

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

**Project Name:** Spencer; PLN010512

**File No:** PLN010512 APN(s): 211-202-001-000

**Approval by:** Planning Commission

**Date:** August 13, 2003

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

Cond. #	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
23	<b>(Hydrology &amp; Water Quality).</b> MM#1 A drainage plan shall be prepared by a registered civil engineer addressing on-site and off-site impacts that includes routing stormwater runoff from the paved parking areas to an oil-grease/water separator and construction of detention facilities to mitigate the impact of impervious surface stormwater runoff. The detention pond shall be fenced for public safety. <b>PBI; WR</b>	The drainage plan must be submitted to the Planning and Building Inspection Department and the County Water Resources Agency prior to the issuance of demolition, grading or building permits.	Engineer/Applicant	Prior to issuance of grading/building permits		
24	<b>(Hydrology &amp; Water Quality)</b> MM#2 Certification that the stormwater 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. Certification that the stormwater retention facility has been constructed in accordance with approved plans must be submitted to the County Water Resources Agency prior to final inspection and occupancy of the facility. <b>(Planning and Building Inspection Department) PBI; WR</b>	Submit the Plan to the Water Resources Agency for approval. Obtain a sign-off from PBI.	Engineer/Applicant	Prior to issuance of grading/building permit		
25	<b>(Noise)</b> MM#3 The maximum daily hours of operation of the skate park shall be 10:00 a.m. to 9:00 p.m. Prior to occupancy, the applicant shall submit a report on proposed hours of operation to the Director of Planning and Building Inspection consistent with maximum hours indicated in "MM3." The maximum hours of operation will be subject to ongoing monitoring by the Director of Planning and Building Inspection. <b>(PBI)</b>	Submit to PBI.	Registered Engineer per Applicant	Prior to issuance of building permits.  Prior to final building inspection		

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26	<b>(Transportation/Traffic)</b> MM#4. Prior to the issuance of any building permits, the applicant shall contribute \$4,196 toward the cost of the San Juan Grade Road/Russell Road intersection improvements. The \$4,196 contribution must be paid to the county Public Works Department prior to the issuance of any building permits. <b>(PBI &amp; PW)</b>	Submit evidence of payment to PBI.	Applicant			