

MIKE NOVO  
ZONING ADMINISTRATOR

STATE OF CALIFORNIA  
COUNTY OF MONTEREY

RESOLUTION NO. 050253

A.P.#223-034-002-000

In the matter of the application of  
**TORO PETROLEUM (PLN050253)**

**FINDINGS & DECISION**

for a Use Permit in accordance with Title 21 (Zoning) Chapter 21.74 (Use Permits) of the Monterey County Code, for a service station adjacent to an existing passenger vehicle service station to provide agricultural and commercial fueling services mainly for large vehicles and trucks; and General Development Plan. The property is located on the west, southbound side of Highway 101 on North Alta Road at the Old Stage Road Overpass (Assessor's Parcel Number 223-034-002-000), Central Salinas Valley Area, came on regularly for hearing before the Zoning Administrator on November 10, 2005.

Said Zoning Administrator, having considered the application and the evidence presented relating thereto,

**FINDINGS OF FACT**

1. **FINDING: CONSISTENCY** – The Toro Petroleum Use Permit (PLN050253), as described in Condition #1, and as conditioned, is consistent with the plans, policies, requirements and standards of the Monterey County General Plan, Central Salinas Valley Area Plan and Monterey County Zoning Ordinance (Title 21).

- EVIDENCE:**
- (a) The application and plans submitted for the Use Permit in project file PLN050253 at the Monterey County Planning and Building Inspection Department.
  - (b) The property is 16,667 sq. ft. in size and is located at 27719 North Alta Street, Gonzales. The parcel is zoned “LC” (Light Commercial). The proposed new service station meets the site development standards for the Light Commercial Zoning District and is an allowed use pursuant to Section 21.18.060.J. The project does not require a General Development Plan pursuant to Section 21.18.030.A.1 and 2 as the lot is less than 1 acre in size and the development proposed does not include more than one use.
  - (c) A Traffic Impact Analysis was prepared by Higgins Associates (July 14, 2004) for the project. According to the analysis, all study intersections will operate at acceptable levels of service (LOS C or better). The project will generate a total of 160 daily truck trips, of which 16 trips will be generated during the AM peak hour and 16 trips will be generated during the PM peak hour. The project’s traffic impacts on the surrounding roadway network can be minimized through channelization improvements (two-way left turn lane) along the project frontage on Alta Street. With regards

to on-site circulation, the analysis recommends specific site plan and driveway configurations that will adequately accommodate truck movements.

- (d) The project planner conducted a site visit to verify that the proposed project complies with Title 21 and the Central Salinas Valley Area Plan. The proposed project, as designed, will not have a significant adverse effect on the public viewshed.

2. **FINDING: SITE SUITABILITY** – The site is suitable for the use proposed.

- EVIDENCE:**
- (a) The project has been reviewed for suitability by the Monterey County Planning and Building Inspection Department, Gonzales Fire Protection District, Monterey County Water Resources Agency, Monterey County Public Works Department, Monterey County Parks Department, and Monterey County Health Department. There has been no indication from these agencies that the site is not suitable. Conditions recommended by these agencies have been incorporated as project conditions.
  - (b) The project planner conducted a site visit to verify that the site is suitable for this use.
  - (c) Necessary public facilities are available and will be provided.

3. **FINDING: CEQA** – The project is subject to environmental review pursuant to the requirements of the California Environmental Quality Act (CEQA). On the basis of the whole record before the Zoning Administrator, there is no substantial evidence that the proposed project as designed, conditioned, and mitigated, will have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment and analysis of the County.

- EVIDENCE:**
- (a) The proposed project is not exempt from environmental review due to the potential for significant effects pursuant to CEQA Guidelines Section 15300.2 (Exceptions).
  - (b) Potentially adverse environmental effects were identified during staff review of the development application.
  - (c) The Planning and Building Inspection Department prepared an Initial Study pursuant to CEQA. The Initial Study identified potentially significant effects relative to hazardous materials and traffic. Evidence supports the conclusion that impacts will be less than significant with mitigation incorporated for these issues. Impacts related to hazardous materials will be mitigated to a less than significant level through implementation of a storage plan, spill prevention control plan, and fire safety measures. Impacts to traffic will be mitigated to a less than significant level through provision of a two-way left turn lane and site plan and driveway configurations that will adequately accommodate truck movements. The Initial Study is on file in the office of the Planning and Building Inspection Department and is hereby

incorporated by reference (File No. PLN050253). All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval.

- (d) A Mitigation Monitoring and Reporting Program (MMRP) has been prepared in accordance with Monterey County regulations and is designed to ensure compliance with conditions and mitigation measures during project implementation. The applicant must enter into an "Agreement to Implement a Mitigation Monitoring and Reporting Program" as a condition of project approval.
- (e) For purposes of implementing Section 735.5 of Title 14, California Code of Regulations, the project may cause changes to the resources listed under Section 753.5. Therefore, payment of the Fish and Game fee is required.
- (f) Evidence that has been received and considered include the application, plans, materials, and technical reports, which are listed under Section IX (References) of the Initial Study and contained in project file PLN050253.
- (g) The Mitigated Negative Declaration was circulated for public review from September 27, 2005 to October 26, 2005.
- (h) The Monterey County Department of Planning and Building Inspection, (located at 168 W. Alisal Street, 2<sup>nd</sup> Floor, Salinas, CA, 93901) is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Mitigated Negative Declaration is based.

4. **FINDING: NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of Title 21. Zoning violation abatement costs, if any, have been paid.

**EVIDENCE:** Section 21.18.020 of the Monterey County Zoning Ordinance. Staff verification of the Monterey County Planning and Building Inspection Department records indicate that no violations exist on subject property.

5. **FINDING: HEALTH AND SAFETY** – The establishment, maintenance, and operation of the proposed development applied for will not under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County.

**EVIDENCE:** Preceding findings and supporting evidence.

6. **FINDING: APPEALABILITY** – The decision on this project is appealable to the Planning Commission.

**EVIDENCE:** Section 21.80.040 of the Monterey County Zoning Ordinance.

**DECISION**

THEREFORE, it is the decision of the Zoning Administrator of the County of Monterey that the Mitigated Negative Declaration and Program for Monitoring and/or Reporting on Conditions of Approval is adopted and said application for a Use Permit be granted as shown on the attached sketch and subject to the attached conditions.

PASSED AND ADOPTED this 10th day of November 2005.

  
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MIKE NOVO  
ZONING ADMINISTRATOR

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON DEC 01 2005

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY TO THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE DEC 11 2005

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 Salinas.

2. This permit expires two years after the above date of granting thereof unless construction or use is started within this period.

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

**Project Name: Toro Petroleum**

**File No: PLN050253**

**Approval by: Zoning Administrator**

**APN: 223-034-002-000**

**Date: November 10, 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>Impact Addressed, 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 Clearing Condition</i>	<i>Timing</i>	<i>Verif- ication of comp- liance</i>
1.		<p><b>PBD029 - SPECIFIC USES ONLY</b> The Toro Petroleum Use Permit (PLN050253) allows for a new service station adjacent to an existing passenger vehicle service station. The new service station will provide agricultural and commercial fueling services mainly for large vehicles and trucks. The project will entail the following: 1) demolition of an existing metal butler building; 2) construction of an ingress approach off of North Alta Street; 3) construction of three fueling stations within the back portion of the property; 4) placement of an above ground fuel tank within the northeast end of the property; 5) new paving; and 6) installation of new exterior lighting and landscaping. The property is located at 27719 North Alta Street, Gonzales (Assessor's Parcel Number 223-034-002-000), Central Salinas Valley area. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions.</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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		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>				
2.		<b>PBD025 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A permit (Resolution No. 050253) was approved by the Zoning Administrator for Assessor's Parcel Number 223-034-002-000 on November 10, 2005. The permit was granted subject to 22 conditions of approval (including 5 mitigation measures), 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>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits or start of use	

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3.		<p><b>PBD012 - FISH AND GAME DE MINIMIS EXEMPTION FEE-NEG DEC/EIR (NON-STANDARD)</b></p> <p>Pursuant to the State Public Resources Code, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee (\$1275), to be collected by the County. This fee shall be paid on or before the filing of the Notice of Determination. Proof of payment shall be furnished by the applicant to the Director of Planning and Building Inspection prior to the issuance of grading and building permits. <b>(Planning and Building Inspection)</b></p>	Proof of payment shall be furnished by the applicant to the Director of Planning and Building Inspection.	Owner/ Applicant	Prior to issuance of grading and building permits	
4.		<p><b>PBD022 - MITIGATION MONITORING PROGRAM</b></p> <p>The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21.08.6 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. The agreement and associated fees shall be submitted to the Planning and Building Inspection Department prior to issuance of grading and building permits. <b>(Planning and Building Inspection)</b></p>	The agreement and associated fees shall be submitted to the Planning and Building Inspection Department.	Owner/ Applicant	Prior to issuance of grading and building permits	

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5.		<b>NON- STANDARD. PERMITS REQUIRED.</b> The applicant shall apply for review and approval of demolition, building permits and grading permits. <b>(Planning and Building Inspection)</b>		Owner/ Applicant	Prior to site disturbance or demolition	
6.		<b>NON- STANDARD LANGUAGE</b> Best Management Practices. The applicant shall control dust and particulate matter in keeping with the Air Quality Guidelines of the MBUAPCD including Dust Control <b>(Planning and Building Inspection)</b>	<ol style="list-style-type: none"> <li>1. All unpaved construction areas shall be sprinkled with water (at least twice per day in dry weather) during grading activities.</li> <li>2. Trucks hauling dirt and debris must be covered.</li> <li>3. Post the project at two locations with a publicly visible sign during construction operations that specifies the telephone number and person to contact for complaints and/or injuries on dust generation and other air quality problems resulting from project construction.</li> <li>4. Immediately sweep up spilled dirt or debris onto paved surfaces.</li> <li>5. Cover on-site stockpiles of excavated materials.</li> <li>6. Vacuum (e.g., road sweeper/vacuum) construction-related soils on public roads whenever soils are visible.</li> </ol>	Owner/ Applicant	Ongoing during site preparation	



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7.		<b>(NON-STANDARD) EROSION AND RUNOFF CONTROL</b> Prior to the issuance of a grading or building permit, the applicant shall submit evidence that erosion and runoff control measures have been implemented in accordance with Monterey County's Erosion Control (Chapter 16.12) and Grading (Chapter 16.08) Ordinances. <b>(Planning and Building Inspection)</b>	Submit evidence that erosion and runoff control measures have been implemented in accordance with Monterey County's Erosion Control (Chapter 16.12) and Grading (Chapter 16.08) Ordinances.	Owner/ Applicant	Prior to issuance of grading and building permits	
8.		<b>PBD014 - GRADING-WINTER RESTRICTION</b> No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning and Building Inspection. <b>(Planning and Building Inspection)</b>	None	Owner/ Applicant	Ongoing	
9.		<b>PBD030 - STOP WORK - RESOURCES FOUND</b> If 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 a qualified professional archaeologist can evaluate it. 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. <b>(Planning and Building Inspection)</b>	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. 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.	Owner/ Applicant/ Archaeo- logist	Ongoing	

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10.		<p><b>PBD018(B) - LANDSCAPE PLAN (OTHER THAN SINGLE FAMILY DWELLING)</b></p> <p>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. <b>(Planning and Building Inspection)</b></p>	Submit landscaping plans and contractor's estimate to PBI for review and approval.	Owner/ Applicant/ Contractor	At least 60 days prior to final inspection or occupancy	
11.		<p><b>PBD018(B) - LANDSCAPE MAINTENANCE</b></p> <p>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. <b>(Planning and Building Inspection)</b></p>	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	
12.		<p><b>PBD021 - LIGHTING - EXTERIOR LIGHTING PLAN</b></p> <p>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 controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location,</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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		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>				
<b>ENVIRONMENTAL HEALTH</b>						
13.		<b>HAZARDOUS MATERIAL REGISTRATION AND BUSINESS RESPONSE PLANS (NON-STANDARD)</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	Ongoing	
14.		<b>HAZARDOUS WASTE CONTROL (NON-STANDARD)</b> Comply with Title 22, Division 4.5 of the California Code of Regulations and Chapter 6.50 of the California Health and Safety Code (Hazardous Waste Control) 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	

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<b>WATER RESOURCES AGENCY</b>						
15.		<b>WR45 - WELL INFORMATION</b> The applicant shall provide the Water Resources Agency information on the well to serve the project including a map showing the well location and any available well logs/e-logs. <b>(Water Resources Agency)</b>	Submit all applicable well information to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	
<b>FIRE DEPARTMENT</b>						
16.		<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	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Owner/ Applicant	Prior to issuance of building permit	

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		noncombustible material. 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>(Gonzales Fire Protection District)</b>	Applicant shall schedule fire dept. clearance inspection.	Owner/ Applicant	Prior to final building inspection	
17.		<b>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)</b> Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. <b>(Gonzales Fire Protection District)</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Owner/ Applicant	Prior to issuance of grading and building permits	
			Applicant shall schedule fire dept. clearance inspection.		Prior to final building inspection	

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<b>MITIGATION MEASURES</b>						
18	1	<p><b>MITIGATION MEASURE 1 (NON-STANDARD)</b> In order to minimize the release of hazardous materials into the environment, the applicant shall arrange for all vehicles or parts stored for longer than 72 hours that contain gasoline, oils, lubricants, coolants, or any other hazardous materials/wastes to be stored in impervious areas properly graded and bermed for surface drainage into an approved oil/water separator.</p> <p>Prior to the issuance of building permits or commencement of operations, storage plans shall be submitted to the Division of Environmental Health for review and approval. <b>(Environmental Health)</b></p>	Submit plans to the Division of Environmental Health for review and approval.	Owner/ Applicant	Prior to issuance of building permits or commencement of operations	
19	2	<p><b>MITIGATION MEASURE 2 (NON-STANDARD)</b> In order to minimize the release of hazardous materials into the environment, the applicant shall 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 1,320 gallons. The Plan shall meet the standards as per Title 26, Division 22, Article 3, Sections 66264.30-66264.56 (Preparedness and Prevention).</p> <p>Prior to the commencement of operations, proof of</p>	Provide proof of submittal of the SPCC to the Director of Environmental Health, Monterey County Health Department.	Owner/ Applicant	Prior to commencement of operations	



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		submittal of the SPCC Plan to the Regional Water Quality Control Board shall be provided to the Division of Environmental Health for review and approval. <b>(Environmental Health)</b>				
20	3	<p><b>MITIGATION MEASURE 3 (NON-STANDARD)</b> In order to minimize hazards to the public or the environment, the applicant shall implement the following fire safety measures: 1) maintenance of a current copy of the business operations response plan and placement in the Knox Box (CFC 8001.3.2); 2) spill control and secondary containment (CFC 7901.8); 3) protection from vehicles (CFC 7901.11.2); 4) compliance with California Fire Code Appendix II-B Aboveground Tanks (CFC Appendix II-B Section 2 2.2); 5) corrosion protection (CFC 7902.1.8.2.12); 6) seismic design (CFC 7902.1.10); 7) labeling and signs (CFC 7901.9); 8) protection from sources of ignition arising out of static, lightning, and stray currents in petroleum industry operations and in accordance with nationally recognized standards (CFC 7901.10); and 9) provision for flexible joints and an approved emergency shutoff impact valve incorporating a fusible link to close automatically in the event of severe impact or fire exposure (CFC 5202.13.3.5).</p> <p>Prior to the issuance of a building permit, required fire safety measures shall be enumerated as "Fire Dept. Notes" on the building plans and submitted to the Gonzales Fire Protection District for review and approval.</p>	<p>Applicant shall enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection.</p>	Owner/ Applicant	<p>Prior to issuance of building permit</p> <p>Prior to final building inspection</p>	

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		Prior to final building inspection, the applicant shall implement the required fire safety measures and schedule a clearance inspection with the Gonzales Fire Protection District. <b>(Gonzales Fire Protection District)</b>				
21	4	<p><b>MITIGATION MEASURE 4 (NON-STANDARD)</b> In order to mitigate traffic impacts on North Alta Street, the applicant shall obtain an encroachment permit from the Monterey County Public Works Department and provide a two-way left turn lane along the project frontage on Alta Street.</p> <p>Prior to the issuance of a building permit, an encroachment permit shall be obtained from the Monterey County Public Works Department. Prior to final building inspection, the two-way left turn lane shall be constructed and cleared by Public Works. <b>(Public Works)</b></p>	<p>Obtain encroachment permit from Public Works and provide two-way left turn lane.</p> <p>Schedule public works clearance inspection.</p>	<p>Owner/ Applicant</p> <p>Owner/ Applicant</p>	<p>Prior to issuance of building permit</p> <p>Prior to final building inspection</p>	
22	5	<p><b>MITIGATION MEASURE 5 (NON-STANDARD)</b> In order to minimize hazardous design feature impacts, the applicant shall obtain an encroachment permit from the Monterey County Public Works Department and revise the two existing driveways to Alta Street and construct a new driveway to Alta Street. The site plan and driveway designs shall be in accordance with the recommendations contained in the Traffic Impact</p>	Obtain encroachment permit from Public Works and revise the two existing driveways and construct a new driveway.	Owner/ Applicant	Prior to issuance of building permit	



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		<p>Analysis prepared by Higgins Associates (July 14, 2004) and subject to the approval of Public Works.</p> <p>Prior to the issuance of a building permit, an encroachment permit shall be obtained from the Monterey County Public Works Department. Prior to final building inspection, the two existing driveways shall be revised and the new driveway constructed and cleared by Public Works. <b>(Public Works)</b></p>	Schedule public works clearance inspection.	Owner/ Applicant	Prior to final building inspection	
	END					



