be screened form view of adjacent streets and commercial development.
- To reduce the visual impacts of service and loading areas and temporary trash and recycling storage areas:

- Service areas and ground-mounted equipment shall be screened from view by fences or walls that conform to the style and materials of the accompanying building.

The City of Salinas also commented on the project as the subject site is within an UR Urban Reserve zoning designation. While the City of Salinas asked for more design amenities than currently required by County Code, staff believes that by incorporating design standards of the Draft Boronda Community Plan as listed above, that the project can be constructed in a manner that balances the needs of the applicant, the desires of the City of Salinas and is in keeping with the (draft) vision for new development in the Boronda Neighborhood.

E. CONCLUSION

Staff concludes that the project will not have a significant environmental effect if the proposed Mitigated Negative Declaration, revised mitigation measures, the listed design standards of the Draft Boronda Community Plan and the Condition Compliance and Mitigation Monitoring Reporting Plan are adopted by the Planning Commission.

Findings And Evidence

1. **FINDING:** The subject Use Permit and General Development Plan (Associated Rebar/Bartlebaugh/Kimmich: PLN040688) to relocate an existing rebar fabrication yard and modular office on 1.7 acres, and to develop the remaining 3 acres in subsequent phases with butler buildings to house independent shops for auto repair and for tradespersons such as electricians and plumbers, etc., consistent with the allowances of the HC-UR Zoning District as described in Condition No. 1, and as conditioned, conforms to the plans, policies, requirements and standards of the Monterey County General Plan, the Greater Salinas Area Plan, the Boronda Neighborhood Improvement Plan, the Draft Boronda Community Plan, and the Monterey County Zoning Ordinance (Title 21 of the Monterey County Code). The property is located at 1095 Madison Avenue, Boronda Neighborhood, Salinas Area. Assessors Parcel Number 261-052-011-000. The parcel is designated as “General Commercial” in the Boronda Neighborhood Improvement Plan, and is zoned “HC/UR” (Heavy Commercial, Urban Reserve).
 - EVIDENCE:** Application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development are located in project File No. PLN040688.
 - EVIDENCE:** The Planning and Building Inspection staff reviewed the project, as set forth in the application and accompanying materials, for conformity with the General Plan, the Greater Salinas Area Plan, the Boronda Neighborhood Improvement Plan, Draft Boronda Community Plan and Chapter 21.20 of the Monterey County Zoning Ordinance (Title 21).
 - EVIDENCE:** The project planner conducted an on-site inspection of the project to verify that the project on the subject parcel conforms to the plans listed above.
 - EVIDENCE:** Conditions of Approval and Mitigation measures have been added to the project that will assure consistency with the above plans and policies.
 - EVIDENCE:** The Planning Commission considered any written and verbal public testimony submitted at the public hearing on the subject Use Permit and General Development Plan.

2. **FINDING:** The project site is physically suitable for the proposed use as described in the project file.
 - EVIDENCE:** The proposed development was reviewed by the Monterey County Planning and Building Inspection Department, Redevelopment and Housing Division, Water Resources Agency, Public Works Department, Environmental Health Division, Parks and Recreation Department, Salinas Rural Fire District, and the City of Salinas. There was no indication from these agencies that the site is not suitable for the proposed development. Each agency has recommended conditions for project approval.

3. FINDING: CEQA. On the basis of the whole record before the Planning Commission, there is no substantial evidence that the proposed project as designed, conditioned and mitigated, will have a significant effect on the environment. The Initial Study/Mitigated Negative Declaration prepared for the project reflects the independent judgment and analysis of the County.

EVIDENCE: The Monterey County Planning and Building Inspection Department prepared an Initial Study on the project pursuant to the California Environmental Quality Act (CEQA). The Initial Study identified several potentially significant environmental effects, but the applicant has agreed to proposed mitigation measures that avoid or reduce the potential effects to a less than significant level. The Initial Study/Mitigated Negative Declaration was circulated for public review from May 25, 2005 to June 23, 2005. The County has considered the comments received during the public review period, and they do not alter the conclusions in the Initial Study/Mitigated Negative Declaration. The Initial Study/Mitigated Negative Declaration is on file at the Planning and Building Inspection Department in File No. PLN0404688, and is hereby incorporated by reference.

EVIDENCE: Evidence that has been received and considered in preparation of the Initial Study/Mitigated Negative Declaration includes:

- (A) Project application with revised site plan dated, June 5, 2002.
- (B) Monterey County General Plan
- (C) Boronda Neighborhood Improvement Plan, a part of the Greater Salinas Area Plan, adopted by the Monterey County Board of Supervisors on July 14, 1987.
- (D) Site visit by Taven M. Kinison Brown, Senior Planner, Monterey County Planning and Building Department, May 2005.
- (E) Boronda Neighborhood Improvement Plan Environmental Impact Report, prepared by ESA – Planning and Environmental Services for Monterey County, June 1987.
- (F) Flood Insurance Rate Maps for Monterey County, California, Panel 060195 0068 D, prepared by the Federal Emergency Management Agency, effective January 30, 1984.
- (G) CEQA Air Quality Guidelines, prepared by Monterey Bay Unified Air Pollution Control District, Adopted 1995 and last revised in September 2004.
- (H) 2004 Air Quality Management Plan For The Monterey Bay Region, Fourth Revision To The 1991 Air Quality Management Plan for the Monterey Bay Region, Prepared by the Monterey Bay Unified Air Pollution Control District, September 2004.
- (I) California Department of Toxic Substances Control (DTSC), “DTSC’s Hazardous Waste and Substances List” (Cortese List), n.d.,

www.dtsc.ca.gov/database/Calsites/Cortese_List.cfm?county=27
(January 28, 2003)

- (J) Monterey County Zoning Ordinance, Chapter 21.58 – Parking, pages 161-168.
- (K) Monterey County Zoning Ordinance, Title 21, Chapter 21.20 – regulations for Heavy Commercial Zoning Districts or “HC” Districts,” pages 63-69.
- (L) Revised Project Referral Sheet of March 30, 2005, from Dorothy Priolo, Deputy Fire Marshall – Salinas Rural Fire District.
- (M) Project Referral Sheet of November 23, 2004, from Bryce Hori, Monterey County Public Works Department.
- (N) Project Referral Sheet of November 22, 2004 from Shauna Juarez, Monterey County Water Resources Agency.
- (O) Project Referral Sheet of November 22, 2004, from Patrick Treffry, Land Use Program, County of Monterey Health Department.
- (P) Preliminary Archaeological Reconnaissance of APN 261-052-011 in Salinas, Monterey County California by Archaeological Consulting, Project 3569, Dated March 15, 2004.
- (Q) Traffic Impact Study, Associated Rebar Industrial Park, Boronda, Monterey County California, Higgins Associates, dated October 20, 2004.
- (R) Geotechnical Investigation for Proposed Residential (SIC) Development, 1095 Madison Lane, Monterey County, California, Prepared for Associated Rebar, Inc. by Haro, Kasunich and Associates, Inc., dated August 2004.
- (S) Preliminary Erosion Control Plan for Associated Rebar Inc., 1095 Madison Lane Salinas, CA., prepared by Mid Coast Engineers Job # 04108, dated October 25, 2004.
- (T) Staff Report to the Boronda Redevelopment Citizens Advisory Committee, prepared by Jared Ikeda, Senior Administrative Analyst, Dated May 4, 2005.
- (U) EMLpw_PLN040688. Electronic Mail from Enrique Saavedra to Taven Kinison Brown regarding Boronda Area Development Fee Mitigations, Dated May 17, 2005.

EVIDENCE: A Condition Compliance and Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with Monterey County regulations and is designed to ensure compliance during project implementation. The Applicant must enter into an “Agreement to Implement a Mitigation Monitoring and Reporting Plan” as a condition of project approval.

4. FINDING: CEQA Substitution of Mitigation Measures: The new measure is equivalent or more effective in mitigating or avoiding potential significant effects and that it in itself will not cause any potentially significant effect on the environment.
- EVIDENCE: Several Mitigation measures circulated in the Proposed Negative Declaration, but not adopted prior to this action are recommended for alteration.
- EVIDENCE: Mitigation Measures MM8-1, MM15-1 and MM16-1 involve fees to pay for fair share contributions required to mitigated potential impacts to hydrology and water quality, increases to traffic and cumulative impacts and for impacts to new water and wastewater systems.
- EVIDENCE: County Staff, the City of Salinas and the Transportation Agency for Monterey County have determined that revised mitigation measures will be equivalent and as effective as those circulated in the Proposed Mitigated Negative Declaration in mitigating or avoiding potential significant effects.
- EVIDENCE: The revised mitigation measures are acceptable to the applicants.
- EVIDENCE: Discussion in Exhibit A.
- EVIDENCE: Letter acknowledging acceptable mitigation fees by TAMC. Exhibit F3.
- EVIDENCE: Letter acknowledging acceptable mitigation fees by City of Salinas. Exhibit F2
- EVIDENCE: Condition Compliance and Mitigation Monitoring Reporting Plan. Exhibit D.
5. FINDING: With approval of the subject Use Permit and General Development Plan, the subject property will be in compliance with all rules and regulations pertaining to zoning uses, and any other applicable provisions of Title 21, and all zoning violation abatement costs have been paid.
- EVIDENCE Application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development located in project File No. PLN040688 and staff review of other Monterey County Planning and Building Inspection Department records.
6. FINDING: For Purposes of the Fish and Game Code, the project will have a potential for adverse impact on fish and wildlife resources upon which the wildlife depends.
- EVIDENCE: Staff analysis contained in the Initial Study and the record as a whole indicate the project may or will result in changes to the resources listed in Section 753.5(d) of the Department of Fish and Game regulations. As soils will be disturbed by the addition of paved surfaces required for the project, conditions have been for erosion control. Also required of the project are waste management plan submittal, drainage plan submittal and Hazardous Materials Disclosure and Response Plans (if necessary).
- EVIDENCE: Initial Study and Mitigated Negative Declaration contained in the project file.
7. FINDING: The establishment, maintenance, or operation of the use or structures applied for will not, under the circumstances of the particular case, be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or

working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvement in the neighborhood, or to the general welfare of the County.

EVIDENCE: The project as described in the application and accompanying materials was reviewed by the Planning and Building Inspection Department, Redevelopment and Housing Division, Environmental Health Division, Public Works Department, Water Resources Agency, Salinas Rural Fire District, Monterey County Redevelopment Agency, and the City of Salinas. The respective departments and 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, or the County in general.

8. **FINDING:** This project is appealable to the Board of Supervisors.

EVIDENCE: Section 21.80.040.D of Title 21 (Zoning) of the Monterey County Code sets forth the procedures for an appeal.

Exhibit D Monterey County Planning and Building Inspection Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: <i>Associated Rebar / Kimmich / Bartlebaugh</i> <i>File No:</i> PLN040688 <i>Approval by:</i> <i>Planning Commission</i>	<i>APNs:</i> 261-052-011-000 <i>Date:</i> <i>December 14, 2005</i>
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**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1.		<p>PBD029 - SPECIFIC USES ONLY</p> <p>This Use Permit and General Development Plan (File # PLN040688) allows the relocation of an existing rebar fabrication yard and modular office on 1.7 acres, and to develop the remaining 3 acres in a subsequent phase with butler buildings to house independent shops for auto repair and for tradespersons such as electricians and plumbers, etc., (See next condition for the allowances of the General Development Plan). The property is located at 1095 Madison Lane, Salinas. Boronda Neighborhood (Assessor's Parcel Number: 261-052-011-000).</p> <p>This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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 Planning and Building Inspection. 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. (Planning and Building Inspection)</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other- wise stated	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)			
2.		<p>NON STANDARD WORDING - GENERAL DEVELOPMENT PLAN</p> <p>All development shall be in substantial conformance with the Plans Received by the Planning Department November 3, 2004, and as modified by the following standards drawn from the Draft Boronda Community Plan:</p> <ul style="list-style-type: none"> • Parking lots and outdoor work storage areas shall be screened from public view by buildings, fences, landscaping or berms. • Landscaping shall be provided within setback areas between the front fencing or building and the back of sidewalk or public right of way. • Fences and walls (shall) not display blank or unattractive frontages to streets and adjacent development, and shall incorporate: <ul style="list-style-type: none"> ○ An appropriate height (6 feet in this case) ○ Articulation ○ Complimentary materials and detailing (disallowing barbed wire, concertina wire, shards of glass and razor wire. • Rooftop equipment shall be screened form view of adjacent streets and commercial development. • To reduce the visual impacts of service and loading areas and temporary trash and recycling storage areas: <ul style="list-style-type: none"> ○ Service areas and ground-mounted equipment shall be screened from view by fences or walls that conform to the style and materials of the accompanying building. <p>Section 21.20.050 Uses Allowed:</p> <p>Administrative Permits Granted with this General Development Plan</p> <table border="1" data-bbox="363 995 1631 1245"> <tr> <td data-bbox="363 995 785 1245"> <ul style="list-style-type: none"> ▪ Offices less than 5,000 s.f. ▪ Auto repair facilities ▪ Service Stations ▪ Shops for tradesmen ▪ Caretaker unit ▪ Mini Warehouse ▪ Small water systems ▪ Accessory structures </td> <td data-bbox="785 995 1207 1245"> <ul style="list-style-type: none"> ▪ Photography studio ▪ Picture framing ▪ Shoe Shop ▪ Shops of light commercial character ▪ Stationary and office supply ▪ Storage, rental of irrigation equipment </td> <td data-bbox="1207 995 1631 1245"> <ul style="list-style-type: none"> ▪ Manufacture of clothing ▪ Day care center for use of on-site employees ▪ Boarding kennel ▪ Additions to existing, approved wireless communication facilities ▪ Other uses of a similar character to those listed here </td> </tr> </table>	<ul style="list-style-type: none"> ▪ Offices less than 5,000 s.f. ▪ Auto repair facilities ▪ Service Stations ▪ Shops for tradesmen ▪ Caretaker unit ▪ Mini Warehouse ▪ Small water systems ▪ Accessory structures 	<ul style="list-style-type: none"> ▪ Photography studio ▪ Picture framing ▪ Shoe Shop ▪ Shops of light commercial character ▪ Stationary and office supply ▪ Storage, rental of irrigation equipment 	<ul style="list-style-type: none"> ▪ Manufacture of clothing ▪ Day care center for use of on-site employees ▪ Boarding kennel ▪ Additions to existing, approved wireless communication facilities ▪ Other uses of a similar character to those listed here 				
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		<p>Section 21.20.060 Uses Allowed: Use Permits Granted with this General Development Plan</p> <ul style="list-style-type: none"> ▪ Contractor yards and offices ▪ Contractor's equipment storage facility including vehicles within a building ▪ Research laboratories provided such use does not produce undue odor, noise, smoke, or other objectionable effects ▪ Office complex greater than 5,000 s.f. ▪ And other uses of a similar character, density and intensity to those listed above (as determined by the Director of Planning and Building Inspection Department) (Planning and Building Inspection) 				
3.		<p>PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the Planning Commission for Assessor's Parcel Number 261-052-011-000 on December 14, 2005. The permit was granted subject to 32 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (Planning and Building Inspection)</p>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
4.		<p>PBD030 - STOP WORK - RESOURCES FOUND 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. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the</p>	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeologist	Ongoing	

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		resources and to develop proper mitigation measures required for the discovery. (Planning and Building Inspection)				
5.		PBD012 - FISH AND GAME FEE-NEG DEC/EIR Pursuant to the State Public Resources Code, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) calendar days of project approval – prior to filing of the Notice of Determination. This fee shall be paid on or before the filing of the Notice of Determination. Proof of payment shall be furnished by the applicant to the Director of Planning and Building Inspection prior to the recordation of the tentative map, the commencement of the use, or the issuance of building and/or grading permits, whichever occurs first. The project shall not be operative, vested or final until the filing fees are paid. (Planning and Building Inspection)	Proof of payment shall be furnished by the applicant to the Director of Planning and Building Inspection prior to the recordation of the tentative map, the commencement of the use, or the issuance of building and/or grading permits, whichever occurs first.	Owner/ Applicant	Prior to the issuance of building and grading permits.	
6.		PBD022 - MITIGATION MONITORING PROGRAM The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. (Planning and Building Inspection)	1) Enter into agreement with the County to implement a Mitigation Monitoring Program. 2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.	Owner/ Applicant	Prior to issuance of grading and building permits.	
7.		NON-STANDARD WORDING– NOTICE OF REPORTS Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: The following reports have been prepared for this parcel (A) Preliminary Archaeological Reconnaissance of APN 261-	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and	

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		<p>052-011 in Salinas, Monterey County California by Archaeological Consulting, Project 3569, Dated March 15, 2004.</p> <p>(B) Traffic Impact Study, Associated Rebar Industrial Park, Boronda, Monterey County California, Higgins Associates, dated October 20, 2004.</p> <p>(C) Geotechnical Investigation for Proposed Residential (SIC) Development, 1095 Madison Lane, Monterey County, California, Prepared for Associated Rebar, Inc. by Haro, Kasunich and Associates, Inc., dated August 2004.</p> <p>(D) Preliminary Erosion Control Plan for Associated Rebar Inc., 1095 Madison Lane Salinas, CA., prepared by Mid Coast Engineers Job # 04108, dated October 25, 2004.</p> <p>and are on record in the Monterey County Planning and Building Inspection Department Library All development shall be in accordance with these reports." (Planning and Building Inspection)</p>			building permits	
8.		<p>PBD014 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning and Building Inspection. (Planning and Building Inspection)</p>	None	Owner/ Applicant	Ongoing	
9.		<p>PBD034 - UTILITIES - UNDERGROUND All new utility and distribution lines shall be placed underground. (Planning and Building Inspection; Public Works)</p>	None	Applicant/ Owner	Ongoing	
10.		<p>PBD020 – LIGHTING - STREET LIGHTS All street lights in the development shall be approved by the Director of Planning and Building Inspection. (Planning and Building Inspection)</p>	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant	Prior to issuance of grading or building	

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					permits.	
11.		<p>PBD021 – LIGHTING – EXTERIOR LIGHTING PLAN All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. (Planning and Building Inspection)</p>	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	
12.		<p>PBD018(B) - LANDSCAPE PLAN AND MAINTENANCE (OTHER THAN SINGLE FAMILY DWELLING) The site shall be landscaped. At least 60 days prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. 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. 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. (Planning and Building Inspection)</p>	Submit landscape plans and contractor's estimate to PBI for review and approval.	Owner/ Applicant/ Contractor	At least 60 days prior to final inspection or occupancy	
			All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	Ongoing	

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PUBLIC WORKS						
13.		PW0001 – ENCROACHMENT (COM) Obtain an encroachment permit from the Department of Public Works and construct a commercial driveway connection to Madison Lane. The design and construction is subject to the approval of the Public Works Director. (Public Works)	Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupying or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.	Owner/ Applicant	Prior to Building/ Grading Permit Issuance.	
14.		PW0007 – PARKING STD The parking shall meet the standards of the Zoning Ordinance and be approved by the Director of Public Works and the Director of Planning and Building Inspection. (Public Works)	Applicant’s engineer or architect shall prepare a parking plan for review and approval.	Owner/ Applicant/ Engineer	Prior to Building/ Grading Permits Issuance	
15.		PW0008 - DEDICATION Applicant shall offer to dedicate a thirty-two (32) foot roadway easement along the westerly side of the property. The easement shall be offered to the County through as an Irrevocable Offer to Dedicate Agreement, which shall set forth the terms, conditions, restrictions, and location of the easement. (Public Works)	Applicant shall prepare the Irrevocable Offer to Dedicate Agreement and submit it to the Department of Public Works for approval. The property owner will be eligible for reimbursement or credit from the County for the fair-market value of the easement dedicated.	Owner/ Applicant/ Surveyor	Prior to Building	
16.		PW0010 – SEWER CONNECTION Obtain a sewer connection permit from the Department of Public Works and pay all applicable fees. (Public Works)	Applicant shall apply for permit with Department of Public Works, obtain the permit, and pay applicable fees.	Owner/ Applicant	Prior to Building/ Grading Permits Issuance	

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17.		PW0012 – PLAN SUBMITTAL (SEWER) Submit plans to the Department of Public Works for approval and construct all necessary sewer improvements. (Public Works)	Applicant shall submit improvement plan to Department of Public Works for approval. Sewer improvements to be constructed in compliance with approved plans.	Owner/ Applicant	Prior to Building/ Grading Permits Issuance	
ENVIRONMENTAL HEALTH						
18.		EH6 - WATER SERVICE CAN/WILL SERVE Provide to the Division of Environmental Health written certification, and any necessary certification from State agencies that California Water Services <u>can</u> and <u>will</u> supply sufficient water flow and pressure to comply with both Health and fire flow standards. (Environmental Health)	Submit written certification to the Division of Environmental Health for review and approval.	CA Licensed Engineer /Owner/ Applicant	<u>Phase I</u> Prior to issuance of a building permit	
19.		EH24 - SEWER SERVICE CAN/WILL SERVE Provide certification to the Division of Environmental Health that the Boronda Sanitation District can and will provide sewer service for the proposed property/project. (Environmental Health)	Submit certification to Environmental Health for review and approval.	Owner/ Applicant	<u>Phase I</u> Prior to issuance of a building permit.	

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20.		EH28 - HAZ MAT BUSINESS RESPONSE PLAN 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. (Environmental Health)	Contact the Hazardous Materials Program of the Division of Environmental Health.	Owner/ Applicant	Phase I Continuo us	
21.		EH30 - HAZARDOUS WASTE CONTROL Comply with Title 22, Division 4.5 of the California Code of Regulations and Chapter 6.50 of the California Health and Safety Code (Hazardous Waste Control) as approved by the Director of Environmental Health. (Environmental Health)	Contact the Hazardous Materials Program of the Division of Environmental Health.	Owner/ Applicant	Phase I Continuo us	
22.		EH28 - HAZ MAT BUSINESS RESPONSE PLAN 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. (Environmental Health)	Contact the Hazardous Materials Program of the Division of Environmental Health.	Owner/ Applicant	Phases II and III Continuo us	
23.		EH30 - HAZARDOUS WASTE CONTROL Comply with Title 22, Division 4.5 of the California Code of Regulations and Chapter 6.50 of the California Health and Safety Code (Hazardous Waste Control) as approved by the Director of Environmental Health. (Environmental Health)	Contact the Hazardous Materials Program of the Division of Environmental Health.	Owner/ Applicant	Phases II and III Continuo us	

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WATER RESOURCES AGENCY						
24.		<p>WR40 - WATER CONSERVATION MEASURES</p> <p>The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</p> <p>a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.</p> <p>b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)</p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
25.		<p>WR47 - WASTE MANAGEMENT PLAN</p> <p>The applicant shall provide the Water Resources Agency a Construction Site Waste Management Plan prepared by a registered civil engineer that addresses the proper disposal of building materials and other construction site wastes including, but not limited to, discarded building materials, concrete truck washout, chemicals, litter and sanitary wastes. The Site Waste Management Plan must also address spill prevention, control and clean up of materials such as petroleum products, fertilizers, solvents, pesticides, paints and cleaners. (Water Resources Agency)</p>	Submit the plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	

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26.		DRAINAGE PLAN (NON-STANDARD WORDING) Prior to issuance of grading or building permits, a drainage plan shall be prepared by a registered civil engineer or architect addressing on-site and off-site impacts, to include oil-grease/water separators for the paved parking areas. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading permits	WRA
FIRE DEPARTMENT						
27.		FIRE030 – NON-STANDARD CONDITIONS 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: Salinas Rural Fire District.	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to final building inspection.	
28.		FIRE030 – NON-STANDARD CONDITIONS FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) Any building having a total floor area greater than 5,000	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	

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		square feet shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. Responsible Land Use Department: Salinas Rural Fire District.	Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
29.		FIRE030 – NON-STANDARD CONDITIONS - FIRE ALARM SYSTEM - (COMMERCIAL) Any sprinklered building having 50 or more fire sprinklers shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72. Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. Responsible Land Use Department: Salinas Rural Fire District.	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall submit fire alarm plans and obtain approval.	Applicant or owner	Prior to rough sprinkler or framing inspection	
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	
30.		FIRE030 –NON-STANDARD CONDITIONS – HYDRANTS AND FIRE FLOW- Hydrants for fire protection shall be provided at locations approved by the Salinas Rural Fire District and shall conform to the following requirements: a. FIRE FLOW - Pursuant to Uniform Fire Code	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	

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		<p>appendix III-A, the minimum fire flow requirement for 8,700 square foot commercial facilities built with Type V-N 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.</p> <p>b. TIMING OF INSTALLATION - Approved fire protection water supply systems must be installed and made serviceable prior to the time of construction.</p> <p>c. HYDRANT/FIRE VALVE (ADDITION) – A new hydrant shall be installed.</p> <p>d. HYDRANT/FIRE VALVE (LOCATION) - The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway.</p> <p>e. FIRE HYDRANTS - Hydrants shall be installed in accordance with spacing set forth in Uniform Fire Code Appendix III-B and in accordance with the following specifications:</p> <p>f. HYDRANT SIZE - The hydrant 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.</p> <p>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.</p> <p>Responsible Land Use Department: Salinas Rural Fire District.</p>	<p>Applicant shall provide improvement plans to the fire district. Applicant shall schedule fire dept. clearance inspection for each phase of development.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of Building Permit</p>	

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31.		FIRE030 –NON-STANDARD CONDITIONS – EMERGENCY ACCESS KEYBOX – Emergency access keybox 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: Salinas Rural Fire District.	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to final building inspection.	
32.		FIRE030 – NON-STANDARD CONDITIONS – PORTABLE FIRE EXTINGUISHERS – Portable fire extinguishers shall be installed and maintained in accordance with Uniform Fire Code Standard 10-1.	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to final building inspection.	

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MITIGATION MEASURES						
	MM8-1	<p>NON-STANDARD CONDITION-STORM DRAIN MASTER PLAN</p> <p>A. Prior to issuance of a building permit for Phase 1, applicant shall contribute \$56,126 (2005 dollars) toward the Boronda Redevelopment Area Storm Drain Master Plan.</p> <p>B. Prior to issuance of a building permit for Phase 2, applicant shall contribute \$56,126 (2005 dollars) toward the Boronda Redevelopment Area Storm Drain Master Plan.</p> <p>C. Prior to issuance of a building permit for Phase 3, applicant shall contribute \$53,008 (2005 dollars) toward the Boronda Redevelopment Area Storm Drain Master Plan.</p> <p>The preceding figures shall be updated based on the Engineering News Record Construction Cost Index. (Public Works)</p>	Applicant shall make payments of the storm drainage fees to County of Monterey prior to obtaining building permits for each phase.		See Table below for clarification on timing	
	MM 15-1	<p>NON-STANDARD CONDITION- TRAFFIC MITIGATION FEES</p> <p>A. Prior to issuance of a building permit for Phase 1, applicant shall contribute \$412 (2005 dollars) as a pro-rata share of the cost of improvements in the Boronda area.</p> <p>B. Prior to issuance of a building permit for Phase 2, applicant shall contribute \$8,249 (2005 dollars) as a pro-rata share of the cost of improvements in the Boronda area.</p> <p>C. Prior to issuance of a building permit for Phase 3, applicant shall contribute \$8,249 (2005 dollars) as a pro-rata share of the cost of improvements in the Boronda area.</p> <p>The preceding figures shall be updated based on the Engineering News Record Construction Cost Index.</p> <p>(Public Works)</p>	Applicant shall make payments of the Boronda area traffic to County of Monterey prior to obtaining building permits for each phase.		See Table below for clarification on timing and fees	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>		
	MM 15-1	NON-STANDARD CONDITION-TRAFFIC FEE ORDINANCE Prior to issuance of building permits for each phase, applicant shall pay the City of Salinas the project's pro-rata cost for improvements listed in the City's Traffic Fee Ordinance. (Public Works)	Applicant shall pay the traffic fee to the City of Salinas pursuant to the City of Salinas Traffic Fee Ordinance.		See Table below for clarification on timing and fees			
	MM 15-1	NON-STANDARD CONDITION-TAMC FEES Prior to issuance of building permits for each phase, applicant shall pay the Transportation Agency for Monterey County (TAMC) regional traffic mitigation fee identified in the TAMC nexus study. (Public Works)	Applicant shall pay the regional traffic fee pursuant to the TAMC nexus study.		See Table below for clarification on timing and fees			
		Timing of Fees for Mitigation Measures				Prior to Occupancy being granted for each phase, the applicant shall demonstrate evidence of payment to the appropriate authority		
		Project Mitigation Fees	Phase I (1.62 acres)	Phase II (1.62 acres)	Phase III (1.53 acres)			Total
		MM 8-1 and MM 16-1 Boronda Area Master Plan Drainage Fee	\$56,126	\$56,126	\$53,008			\$165,259
		MM 15-1 City of Salinas TFO	\$12,488	0	0			\$12,488
		MM 15-1 TAMC Fee	0	\$30,916.5	\$30,916.5			\$61,833
		MM 15-1 Boronda Area Traffic Fee (unchanged)	\$412	\$8,249	\$8,249			\$16,910
		Totals	\$69,026.00	\$95,291.50	\$92,173.50	\$256,490.00		