

**PLANNING COMMISSION  
COUNTY OF MONTEREY, STATE OF CALIFORNIA**

RESOLUTION NO. 05023

APN# 145-044-008-000  
**FINDINGS & DECISION**

In the matter of the application of  
**KIM HUI MOON & KYUNG SOON KIM (PLN040035)**

Combined Development Permit for a mixed use development in the community of Chualar. The project includes an Administrative Permit and General Development Plan request for the construction of approximately 8,307 square feet of ground floor commercial spaces and a Use Permit request for the construction of approximately 4,140 square feet of second floor residential units. The project would be divided into four 2,076 square feet commercial spaces, and four apartment spaces (a one-bedroom unit, and three two-bedroom units) with exterior deck areas and a common laundry room. The project includes 5 covered and 4 non-covered parking spaces to be used by the residents and guests and 19 parking spaces to serve the office / commercial uses. The proposal also includes a CMU trash enclosure, onsite and street landscaping, and exterior lighting. Central Salinas Valley Area. The project came on regularly for hearing before the Planning Commission on April 27, 2005.

WHEREAS: Said Planning Commission, having considered the application and the evidence presented relating thereto;

**FINDINGS OF FACT**

1. **FINDING:** The proposed project and/or uses, as described in Condition #1 and Condition #2 are consistent with the policies of the Monterey County General Plan, the Carmel Valley Master Plan and the requirements and standards of the Monterey County Zoning Ordinance (Title 21).

**EVIDENCE:** The text and policies of these documents have been evaluated during the course of the review of this application. No conflicts were found to exist.

**EVIDENCE:** The parcel is zoned Light Commercial, High Density Residential (LC-HDR). The project is in compliance with Site Development Standards in accordance with 21.18.070 of Title 21.

**EVIDENCE:** The proposed materials, colors and treatments are complementary to the community of Chualar and draw from desirable architectural elements found in the vicinity.

**EVIDENCE:** The project has been designed so that customer access and parking will be available from Grant Street and the off-street parking area. Adequate parking spaces are proposed to remain to serve the entire mixed use development in accordance with Chapter 21.58 of the County Code (27 parking spaces required; 27 parking spaces proposed).

**EVIDENCE:** Project planner conducted on-site inspections July 29, 2003.
2. **FINDING:** The proposed uses of the General Development Plan are consistent with the administratively allowed and conditionally allowed uses of the LC Light Commercial District and the HDR High Density Residential District.

**EVIDENCE:** Section 21.10 and 21.18 of Title 21 Zoning Code.

**EVIDENCE:** See Condition #2 for the allowed uses of the General Development Plan.

3. **FINDING:** 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, and all zoning violation abatement cost, if any, have been paid.
- EVIDENCE:** Staff reviewed Monterey County Planning and Building Inspection Department records and is not aware of any violations that exist on subject property.
- EVIDENCE:** The property was once known to have soils contaminated by fuels and oils that leaked from underground storage tanks associated with the past use of the property as an automobile service station. The Environmental Health Department has reviewed soils reports, remediation plans, and supervised the removal of these materials from the soils and given the go ahead to proceed with redevelopment of the property, and specifically this mixed use development.
- EVIDENCE:** Materials and correspondence in File #PLN040035.
4. **FINDING:** The site is suitable for the use proposed.
- EVIDENCE:** The project has been reviewed by the Monterey County Planning and Building Inspection Department, Water Resources Agency, Salinas Rural Fire District, Public Works Department and Environmental Health Division. There has been no indication from those agencies that the site is not suitable. There are no physical or environmental constraints such as geologic or seismic hazard areas, environmentally sensitive habitats, or similar areas that would indicate the site is not suitable for the use proposed.
- EVIDENCE:** Mitigation measures have been included in the Proposed Mitigated Negative Declaration to mitigate risk to life and property from identified expansive soils located on the property. Compliance with these measures, assures compliance with customary building and safety codes adopted by the County of Monterey.
- EVIDENCE:** See Evidence for Findings #1-3 above, and #5 below.
5. **FINDING:** The proposed project, including all permits and approvals, will not have significant adverse impacts on the environment. A Mitigated Negative Declaration has been prepared and is on file (File# PLN040035) in the Department of Planning and Building Inspection, Coastal Offices (File# IS\_PLN040035 Kim Chualar.doc. [S:\Data\OfficeLink\Docs\PLN040035\IS\\_PLN040035\\_Kim\\_Chualar.doc](S:\Data\OfficeLink\Docs\PLN040035\IS_PLN040035_Kim_Chualar.doc).) All mitigation measures identified in the Initial Study and Mitigated Negative Declaration and all project changes required to avoid significant effects on the environment have been incorporated into the approved project or are made conditions of approval. 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, may have 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 the testimony and information received, and scientific and factual data presented as evidence during the public review process. The Monterey County Planning and Building Inspection Department, 2620 1<sup>st</sup> Avenue, Marina, CA 93933, is the custodian of the documents and the materials that constitute the record of proceedings upon which the adoption of the Mitigated Negative Declaration is based.
- EVIDENCE:** The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in the project file.

**EVIDENCE:** County staff prepared an Initial Study for the project in compliance with the California Environmental Quality Act (CEQA) and its Guidelines. The Initial Study provided substantial evidence that the project would not have significant environmental impacts. A Mitigated Negative Declaration was filed with the County Clerk on March 31, 2005. The following evidence has been received and considered: all comments on the Initial Study; evidence in the record that includes studies, data and reports supporting the Initial Study; additional documentation requested by staff in support of the Initial Study findings; information presented during public hearings; staff reports that reflect the County's independent judgment and analysis regarding the above referenced studies, data and reports; application materials, and expert testimony. Among the studies, data and reports analyzed as part of the environmental determination are the following:

- (A) The Project Application and Plans.
- (B) Monterey County General Plan / Central Salinas Valley Area Plan.
- (C) Title 21 Monterey County Zoning Code.
- (D) Monterey County Geographical Information Systems Database.
- (E) Planner Site Visit: July 29, 2003.
- (F) Referral Agency Responses.
- (G) Geotechnical Investigation for John Hui Kim. Prepared by Soil Surveys Inc., dated December 27, 1996.
- (H) Letter regarding County Service Area No. 75 - Chualar. From Lew C. Bauman, Monterey County Public Works Director, dated March 1, 2004.
- (I) Letter regarding Soils Excavation Investigation Reports 24255 Grant Street Chualar, California. from Allen Stroh, Monterey County Director of Environmental Health Division, dated November 3, 2004.

**EVIDENCE:** The Mitigation Monitoring and Reporting Program, prepared and required pursuant to Section 21081.6 of the Public Resources Code, is made a condition of approval and is designed to ensure compliance during project implementation.

**EVIDENCE:** Studies, data and reports prepared by staff from various County departments including Planning and Building Inspection, Public Works, Environmental Health and Monterey County Water Resources Agency support the adoption of the Mitigation Negative Declaration for the project.

**EVIDENCE:** See Findings and Evidence above.

- 6. FINDINGS:** The establishment, maintenance, or operation of the use or structure applied for will not, under the circumstances of the particular case, be detrimental to health, safety, peace, morals, comfort and general welfare of person 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:** Preceding Findings and Evidence.

- 7. FINDING:** This Project is appealable to the Monterey County Board of Supervisors.

**EVIDENCE:** Section 21.80.040 D. of the Monterey County Zoning Code.

## DECISION

THEREFORE, it is the decision of said Planning Commission that said application be granted as shown on the attached sketch, subject to the attached conditions.

**PASSED AND ADOPTED** this 27th day of April, 2005 by the following vote:

AYES: Errea, Parsons, Hawkins, Padilla, Vandevere, Sanchez, Diehl, Salazar, Rochester, Wilmot  
NOES: None  
ABSTAIN: None  
ABSENT: None

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DALE ELLIS, SECRETARY

Copy of this decision mailed to the applicant on

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90<sup>th</sup> day following the date on which this decision becomes final.

### NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning and Building Inspection Department office in Marina.

2. The construction or use authorized by this permit must start within two years of the date of approval of this permit unless extended by the Director of Planning and Building Inspection pursuant to Section 20.140.100 of the Coastal Implementation Plan.

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

**Project Name: Kim Mixed Use Development - Chualar**  
**File No: PLN040035 APNs:145-044-008-000**  
**Approval by: Planning Commission Date: April 27, 2005**

\*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>PBD029 - SPECIFIC USES ONLY</b>            A Combined Development Permit for a mixed use development in the community of Chualar (see Table below in Condition #2). The project includes an Administrative Permit and General Development Plan request for the construction of approximately 8,307 sq. ft. of ground floor commercial spaces and a Use Permit request for the construction of approximately 4,140 sq. ft. of second floor residential units. The project would be divided into four 2,076 sq. ft. commercial spaces, and four apartment spaces (a one-bedroom unit, and three two-bedroom units) with exterior deck areas and a common laundry room. The project includes 5 covered and 4 non-covered parking spaces to be used by the residents and guests and 19 parking spaces to serve the office / commercial uses. The proposal also includes a CMU trash enclosure, onsite and street landscaping, and exterior lighting. <u>The Project shall include a 6-foot stucco fence/wall with complimentary textures and colors on the eastern and southern property lines and it shall have vines trained upon it.</u> The project is located on the southeast corner of Grant and Payson Streets, Chualar (Assessor's Parcel Number 145-044-008-000), Central Salinas Valley Area.</p>	<p>Adhere to conditions and uses specified in the permit.</p> <p>* Underlined wording to include a fence/wall added at the April 27<sup>th</sup> public hearing by the Planning Commission.</p>	Owner/ Applicant	Ongoing unless other-wise stated	

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		<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. <b>(Planning and Building Inspection)</b></p>					
2.		<p><b>NON STANDARD WORDING - GENERAL DEVELOPMENT PLAN</b></p> <p style="text-align: center;"><b>ALLOWED USES APPROVED BY THE PLANNING COMMISSION</b></p> <p>Section 21.18.050 Uses Allowed:  <b>Administrative Permits Granted</b>  <b>Use Permits Granted</b>  (A) Appliance Store  (B) Barber or (C) Beauty Shop  (D) Book or (E) Clothing Store  (P) Professional Offices  (F) Drug store  (G) Bank (less than 5,000 s.f.)  (H) Shoe Shop or (I) Shoe Store  (K) Convenience Market  (L) Office Supply Store  (N) Florist  (O) Gift or Card Store  (Q) Locksmith  (S) Hardware (No lumber or outside storage)</p> <p>Section 21.18.060 Uses Allowed:</p>					

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		<p>(W) Picture framing business  (R) Bicycle shop  (Z) Pet Shop (G) Storage Warehouse  (I) Animal Hospital  (I) Restaurants  (L) All residential uses provided that the gross square footage of the residential use does not exceed the gross square footage of the commercial use.  (CC) Service Center</p> <p>Section 21.10.050 Uses Allowed: Use Permit  (HDR High Density Residential District)</p> <p>(E) Parking lots used in conjunction with adjoining commercial uses.  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) (<b>Planning and Building Inspection</b>)</p>				
3.		<p><b>PBD025 - NOTICE-PERMIT APPROVAL</b>  The applicant shall record a notice which states: "A permit (Resolution 05023) was approved by the Planning Commission for Assessor's Parcel Number: 145-044-008-000 on April 27, 2005. The permit was granted subject to <b>34</b> conditions of approval, and <b>1</b> Mitigation Measure(s) 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. (<b>Planning and Building Inspection</b>)</p>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to Issuance of grading and building permits.	
4.		<p><b>PBD021 - LIGHTING - EXTERIOR LIGHTING PLAN</b>  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</p>	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	

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		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. <b>(Planning and Building Inspection)</b>				
5.		<b>PBD022 - 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. <b>(Planning and Building Inspection)</b>	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 issuance of grading and building permits, whichever occurs first.	
6.		<b>PBD018(B) - LANDSCAPE PLAN AND MAINTENANCE (OTHER THAN SINGLE FAMILY DWELLING)</b> 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	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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		maintained in a litter-free, weed-free, healthy, growing condition. <b>(Planning and Building Inspection)</b>				
7.		<b>PBD026 – NOTICE OF REPORTS</b> Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Geotechnical Investigation has been prepared for this project by Soil Surveys Inc., and is on record in the Monterey County Planning and Building Inspection Department Library. All development shall be in accordance with this report." <b>(Planning and Building Inspection)</b>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits	
8.		<b>PBD034 - UTILITIES - UNDERGROUND</b> All new utility and distribution lines shall be placed underground. <b>(Planning and Building Inspection; Public Works)</b>	None	Applicant/ Owner	Ongoing	
9.		Appropriate Building Permits are required for the project. <b>(Planning and Building Inspection)</b>	All Grading and Building construction plans shall be in substantial conformance with the Planning Commission approval and recommendations contained in the staff report and public testimony received April 27, 2004.	Owner/ Applicant	Ongoing	
10.		NON STANDARD CONDITION A Final walk-through inspection is required by the Planning and Building Inspection Department (the Planner). <b>(Planning and Building Inspection)</b>	Upon nearing completion of the project the Owner/ Applicant shall call the project planner for field verification of relevant Conditions of Approval.	Owner/ Applicant		

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<b>ENVIRONMENTAL HEALTH</b>						
11.		<b>EH6 - WATER SERVICE CAN/WILL SERVE</b> Provide to the Division of Environmental Health written certification, and any necessary certification from State agencies that the California American Water Service <u>can</u> and <u>will</u> supply sufficient water flow and pressure to comply with both Health and fire flow standards. <b>(Environmental Health)</b>	Submit written certification to the Division of Environmental Health for review and approval.	CA Licensed Engineer /Owner/ Applicant	Prior to issuance of a building permit	
12.		<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	Continuou s	
13.		<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.	
14.		<b>EH37 - RECYCLABLES IN RENTAL HOUSING</b> Submit a written plan on how recyclables will be collected and stored for each of the multifamily rental housing units. <b>(Environmental Health)</b>	Submit a plan to the Division of Environmental Health for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	

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15.		<b>EH40 - MEDICAL WASTE</b> Storage, transportation, and disposal of biohazardous/medical wastes shall be in compliance with of Title 22, Division 20, Chapter 6.1 of the California Code of Regulations. <b>(Environmental Health)</b>	The operation shall register and shall maintain a valid permit from the Division of Environmental Health.	Owner/ Applicant	Prior to issuance of building permits/ Continuous condition	
<b>PUBLIC WORKS</b>						
16.		<b>PW0007 – PARKING STD</b> 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. <b>(Public Works)</b>	Applicant’s engineer or architect shall prepare a parking plan for review and approval.	Owner/ Applicant/ Engineer	Prior to Building/ Grading Permits Issuance	
17.		<b>PW0010 – SEWER CONNECTION</b> Obtain a sewer connection permit from the Department of Public Works and pay all applicable fees. <b>(Public Works)</b>	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	
18.		NON STANDARD CONDITION Provide certification to the Public Works Department that Chualar CSA75 can and will provide sewer service for the proposed property/project. <b>(Public Works: Added by Planning Commission during the public hearing)</b>	Submit certification to Public Works Department for review and approval.	Owner/ Applicant	Prior to issuance of a building permit.	
19.		<b>PW0012 – PLAN SUBMITTAL (SEWER)</b> Submit plans to the Department of Public Works for approval and construct all necessary sewer improvements. <b>(Public Works)</b>	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	
20.		NON STANDARD CONDITION The applicant shall obtain an encroachment permit from the department of public works and replace the existing			Obtain Permit prior to	

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		curb and gutter along Grant Street to provide sufficient width to provide for two travel lanes, a northbound right turn land and a parking lane. <b>(Public Works)</b>			construction Complete work prior to Final and Occupancy	
21.		NON STANDARD CONDITION Obtain an encroachment permit from the department of public works and construct a sidewalk along the frontages of Payson Street and Grant Street. <b>(Public Works)</b>			Prior to Construction	
22.		NON STANDARD CONDITION Obtain an encroachment permit from the department of public works to remove existing concrete driveways and construct new driveways. <b>(Public Works)</b>			Prior to Construction	
23.		NON-STANDARD CONDITION – TAMC Applicant shall pay the Transportation Agency for Monterey County (TAMC) regional traffic mitigation fee identified in the TAMC nexus study. <b>(Public Works: Added by Planning Commission during the public hearing)</b>			Prior to Occupancy	
<b>WATER RESOURCES</b>						
24.		<b>WR0044 WATER USE INFORMATION (WR)</b> Prior to issuance of any grading or building permits, the applicant shall provide the Water Resources Agency a copy of the Water Use & Nitrate Impact Questionnaire describing the pre-development and post-development water use on the property. <b>(Water Resources Agency)</b>			Prior to issuance Building Permits	

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25.		<p><b>WR0040 WATER CONSERVATION MEASURES (WR)</b>  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> <ol style="list-style-type: none"> <li>1. 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.</li> <li>2. 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. <b>(Water Resources Agency)</b></li> </ol>			Prior to Final Building Inspection /Occupancy:	
26.		<p><b>DRAINAGE PLAN</b>  The applicant shall provide the Water Resources Agency a drainage plan 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. <b>(Water Resources Agency)</b></p>	Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	WRA

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<b>SALINAS RURAL FIRE DISTRICT</b>						
27.		<b>FIRE002 - ROADWAY ENGINEERING</b> The grade for all roads shall not exceed 15 percent. Where road grades exceed 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The length of vertical curves in roadways, exclusive of gutters, ditches and drainage structures designed to hold or divert water, shall not be less than 100 feet. No roadway turn shall have a horizontal inside radius of less than 50 feet. A roadway turn radius of 50 to 100 feet is required to have an additional 4 feet of roadway surface. A roadway turn radius of 100 to 200 feet is required to have an additional 2 feet of roadway surface. Roadway turnarounds shall be required on dead-end roads in excess of 150 feet of surface length. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. <b>(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.	Applicant or owner	Prior to final building inspection	
28.		<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.	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	Applicant or owner	Prior to final building inspection	

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		Address signs shall be placed at each driveway entrance 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>(Salinas Rural Fire District)</b>				
29.		<b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</b> The building(s) and attached garage(s) 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. <b>(Salinas Rural Fire District)</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			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	

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30.		<b>FIRE023 - FIRE ALARM SYSTEM - (COMMERCIAL)</b> The building(s) 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. <b>(Salinas Rural Fire District)</b>	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	
31.		<b>FIRE030 – NON-STANDARD CONDITIONS - 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 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. <b>(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.	Applicant or owner	Prior to final building inspection	
32.		<b>FIRE030 – NON-STANDARD CONDITIONS FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</b> Any building having a total floor area greater than 5,000 square feet shall be fully protected with automatic fire	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	



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		sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard, including NFPA 13 (in the commercial units) and NFPA 13R (in the residential units). 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. <b>(Salinas Rural Fire District)</b>	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	
33.		<b>FIRE030 – NON-STANDARD CONDITIONS FIRE ALARM SYSTEM - (COMMERCIAL &amp; RESIDENTIAL MIXED OCCUPANCY)</b> 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. The alarm system shall include commercial and household fire warning system components. 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. <b>(Salinas Rural Fire District)</b>	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	
34.		<b>FIRE030 –NON-STANDARD CONDITIONS – HYDRANTS AND FIRE FLOW-</b> 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 Appendix III-A, the minimum fire flow requirement for 8,700 square foot commercial facilities built with Type	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>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 (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>d. 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>e. 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>f. 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><b>(Salinas Rural Fire District)</b></p>				
<b>MITIGATION MEASURE(S)</b>						

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	1	<p><b><u>MM#1 Geology / Soils:</u></b>            In order to mitigate risk to life and property from identified expansive soils located on the property, the following measures are recommended.</p> <ul style="list-style-type: none"> <li>• Spread footings (constructed in native soil) shall be constructed a minimum of 12 inches below finished inside pad grade, and continuous footings shall be reinforced with two #4 reinforcing bars, one at the bottom and one at the top of footing.</li> <li>• Foundation excavations shall be flooded with three to four inches of water at least 24 hours prior to pouring concrete and sub-grade for concrete floor slabs-on-grade and foundation footings should be brought to at least 4% over optimum moisture for a depth of at least 8 inches prior to pouring concrete.</li> <li>• Concrete floor slabs-on-grade or garage slabs shall be at least 5 inches thick and shall be reinforced with a minimum #3 steel re-bars placed 18" on center or #4 steel re-bars placed 36" on center both ways.</li> <li>• No tree or high water using shrub should be planted within 15 feet of the building foundation.</li> <li>• Any lawn or landscaped strip near the building should be well watered and maintained after completion of the project.</li> <li>• Roof and site water shall be directed away from the building, and positive drainage shall be established toward the adjacent streets.</li> </ul>	Footings, foundations and floors shall be designed in accordance with this Mitigation Measure as written.	The Project applicant and engineer.	Upon submittal of building construction plans to the County for review and approval,	