

**Monterey County Planning & Building Inspection
Condition Compliance & Mitigation Monitoring and/or
Reporting Plan**

Project Name: Stan Suarez

File No: PLN020015

APN(s): 257-031-014-000

Approval by: Planning Commission **Date:** April 30, 2003

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

Condition and Condition #; or Mitigation Measure Number; Category, Text, Impact Addressed, and Responsible Land Use Department	Compliance or Monitoring Actions to be performed or documented, including performance measures, if applicable.	Responsible Party for Monitoring	Monitoring Schedule (Timing)	Verification of Completed or Ongoing Mitigation or of Non- Compliance	Action to Achieve Compliance
Mitigation Measure 5.1: 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 it can be evaluated by a qualified professional archaeologist. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (e.g., 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 resources and to develop proper mitigation measures required for the discovery. (Planning and Building Inspection Department)	Mitigation Measure 5.1: Prior to submittal of the grading plan to the Planning and Building Inspection Department for approval, a note shall be included on the grading plan by the applicant (or his authorized agent) to state the following: "If, during the course of grading or 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 it can be evaluated by a qualified professional archaeologist. 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 resources and to develop proper mitigation measures required for the discovery. (Planning and Building Inspection Department)	PBI	Grading plan review; ongoing inspection during project construction.	Verification that note is on the grading plan	Verification that note is on the grading plan
Mitigation Measure 7.1: The applicant shall submit a <u>maintenance plan</u> to the Division of Environmental Health for the catch basin with fossil filters and the oil/water separator. The maintenance plan shall designate an employee who will inspect the oil/water separator, state how often the sludge will be removed and state	Mitigation Measure 7.1: Prior to issuance of building permits, the applicant shall submit a detailed disposal system design to the Division of Environmental Health for the catch basin with fossil filters and the oil/water separator. After cleaning the oil/water separator for the first time, the sludge shall be analyzed by a	HD/EH	Prior to issuance of building permits and after cleaning the oil/water separator for the first time	Plan approval by Environmental Health and report of analysis by laboratory	Environmental Health review of plan and analysis by laboratory

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who will clean the separator. (Environmental Health)	certified laboratory to determine if the waste is hazardous and the results submitted to Environmental Health for analysis.				
<u>Mitigation Measure 7.2:</u> The applicant shall 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. (County of Monterey Health Department)	<u>Mitigation Measure 7.2:</u> Environmental Health Division will ensure that the applicant is in compliance with Title 19 of the <i>California Code of Regulations and Chapter 6.95 of the California Health and Safety Code</i> through on-site inspections.	HD	Ongoing	Random site inspections by Environmental Health	Site inspections
<u>Mitigation Measure 7.3:</u> The applicant shall comply with Title 22, Division 4.5 of the California Health and Safety Code (Hazardous Waste Control) as approved by the Director of Environmental Health. (County of Monterey Health Department, Environmental Health Division)	<u>Mitigation Measure 7.3:</u> Environmental Health Division will ensure that the applicant is in compliance with Title 22, Division 4.5 of the <i>California Health and Safety Code</i> through on-site inspections.	HD/EH	Ongoing	Random site inspections by Environmental Health	Site inspections
<u>Mitigation Measure 8.1:</u> The applicant shall provide evidence to the satisfaction of the Director of Environmental Health that the water source meets applicable State and County standards for water quantity and quality. (Environmental Health Division)	<u>Mitigation Measure 8.1:</u> Required evidence will be reviewed and approved prior to the issuance of a new water system permit by the Environmental Health Department. The applicant shall provide written approval from the Environmental Health Division to the Planning and Building Inspection Department that this mitigation measure has been met, prior to issuance of building permits. (Environmental Health Division and Planning and Building Inspection Department)	EH	Prior to issuance of building permits and prior to the issuance of a new water system permit by the Environmental Health Department	The applicant shall provide written approval from the Environmental Health Division to the Planning and Building Inspection Department that this mitigation measure has been met	Required evidence will be reviewed and approved prior to the issuance of a new water system permit by the Environmental Health Department
<u>Mitigation Measure 8.2:</u> Applicant shall submit a detailed disposal system design to the Director of Environmental Health for review and approval meeting the regulations found in Chapter 15.20 of the Monterey County Code and Prohibitions of the Basin Plan, as required by the Regional Water Quality Control Board. (Environmental Health Division)	<u>Mitigation Measure 8.2:</u> Required disposal system shall be reviewed and approved by the Environmental Health Department. The applicant shall provide written approval from the Environmental Health Division to the Planning and Building Inspection Department that this mitigation measure has been met, prior to issuance of building permits. (Environmental Health Division and Planning and Building Inspection Department)	EH/PBI	Prior to issuance of building permits and prior to the issuance of a new disposal system permit by the Environmental Health Department	The applicant shall provide written approval from the Environmental Health Division to the Planning and Building Inspection Department that this mitigation measure has been met	Required evidence will be reviewed and approved prior to the issuance of a new disposal system permit by the Environmental Health Department

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<u>Mitigation Measure 8.3:</u> The applicant shall submit a drainage plan, prepared by a registered civil engineer addressing on-site and off-site impacts, which includes routing storm water runoff from the paved parking areas to an oil-grease/water separator and construction of detention facilities to mitigate the impact of impervious surface storm water runoff. The detention pond shall be fenced for public safety. (Water Resources Agency)	<u>Mitigation Measure 8.3:</u> Required drainage plan shall be reviewed and approved by the Water Resources Agency. The applicant shall provide written approval from the Water Resources Agency to the Planning and Building Inspection Department that this mitigation measure has been met, prior to issuance of building permits. (Water Resources Agency and Planning and Building Inspection Department)	WRA/PBI	Prior to issuance of building permits.	The applicant shall provide written approval from the Water Resources Agency to the Planning and Building Inspection Department that this mitigation measure has been met	Required drainage plan shall be reviewed and approved by the Water Resources Agency
<u>Mitigation Measure 8.4:</u> 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. (Water Resources Agency)	<p><u>Mitigation Measure 8.4:</u> The applicant shall install ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, install any proposed shower heads with a maximum flow capacity of 2.5 gallons per minute, and all proposed 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 re-circulating system. Required fixtures shall be inspected prior to issuance of occupancy permits. (Water Resources Agency and Planning and Building Inspection Department)</p> <p><u>Mitigation Measure 8.4.1:</u> Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinklers heads, bubblers, drip irrigation systems and timing devices. Required landscaping shall be inspected prior to issuance of occupancy permits. (Water Resources Agency and Planning and Building Inspection Department)</p>	WRA/PBI	Prior to issuance of building permits and final occupancy	Plumbing plan review and final site inspections; submittal and approval of landscape plan; final inspection of landscaping	The applicant shall install fixtures meeting specified requirements; The applicant shall implement the approved landscape plan
<u>Mitigation Measure 16.1:</u> Applicant shall have the proposed storm water retention facility certified by a registered civil engineer or licensed contractor.	<u>Mitigation Measure 16.1:</u> Certification that the storm water retention facility has been constructed in accordance with approved plans shall be provided to the County Water Resources Agency by a registered civil engineer or licensed contractor who constructed the facility. The applicant shall provide written approval from the County Water Resources Agency to the Planning and Building Inspection Department that this mitigation measure has been met, prior to issuance of	WRA/PBI	Prior to issuance of occupancy permits.	The applicant shall provide written approval from the County Water Resources Agency to the Planning and Building Inspection Department that this mitigation measure has been met	Certification that the storm water retention facility has been constructed in accordance with approved plans shall be provided to the County Water Resources Agency by a registered civil engineer or licensed

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	occupancy permits. (Water Resources Agency and Planning and Building Inspection Department)				contractor who constructed the facility.
Mitigation Measure 16.2: Applicant shall secure a “Will Serve” letter from the Monterey County Water Resources Agency to ensure that the proposal will have sufficient water supplies.	Mitigation Measure 16.2: Applicant shall provide the Planning and Building Inspection Department with a “Will Serve” letter, issued by the County Water Resources Agency, prior to issuance of building permits. (Planning and Building Inspection Department)	PBI	Prior to issuance of building permits.	Applicant shall provide the Planning and Building Inspection Department with a “Will Serve” letter, issued by the County Water Resources Agency	Applicant shall provide the Planning and Building Inspection Department with a “Will Serve” letter, issued by the County Water Resources Agency
Mitigation Measure 16.3: Applicant shall obtain appropriate permits, and fulfill all requirements of such permits, from Environmental Health Department, relating to a new water system.	<p>Mitigation Measure 16.3: Prior to issuance of a new water system permit, the applicant shall obtain a water well drilling permit from the Division of Environmental Health. (Environmental Health)</p> <p>Mitigation Measure 16.3.1: Applicant shall provide the Planning and Building Inspection Department with copies of a Water Well Drilling Permit, issued by Environmental Health, prior to constructing the proposed well and issuance of building permits. (Planning and Building Inspection Department)</p>	<p>EH</p> <p>EH/PBI</p>	Prior to constructing the proposed well and issuance of building permits.	Applicant shall provide the Planning and Building Inspection Department with copies of a Water Well Drilling Permit, issued by Environmental Health	The applicant shall obtain a water well drilling permit from the Division of Environmental Health