

Monterey County Planning & Building Inspection
Conditions of Approval and Program for Monitoring or Reporting* on
Conditions of Approval

Project Name: Dreisbach Family Trust

File No: PLN010363 APNs: 117-052-017-000

Approval by: Planning Commission Date: 01/29/03

**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Mitigation Measure Number, Category, Text, Impact Addressed and Responsible Land Use Department	Monitoring Actions to be performed or documented including performance measures if applicable	Responsible Party	Monitoring Schedule (Timing)	Verification of Completed or Ongoing Mitigation or of Non-Compliance	Action to Achieve Compliance
Mitigation Measure 1 In order to mitigate for the potential adverse impact to archaeological or cultural resources, the applicant shall include the following note on the construction plans: If archeological resources or human remains are accidentally discovered during construction, work shall be halted within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated by the archeologist and implemented by the applicant.		Applicant	<u>Prior to issuance of building permits</u>		
Mitigation Measure 2 In order to mitigate for potential adverse traffic impacts to the Highway1/Salinas Road intersection, the applicant shall pay a pro-rate traffic mitigation fee of \$51,780 for the future construction of an interchange on state Highway 1 at Salinas Road. This fair share contribution is based upon 2002 dollars and shall be updated annually in accordance with the ENR cost index.	Provide the Director of Planning and Building Inspection Department and the California Department of Transportation, District 5, proof that the fee has been paid.	Applicant	<u>Prior to final inspection or commencement of the use</u>		

<i>Mitigation Measure Number, Category, Text, Impact Addressed and Responsible Land Use Department</i>	<i>Monitoring Actions to be performed or documented including performance measures if applicable</i>	<i>Responsible Party</i>	<i>Monitoring Schedule (Timing)</i>	<i>Verification of Completed or Ongoing Mitigation or of Non-Compliance</i>	<i>Action to Achieve Compliance</i>
Mitigation Measure 3 In order to mitigate for potential adverse traffic impacts to the Highway1/Salinas Road intersection, the applicant shall eliminate vehicle trips during the AM (7:00 – 8:00 AM) and PM (4:00 – 6:00 PM) peak periods through shift changes and other measures, such as ride-sharing and use of public transport, that avoid adding traffic on Highway 1. The applicant shall also provide incentives to encourage employees to use public transit.	Provide the Director of Planning and Building Inspection Department for approval a traffic management brochure aimed at the employees, including hours of operation, describing standards for circulation in peak traffic periods and the incentives for using public transit.	Applicant	<u>Prior to final inspection or commencement of the use</u>		
	Provide the Director of Planning and Building Inspection Department a list of employees and written proof that all employees have received and read the traffic management brochure. Failure to submit the required proof shall constitute a violation of the conditions of approval and will be subject to enforcement action by the County.	Applicant	<u>Within three months of commencement of the use</u>		
	Provide the Director of Planning and Building Inspection Department an updated list of employees with written proof that all new employees have received and read the traffic management brochure. Failure to submit the required proof shall constitute a violation of the conditions of approval and will be subject to enforcement action by the County.	Applicant	<u>Yearly until the construction of improvements on Highway 1 at Salinas Road</u>		
	Submit to the Director of Planning and Building Inspection Department for approval, employee time-card reports showing hours of employee arrival and departure from the facility. Yearly reports shall be submitted simultaneously with the reports from the previous monitoring action. Failure to submit the required reports shall constitute a violation of the conditions of approval and will be subject to enforcement action by the County.	Applicant	<u>Quarterly during the first year of operation</u>		
			<u>Yearly until the construction of improvements on Highway 1 at Salinas Road</u>		