

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> March 27, 2008. Time: 1:30 P.M	<b>Agenda Item No.:</b> 2
<b>Project Description:</b>	
<p>a) Consider a Combined Development Permit including: 1) Use Permit, General Development Plan and Design Approval for the reestablishment of a previously existing service station and car wash, the continuing use of a convenience market and the establishment of a new truck rental facility; and 2) Zoning Reclassification of a three-acre portion of a 20-acre parcel from the "PQP-D-S" zoning classification (Public/Quasi-Public with Design and Site Plan Review Overlay Districts), to the "LC-D-S" zoning classification (Light Commercial with Design Control and Site Plan Review Overlay Districts).</p> <p>b) Consider the Mitigated Negative Declaration previously adopted by the Redevelopment Agency for the <i>Disposition, Development and Lease Agreement</i> for the Ord Market site, and the Technical Addendum to the Mitigated Negative Declaration adopted by the Board of Supervisors for the zoning reclassification of the property on July 24, 2007; and (GPZ070004; Redevelopment Agency of Monterey County; Greater Monterey Peninsula Area Plan</p>	
<b>Project Location:</b> 2700 Imjin Parkway	<b>APN:</b> 031-101-039-000 & Army Parcel E4.6.2
<b>Planning File Number:</b> GPZ070004	<b>Name:</b> Redevelopment Agency of Monterey County
<b>Plan Area:</b> Greater Monterey Peninsula Area Plan	<b>Flagged and staked:</b> No.
<b>Zoning Designation:</b> : "LC-D-S" (Light Commercial, with Design Control and Site Plan Review Overlay Districts)	
<b>CEQA Action:</b> A Mitigated Negative Declaration was adopted by the Redevelopment Agency on August 22, 2006 in conjunction with the approval of a <i>Disposition, Development and Lease Agreement</i> involving the subject site. Technical Addendums to the Mitigated Negative Declaration have been prepared by the Redevelopment Agency and the RMA- Planning Department pursuant to Section 15164 of the CEQA Guidelines, to address the zoning reclassification and the proposed truck rental facility.	
<b>Department:</b> RMA - Planning Department	

### RECOMMENDATION:

Staff recommends that the Zoning Administrator take the following actions:

- 1) Consider the previously adopted Mitigated Negative Declaration for the Disposition, Development and Lease Agreement and the Technical Addendum prepared for the zoning reclassification of the property, and consider the Technical Addendum prepared to address the proposed truck rental facility; and
- 2) Approve the Use Permit, General Development Plan and Design Approval portions of the Combined Development Permit based on the Findings and Evidence (**Exhibit C**) and subject to the recommended Conditions (**Exhibit D**).

### PROJECT OVERVIEW:

The project site is a three-acre portion of two parcels (APN 031-101-039-000 & Army Parcel E4.6.2) comprising 20 acres. The parcels are owned by the Redevelopment Agency of the County of Monterey and were transferred to the Agency from the Department of Defense as part of the overall land transfer process associated with the closure of Fort Ord. The site is located fronting on Imjin Parkway and Abrams Road just outside the city limits of the City of Marina. The site contains a building with an active convenience market (Ord Market) and an out of service service/gas station and car wash, and is leased to a private party under a *Disposition, Development and Lease Agreement* (DDLA) approved by the Redevelopment Agency. The terms of the DDLA allow the continuing operation of the convenience market and the possibility of reestablishing the service station and car wash with the appropriate planning and building approvals and permits.

The subject use permit, general development plan and design approval are part of a combined development permit which includes a zoning reclassification of the three-acre site. The zoning reclassification was considered and approved separately by the Board of Supervisors on July 24, 2007 (See Exhibit E). The reclassification changed the zoning designation of the site from the "PQP-D-S" zoning classification (Public/Quasi-Public with Design and Site Plan Review Overlay Districts), to the "LC-D-S" zoning classification (Light Commercial with Design Control and Site Plan Review Overlay Districts). The reclassification went into effect on August 25, 2007. The project before the Zoning Administrator is the consideration of the use permit, general development plan and design approval portion of the combined development permit along with the environmental review prepared for the project. Additional discussion is provided in Exhibit B below.

**OTHER AGENCY INVOLVEMENT:**

- ✓ Salinas Rural Fire Protection District
- ✓ Public Works Department
- ✓ Environmental Health Division
- ✓ Redevelopment Agency of Monterey County
- ✓ Water Resources Agency

The above checked agencies and departments have reviewed this project. Conditions recommended by the Fire District, Public Works, Environmental Health and the RMA-Planning Department have been incorporated into the condition compliance reporting plan (**Exhibit D**).

The project was not referred to any Land Use Advisory Committee (LUAC) for review. The subject site is not located within any of the Committees' designated boundaries.

Note: The decision on this project is appealable to the Planning Commission.

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Luis A. Osorio, Senior Planner  
(831) 755-5177, [osoriol@co.monterey.ca.us](mailto:osoriol@co.monterey.ca.us)  
March 6, 2008

Front Counter Copy, Zoning Administrator; Salinas Rural Fire Protection District; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; Nick Nichols, Redevelopment Agency for Monterey County; Mike Novo, Director of Planning; Luis A. Osorio, Planner; Carol Allen; Daryl Choates, Applicant; Sheri Damon, Lombardo & Gilles, Agent; Planning File GPZ070004.

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|--------------|-----------|--|
| Attachments: | Exhibit A | Project Data Sheet   |
|              | Exhibit B | Project Discussion   |
|              | Exhibit C | Recommended Findings and Evidence  |
|              | Exhibit D | Recommended Condition Compliance and Mitigation Monitoring and Reporting Program                 |
|              | Exhibit E | Board of Supervisors Resolution No. 07-288 Approving Zoning Reclassification of the Subject Site |
|              | Exhibit F | Site Plan  |
|              | Exhibit G | Mitigated Negative Declaration and Technical Addendums   |
|              | Exhibit H | Vicinity Map   |

**EXHIBIT A**

**Project Information for GPZ070004**

**Project Title:** REDEVELOPMENT AGENCY OF THE CO

<b>Location:</b> 2700 IMJIN ROAD	<b>Primary APN:</b> 031-101-039-000
<b>Applicable Plan:</b> Greater Monterey Peninsula Area Plan	<b>Coastal Zone:</b> No
<b>Permit Type:</b> No Data	<b>Zoning:</b> POP
<b>Environmental Status:</b> MND	<b>Plan Designation:</b> PQP
<b>Advisory Committee:</b> N/A	<b>Final Action Deadline (884):</b> 10/11/1810

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**Project Site Data:**

<b>Lot Size:</b> N/A	<b>Coverage Allowed:</b> N/A
<b>Existing Structures (sf):</b> N/A	<b>Coverage Proposed:</b> N/A
<b>Proposed Structures (sf):</b> N/A	<b>Height Allowed:</b> N/A
<b>Total Sq. Ft.:</b> N/A	<b>Height Proposed:</b> N/A
	<b>FAR Allowed:</b> N/A
	<b>FAR Proposed:</b> N/A

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**Resource Zones and Reports:**

<b>Environmentally Sensitive Habitat:</b> No	<b>Erosion Hazard Zone:</b> N/A
<b>Biological Report #:</b> N/A	<b>Soils Report #:</b> N/A
<b>Forest Management Rpt. #:</b> N/A	
<b>Archaeological Sensitivity Zone:</b> MODERATE	<b>Geologic Hazard Zone:</b> IV
<b>Archaeological Report #:</b> N/A	<b>Geologic Report #:</b> N/A
<b>Fire Hazard Zone:</b> N/A	<b>Traffic Report #:</b> N/A

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**Other Information:**

<b>Water Source:</b> N/A	<b>Sewage Disposal (method):</b> N/A
<b>Water Dist/Co:</b> N/A	<b>Sewer District Name:</b> N/A
<b>Fire District:</b> SALINAS RURAL FPD	<b>Grading (cubic yds.):</b> 0.0
<b>Tree Removal:</b> N/A	

## **EXHIBIT B DISCUSSION**

### **PROJECT DESCRIPTION**

The project site contains a convenience market (The Ord Market), a gas station and car wash building originally built by the US Army as part of the Fort Ord military base. On September 5, 2006, the property was conveyed to the Redevelopment Agency of the County of Monterey which then approved a lease with a private party to operate the facilities. The lease agreement allows the continuation of the use of the market and the reopening of the gas station and car wash. The Ord Market includes a 4,500 square-foot building and an approximately 80-space parking lot. The site is connected to a public water and sewer system (Marina Coast Water District), and all impervious surface runoff collects to a storm drain system on Imjin Road. The market building, the gas station canopy, pump islands, car wash building, driveways and parking areas have been preserved. Three 10,000-gallon underground gasoline tanks, aboveground equipment and associated equipment were removed in the 1990's. The site has been determined clean from contaminants by the County Health Department. The operation of the market has continued during the transfer of the property to the jurisdiction of the County, while the gas station and car wash have remained idle for a number of years. The continuing use of the convenience market and the reopening of the gas station and car wash require a use permit under the new "LC-D-S" zoning designation of the property. Staff has determined that an administrative permit for development in the "S" (Site Review Overlay) District is not required due to the minimal work necessary for the implementation of the project.

The project under consideration includes the continuing use of the convenience market and the reopening of the gas station and car wash. A new truck rental business adjunct to the convenience market is also proposed for the rental of an average of 10-15 rental trucks and small trailers. The proposal includes the installation of two new 12,000-gallon underground gasoline tanks, pipelines, electrical equipment including emergency cut off switches, four new aboveground gasoline pumps on the existing islands and new car wash equipment. No other physical improvements are proposed.

### **ENVIRONMENTAL REVIEW**

The RMA – Redevelopment Agency of Monterey County adopted a Mitigated Negative Declaration (MND) as part of the approval of the *Disposition, Development and Lease Agreement* (DDLA). The MND (Exhibit G) identified potentially significant effects relative to aesthetics (lighting), hazards/hazardous materials, hydrology/water quality, and noise for which adequate mitigation measures were identified. A Technical Addendum (Addendum) to the adopted MND was prepared by the Redevelopment Agency pursuant to Section 15164 of the CEQA Guidelines, to include the rezoning of the three-acre site into the project description. The Addendum concluded that such rezoning would not result in new potentially significant adverse environmental impacts not identified or discussed in the originally adopted Mitigated Negative Declaration. The MND and the Addendum were adopted by the Board of Supervisors for the approval of the zoning reclassification.

A second Technical Addendum has been prepared by the RMA-Planning Department pursuant to the CEQA Guidelines to address additional vehicle trip generation resulting from the use of a truck rental business as part of the convenience market. Based on information provided by the convenience market operator, the truck rental business normally experiences a rental and return of an average of four trucks and two trailers per day during the weekdays and weekends. Based on the assumption that each truck rental and return generates a total of six trips on Imjin Road and/or Abrams Drive, and that each trailer rental will generate a total of four trips, it is estimated that the truck rental business would generate a total average daily traffic demand of forty trips per day, including approximately 4 P.M. peak-hour trips. Based on this information, the average trip

generation of 1,220 trips per day estimated in the initial study for the project (without the truck rental business), would be increased to a total of 1,260; and the P.M. peak hour trip generation would be increased from the estimated 105 trips to 109. The addendum concludes that this is a relatively minor addition to the trips estimated in the initial study/mitigated negative declaration which would not result in additional potentially significant impacts on the estimated traffic volumes or levels of service on Imjin Road and/or Abrams Drive; and would not require additional environmental review, recirculation of the initial study/mitigated negative declaration or additional mitigation measures.

## EXHIBIT C RECOMMENDED FINDINGS AND EVIDENCE

1. **FINDING: CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, Greater Monterey Peninsula Area Plan, the Greater Monterey Peninsula Area Plan Inventory and Analysis, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for development.

**EVIDENCE:** (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. 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 three-acre project site is part of the former Fort Ord for which a Reuse Plan was adopted by the Fort Ord Reuse Authority in 1997. On November 20, 2001, the Board of Supervisors approved the “Fort Ord General Plan Amendment” for areas in Fort Ord under the jurisdiction of the County to conform to the County’s General Plan and the Reuse Plan adopted in 1997. Both the Fort Ord General Plan Amendment and the Reuse Plan designated the subject three-acre site as “Planned Development Mixed Use/Convenience Retail.” This land use designation allows for a variety of uses including commercial and civic land uses. The proposed convenience market, service station, car wash and truck rental business are allowed uses under the County General Plan.

(c) The property is located at 2700 Imjin Parkway (Assessor’s Parcel Number 031-101-039-000 and Army Parcel E4.6.2), Greater Monterey Peninsula Area Plan. A zoning reclassification was approved by the Board of Supervisors on July 24, 2007 (Resolution No. 07-288) for the subject three-acre site which reclassified the site to the “LC-D-S” Zoning District (“Light Commercial with Design Control and Site Plan Review Overlay Districts”). The reclassification (Ordinance No. 5081) became effective on August 25, 2007 and has been reflected in the Zoning Map. The proposed service station, car wash, convenience market and truck rental business are allowed with a Use Permit under this classification. Therefore, the property is suitable for the proposed development.

(d) The project planner conducted several site inspections to verify that the project on the subject parcel conforms to the plans listed above.

(e) The project was not referred to any of the Land Use Advisory Committees for review. The subject site is not located within any of the Committees’ designated boundaries.

(f) 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 GPZ070004.

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, Salinas Rural Fire Protection District, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that

the site is not suitable for the proposed development. Conditions recommended have been incorporated.

- (b) Staff conducted several site visits during the course of the review of the application to verify that the site is suitable for this use.
- (c) Certification by the Monterey County Health Department confirming that the project site has been cleaned from hazardous materials at the time of the removal of the previously existing underground gasoline storage tanks and pipelines (Refer to Initial Study/Mitigated Negative Declaration).
- (d) Materials in Project File GPZ070004.

**3. FINDING:** **CEQA** – The proposed project, including all permits and approvals, will not have any significant adverse impacts on the environment and a Mitigated Negative Declaration has been prepared and is on file in the Planning and Building Inspection Department (File # GPZ070004). Potential environmental effects have been studied and there is no substantial evidence in the record, as a whole, that supports a fair argument that the project, as designed, mitigated and conditioned, may cause a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment and analysis of the County based upon the findings and conclusions drawn in the Initial Study and in consideration of testimony and information received, and scientific and factual data presented in evidence during the public review process. No facts, reasonable assumptions predicated on facts, testimony supported by adequate factual foundation, or expert opinions supported by facts have been submitted that refute the conclusions reached by these studies, data, and reports. Nothing in the record alters the environmental determination, as presented by staff, based on investigation and the independent assessment of those studies, data, and reports. Conditions of project approval and/or mitigation measures have been identified in the Initial Study and included into the Mitigation Monitoring / Condition Compliance Reporting Plan to reduce any impact to an insignificant level. These conditions have been agreed to by the applicant. The custodian of the documents and materials that constitute the record of proceedings upon which the adoption of the Mitigated Negative Declaration is based is the Monterey County Planning and Building Inspection Department located at 168 W. Alisal St., 2<sup>nd</sup> floor, Salinas, CA 93901.

- EVIDENCE:**
- (a) An Initial Study for the project was prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines.
  - (b) The Mitigated Negative Declaration was adopted by the Redevelopment Agency on August 22, 2006 for the approval of a *Disposition and Development Lease Agreement* (DDLA). The DDLA allows the lessee to continue the operation of the existing convenience market at the site and allows the lessee to pursue permits for a gas/service station and car wash. The Mitigated Negative Declaration found that the market and proposed uses under the lease are consistent with the property's land use designation under the Fort Ord Reuse Plan and the General Plan Amendment adopted by the County for unincorporated areas of the former Fort Ord. The Mitigated Negative Declaration identified mitigation measures for potential impacts resulting from the existing use of a convenience market and the reestablishment of the previously existing gas station and car wash. Those mitigation measures are included in the Condition Compliance and Mitigation Monitoring and Reporting Plan.
  - (c) A Technical Addendum to the adopted Mitigated Negative Declaration was prepared by the Redevelopment Agency pursuant to Section 15164 of the

CEQA Guidelines to make minor technical changes to the project description analyzed in the original Mitigated Negative Declaration. Specifically, the Addendum addressed the rezoning of the subject three-acre site and concluded that such rezoning would not result in any new or significantly adverse environmental impacts not already identified and discussed in the originally adopted Mitigated Negative Declaration. The Mitigated Negative Declaration and Technical Addendum were adopted by the Board of Supervisors in support of the rezoning of the subject site.

(d) An additional Technical Addendum to the adopted Mitigated Negative Declaration was prepared by the RMA-Planning Department pursuant to the CEQA Guidelines to address additional vehicle trip generation resulting from the use of a truck rental business as part of the convenience market. Based on information provided by the convenience market operator, the truck rental business normally experiences a rental and return of an average of four trucks and two trailers per day during the weekdays and weekends. Based on the assumption that each truck rental and return generates a total of six trips on Imjin Road and/or Abrams Drive, and that each trailer rental will generate a total of four trips, it is estimated that the truck rental business would generate a total average daily traffic demand of forty trips per day, including approximately 4 P.M. peak-hour trips. Based on this information the average trip generation of 1,220 trips per day estimated in the initial study for the project would be increased to a total of 1,260 and the P.M. peak hour trip generation would be increased from the estimated 105 to 109. The addendum concludes that this relatively minor addition to the trips estimated in the initial study/mitigated negative declaration project would not result in additional significant impacts on the estimated traffic volumes or levels of service on Imjin Road and/or Abrams Drive; and would not require additional environmental review, recirculation of the initial study/mitigated negative declaration or additional mitigation measures.

3. **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. Zoning violation abatement costs, if any, have been paid.

**EVIDENCE:** (a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department Monterey County records and is not aware of any violations existing on subject property.

4. **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) Preceding findings and supporting evidence.

5. **FINDING:** **APPEALABILITY** - The decision on this project is appealable to the Monterey County Planning Commission.

**EVIDENCE:** Section 21.80.040 B, Monterey County Zoning Ordinance (*Title 21*).



**EXHIBIT D  
Monterey County Resource Management Agency  
Planning Department  
Condition Compliance and/or Mitigation Monitoring  
Reporting Plan**

**Project Name:** Redevelopment Agency/Ord Market  
**File No:** GPZ070004    **APNs:** 031-101-039-000 and Army Parcel No. E4.6.2  
**Approved by:** Zoning Administrator                                        **Date:** March 27, 2008

*\*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><b>PD001 - SPECIFIC USES ONLY</b>            This Combined Development Permit (GPZ070004) allows the reestablishment of a service station and car wash, the continuing operation of a convenience market and the establishment of a new truck rental business for the rental of a maximum of 15 trucks and trailers. The property is located at 2700 Imjin Parkway (Assessor's Parcel Number 031-101-039-000 and Army Parcel No. E4.6.2-000), Greater Monterey Peninsula Area Plan. 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 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</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

<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>
		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. <b>(RMA - Planning Department)</b>				
2.		<b>PD002 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A Combined Development Permit (Resolution _____) was approved by the Zoning Administrator for Assessor's Parcel Number 031-101-039-000 and Army Parcel No. E4.6.2 on March 27, 2008. The permit was granted subject to 13 conditions of approval and three mitigation measures which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. <b>(RMA - Planning Department)</b>	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits or commencement of use.	
	1.	In order to prevent off-site glare from lighting fixtures at the service station canopy, the lighting plan shall include light fixtures with cut-off optics or shielding that contains light onto the property and does <b>not</b> create off-site glare. <b>(RMA Planning Department)</b>	Submit a lighting plan for approval by the County,	Owner/ Applicant	Prior to installation of new light fixtures	

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>The following Best Management Practices shall be included in any lease of the property and shall be implemented as outlined in the measure:</p> <ul style="list-style-type: none"> <li>a. Maintain a canopy over the pump areas sufficient to minimize rainwater from entering the pump area. Water from the canopy roof shall be collected and disposed such that it does not traverse the pump island area, with the intent of keeping oil and gas spills out of the surface water runoff.</li> <li>b. All areas used for pumping, outdoor storage of petroleum products, waste areas that contain petroleum products, and the air/water supply area shall drain into a drain system with an approved oil/water separator.</li> <li>c. Label drains on all paved areas as to drain destination, including oil/water separator, sewer, storm drain, or to landscaped areas.</li> <li>d. Provide a spill response plan to the County for review and approval prior to operation of the service station. The plan shall include procedures for leaks, routine cleaning of the service station area, and response to sudden spills and shall discuss how spill materials will be <b>disposed</b>. The plan <b>shall</b> also <b>discuss</b> employee training procedures, such as upon hiring and an annual training program. The plan shall also include information for the employees to understand stormwater discharge prohibitions, wastewater discharge requirements, and all required Best Management Practices.</li> <li>e. Spills shall be cleaned using dry cleanup methods, such as rags or absorbents for leaks and spills. Leaks and spills need to be fully absorbed and the absorbent material must be properly stored and disposed. Fuel areas shall not be washed down unless the wash water is collected and disposed of properly.</li> </ul>	<ol style="list-style-type: none"> <li>1. Prepare a stormwater drainage plan that includes the required best management practices (Items a-c).</li>   <li>2. Prepare a spill response plan that includes the required provisions (Items d-e). (Note: This requirement may be satisfied through compliance with the requirements of Condition No. 9 upon review and approval by the Division of Environmental Health)</li> </ol>	<p>Applicant</p> <p>Applicant</p>	<p>Before issuance of building permits for the installation of gas pumps and underground tanks.</p> <p>Before issuance of a “final” building permit for the gas station.</p>	

<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>
		<p>f. Maintain a waste receptacle area(s) and an air/water supply area only on paved surfaces and clean up all spills or leaks as necessary. The waste area shall either be roofed, use drip pans under the receptacle, grade or pave the area to prevent run-on of stormwater, or use watertight waste receptacles with closed lids. The air/water supply area shall include the routine cleaning of the area and either grading and</p>	<p>3. The site plan for the building permit for the gas station shall include the location of the trash enclosure and contain the appropriate provisions per Item F of the mitigation measure.</p>	<p>Applicant</p>	<p>Before issuance of building permit for gas station</p>	

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)
	3.	<p>1. The project shall comply with the Noise Element of the Monterey County General Plan and Chapter 10.60 (Noise Control) of the Monterey County Code. In addition, the project shall comply with one of the following specific requirements as part of the use permit approval:</p> <ul style="list-style-type: none"> <li>a. Install the equipment in the car wash such that the drying side is away from Imjin Road, or</li> <li>b. Install noise attenuation devices or otherwise provide a study that shows that noise levels will not exceed General Plan limits at all adjacent residential property lines.</li> </ul> <p>2. In addition, the following time restrictions shall be applied to the car wash operation:</p> <ul style="list-style-type: none"> <li>a. The car wash shall not be operated from 7 p.m. to 10 p.m. unless the noise levels are less than 55 decibels at all residential property lines, as demonstrated by a noise study.</li> <li>b. The car wash shall not be operated from 10 p.m. to 7 a.m. unless the noise levels are less than 45 decibels at all residential property lines, as demonstrated by a noise study.</li> </ul>	<p>1. The building permit plans for the car wash shall include such provisions to comply with items 1 (a) or 1 (b) of this mitigation measure.</p> <p>2. Operate the car wash between the hours of 7 a.m. and 10 p.m. Operation of the car wash outside of this time frame would require the preparation and submittal of a noise study by a registered professional at the expense of the car wash operator. The noise study shall provide evidence that noise emission would be below the stated decibel levels.</p>	<p>Applicant</p> <p>Applicant</p>	<p>Before issuance of any necessary permit for the car wash</p> <p>On Going. A noise study could be required upon demand of the RMA-Planning Department</p>	
3.		<p><b>PD004 - INDEMNIFICATION AGREEMENT</b></p> <p>The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or</p>	<p>Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.</p>	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use	

<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>
		employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. <b>(RMA - Planning Department)</b>			of the property, filing of the final map, whichever occurs first and as applicable	
4.		<b>PD – SIGNAGE (NON-STANDARD)</b> Signage shall be designed in accordance with all applicable requirements of Section 21.60 (Newly Adopted Regulations for Signs). The applicant shall submit 3 copies of a signage plan which shall indicate the location, size, and colors and materials to be used. The signage plan shall be subject to approval by the Director of the RMA – Planning Department, prior to commencing the use of the gas station. <b>(RMA – Planning Department)</b>	Submit three copies of the signage plan to the RMA - Planning Department for review and approval.  The signage shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant  Owner/ Applicant	Prior to the beginning the use of the gas station  Ongoing	

<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>
5.		<b>PD026 - BANNERS, FLAGS, PENNANTS</b> There shall be no flags, banners, pennants, or other attention getting devices, other than approved signs, on the property. (RMA – Planning Department)	All currently existing flags, banners, pennants, or other attention-getting devices, on the ground or on the exterior face of the building shall be removed. No other flags, banners pennants or attention-getting devices shall be placed on the site.	Owner/ Applicant	Prior to issuance of building permits/ Ongoing	
6.		<b>PD – RENTAL TRUCK NUMBER LIMITATION (NON-STANDARD)</b> The rental truck portion of the operation of the convenience market shall be limited to the on-site keeping of no more than 15 trucks or trailers or a combination thereof. The trucks shall be parked in the designated areas in the approved site plan. Rental of additional trucks shall only be allowed through an amendment of the combined development permit or upon demonstration by the operator that additional rentals would not result in significant impacts on the affected streets’ level of service. (RMA – Planning Department)	Restrict the parking of rental trucks and trailers to the areas designated in the site plan.	Market operator	Ongoing	
7.		<b>PD006 - MITIGATION MONITORING PROGRAM</b> 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. (RMA - Planning Department)	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	Within 60 days after project approval or prior to the issuance of grading and building permits, whichever occurs first.	

<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>
8.		<b>EH28 - HAZ MAT BUSINESS RESPONSE PLAN</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. <b>(Environmental Health)</b>	Contact the Hazardous Materials Program of the Division of Environmental Health.	Owner/ Applicant	Continuous	
9.		<b>EH29 - HAZ MAT UNDERGROUND TANKS</b> Comply with Title 23 of the California Code of Regulations and Monterey County Code 10.65 (Underground Tank Requirements) as approved by the Director of Environmental Health. <b>(Environmental Health)</b>	Contact the Hazardous Materials Program of the Division of Environmental Health.	Owner/ Applicant	Continuous	
10.		<b>EH34 - HAZ MAT SPCC</b> Submit a site Spill Prevention Control Countermeasure (SPCC) Plan to the California Regional Water Quality Control Board for storage of petroleum products (i.e. diesel, oil, and gasoline) in above ground storage tanks greater than 650-gallon capacity or for cumulative storage of more than 1320 gallons. The Plan shall meet the standards as per Title 26, Division 22, Article 3, Sections 66264.30-66264.56 (Preparedness and Prevention). <b>(Environmental Health)</b>	Submit plan to the Hazardous Materials Program of the Division of Environmental Health for review and approval.	Owner/ Applicant	Prior to com-mence-ment of operation.	
11.		<b>EH35 - CURFFL</b> All improvements shall comply with the California Uniform Food Facilities Law as approved by the Director of Environmental Health. If necessary, submit plans and necessary review fees for review and approval prior to obtaining a building permit/final inspection. <b>(Environmental Health)</b>	Submit plans and necessary review fees to the Division of Environmental Health for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	



<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>
12.		<b>FIRE001 - ROAD ACCESS</b> 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 of two nine-foot traffic lanes 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. <b>Responsible Land Use Department: Salinas Rural Fire District.</b>	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.	<i>Applicant or owner</i>	Prior to final building inspection	
13.		<b>FIRE011 - ADDRESSES FOR BUILDINGS</b> 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	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

<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>
		and at each driveway split. Address signs shall be and visible 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. <b>Responsible Land Use Department: Salinas Rural Fire District.</b>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
13.		<b>FIRE030 – OTHER NON-STANDARD CONDITIONS</b> This project shall comply with the requirements of Articles 52 and 79 of the California Fire Code, 2001 edition. Plans for the fuel dispensing station tank and equipment shall be reviewed by the Salinas Rural Fire District upon submittal of a building permit application. Installation shall be approved by the fire district prior to building permit final inspection. <b>Responsible Land Use Department: Salinas Rural Fire District.</b>	Fuel dispensing system plans shall bear the details and specifications in accordance with the California Fire Code.  Installation shall be approved by the Salinas Rural Fire District. A final fire inspection shall be approved prior to requesting a final building inspection.	Applicant or owner  Installing Contractor	Prior to issuance of building and/or grading permit  Prior to Use	

Rev. 12/20/07

**Before the Board of Supervisors in and for the  
County of Monterey, State of California**

**Resolution No.: 07-288** )  
 Resolution of the Monterey County )  
 Board of Supervisors adopting findings )  
 pursuant to the California Environmental )  
 Quality Act for the zoning reclassification )  
 of the Ord Market site in the Fort Ord area. )

This resolution is made with reference to the following facts:

**I. RECITALS:**

1. The Board of Supervisors has considered a Zoning Ordinance Amendment for the reclassification of an approximately three-acre portion of land owned by the Redevelopment Agency of Monterey County to reclassify roughly the same area from the "PQP-D-S" (Public/Quasi Public) Zoning District to the "LC-D-S" (Light Commercial with Design Control and Site Review Overlay Zoning Districts) Zoning District. The ordinance would amend Section 21-11 of the Sectional District Maps of Section 21.08.060 of Title 21 (Zoning) of the Monterey County Code to apply the "LC-D-S" (Light Commercial with Design Control and Site Plan Review Overlay Zoning Districts) to the subject area.
2. The property is located at 2700 Imjin Parkway (Assessor's Parcel Number 031-101-039-000 and Army Parcel E4.6.2), in the unincorporated area of the former Fort Ord under the jurisdiction of Monterey County.
3. The proposed zoning reclassification of the three-acre subject site to the "LC-D-S" zoning district would make the area zoning consistent with the land use designation under the Fort Ord Reuse Plan and the Land Use Concept and designation established in the Fort Ord General Plan Amendment adopted on November 20, 2001 by the Board of Supervisors for the unincorporated areas of Fort Ord.
4. At a duly noticed public hearing on July 24, 2007, the Board of Supervisors, among other actions, considered an adopted Mitigated Negative Declaration ("MND") previously prepared for the approval of a *Disposition, Development and Lease Agreement* involving the use of the existing facilities at subject site, and considered a Technical Addendum to the Mitigated Negative Declaration which addressed the zoning reclassification.

5. The Mitigated Negative Declaration was adopted by the Redevelopment Agency on August 22, 2006 for the approval of a *Disposition and Development Lease Agreement* (DDLA). The DDLA allows the lessee to continue the operation of the existing convenience market at the site and allows the lessee to pursue permits for a gas/service station and car wash. The Mitigated Negative Declaration found that the market and proposed uses under the lease are consistent with the property's land use designation under the Fort Ord Reuse Plan and the General Plan Amendment adopted by the County for unincorporated areas of the former Fort Ord. The Mitigated Negative Declaration identified mitigation measures for potential impacts resulting from the existing use of a convenience market and the reestablishment of the previously existing gas station and car wash. Those mitigation measures would be made conditions of approval of the service station and car wash if and when applications are made and approved.
6. A Technical Addendum to the previously adopted Mitigated Negative Declaration has been prepared by the Redevelopment Agency pursuant to Section 15164 of the CEQA Guidelines. The addendum makes minor technical changes to the project description analyzed in the Mitigated Negative Declaration prepared earlier. Specifically, the Addendum addresses the rezoning of the subject three-acre site and concludes that such rezoning would not result in any new or significantly adverse environmental impacts not already identified and discussed in the previously adopted Mitigated Negative Declaration.
7. The proposed zoning reclassification would implement the land use designation adopted by the Board of Supervisors in 2001 and would not foreseeably result in additional uses because the Disposition and Development Lease Agreement (DDLA) prohibits development of any other uses on the site without prior written consent of the Redevelopment Agency of Monterey County and the DDLA further restricts the development area to the existing three-acre developed area.
8. Based on the Mitigated Negative Declaration and Technical Addendum, the Board of Supervisors finds that the proposed zoning reclassification will not have any significant adverse impacts on the environment. Potential environmental effects have been studied and there is no substantial evidence in the record, as a whole, that supports a fair argument that the proposed zoning reclassification may cause a significant effect on the environment. The Mitigated Negative Declaration and Technical Addendum reflect the independent judgment and analysis of the County based upon the findings and conclusions drawn in the Initial Study, consideration of testimony and information received, and scientific and factual data presented in evidence during the public review process. The custodian of the documents and materials that constitute the record of proceedings upon which the adoption of the Mitigated Negative Declaration is based is the Monterey County Planning and Building Inspection Department located at 168 W. Alisal St., 2<sup>nd</sup> floor, Salinas, CA 93901. No facts, reasonable assumptions predicated on facts, testimony supported by adequate factual foundation, or expert opinions supported by facts have been submitted that refute the conclusions reached by these studies, data, and reports.

Resolution No.: 07-288  
July 24, 2007

Nothing in the record alters the environmental determination, as presented by staff, based on investigation and the independent assessment of those studies, data, and reports.

## II. DECISION

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Supervisors, having considered the Mitigated Negative Declaration and Addendum, adopts the foregoing findings pursuant to the California Environmental Quality Act prior to deciding on the zoning reclassification.

**PASSED AND ADOPTED** on July 24, 2007, upon motion of Supervisor Calcagno, seconded by Supervisor Salinas, by the following vote, to-wit:

AYES: Supervisors Armenta, Calcagno, Salinas, and Potter

NOES: None

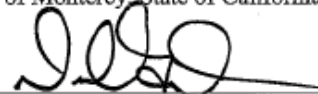
ABSENT: Supervisor Smith

I, Lew C. Bauman, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 73 for the meeting on July 24, 2007

Dated: July 25, 2007

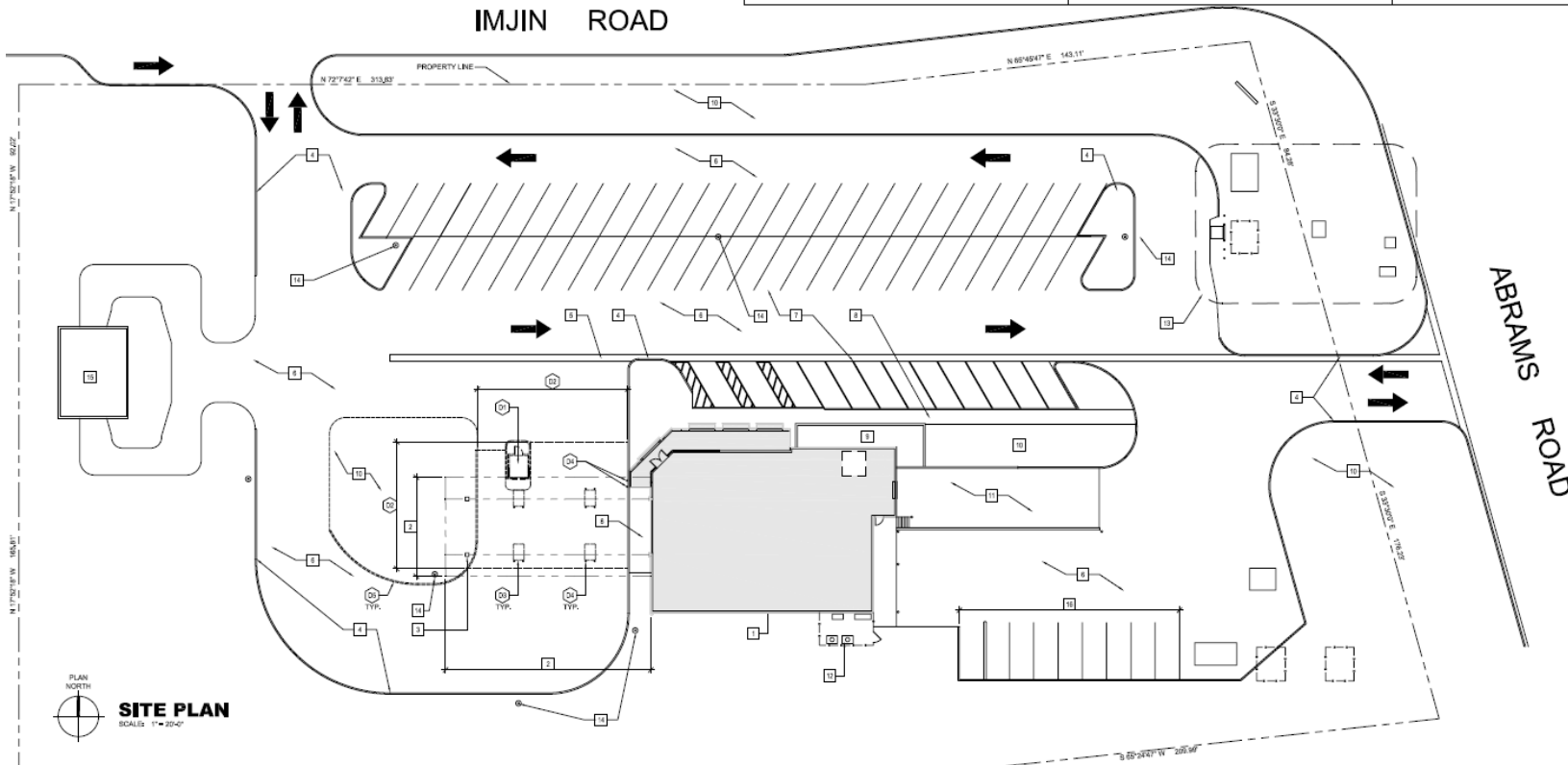
Lew C. Bauman, Clerk of the Board of Supervisors,  
County of Monterey, State of California

By



Darlene Drain, Deputy

DEMO GENERAL NOTES	DEMOLITION KEY NOTES	KEY NOTES
<p>1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DOCUMENTS AND FIELD CONDITIONS PRIOR TO PROCEEDING WITH THE WORK. IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY THE POINT IN QUESTION WITH THE ARCHITECT BEFORE PROCEEDING. ALL ELEMENTS NOT SHOWN TO REMAIN ARE TO BE DEMOLISHED PER ARCHITECT'S APPROVAL.</p> <p>2. CONTRACTOR SHALL PROTECT ALL EXISTING ITEMS THAT ARE NOT SCHEDULED FOR REMOVAL FROM DAMAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND/OR REPAIRING ANY DAMAGE CAUSED TO THE ITEMS TO REMAIN.</p> <p>3. CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS/EQUIPMENT AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED.</p> <p>4. CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF ALL ABANDONED EQUIPMENT AND TRASH LEFT FROM PREVIOUS WORK.</p> <p>5. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM DEMOLITION/CONSTRUCTION AREA. KEEP AREA CLEAN.</p> <p>6. AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREA(S) SHALL BE LEFT BY "BROOM CLEAN" CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED.</p> <p>7. THE ELECTRICAL CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHT AND POWER IN THE SPACE DURING CONSTRUCTION, INCLUDING PROVISIONS FOR EMERGENCY LIGHTING WHERE OCCURS IN INTERIOR SPACES.</p> <p>8. DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.</p> <p>9. REMOVE TO SOURCE AND CAP ALL PIPES, VENTS, APPLIANCES AND/OR DRAINING NOT BEING RE-USED.</p> <p>10. SURVEY (S) ROOF OPENINGS, PROVIDE COVER PLATE OR SEALANT AROUND PIPES, DUCTS, ETC. NOT TO BE RE-USED.</p> <p>11. ALL DOORS, FRAMES, HARDWARE, MECHANICAL ITEMS, PLUMBING FIXTURES, LIGHT FIXTURES INCLUDING DOWN LIGHTS &amp; FLUORESCENTS, AND SPECIAL EQUIPMENT TO BE DEMOLISHED EXCEPT AS SPECIFICALLY EXCLUDED BECOMES PROPERTY OF THE CONTRACTOR AND SHOULD BE REMOVED FROM THE PREMISES.</p> <p>12. GENERAL CONSTRUCTION CONTRACTOR SHALL PROVIDE APPROPRIATE WEATHER PROTECTION OF EXISTING STRUCTURE WHEN DEMOLITION WORK CAUSES EXPOSURE OF EXISTING CONSTRUCTION TO THE ELEMENTS.</p> <p>13. CONTRACTOR TO ENSURE THAT EXISTING UTILITIES (GAS, ELECTRIC OR PHONE, ETC.), ACCESS FOR TENANT &amp; CUSTOMER, MECHANICAL VENTILATION, HEATING AND/OR COOLING SYSTEMS, PROVIDED TO ALL TENANTS IN THE EXISTING BUILDINGS WHERE WORK WILL OCCUR AS WELL AS IN BUILDINGS WHERE WORK WILL NOT OCCUR.</p>	<p>THE KEY NOTES THAT FOLLOW APPLY TO THE DEMOLITION SERIES DRAWINGS ONLY.</p> <p>(1) CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF (E) COFFEE KIOSK &amp; CONCRETE FOUNDATION IN THEIR ENTIRETY.</p> <p>(2) CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF (E) CONCRETE SLAB BETWEEN CURBS &amp; ASPHALT IN THEIR ENTIRETY.</p> <p>(3) CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF (E) CONCRETE ISLANDS IN THEIR ENTIRETY.</p> <p>(4) CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF (E) CONCRETE FILLED PIPE ISLANDS IN THEIR ENTIRETY.</p> <p>(5) CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF (E) P CONCRETE CURB.</p>	<p>THE KEY NOTES THAT FOLLOW APPLY TO THE DEMOLITION SERIES DRAWINGS ONLY.</p> <p>(1) SHADED AREA INDICATES (E) BUILDING - NO WORK TO OCCUR UNLESS INDICATED BY PLUMBING AND ELECTRICAL DRAWINGS.</p> <p>(2) (E) CANOPY TO REMAIN.</p> <p>(3) (E) CANOPY COLUMNS TO REMAIN - NO WORK TO OCCUR.</p> <p>(4) (E) 8" CONC. CURB TO REMAIN - NO WORK TO OCCUR.</p> <p>(5) (E) GUTTER TO REMAIN.</p> <p>(6) (E) ASPHALT PAVING - NO WORK TO OCCUR.</p> <p>(7) (E) PARKING STRIP TO REMAIN.</p> <p>(8) (E) SIDEWALK TO REMAIN - NO WORK TO OCCUR.</p> <p>(9) (E) PLANTER - NO WORK TO OCCUR.</p> <p>(10) (E) LANDSCAPING - NO WORK TO OCCUR.</p> <p>(11) EXISTING CONC. LOADING RAMP AND WALLS TO REMAIN - NO WORK TO OCCUR.</p> <p>(12) (E) AIR CONDITIONING UNITS TO REMAIN.</p> <p>(13) (E) ELECTRICAL AND WATER UTILITIES TO REMAIN - NO WORK TO OCCUR.</p> <p>(14) (E) PARKING LIGHTING TO REMAIN - NO WORK TO OCCUR.</p> <p>(15) (E) CAR WASH BUILDING TO REMAIN - NO WORK TO OCCUR UNDER THE PERMIT.</p> <p>(16) (E) LHAUL PARKING TO REMAIN - NO WORK TO OCCUR UNDER THE PERMIT.</p>
	<b>LEGEND</b>	
	----- INDICATES ITEMS TO BE REMOVED.	



THE USE OF THE WORDS "EXISTING" OR "TO REMAIN" DOES NOT IMPLY THAT THE ITEMS SHOWN ARE TO BE MAINTAINED OR PRESERVED. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND CONDITION OF ALL ITEMS SHOWN TO REMAIN OR TO BE MAINTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

**Ord Market Gas Station - Redevelopment**  
**Agency of the County of Monterey**

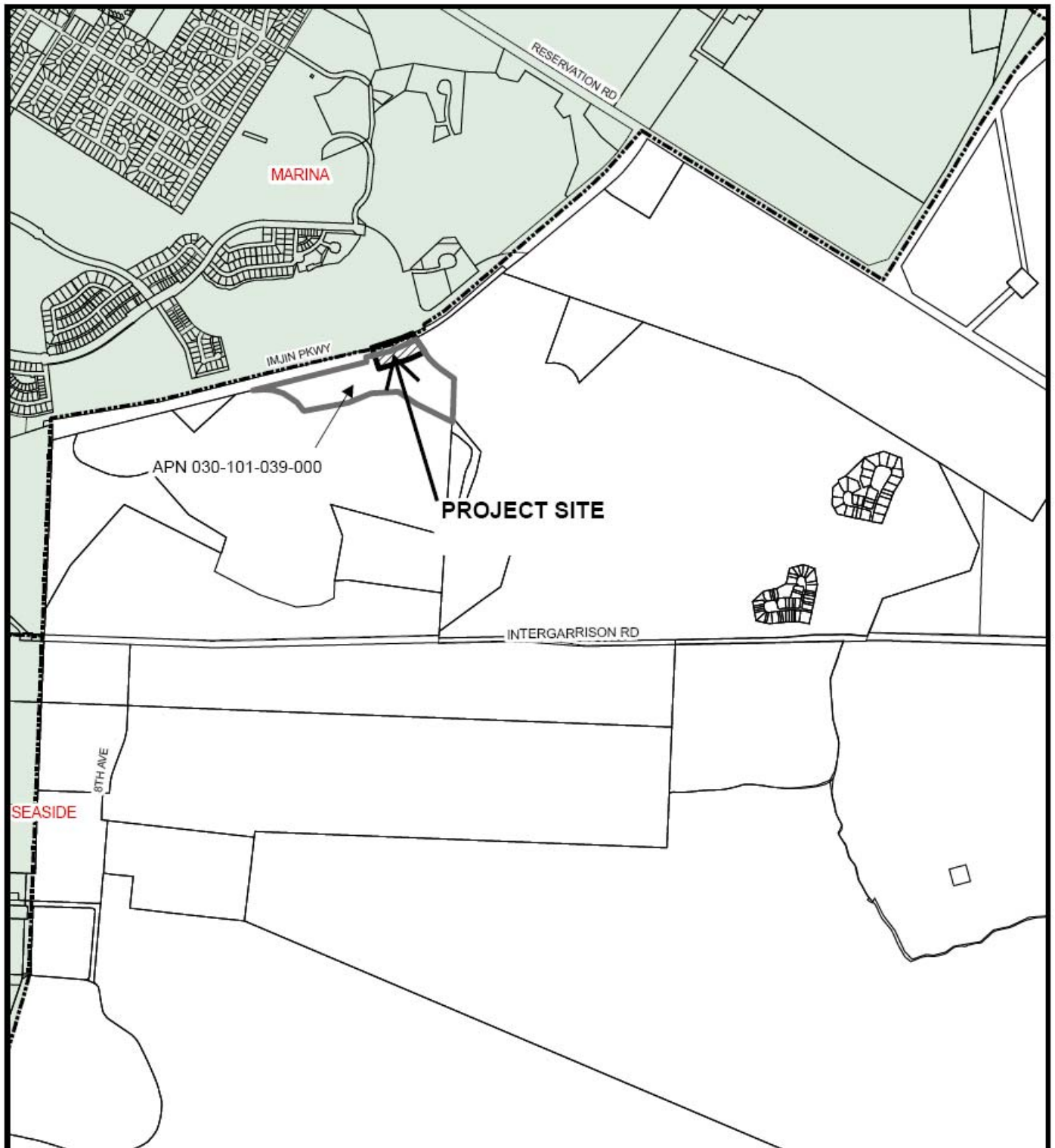
Ord Market, Inc.  
 2700 Imjin Parkway  
 Marina, CA 93933




JOB NO. 07307  
 PRINT DATE: 2/8/2008  
 PLOT DATE: 2/8/2008  
 DRAWN BY: JTF/FCG  
 CHECKED BY: KPT  
 SET ISSUED: \_\_\_\_\_

SHEET NAME: EXISTING / DEMOLITION SITE PLAN  
 SHEET NO.: D101

FILE NAME: 0730701

# SITE LOCATION



PROJECT SITE		 0 1,000 Feet	
APN: 031-101-039-000 & portion of Army parcel E4.6.2			
FILE # GPZ070004	 City Limits		