

MONTEREY COUNTY PLANNING COMMISSION

Meeting: March 26, 2008 Time: 9:00 a.m.	Agenda Item No.: 3
Project Description: (Continued from February 27, 2008) Proposed Standard Subdivision Tentative Map and General Development Plan that includes re-subdividing three existing parcels containing 1.20, 1.38 and 1.38 acres (172,498 sq. ft.) that will result in ten parcels (nine lots at 15,000 square feet, and one at 20,969 square feet)	
Project Location: 1144 Madison Lane, Salinas, CA	APN: 261-041-024-000, 261-041-025-000, 261-041-026-000
Planning File Number: PLN050545	Name: HD Peters Co. c/o Ron Ludes
Plan Area: Greater Salinas	Flagged and staked: No
Zoning Designation: : HC-UR (Heavy Commercial – Urban Reserve)	
CEQA Action: Mitigated Negative Declaration	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Planning Commission:

- a) Adopt the Mitigated Negative Declaration (**Exhibit E** of the February 27, 2008 staff report) with the Mitigation Monitoring and Reporting Program (**Exhibit D** of the March 26, 2008 staff report); and
- b) Approve the Standard Subdivision Tentative Map and staff revised General Development Plan for the Massolo Industrial Park based on the Findings and Evidence (**Exhibit C** of the March 26, 2008 staff report) and subject to recommended conditions and the adoption of the Mitigation Monitoring and/or Reporting Program (**Exhibit D** of the March 26, 2008 staff report).

RESULTS OF THE FEBRUARY 27, 2008 PUBLIC HEARING:

A motion for a Resolution of Intent to approve the project was made by the Commission subject to having staff to address the following concerns of the Commission at a continued hearing on March 26, 2008:

1. Include the exact language for the added condition of approval – Note on Final Map re: General Development Plan Implementation.
2. Do not *require* project consistency with the *draft* Boronda Community Plan.
3. Clarify and rewrite standard condition language used by the Fire Department.
4. Provide information on Traffic Mitigation Fees: How are these fees to be implemented for each development proposal? What is the range of fees? When will they be required and paid by whom?
5. Discuss the applicant's late proposal to allow Automobile Repairs, and make a recommendation.
6. Revised CEQA Finding: Modifications to Aesthetics mitigation measures require a revision to the finding to allow substitution of mitigation measures at a public hearing per CEQA Guidelines.

See the Discussion that provides a response to these items in **Exhibit A**. The February 27, 2008 staff report has been attached in its entirety as **Exhibit E**.

Note: The decision on this project is appealable to the Board of Supervisors

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March 17, 2008

cc: Front Counter Copy; Planning Commission Members; Public Works; Water Resources Agency; Environmental Health; Parks Department; Housing and Redevelopment; Salinas Rural Fire Protection District; Sheriff's Office; Mike Novo, Director; Jeff Main, Manager; Bob Schubert, Manager; Ron Massolo, Owner; HD Peters c/o of Ron Ludes, Agent; Michael D. Cling, Attorney; City of Salinas; Project File PLN050545.

Attachments: Exhibit A Discussion
Exhibit B Applicant's Letter Dated March 5, 2009
Exhibit C Revised Findings and Evidence
Exhibit D Revised Conditions of Approval and MMRP
Exhibit E February 27, 2008 Staff report to the Planning Commission

This report was reviewed by _____, Jeff Main, Planning Services Manager

EXHIBIT A
Discussion

1. Include the exact language for the added condition of approval.

During staff’s oral presentation, staff suggested adding a new condition to better implement the General Development Plan for the Massolo Industrial Park by adding a note on the final map so that subsequent buyers of property or realtors would be aware of the County’s requirements and conditions. New Condition #20 is offered as follows:

20.	<p>PDSP04 - NOTE ON MAP – PROPERTY IS SUBJECT TO THE REQUIREMENTS OF A GENERAL DEVELOPMENT PLAN - NON-STANDARD</p> <p>A note shall be placed on the final map or a separate sheet to be recorded with the final map stating that: "A General Development Plan has been adopted for this property within the Massolo Industrial Park (Planning Commission Resolution # ____). All uses and development on the property must conform to the approved General Development Plan which is on file with the Monterey County RMA - Planning Department." (RMA – Planning Department)</p>	Final recorded map with notes shall be submitted to the RMA - Planning Department and Public Works for review and approval.	Owner / Applicant	Prior to recordation of final map
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2. Do not require project consistency with the draft Boronda Community Plan.

The Planning Commission concluded that it was inappropriate to require the applicant’s proposal to be consistent with the draft Boronda Community Plan document as was recommended by County staff. The Commission directed staff to modify the staff report language to strike all reference to conformance with the Draft Boronda Community Plan. This results in several changes to the Findings and Evidence, Conditions of Approval and Mitigation Measures as follows:

1. **FINDING: CONSISTENCY** – The subject proposed Standard Subdivision Tentative Map and General Development Plan for the Massolo Industrial Park, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, Greater Salinas Area Plan, ~~Draft Boronda Community Plan~~, Monterey County Subdivision Ordinance (Title 19), and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for commercial development.
 - (g) The proposed Massolo Industrial Park is consistent with the Monterey County General Plan and Greater Salinas Area Plan ~~and the Draft Boronda Community Plans~~.

1. Monterey County General Plan/Greater Salinas Area Plan: The standard subdivision proposal is consistent with the land use categories (Heavy Commercial, Urban Reserve) and densities of these plans.
2. ~~Draft Boronda Community Plan: The project was reviewed for consistency with the Draft Boronda Community Plan, which outlines future development and redevelopment efforts within the project area. Further, the plan provides guidelines and recommendations for infrastructure, land use, circulation, and urban design improvements within the Boronda Community. The Monterey County Office of Housing and Redevelopment has reviewed the proposed project to ensure compliance and determined the project was generally consistent with the Draft Boronda Community Plan.~~

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

EVIDENCE: (d) The project is located at 1144 Madison Lane, Salinas, in the Boronda Community and is subject to the Monterey County General Plan/Greater Salinas Area Plan ~~and the Boronda Community Plan~~. As described in the Evidence for Finding #1, the proposed Massolo Industrial Park proposal is consistent with the rules and regulations pertaining to zoning uses and other applicable provisions of Title 19 and Title 21, and is therefore suitable for the proposed development.

3. FINDING: CEQA – On the basis of the whole record before the Monterey County Standard Subdivision Committee, 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: (i) To mitigate the physical impacts of the project, the following is a summary of the mitigation measures proposed:

- Aesthetics. Four mitigation measures for Aesthetic are in the proposed Mitigated Negative Declaration. Primarily, these mitigation measures require the applicant to prepare site plans, elevation plans, landscaping plans and lighting plans consistent with the Applicants proposed General Development Plan, ~~and the draft or adopted Boronda Community Plan~~. Additionally operations, manufacturing and fabrication are to be conducted within enclosed structures and or screened adequately to assure that storage is not visible from the street (Conditions 40-43/Mitigation Measures 1-1, 1-2, 1-3, 1-4).
- Land Use and Planning. This mitigation measure is similar but not identical to the Aesthetics mitigation measures above. Prior to site preparation activities and construction, the applicant is required to prepare plans that conform to the General Development Plan (as approved by the Planning Commission) ~~and the Boronda Community Plan in place at the time of application~~. This will assure compliance with adopted Land Use plans (Condition 46/Mitigation Measure 9-1).

5. FINDING: SUBDIVISION ORDINANCE (TITLE 19) – None of the findings found in Section 19.03.025.F of the Subdivision Ordinance can be made that would require denial of the project.

EVIDENCE: (a) Section 19.03.025.F requires that the subdivision be denied if any one of the findings is made. Planning staff has analyzed the project against the findings for denial outlined in this section:

1. The proposed map is not consistent with the general plan, area plan, coastal land use plan, or specific plan.

The Project is consistent with the General Plan, Greater Salinas Area Plan ~~and Boronda Community Plan~~ in that the project area is designated for Heavy Commercial land uses and the proposed subdivision map will provide for Heavy Commercial development.

2. That the design or improvements of the proposed subdivision is not consistent the applicable general plan, area plan, coastal land use plan, master plan or specific plan.

The design and improvements of the proposed Massolo Industrial Park subdivision have been reviewed by Planning staff, Redevelopment Staff and the City of Salinas, and as conditioned, will be consistent with the General Plan, and Greater Salinas Area Plan ~~and Boronda Community Plan~~.

While the Planning Commission does not *require* the project to be consistent with the draft Boronda Community Plan because it has not been adopted and is subject to change, the applicant has incorporated many of the design provisions and aesthetic treatments anticipated to be adopted in that plan. These design provisions and aesthetic treatments are presented as part of the applicant’s General Development Plan proposal. Staff recommends approval of the revised condition and mitigation language as follows:

3.	<p><u>PDSP01a – GENERAL DEVELOPMENT PLAN - STRUCTURES AND IMPROVEMENTS - NON-STANDARD</u></p> <p>All structures and improvements to the Massolo Industrial Park property shall be in substantial conformance with the Site Plan, Floor Plan, Elevation and signage examples below and the details of such plans included in Planning Department file PLN050545, including elevations, materials colors and treatments. Additionally, the following standards drawn from the Draft Boronda Community Plan shall be incorporated and maintained:</p> <ul style="list-style-type: none"> • Parking lots and outdoor work storage areas shall be screened from public view by buildings, fences, landscaping or berms. • Landscaping shall be provided within setback areas between the front fencing or building and the back of sidewalk or public right of way. • Fences and walls shall not display 	All development plans, construction plans and building permit plans shall be in substantial conformance with the Site Plan and Floor Plan Representative Development examples. Such plans shall be submitted for review and approval by the Director of Planning, prior to site preparation activities and construction.	Owner/ Applicant	Prior to site preparation activities and construction.
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	<p>blank or unattractive frontages to streets and adjacent development, and shall incorporate:</p> <ul style="list-style-type: none"> ○ An appropriate height (6 feet in this case) ○ Articulation ○ Complimentary materials and detailing (disallowing barbed wire, concertina wire, shards of glass and razor wire. ● Rooftop equipment shall be screened from view of adjacent streets and commercial development. ● To reduce the visual impacts of service and loading areas and temporary trash and recycling storage areas: <ul style="list-style-type: none"> ○ Service areas and ground-mounted equipment shall be screened from view by fences or walls that conform to the style and materials of the accompanying building. ● Improvement plans shall be prepared for review and approval by the RMA - Planning and Public Works Departments which require the new street pavement along the frontage of the project on Boronda Road and Madison Lane and on-site at Massolo Circle be designed to accommodate heavy industrial truck traffic. (RMA - Planning Department and Office of Housing and Redevelopment) 			
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MITIGATION MEASURES

40.	<p><u>Aesthetics. Mitigation Measure 1-1:</u> In order to prevent the substantial degradation of the existing visual character or quality of the site and its surroundings, as well as, ensure harmonious and consistent design, applicants are required to provide detailed site plans, landscaping plans, and elevations to the Department of Planning that demonstrate compliance with the following development standards:</p> <ul style="list-style-type: none"> ● All buildings will be designed in a manner that is similar and compatible with the Site and Floor Plan Models of the adopted General Development Plan, including building, facade, 	<p>Mitigation Monitoring Action 1-1: Prior to the issuance of permits for each respective lot, each individual applicant will submit evidence, including site plans, landscaping plans, and building elevations, demonstrating compliance with this mitigation, subject to the review and approval of the Monterey County Department of Planning.</p>	Applicant or owner	Prior to the issuance of permits for each respective lot
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	<p>landscaping, and parking standards.</p> <ul style="list-style-type: none"> • All development projects will be in compliance with the Draft or adopted Boronda Community Plan development requirements in effect at the time of individual lot development application submittal. These requirements include, but are not limited to, height restrictions, signage requirements, setbacks, landscaping, parking, and development conditions. • All buildings will be designed in a manner that enhances the area, including an emphasis on building entrances. Entrances to individual buildings should be readily identifiable to visitors. Entries should be highlighted by varying the mass, height, and set back of the building. • The design of auxiliary structures and facilities should be compatible with the primary buildings on the site. • Service areas, shipping and receiving bays, storage and work areas, and mechanical equipment should be located to the rear or side of the building, and should be screened from public view by landscaping, berms, and fencing. • Vehicle access should be marked by special entry features, such as monument signs, special paving, and landscaping. The entry should be clearly visible to motorists. 			
41.	<p><u>Aesthetics.</u> Mitigation Measure 1-2: In order to prevent the substantial degradation of the existing visual character or quality of the site and its surroundings, all operations, including manufacturing and fabrication will be conducted within enclosed structures. Further, all materials and equipment must be stored inside the enclosed structures or screened adequately to ensure that storage is not visible from the street. Site plans for future site development will demonstrate that all activities will be conducted within enclosed structures and/or adequately screened from adjacent uses consistent with the development standards contained</p>	<p>Mitigation Monitoring Action 1-2: Prior to the issuance of permits for each respective lot, each individual applicant will submit evidence, including site plans and landscaping plans that demonstrate compliance with these measures, subject to the review and approval of the Monterey County Department of Planning.</p>	Applicant or owner	Prior to the issuance of permits for each respective lot

	in the GDP Model Site and Floor Plans and Draft Boronda Community Plan.		
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3. Clarify and rewrite standard condition language used by the Fire Department

Following the Planning Commission Hearing February 27, 2008, staff met with Dorothy Priolo of the Salinas Rural Fire Protection District. Ms. Priolo has worked with her and other fire districts on clarifying the implementation language on several of the “Standard Language” conditions often used by Monterey County Fire Departments.

Of primary concern was in the implementation language of several conditions which reads: “Applicant shall schedule Fire Dept. clearance inspection for each phase of development.” Scheduling an inspection is not the same as complying with the standards. Language that requires the responsible party *to construct and implement* the requirements of the particular condition and then have those improvements *verified through a successful inspection* would be more exact for the purposes of clear implementation. See the next pages for the standard language modifications from the Salinas Rural Fire Department.

Permit Cond. Number	Mitig. Number	Impact Addressed, and Responsible Land Use Department	Compliance or Monitoring Actions to be performed.	Responsible Party for Clearing Condition	Timing	Verification of compliance
		<p>FIRE002 - ROADWAY ENGINEERING</p> <p>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. Responsible Land Use Department: Salinas Rural Fire District.</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on <u>roadway improvement</u> plans. <u>Approved roadway improvement plans shall be made a part of the subdivision grading permit application.</u></p> <p><u>After the issuance of grading permit for installation of roadway improvements and upon completion of the roadway improvements,</u> Applicant shall schedule fire dept. clearance inspection for each phase of development. <u>obtain fire department final inspection approval.</u></p>	<p>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to issuance of grading and/or <u>building</u> permit.</p> <p>Prior to final <u>building inspection</u> final <u>subdivision grading inspection</u></p>	
		<p>FIRE003 - DEAD-END ROADS (1)</p> <p>For parcels less than 1 acre, the maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed 800 feet. All dead-end road lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its furthest point. Where a dead-end road serves parcels of differing sizes, the shortest allowable length shall apply. Each dead-end road shall have a turnaround constructed at its terminus. 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. Responsible Land Use Department: Salinas Rural Fire District.</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on <u>roadway improvement</u> plans. <u>Approved roadway improvement plans shall be made a part of the subdivision grading permit application.</u></p> <p><u>After the issuance of grading permit for installation of roadway improvements and upon completion of the roadway improvements,</u> Applicant shall schedule fire dept. clearance inspection for each phase of development. <u>obtain fire department final inspection approval.</u></p>	<p>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to issuance of grading and/or <u>building</u> permit.</p> <p>Prior to final <u>building inspection</u> final <u>subdivision grading inspection</u></p>	

	<p>FIRE010 - ROAD SIGNS</p> <p>All newly constructed or approved roads and streets shall be designated by names or numbers, posted on signs clearly visible and legible from the roadway. Size of letters, numbers and symbols for street and road signs shall be a minimum 4-inch letter height, ½-inch stroke, and shall be a color that is reflective and clearly contrasts with the background color of the sign. All numerals shall be Arabic. Street and road signs shall be non-combustible and shall be visible and legible from both directions of vehicle travel for a distance of at least 100 feet. Height, visibility, legibility, and orientation of street and road signs shall be meet the provisions of Monterey County Ordinance No. 1241. This section does not require any entity to rename or renumber existing roads or streets, nor shall a roadway providing access only to a single commercial or industrial occupancy require naming or numbering. Signs required under this section identifying intersecting roads, streets and private lanes shall be placed at the intersection of those roads, streets and/or private lanes. Signs identifying traffic access or flow limitations (i.e., weight or vertical clearance limitations, dead-end road, one-way road or single lane conditions, etc.) shall be placed: (a) at the intersection preceding the traffic access limitation; and (b) not more than 100 feet before such traffic access limitation. Road, street and private lane signs required by this article shall be installed prior to final acceptance of road improvements by the Reviewing Fire Authority. Responsible Land Use Department: Salinas Rural Fire District.</p>	<p>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on <u>roadway improvement plans.</u> <u>Approved roadway improvement plans shall be made a part of the subdivision grading permit application.</u></p>	<p>Applicant or owner</p>	<p>Prior to filing of final map. <u>Prior to issuance of grading permit.</u></p>	
		<p><u>After the issuance of grading permit for installation of roadway improvements and upon completion of the roadway improvements,</u> Applicant shall schedule fire dept. clearance inspection for each phase of development. <u>obtain fire department final inspection approval.</u></p>	<p>Applicant or owner</p>	<p>Prior to <u>final subdivision grading inspection</u> issuance of building permit(s) for development on individual lots within the phase of the subdivision.</p>	
	<p>FIRE011 - ADDRESSES FOR BUILDINGS</p> <p>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. Address signs shall be placed at each driveway entrance and</p>	<p>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans. <u>the final map.</u></p>	<p>Applicant or owner</p>	<p>Prior to issuance of building permit. <u>approval of the final map.</u></p>	
		<p><u>Applicant shall obtain addresses for each parcel.</u></p>	<p><u>Applicant or owner</u></p>	<p><u>Prior to issuance of grading permit.</u></p>	

	<p>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.</p> <p>Responsible Land Use Department: Salinas Rural Fire District.</p>	<p><u>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” building plans.</u></p>	<p><u>Applicant or owner</u></p>	<p><u>Prior to issuance of building permit.</u></p>	
		<p>Applicant shall schedule fire dept. clearance inspection post address numbers and obtain fire department final inspection approval.</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection</p>	
	<p>FIRE030 – NON-STANDARD CONDITIONS ROAD ACCESS</p> <p>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. Parking may be permitted when additional road width is provided. 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. Responsible Land Use Department: Salinas Rural Fire District.</p>	<p>Applicant shall print the text of this condition on the Final Map.</p>	<p>Applicant or owner</p>	<p>Prior to filing of final map.</p>	
		<p>Applicant shall print the text of this condition <u>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on improvement plans. Applicant shall provide improvement plans to the fire district. Applicant shall schedule fire dept. clearance inspection for each phase of development.</u></p>	<p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p>	
		<p>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on construction plans.</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection issuance of building permit.</p>	
		<p><u>Applicant shall construct fire department access in accordance with this condition and obtain fire department final inspection approval.</u></p>	<p><u>Applicant or owner</u></p>	<p><u>Prior to final building inspection</u></p>	

<p>FIRE030 –NON-STANDARD CONDITIONS – HYDRANTS AND FIRE FLOW- A new hydrant shall be installed at the corner of Massolo Circle and Madison Lane. Hydrants for fire protection shall be provided at locations approved by the Salinas Rural Fire District and shall conform to the following requirements:</p> <p>a. FIRE FLOW - Pursuant to Uniform Fire Code Appendix III-A, the minimum fire flow requirement for non-sprinklered commercial buildings with an area up to 4,999 square feet built with Type V-N construction is 2,000 gallons per minute with a residual pressure of 20 psi under normal operating conditions for a duration of 2 hours. For buildings with an area up to 11,300 square feet that are protected with automatic fire sprinkler systems, the minimum fire flow requirement 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 (ADDITION) – A new hydrant shall be installed.</p> <p>d. 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>e. 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>f. 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>g. 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>Responsible Land Use Department: Salinas Rural Fire District.</p>	<p>Applicant shall print the text of this condition on the Final Map.</p>	<p>Applicant or owner</p>	<p>Prior to filing of final map.</p>	
	<p>Applicant shall print the text of this condition incorporate specification into design and enumerate as “Fire Dept. Notes” on improvement plans. Applicant shall provide improvement plans to the fire district and obtain fire district approval. The water system improvement plans shall be submitted as part of the grading permit application for the subdivision improvements.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p>	
	<p>Applicant shall schedule fire dept. clearance inspection for each phase of development and obtain fire department test and acceptance of the water system improvements.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of building permit</p>	
	<p>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on construction plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of Building Permit</p>	

4. Traffic Mitigation Fees: How are these fees to be implemented for each development proposal? What is the range of fees and when will they be required?

The Traffic Impact Analysis prepared by Higgins Associates, December 16, 2005 includes an existing traffic conditions analysis, existing plus project conditions analysis, pavement impact analysis, and discussion of the project pro-rata financial contributions towards roadway improvements within the County of Monterey and the City of Salinas. The Project is anticipated to generate a total of 214 new trips per day. These project traffic trips were calculated using rates from the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 7th Edition, 2003. Built into the model was an expectation that each of the Heavy Commercial lots would likely be configured with a structure approximating 3,100 square feet in area.

Table 1 from the February 27, 2008 staff report and Initial Study provided a generalization of the expected fees for the project. Staff has included a new column in Table 1 below which divides the Project Trips and anticipated Project Area (building space) by the ten lots of the applicant's proposal (**Per Lot Estimate**). Again this is a general expectation of the required fees for each project development.

Revised Table 1. Traffic Impact Fee Estimate						
Traffic Fee	Fee Rate	Area (sq. ft.)	Project Trips	Project Fee	Per Lot Estimate	
Salinas Traffic Fee Ordinance	\$374	Per ADT trip	-	214	\$80,036.00	\$8,003
TAMC Regional Development Fee	\$1,628	Per 1,000 sq. ft. of building space	31.015	-	\$50,492.42	\$5,049
Total				(addition error)	\$144,380	
Revised Total					\$130,528	\$13,052
Source: Massolo Industrial Park Traffic Impact Analysis, H.D. Peters Company, Inc., Prepared December 16, 2005.						

The actual dollar amounts for each of the uses proposed for any particular lot or development will be determined upon review at the RMA public counter. The Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 7th Edition, 2003 (or as revised and updated) will be referenced by the Public Works Department to determine the anticipated project traffic trips. Then, this unique trip generation figure and the exact building space floor area of the given proposal will be used to reference the Salinas Traffic Fee Ordinance and TAMC Regional Development Fee in place at that time. Building permits will not be released until such time as the applicant demonstrates that the appropriate traffic impact fees have been paid. This revised Table has been placed within Condition 49.

5. Discuss the applicant's late proposal to allow Automobile Repairs and make a recommendation.

On Tuesday March 4, 2008, Housing and Redevelopment Agency staff met with the applicant and project planner to discuss the applicant's proposal to allow Automobile Repairs in the Massolo Industrial Park. The following day, March 5, 2008 staff received a written description for the applicant's proposal (attached as Exhibit B).

Central to the applicant's proposal and indeed the "character" of the Massolo Industrial Park are the Ongoing Operational Considerations of the General Development Plan, Condition #6 (PDSP01d). These conditions state that:

- ❑ All operations, including manufacturing and fabrication shall be conducted within the building structures.
- ❑ All materials shall be stored inside the building structure or screened adequately outside the building to ensure that the storage area is not visible from the street.
- ❑ To minimize impact the on nearby residential properties, the hours of operation for all noise generating activities shall be from 8:00 AM – 6:00 PM Monday through Saturday and 9:00 am to 6:00 pm weekends. Sunday business operations shall be minimal and shall be conducted entirely within building structures.

The applicant has stated that they wish to accommodate Automobile Repair that is conducted indoors, and that no storage of disabled vehicles would be allowed. Once the ongoing operation criteria was discussed and clarified with the Housing and Redevelopment staff, they deferred to the Planning Department for a Planning Commission recommendation. Additionally the applicant clarifies that they wish to prohibit automobile body shops and paint shops. Staff concludes that the requested use is in keeping with the Heavy Commercial designation that underlies the property and that if such a business operates within the same operational parameters of the other uses to be permitted within the business park, then such a use should be allowed. Staff recommends that the Planning Commission approve the allowance of Automobile Repairs (and the prohibition of automobile body and paint shops) as presented in the Applicant's March 5, 2008 letter. Staff has included the underline and ~~strikeout~~ changes to the MMRP.

4.	<p><u>PDSP01b – GENERAL DEVELOPMENT PLAN USES ALLOWED - NON-STANDARD</u></p> <p>The proposed commercial subdivision and eventual build-out would allow for a variety of uses consistent with the Heavy Commercial zoning designation. For example shops for tradespersons, such as electricians, plumbers, and appliance repair.</p> <p>The types of uses stated below and selected from Section 21.20.050 of the Zoning Code are hereby incorporated as part of the Massolo General Development Plan subject to the Operations and Ongoing Conditions and Parking requirements.</p>	<p>Prior to occupancy and use of individual units and structures, new tenants shall verify with County Planning Department staff that their proposed use is consistent with the allowances and restrictions of the Massolo Industrial Park General Development Plan as found in this Resolution.</p>	<p>Owner/ Applicant / New Tenants</p>
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	<ul style="list-style-type: none"> ▪ Offices less than 5,000 square feet of floor area ▪ <u>Auto repair facilities</u> ▪ Shops for tradesmen in which all equipment materials are maintained within the structure ▪ Mini Warehouse storage facilities less than 5,000 square feet of floor area ▪ Accessory structures ▪ Photography studio ▪ Picture framing ▪ Shoe Shop ▪ Shops of light commercial character conducted within a structure ▪ Stationary and office supply store ▪ Storage, rental, and sales of irrigation equipment <p>The types of uses stated below and selected from Section 21.20.060 of the Zoning Code are hereby incorporated as part of the Massolo General Development Plan subject to the Operations and Ongoing Conditions and Parking requirements.</p> <ul style="list-style-type: none"> ▪ Boat and auto sales ▪ Contractor yards and offices ▪ Bag cleaning or rag works ▪ Water well drilling businesses ▪ Public utility uses and accessory structures, including corporation yards or similar uses ▪ Wholesale distributors, contractor yards, welding shops and other uses of similar character ▪ Furniture manufacturing, finish paper products from finished paper stock ▪ Wholesale and retail establishments distributing materials and products essential to agriculture and farming operations, except manure ▪ Research laboratories, provided such use does not produce undue odor, noise, smoke or other objectionable effects ▪ Warehouses for the collection, packaging, and distribution of agricultural and horticultural products ▪ Bottling works <p>Storage Garages (RMA - Planning Department)</p>		
5.	<p><u>PDSP01c – GENERAL DEVELOPMENT PLAN - USES ARE PROHIBITED UNDER THIS PERMIT - NON-STANDARD</u></p> <p>The Office of Housing and Redevelopment requires that, uses with hazardous or toxic components be prohibited due to the proximity of the project site to a nearby sensitive receptor, located on the eastern property</p>	<p>Prior to occupancy and use of individual units and structures, new tenants shall verify with County Planning Department staff that their proposed use is consistent with the allowances and restrictions of the Massolo Industrial Park General</p>	<p>Owner/ Applicant / New Tenants</p>

<p>boundary. Subsequent Planning Commission and the Office of Housing and Redevelopment approval would be required before the General Development Plan could be modified or a new use permit issued for any of the following uses. Additionally, further environmental review would likely be required.</p> <ul style="list-style-type: none"> ▪ Auto repair facilities ▪ <u>Automobile body shops</u> ▪ <u>Automobile paint shops</u> ▪ Service stations ▪ Boarding Kennels ▪ Automobile and recreational vehicle storage yards ▪ Automobile and truck tow and storage operations ▪ Agriculture Processing Plants ▪ Trucking operations, including offices, repair, servicing, fueling, storage, and dispatching commercial trucks. ▪ Chemical laboratories, electronic products and instrument manufacturing ▪ Service Centers ▪ Propane Dealerships <p>(RMA - Planning Department and Office of Housing and Redevelopment)</p>	<p>Development Plan as found in this Resolution.</p>	
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6. Revisions to the proposed Mitigated Negative Declaration

Additional housekeeping is necessary to follow through with the Planning Commission’s direction to remove references and requirements for compliance with the draft Boronda Community Plan. Aesthetics Mitigation Measures 1-1 and 1-2 were both modified as discussed above. The following finding is recommended for addition to the staff report and staff recommendation:

FINDING: CEQA- SUBSTITUTION OF MITIGATION MEASURES IN A PROPOSED MITIGATED NEGATIVE DECLARATION – As a result of the public hearing process for a proposed mitigated negative declaration, including any administrative decisions or public hearings conducted on the project prior to its approval, the lead agency may conclude that certain mitigation measures identified in the mitigated negative declaration are infeasible or otherwise undesirable. Prior to approving the project, the lead agency may, in accordance with Section 15074.1 of the CEQA Guidelines, delete those mitigation measures and substitute for them other measures which the lead agency determines are equivalent or more effective. “Equivalent or more effective” means that the new measure will avoid or reduce the significant effect to at least the same degree as, or to a greater degree than, the original measure and will create no more adverse effect of its own than would have the original measure. In this case, modifications to mitigation measures which address aesthetic resources are determined to be “equivalent” based on evidence presented below.

- EVIDENCE:**
- (a) CEQA Guidelines Section 15074.1 provides certain requirements for substitution of mitigation measures when as a result of a public hearing process, the proposed mitigation measures can be substituted with other measures which the lead agency determines are equivalent or more effective. During the Planning Commissions deliberation of the matter February 27, 2008, the Commission gave direction to staff to not *require* the project to be consistent with the draft Boronda Community Plan because it has not been adopted and is subject to change. The applicant has incorporated many of the design provisions and aesthetic treatments anticipated to be adopted in that plan. These design provisions and aesthetic treatments are now presented as part of the applicant's General Development Plan proposal.
 - (b) Staff evaluated the proposed deletion of references to the draft Boronda Community Plan in these two mitigation measures and determined that the aesthetic mitigation measures and project proposal were equivalent in protection of aesthetic resources.
 - (c) The recommended changes were made to the following Mitigation Measures (MM): 1-1 (Condition 40); and MM 1-2 (Condition 41); (Refer to the project's *Condition Compliance and/or the Mitigation Monitoring Reporting Program; Exhibit D* of the March 27, 2008 Staff Report).
 - (d) No circulation of the proposed mitigated negative declaration pursuant to CEQA Guidelines Section 15072 is required because the modified proposed mitigation measures have been incorporated into the project in accordance with CEQA Guidelines Section 15074.1.(c).
 - (e) Materials in Project File No. PLN050545.

Staff recommends that the Planning Commission:

- a) Adopt the Mitigated Negative Declaration (**Exhibit E** of the February 27, 2008 staff report) with the attached Mitigation Monitoring and Reporting Program (**Exhibit D** of the March 26, 2008 staff report); and
- b) Approve the Standard Subdivision Tentative Map and staff revised General Development Plan for the Massolo Industrial Park based on the Findings and Evidence (**Exhibit C** of the March 26, 2008 staff report) and subject to recommended conditions and the adoption of the Mitigation Monitoring and/or Reporting Program (**Exhibit D** of the March 26, 2008 staff report).

EXHIBIT C
RECOMMENDED FINDINGS AND EVIDENCE

1. **FINDING: CONSISTENCY** – The subject proposed Standard Subdivision Tentative Map and General Development Plan for the Massolo Industrial Park, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, Greater Salinas Area Plan, Monterey County Subdivision Ordinance (Title 19), and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for commercial development.

- EVIDENCE:** (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
- (b) County Planning staff conducted a site inspection in September 2005 and on subsequent occasions in 2006 and 2007. The environmental consultant also conducted a site inspection on February 13, 2007 to verify that the project on the subject parcel conforms to the plans listed above.
- (c) The project site is zoned HC-UR. New commercial development in this zone is subject to review and approval of a General Development Plan by the Planning Commission and referral to the City of Salinas for their comment prior to action by the County of Monterey. The applicant has submitted a General Development Plan for County review and the project was circulated for comment to the City of Salinas. The proposed uses of the applicant's General Development Plan are drawn from the Administrative and Use Permit permitted uses of the HC Zoning District (Sections 21.20.050 and 21.20.060).
- (d) The subdivision design is consistent with the Lot Design Standards of Section 19.10.030 of the subdivision ordinance in that minimum lot size, width, and depths have been provided, there are no double frontage lots, and to the extent practicable, the sidelines of lots run at right angles to the streets upon which the lots face.
- (e) The subject property consists of three legal lots of record. Parcels "A", "B", and "C", as said parcels are shown on that certain Map filed January 8, 1982 in Volume 15 of Parcel Maps, at page 27, Monterey County Records.
- (f) The project was not referred to the Greater Salinas Land Use Advisory Committee (LUAC) for review as that body is not assembled with enough members to review projects. (IDR initially circulated in October 2005)
- (g) The proposed Massolo Industrial Park is consistent with the Monterey County General Plan/Greater Salinas Area Plan..
1. **Monterey County General Plan/Greater Salinas Area Plan:** The standard subdivision proposal is consistent with the land use categories (Heavy Commercial, Urban Reserve) and densities of these plans.

- (h) The application, project plans, and related support materials submitted by the project applicant to the Monterey County Resource Management Agency – Planning Department for the proposed development found in Project File PLN050545.

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

EVIDENCE: (a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Fire Protection District, Parks Department, Public Works, Environmental Health Division, Water Resources Agency and Housing & Redevelopment. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

(b) As reviewed in detail in the Initial Study and proposed Mitigated Negative Declaration, the site is suitable for the development proposed in that Geologic and Erosion hazards are low, no trees are proposed for removal, and the property is not considered Environmentally Sensitive Habitat. While County records show the project site as high in the probability of archaeological resources, a Preliminary Archaeological Reconnaissance was conducted and determined that the subdivision area does not contain surface evidence of potentially significant archaeological resources. Furthermore, the surrounding development and the disturbed nature of the site lead the archaeologists to conclude that resource discovery is unlikely and that standard county practices and conditions will be sufficient to protect any potentially discovered resource. Mitigation measures have been proposed to mitigate to less than significant levels, potential impacts to Aesthetics, Hydrology and Water Quality, Land Use and Planning, Noise, and Transportation/Traffic. Evidence supports the conclusion that impacts would be less than significant with mitigation incorporated for these resource subjects, and that the site is suitable for the uses proposed in the General Development Plan for the Massolo Industrial Park.

(c) Technical reports by outside (specify) consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff concurs. The following reports have been prepared:

- i. Drainage Calculations and Recommendations for Massolo Industrial Park with Respect to Boronda Road Ditch, Prepared by H.D. Peters Co., Inc. and Associates, dated October 30, 2006.
- ii. Traffic Impact Study, Massolo Industrial Park, Boronda, Monterey County California, by Higgins Associates, dated December 16, 2005.
- iii. Preliminary Archaeological Reconnaissance of APN 261-041-024, 025 and 026 in Salinas, Monterey County, California by Archaeological Consulting, dated May 16, 2005 (County File #LIB050670).
- iv. Biological Survey Report for the Dan Massolo Property, Madison Lane and Boronda Road, Salinas, CA. APN 261-041-024, 025, 026, by Ed Mercurio Biological Consulting, dated May 2, 2005.
- v. Geotechnical Investigation Report for New Ten Lot Subdivision at 1144 Madison Lane APN's 261-041-024, 026 & 026, prepared by Soil Surveys, Inc., dated June 30, 2005 (County File #LIB050671).

- (d) The project is located at 1144 Madison Lane, Salinas, in the Boronda Community and is subject to the Monterey County General Plan/Greater Salinas Area Plan. As described in the Evidence for Finding #1, the proposed Massolo Industrial Park proposal is consistent with the rules and regulations pertaining to zoning uses and other applicable provisions of Title 19 and Title 21, and is therefore suitable for the proposed development.
- (e) County Planning staff conducted a site inspection in September 2005 and on subsequent occasions in 2006 and 2007. The environmental consultant also conducted a site inspection on February 13, 2007 to verify that the project on the subject parcel conforms to the plans listed above.
- (f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County Resource Management Agency – Planning Department for the proposed development found in Project File PLN050545.

3. **FINDING:** CEQA – On the basis of the whole record before the Monterey County Standard Subdivision Committee, 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 subject to environmental review due to the potential for significant environmental effects pursuant to CEQA Guidelines Section 15070 (Decision to Prepare a Negative or Mitigated Negative Declaration).
 - (b) Potentially adverse environmental effects were identified during staff review of the development application.
 - (c) Monterey County and Denise Duffy Associates prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the office of the RMA – Planning Department and is hereby incorporated by reference (File No. PLN050545). All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. The Initial Study identified potentially significant effects relative to Aesthetics, Hydrology and Water Quality, Land Use and Planning, Noise, and Transportation/Traffic. Substantial evidence supports the conclusion that impacts will be less than significant with mitigation incorporated for these issues.
 - (d) The Mitigated Negative Declaration was circulated for public review from October 03, 2007 – November 8, 2007.
 - (e) The Monterey County Resource Management Agency – Planning Department, (located at 168 W. Alisal Street, 2nd 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.
 - (f) A Condition Compliance and Mitigation Monitoring and Reporting Program (MMRP) has been prepared and is designed to ensure compliance with conditions and that mitigation measures are monitored and reported during project implementation. The applicant must enter into

an “Agreement to Implement a Mitigation Monitoring and Reporting Program” as a condition of project approval.

- (g) For purposes of implementing Section 753.5 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.
- (h) Evidence that has been received and considered includes the application, plans, materials, and technical reports, which are listed under Section IX (References) of the Initial Study and contained in project file PLN050545.
- (i) To mitigate the physical impacts of the project, the following is a summary of the mitigation measures proposed:
 - Aesthetics. Four mitigation measures for Aesthetic are in the proposed Mitigated Negative Declaration. Primarily, these mitigation measures require the applicant to prepare site plans, elevation plans, landscaping plans and lighting plans consistent with the Applicants proposed General Development Plan. Additionally operations, manufacturing and fabrication are to be conducted within enclosed structures and or screened adequately to assure that storage is not visible from the street (Conditions 40-43/Mitigation Measures 1-1, 1-2, 1-3, 1-4).
 - Hydrology and Water Quality. All new developments in the Boronda Community area required to contribute a pro-rata fair share fee to fund needed local drainage and street improvements. These fees are used to fund storm drainage system improvements as identified in the Boronda Area Storm Drain Master Plan. The Boronda Area Master Plan Drainage Fee is \$38,108.00 per acre of property that is developed. With 3.96 acres, the total Drainage Fee for the Massolo Industrial Park is calculated to be \$150,907.68. In lieu of paying this fee, the applicant can install curb, gutter, and sidewalk and pave-out the frontage of Madison Lane and Boronda Road. The applicant shall receive credit for the cost of installing these improvements toward his Boronda Area Master Plan Drainage Fee obligation. A second Hydrology and Water Quality mitigation measure requires that a formalized drainage plan be prepared consistent with an earlier civil engineer report, prior to the filing of the final map. (Conditions 44-45/Mitigation Measures 8-1, 8-2).
 - Land Use and Planning. This mitigation measure is similar but not identical to the Aesthetics mitigation measures above. Prior to site preparation activities and construction, the applicant is required to prepare plans that conform to the General Development Plan (as approved by the Planning Commission). This will assure compliance with adopted Land Use plans (Condition 47/Mitigation Measure 9-1).
 - Noise. Construction noise attenuation and the timing of development activities are specified in the Noise Mitigation. (Condition 48/Mitigation Measure 11-1).
 - Transportation/Traffic. In order to minimize potential regional traffic/transportation impacts resulting from the proposed project, future building occupants will pay their proportionate rate of the identified traffic impact fees, as deemed appropriate by the Department of Public Works. These fees include the Salinas Traffic Fee Ordinance and TAMC Regional Traffic Migration fee as identified in the Traffic Impact Analysis, TAMC nexus study. The Salinas

Traffic fee is based on trips generated; the TAMC fee is based on new construction square footage. The fees total more than \$144,000 yet will be divided ten ways over time as each of the ten lots is proposed for development and occupancy. These fees are subject to change over time (Condition 48/Mitigation Measure 15-1). A second Transportation and Traffic mitigation measure states that in order to minimize potential traffic/transportation impacts resulting from the proposed project, the project applicant shall submit payment of the Boronda Area Traffic Fee in the amount of \$13,854 as identified by the Public Works Department (Condition 49/Mitigation Measure 15-2).

4. **FINDING: CEQA** – Comments received on the project did not present substantial evidence of any unmitigated significant environmental effects.

EVIDENCE: (a) Monterey Bay Unified Air Pollution Control District (MBUAPCD) letter dated November 1, 2007. The letter requests that when the dilapidated barn is proposed for demolition, that the District be contacted to ensure that requirements governing the potential release of asbestos are met. This is a non-issue as there are no structures present on the property.

(b) Governor’s Office of Planning and Research letter dated November 7, 2007. This letter indicates that no state agencies submitted comments by the close of the review period and that the County had complied with the State Clearing house review requirements for draft environmental documents.

(c) Findings and Evidence 1-3 above

5. **FINDING: CEQA- SUBSTITUTION OF MITIGATION MEASURES IN A PROPOSED MITIGATED NEGATIVE DECLARATION** – As a result of the public hearing process for a proposed mitigated negative declaration, including any administrative decisions or public hearings conducted on the project prior to its approval, the lead agency may conclude that certain mitigation measures identified in the mitigated negative declaration are infeasible or otherwise undesirable. Prior to approving the project, the lead agency may, in accordance with Section 15074.1 of the CEQA Guidelines, delete those mitigation measures and substitute for them other measures which the lead agency determines are equivalent or more effective. “Equivalent or more effective” means that the new measure will avoid or reduce the significant effect to at least the same degree as, or to a greater degree than, the original measure and will create no more adverse effect of its own than would have the original measure. In this case, modifications to mitigation measures which address aesthetic resources are determined to be “equivalent” based on evidence presented below.

EVIDENCE: (a) CEQA Guidelines Section 15074.1 provides certain requirements for substitution of mitigation measures when as a result of a public hearing process, the proposed mitigation measures can be substituted with other measures which the lead agency determines are equivalent or more effective. During the Planning Commissions deliberation of the matter February 27, 2008, the Commission gave direction to staff to not *require* the project to be consistent with the draft Boronda Community Plan because it has not been adopted and is subject to change. The applicant has

incorporated many of the design provisions and aesthetic treatments anticipated to be adopted in that plan. These design provisions and aesthetic treatments are now presented as part of the applicant's General Development Plan proposal.

- (b) Staff evaluated the proposed deletion of references to the draft Boronda Community Plan in these two mitigation measures and determined that the aesthetic mitigation measures and project proposal were equivalent in protection of aesthetic resources.
- (c) The recommended changes were made to the following Mitigation Measures (MM): 1-1 (Condition 40); and MM 1-2 (Condition 41); (Refer to the project's *Condition Compliance and/or the Mitigation Monitoring Reporting Program; Exhibit D* of the March 27, 2008 Staff Report).
- (c) No circulation of the proposed mitigated negative declaration pursuant to CEQA Guidelines Section 15072 is required because the modified proposed mitigation measures have been incorporated into the project in accordance with CEQA Guidelines Section 15074.1.(c).
- (d) Materials in Project File No. PLN050545.

6. **FINDING: SUBDIVISION ORDINANCE (TITLE 19)** – None of the findings found in Section 19.03.025.F of the Subdivision Ordinance can be made that would require denial of the project.

EVIDENCE: (a) Section 19.03.025.F requires that the subdivision be denied if any one of the findings is made. Planning staff has analyzed the project against the findings for denial outlined in this section:

1. The proposed map is not consistent with the general plan, area plan, coastal land use plan, or specific plan.

The Project is consistent with the General Plan and Greater Salinas Area Plan in that the project area is designated for Heavy Commercial land uses and the proposed subdivision map will provide for Heavy Commercial development.

2. That the design or improvements of the proposed subdivision is not consistent the applicable general plan, area plan, coastal land use plan, master Plan or specific plan.

The design and improvements of the proposed Massolo Industrial Park subdivision have been reviewed by Planning staff, Redevelopment Staff and the City of Salinas, and as conditioned, will be consistent with the General Plan and Greater Salinas Area Plan.

3. That the site is not physically suitable for the type of development.

The site is physically suitable for the type of development in that the property is served by a water system and will be connected to public sewer. No evidence of existing hazards have been found on the site. The site has been highly disturbed in its past and is within an existing developed Heavy Commercial area. There are no physical constraints on the subject property that would be problematic for Heavy Commercial development.

4. That the site is not physically suitable for the proposed density of development.

The site is physically suited for the proposed density of development in that the applicant has demonstrated through the representative Site

and Floor Plan Models of the General Development Plan that Heavy Commercial structures can be accommodated on each lot, and that an appropriate amount of parking, landscape and setback areas can be provided. Additionally, no density standards have been established for Heavy Commercial Districts other than a Building Site Coverage Maximum of 50%, excluding parking and landscape areas. Building site coverage within the Massolo Industrial Park will approximate 30% or less, well within this maximum threshold.

5. That the design of the subdivision or type of improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The project's design and type of improvements is not likely to cause environmental damage or injure fish or wildlife or their habitat in that all new parcels will be connected to public sewer, negating the need for on-site septic treatment. Additionally, an Initial Study and proposed Mitigated Negative Declaration has been prepared that has analyzed environmental factors potentially affected by the proposal. The Initial Study and proposed Mitigated Negative Declaration conclude that there will not be a significant effect on the environment in this case because revisions (mitigation Measures) have been agreed to by the applicant. Additionally, a biological report was prepared for the project and no biologically sensitive habitat or significant species were located on or in the near vicinity (100 feet) of the proposed project site.

6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.

The design of the project and type of improvements is not likely to cause serious public health concerns. An Initial Study and proposed Mitigated Negative Declaration has been prepared that has analyzed environmental factors potentially affected by the proposal, including potential environmental effects which may cause substantial adverse effects on human beings either directly or indirectly. The Initial Study and proposed Mitigated Negative Declaration conclude a less than significant impact in this regard. Additionally, Mitigation Measures have been agreed to by the applicant that address potential Impacts to aesthetics, air quality, cultural resources, geology/soils, hazardous materials, hydrology/water quality, land use, noise, population/housing, public services, transportation/traffic and utilities systems. Implementation of these measures will assure a less than serious impact to the public health.

7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

The project will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision. The project has been conditioned to pay in-lieu or to actually construct the curb, gutter and sidewalk portions of the Boronda Road and Madison Avenue street frontages. In this manner the applicant will be providing their proportionate share

responsibility to provide for public improvements along these public rights-of-way. No conflicts will result.

8. That the subdivision fails to meet any of the requirements or conditions imposed by the Subdivision Map Act or this Title (Title 19).

The proposed subdivision map meets the requirements and conditions of the California Subdivision Map Act and Monterey County Subdivision Ordinance (Title 19) in that the map has been prepared by the applicant according to the required form and contents of the Act and Ordinance, and conditions of approval and mitigation measures have been proposed by staff to assure compliance with codes.

As none of these findings requiring denial can be made for the Massolo Industrial Park proposal, the project is supportable under the Monterey County Subdivision Ordinance.

- (j) The application, project plans, and related support materials submitted by the project applicant to the Monterey County Resource Management Agency – Planning Department for the proposed development found in Project File PLN050545.
- (k) Preceding Findings 1- 4 and the supporting Evidence.

7. **FINDING: NO VIOLATIONS** - 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. Zoning violation abatement costs, if any, have been paid.

EVIDENCE: (a) Staff reviewed Monterey County RMA – Planning Department and Building Services Department records and is not aware of any violations existing on subject property.

8. **FINDING: HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons 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 supporting evidence.

9. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Board of Supervisors.

EVIDENCE: Section 19.16.020.A B or C of Title 19, Monterey County Subdivision Ordinance.

EXHIBIT D
Monterey County Resources Management Agency
Planning Department
Condition Compliance and Mitigation Monitoring
Reporting Plan

Project Name: R & Q Mall Properties Inc., (Massolo Industrial Park)
 File No: PLN050545
 APN: 261-041-024-000, 261-041-025-000, 261-041-026-000
 Approved by: Planning Commission Date: March 26, 2008

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

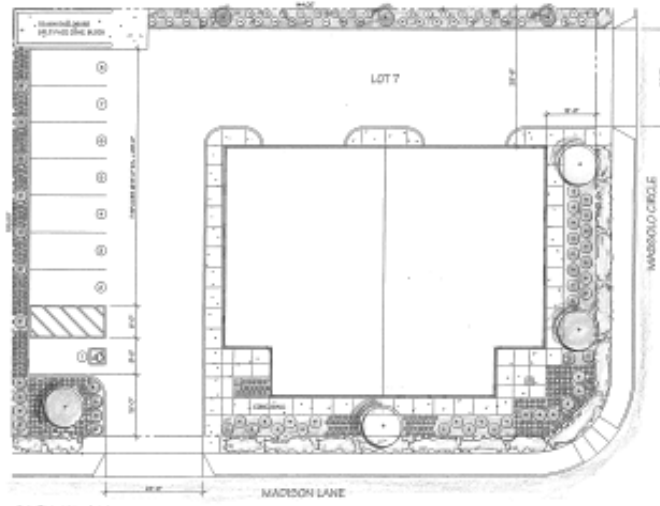
Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
1.		<p>PD001 - SPECIFIC USES ONLY</p> <p>This Standard Subdivision Tentative Map and General Development Plan for the Massolo Industrial Park (PLN050545) allows the division of 3.96 acres into ten commercial lots ranging in size from 15,000 square feet to 19,644 square feet. The uses of the General Development Plan approved for the subject property are described in detail in the following conditions. The property is located at 1144 Madison Lane, Salinas (Assessor's Parcel Numbers: 261-041-024-000, 261-041-025-000, and 261-041-026-000), Greater Salinas Area Plan.</p> <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 the RMA - Planning Department. 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. To the extent that the County has delegated any condition compliance or mitigation</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

<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>
		monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)				
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A Standard Subdivision Tentative Map and General Development Plan for the Massolo Industrial Park (PLN050545) (Resolution _____) was approved by the Planning Commission for Assessor's Parcel Numbers 261-041-024-000, 261-041-025-000, and 261-041-026-000 on February 27, 2008). The Standard Subdivision Tentative Map and General Development Plan were granted subject to 49 conditions of approval which run with the land. A copy of the Standard Subdivision Tentative Map and General Development Plan is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits or commencement of use.	
3.		<u>PDSP01a – GENERAL DEVELOPMENT PLAN - STRUCTURES AND IMPROVEMENTS - NON-STANDARD</u> All structures and improvements to the Massolo Industrial Park property shall be in substantial conformance with the Site Plan, Floor Plan, Elevation and signage examples below and the details of such plans included in Planning Department file PLN050545, including elevations, materials colors and treatments. Additionally, the following shall be incorporated and maintained: <ul style="list-style-type: none"> • Parking lots and outdoor work storage areas shall be screened from public view by buildings, fences, 	All development plans, construction plans and building permit plans shall be in substantial conformance with the Site Plan and Floor Plan Representative Development examples. Such plans shall be submitted for review and approval by the Director of Planning, prior to site preparation activities and construction.	Owner/ Applicant	Prior to site preparation activities and construction.	

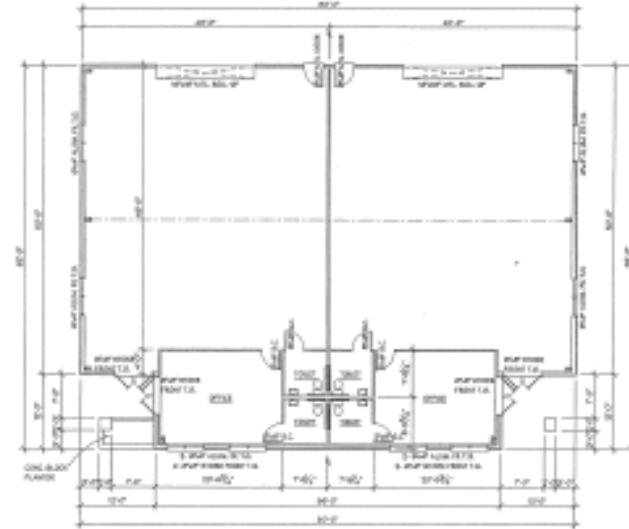
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		<p>landscaping or berms.</p> <ul style="list-style-type: none"> • Landscaping shall be provided within setback areas between the front fencing or building and the back of sidewalk or public right of way. • Fences and walls shall not display blank or unattractive frontages to streets and adjacent development, and shall incorporate: <ul style="list-style-type: none"> ○ An appropriate height (6 feet in this case) ○ Articulation ○ Complimentary materials and detailing (disallowing barbed wire, concertina wire, shards of glass and razor wire. • Rooftop equipment shall be screened form view of adjacent streets and commercial development. • To reduce the visual impacts of service and loading areas and temporary trash and recycling storage areas: <ul style="list-style-type: none"> ○ Service areas and ground-mounted equipment shall be screened from view by fences or walls that conform to the style and materials of the accompanying building. • Improvement plans shall be prepared for review and approval by the RMA - Planning and Public Works Departments which require the new street pavement along the frontage of the project on Boronda Road and Madison Lane and on-site at Massolo Circle be designed to accommodate heavy industrial truck traffic. (RMA - Planning Department and Office of Housing and Redevelopment) 				

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Site Plan and Floor Plan Representative Development Examples

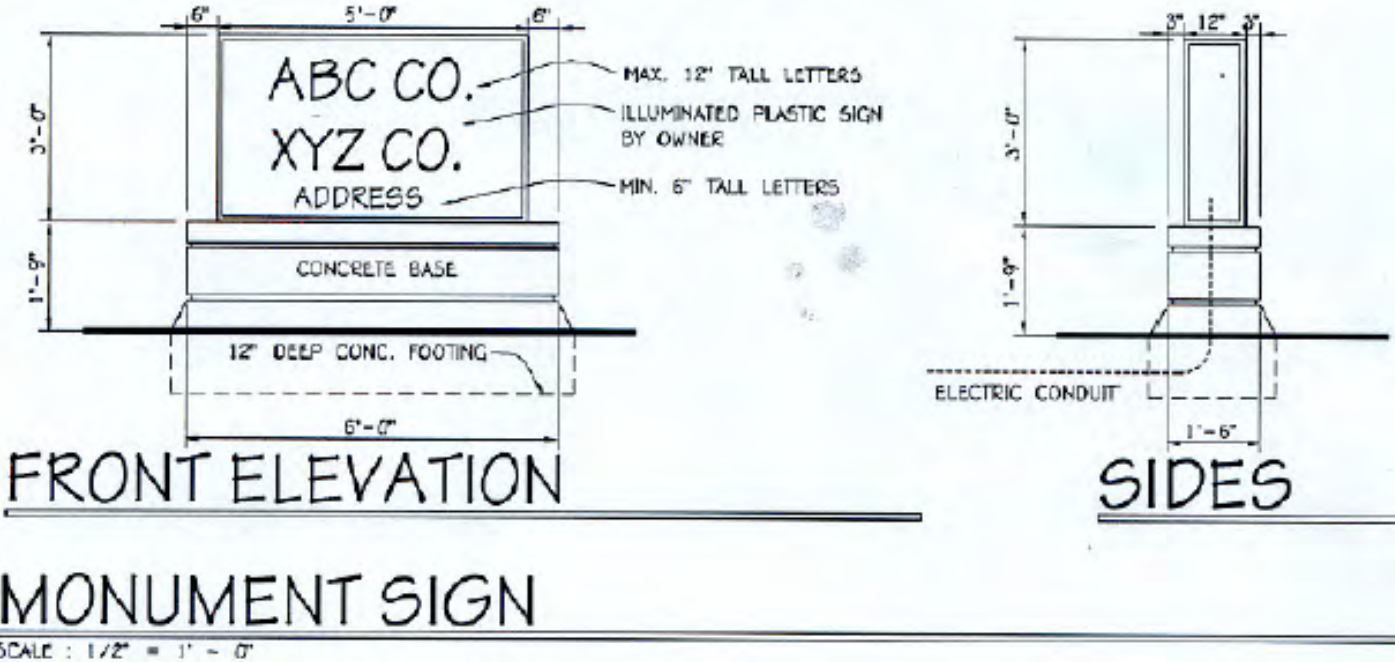


Proposed Site Plan Model (15,000 square foot lot)



Proposed Floor Plan Model (15,000 square foot lot)



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		 <p>FRONT ELEVATION</p> <p>SIDES</p> <p>MONUMENT SIGN</p> <p>SCALE : 1/2" = 1' - 0"</p>				
4.		<p><u>PDSP01b – GENERAL DEVELOPMENT PLAN USES ALLOWED - NON-STANDARD</u></p> <p>The proposed commercial subdivision and eventual build-out would allow for a variety of uses consistent with the Heavy Commercial zoning designation. For example shops for tradespersons, such as electricians, plumbers, and appliance repair.</p> <p>The types of uses stated below and selected from Section 21.20.050 of the Zoning Code are hereby incorporated as part of the Massolo General Development Plan subject to the Operations and Ongoing Conditions and Parking requirements.</p> <ul style="list-style-type: none"> Offices less than 5,000 square feet of floor area 	<p>Prior to occupancy and use of individual units and structures, new tenants shall verify with County Planning Department staff that their proposed use is consistent with the allowances and restrictions of the Massolo Industrial Park General Development Plan as found in this Resolution.</p>	<p>Owner/ Applicant / New Tenants</p>	<p>Prior to Occupancy and use of individual units and structures</p>	

<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>
		<ul style="list-style-type: none"> ▪ Shops for tradesmen in which all equipment and materials maintained within the structure ▪ Mini Warehouse storage facilities less than 5,000 square feet of floor area ▪ Accessory structures ▪ Photography studio ▪ Picture framing ▪ Shoe Shop ▪ Shops of light commercial character conducted within a structure ▪ Stationary and office supply store ▪ Storage, rental, and sales of irrigation equipment <p>The types of uses stated below and selected from Section 21.20.060 of the Zoning Code are hereby incorporated as part of the Massolo General Development Plan subject to the Operations and Ongoing Conditions and Parking requirements.</p> <ul style="list-style-type: none"> ▪ Boat and auto sales ▪ Contractor yards and offices ▪ Bag cleaning or rag works ▪ Water well drilling businesses ▪ Public utility uses and accessory structures, including corporation yards or similar uses ▪ Wholesale distributors, contractor yards, welding shops and other uses of similar character ▪ Furniture manufacturing, finish paper products from finished paper stock ▪ Wholesale and retail establishments distributing materials and products essential to agriculture and farming operations, except manure ▪ Research laboratories, provided such use does not produce undue odor, noise, smoke or other objectionable effects ▪ Warehouses for the collection, packaging, and distribution of agricultural and horticultural products 				

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		<ul style="list-style-type: none"> ▪ Bottling works ▪ Storage Garages (RMA - Planning Department) 				
5.		<p><u>PDSP01c – GENERAL DEVELOPMENT PLAN - USES ARE PROHIBITED UNDER THIS PERMIT - NON-STANDARD</u></p> <p>The Office of Housing and Redevelopment requires that, uses with hazardous or toxic components be prohibited due to the proximity of the project site to a nearby sensitive receptor, located on the eastern property boundary. Subsequent Planning Commission and the Office of Housing and Redevelopment approval would be required before the General Development Plan could be modified or a new use permit issued for any of the following uses. Additionally, further environmental review would likely be required.</p> <ul style="list-style-type: none"> ▪ Auto repair facilities ▪ Service stations ▪ Boarding Kennels ▪ Automobile and recreational vehicle storage yards ▪ Automobile and truck tow and storage operations ▪ Agriculture Processing Plants ▪ Trucking operations, including offices, repair, servicing, fueling, storage, and dispatching commercial trucks. ▪ Chemical laboratories, electronic products and instrument manufacturing ▪ Service Centers ▪ Propane Dealerships <p>(RMA - Planning Department and Office of Housing and Redevelopment)</p>	Prior to occupancy and use of individual units and structures, new tenants shall verify with County Planning Department staff that their proposed use is consistent with the allowances and restrictions of the Massolo Industrial Park General Development Plan as found in this Resolution.	Owner/ Applicant / New Tenants	Prior to Occupancy and use of individual units and structures	
6.		<p><u>PDSP01d – GENERAL DEVELOPMENT PLAN - ONGOING OPERATIONAL CONSIDERATIONS - NON-STANDARD</u></p> <ul style="list-style-type: none"> □ All operations, including manufacturing and 	As Described	Owners/ Applicants / Tenants	Ongoing	

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		<p>fabrication shall be conducted within the building structures.</p> <ul style="list-style-type: none"> ❑ All materials shall be stored inside the building structure or screened adequately outside the building to ensure that the storage area is not visible from the street. ❑ To minimize impact the on nearby residential properties, the hours of operation for all noise generating activities shall be from 8:00 AM – 6:00 PM Monday through Saturday and 9:00 am to 6:00 pm weekends. Sunday business operations shall be minimal and shall be conducted entirely within building structures. ❑ . (RMA - Planning Department and Office of Housing and Redevelopment) 				
7.		<p>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT</p> <p>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 a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning 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</p>	<p>Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning 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.</p>	<p>Owner/ Applicant/ Archaeologist</p>	<p>Ongoing</p>	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		extent of the resources and to develop proper mitigation measures required for the discovery. (RMA - Planning Department)	The Applicant's engineer shall include this condition as a note on Final Map.	Engineer	Prior to filing the parcel map	
8.		<p>PD004 - INDEMNIFICATION AGREEMENT</p> <p>The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter</p>	<p>Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.</p>	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the parcel map, whichever occurs first and as applicable	

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		be responsible to defend, indemnify or hold the county harmless. (RMA - Planning Department)				
9.		PD005 - FISH AND GAME FEE-NEG DEC/EIR Pursuant to the State Public Resources Code § 735.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA - Planning Department)	The applicant shall submit a check, payable to the County of Monterey, to the Director of the RMA - Planning Department. If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to the Director of the RMA - Planning Department.	Owner/ Applicant	Within 5 working days of project approval.	
10.		PD006 - MITIGATION MONITORING PROGRAM 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. (RMA - Planning Department)	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 the issuance of grading and building permits, whichever occurs first.	
11.		PD007 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. (RMA – Planning Department and Building Services Department)	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner/ Applicant	Ongoing	

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12.		PD009 - GEOTECHNICAL CERTIFICATION Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA – Planning Department and Building Services Department)	Submit certification by the geotechnical consultant to the RMA – Building Services Department showing project’s compliance with the geotechnical report.	Owner/ Applicant/ Geotech- nical Consultant	Prior to final inspection	
13.		PD010 - EROSION CONTROL PLAN AND SCHEDULE The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA – Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. (RMA - Planning Department and RMA - Building Services Department)	An Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.	Owner/ Applicant	Prior to the issuance of grading and building permits	
			Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.	Owner/ Applicant	Ongoing	
			Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department	Owner/ Applicant	Prior to final inspection	
14.		PDSP02 - LANDSCAPE PLAN AND MAINTENANCE (NON-STANDARD) The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. All landscape proposed shall be consistent with the Massolo Industrial Park General Development Plan as	Submit landscape plans and contractor’s estimate to the RMA - Planning Department for review and approval.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits	

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		described above in the several conditions of PDSP01. 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 and shall include an irrigation plan. 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 maintained in a litter-free, weed-free, healthy, growing condition. (RMA – Planning Department)	The landscaping shall be installed and inspected.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to 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	
15.		PD013 – LIGHTING - STREET LIGHTS All street lights in the development shall be approved by the Director of the RMA - Planning Department. (RMA – Planning Department)	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner/ Applicant	Prior to the issuance of grading or building permits for street lights.	
			The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to Occupancy / Ongoing	
16.		PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner/ Applicant	Prior to the issuance of building permits.	

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		fully 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 lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)	The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to Occupancy / Ongoing	
17.		PDSP03 - NOTE ON MAP –STUDIES (NON-STANDARD) A note shall be placed on the final map or a separate sheet to be recorded with the final map stating that: "Several Reports have been prepared for the development on this property and are on file in the Monterey County RMA - Planning Department. These reports are as follows: 1. Drainage Calculations and Recommendations for Massolo Industrial Park with Respect to Boronda Road Ditch, Prepared by H.D. Peters Co., Inc. and Associates, dated October 30, 2006. 2. Traffic Impact Study, Massolo Industrial Park, Boronda, Monterey County California, by Higgins Associates, dated December 16, 2005. 3. Preliminary Archaeological Reconnaissance of APN 261-041-024, 025 and 026 in Salinas, Monterey County, California by Archaeological Consulting, dated May 16, 2005. 4. Biological Survey Report for the Dan Massolo Property, Madison Lane and Boronda Road, Salinas, CA. APN 261-041-024, 025, 026, by Ed Mercurio Biological Consulting, dated May 2, 2005. 5. Geotechnical Investigation Report for New Ten Lot	Notes shall be placed on the final map or a separate sheet to be recorded and submitted to the RMA - Planning Department and Public Works for review and approval.	Owner/ Applicant	Prior to recordation of final map	

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		<p>Subdivision at 1144 Madison Lane APN's 261-041-024, 026 & 026, prepared by Soil Surveys, Inc., dated June 30, 2005.</p> <p>6. Update of Prior Geotechnical Investigation Report for Massolo Ten Lot Major Subdivision Memorandum from Soil Surveys, Inc, dated July 26, 2007.</p> <p>The recommendations contained in these reports shall be followed in all further development of this property." The note shall be located in a conspicuous location, subject to the approval of the County Surveyor. (RMA – Planning Department)</p>				
18.		<p>PD026 - BANNERS, FLAGS, PENNANTS</p> <p>There shall be no flags, banners, pennants, or other attention getting devices, other than approved signs, on the property. (RMA – Planning Department)</p>	Submit evidence which demonstrates that there are no flags, banners, pennants, or other attention getting devices, other than approved signs, on the property.	Owner/ Applicant	Prior to use/ Ongoing	
19.		<p>PD036 – UTILITIES – SUBDIVISION</p> <p>A note shall be placed on the final map or a separate sheet to be recorded with the final map indicating that "Underground utilities are required in this subdivision in accordance with Chapter 19.10.095, Title 19 of the Monterey County Code." Such facilities shall be installed or bonded prior to filing the final map. The note shall be located in a conspicuous manner subject to the approval of the Director of Public Works. (RMA – Planning Department)</p>	Place note on map or a separate sheet and submit to the RMA - Planning Department for review and approval. Install or bond for the underground utility facilities.	Owner/ Applicant	Prior to the recordation of final map.	
20.		<p>PDSP04 - NOTE ON MAP – PROPERTY IS SUBJECT TO THE REQUIREMENTS OF A GENERAL DEVELOPMENT PLAN - NON-STANDARD</p> <p>A note shall be placed on the final map or a separate sheet to be recorded with the final map stating that: "A General Development Plan has been adopted for this property within the Massolo Industrial Park (Planning Commission Resolution # ____). All uses and development on the property must conform to the approved General</p>	Final recorded map with notes shall be submitted to the RMA - Planning Department and Public Works for review and approval.	Owner / Applicant	Prior to recordation of final map	

<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>
		Development Plan which is on file with the Monterey County RMA - Planning Department.” (RMA – Planning Department)				
WATER RESOURCES AGENCY						
21.		WR47 - WASTE MANAGEMENT PLAN The applicant shall provide the Water Resources Agency a Construction Site Waste Management Plan prepared by a registered civil engineer that addresses the proper disposal of building materials and other construction site wastes including, but not limited to, discarded building materials, concrete truck washout, chemicals, litter and sanitary wastes. The Site Waste Management Plan must also address spill prevention, control and clean up of materials such as petroleum products, fertilizers, solvents, pesticides, paints and cleaners. (Water Resources Agency)	Submit the plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	
22.		WR41 - NOTICE OF WATER CONSERVATION REQUIREMENTS A notice shall be recorded on the deed for each lot stating: “All new construction shall incorporate the use of low water use plumbing fixtures and drought tolerant landscaping, in accordance with County Water Resources Agency Ordinance No. 3932.” Prior to recordation of the final map, a copy the completed notice shall be provided to the Water Resources Agency for approval. (Water Resources Agency)	Submit a recorded notice to the Water Resources Agency for review and approval. (A copy of the County’s standard notice can be obtained at the Water Resources Agency.)	Owner/ Applicant	Recordation of the notice shall occur concurrently with the final map	

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23.		WRSP01 - DRAINAGE PLAN - NON-STANDARD The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer addressing on-site and off-site impacts. The plan shall incorporate the recommendations in the Drainage Calculations and Recommendations for Massolo Industrial Park With Respect to Boronda Road Ditch, prepared by H.D. Peters Co., dated 10/30/2006. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to filing of the final map	WRA
24.		WRSP02 - LANDSCAPING REQUIREMENTS - NON-STANDARD A notice shall be recorded on the deed for each lot stating: "All proposed landscaping shall be completed at the time of building construction. Low water use or drought tolerant plants shall be used together with water efficient irrigation systems." Prior to recordation of the final map, a copy the completed notice shall be provided to the Water Resources Agency for approval. (Water Resources Agency)	Submit a recorded notice to the Water Resources Agency for review and approval. (A copy of the County's standard notice can be obtained at the Water Resources Agency.)	Owner/ Applicant	Recordation of the notice shall occur concurrently with the final map	WRA
25.		WRSP03 - COMPLETION CERTIFICATION - NON-STANDARD The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that the drainage improvements have been constructed in accordance with approved plans. (Water Resources Agency)	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Owner/ Applicant	Prior to issuance of building permits	

PUBLIC WORKS

<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>
26.		PW0003 – ENCROACHMENT (CURB, ETC) Obtain an encroachment permit from the Department of Public Works and construct curb, gutter, sidewalk and pave-out along the frontages of Boronda Road and Madison Lane. (Public Works)	Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupying or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.	Owner/ Applicant	Prior to Building/ Grading Permit Issuance	
27.		PW0007 – PARKING STD 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. (Public Works)	Applicant’s engineer or architect shall prepare a parking plan for review and approval.	Owner/ Applicant/ Engineer	Prior to Building/ Grading Permits Issuance	
28.		PW0010 – SEWER CONNECTION Obtain a sewer connection permit from the Department of Public Works and pay all applicable fees. (Public Works)	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	
29.		PW0012 – PLAN SUBMITTAL (SEWER) Submit plans to the Department of Public Works for approval and construct all necessary sewer improvements. (Public Works)	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	
30.		PW0015 – UTILITY’S COMMENTS Submit the approved tentative map to impacted utility companies. Subdivider shall submit utility company recommendations, if any, to the Department of Public Works for all required easements. (Public Works)	Subdivider shall provide tentative map to impacted utility companies for review. Subdivider shall submit utility comments to DPW	Owner/ Applicant	Prior to Recordation of Map	
31.		PW0016 – MAINTENANCE OF SUBDIVISIONS Pay for all maintenance and operation of subdivision improvements from the time of installation until acceptance of the improvements for the Subdivision by the Board of Supervisors as completed in accordance with the subdivision improvement agreement and until a property owners association or other agency with legal	Subdivider shall be responsible to maintain improvements until maintenance is assumed by another entity.	Subdivider	Ongoing	

<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>
		authorization to collect fees sufficient to support the services is formed to assume responsibility for the services. (Public Works)				
32.		PW0023 – IMPROVEMENT PLANS Provide improvement plans for approval of the Department of Public Works and that the roads be constructed in accordance with the typical section shown on the tentative map. (Public Works)	Subdivider shall submit improvement plans prepared by his Engineer to DPW for approval. Improvements to be bonded prior to recordation of final map.	Subdivider	Prior to Recordation of Final Map	
33.		PW0024 – STOP SIGN Install and maintain stop signs on the project access roads at Boronda Road and Madison Lane. (Public Works)	Subdivider/Applicant shall install and maintain stop sign.	Subdivider/Applicant	Ongoing	
34.		PW0030 – PROPERTY OWNERS ASSOCIATION Form a property owners association for road and drainage maintenance. Prepare an operation and maintenance plan for all facilities. Implement a fee program to fund operation and maintenance, and have appropriate documentation recorded against each parcel within the subdivision. (Public Works)	Subdivider shall submit documentation to DPW and WRA for formation of property owners association or other entity to maintain roads and drainage improvements.	Subdivider	Prior to Recordation of Final Map	
35.		PW0032 – AS BUILT PLANS A Registered Civil Engineer shall file as-built plans (originals) in the Department of Public Works with a letter certifying improvements have been made in conformance to improvement plans and local ordinance. (Public Works)	Subdivider's Engineer shall submit as-built plans and stamped notice of completion letter to DPW for review and approval.	Subdivider/Engineer	Prior to Release of Bonds	

HOUSING AND REDEVELOPMENT

<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>
Note		The language and requirements of the Housing and Redevelopment Department conditions have been incorporated into the General Development Plan conditions above. (Conditions 3-6) PDSPO1a, PDSPO1b, PDSPO1c, and PDSPO1d.				
SALINAS RURAL FIRE DISTRICT						
36.		FIRE003 - DEAD-END ROADS (1) For parcels less than 1 acre, the maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed 800 feet. All dead-end road lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its furthest point. Where a dead-end road serves parcels of differing sizes, the shortest allowable length shall apply. Each dead-end road shall have a turnaround constructed at its terminus. 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. (Salinas Rural Fire District)	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.	
37.		FIRE010 - ROAD SIGNS All newly constructed or approved roads and streets shall be designated by names or numbers, posted on signs clearly visible and legible from the roadway. Size of letters, numbers and symbols for street and road signs	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on improvement plans.	Applicant or owner	Prior to filing of final map.	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>shall be a minimum 4-inch letter height, ½-inch stroke, and shall be a color that is reflective and clearly contrasts with the background color of the sign. All numerals shall be Arabic. Street and road signs shall be non-combustible and shall be visible and legible from both directions of vehicle travel for a distance of at least 100 feet. Height, visibility, legibility, and orientation of street and road signs shall be meet the provisions of Monterey County Ordinance No. 1241. This section does not require any entity to rename or renumber existing roads or streets, nor shall a roadway providing access only to a single commercial or industrial occupancy require naming or numbering. Signs required under this section identifying intersecting roads, streets and private lanes shall be placed at the intersection of those roads, streets and/or private lanes. Signs identifying traffic access or flow limitations (i.e., weight or vertical clearance limitations, dead-end road, one-way road or single lane conditions, etc.) shall be placed: (a) at the intersection preceding the traffic access limitation; and (b) not more than 100 feet before such traffic access limitation. Road, street and private lane signs required by this article shall be installed prior to final acceptance of road improvements by the Reviewing Fire Authority. (Salinas Rural Fire District)</p>	<p>Applicant shall schedule fire dept. clearance inspection for each phase of development.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of building permit(s) for development on individual lots within the phase of the subdivision.</p>	
38.		<p>FIRE011 - ADDRESSES FOR BUILDINGS 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. Address signs shall be placed at</p>	<p>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of building permit.</p>	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection</p>	

<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>
		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. (Salinas Rural Fire District)				
39.		FIRE030 – NON-STANDARD CONDITIONS ROAD ACCESS 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. Parking may be permitted when additional road width is provided. 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. (Salinas Rural Fire District)	Applicant shall print the text of this condition on the Final Map.	Applicant or owner	Prior to filing of final map.	
			Applicant shall print the text of this condition on improvement plans. Applicant shall provide improvement plans to the fire district. Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on construction plans.	Applicant or owner	Prior to final building inspection	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
40.		<p>FIRE030 –NON-STANDARD CONDITIONS – HYDRANTS AND FIRE FLOW- A new hydrant shall be installed at the corner of Massolo Circle and Madison Lane. Hydrants for fire protection shall be provided at locations approved by the Salinas Rural Fire District and shall conform to the following requirements:</p> <p>h. FIRE FLOW - Pursuant to Uniform Fire Code Appendix III-A, the minimum fire flow requirement for non-sprinklered commercial buildings with an area up to 4,999 square feet built with Type V-N construction is 2,000 gallons per minute with a residual pressure of 20 psi under normal operating conditions for a duration of 2 hours. For buildings with an area up to 11,300 square feet that are protected with automatic fire sprinkler systems, the minimum fire flow requirement 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>i. TIMING OF INSTALLATION - Approved fire protection water supply systems must be installed and made serviceable prior to the time of construction.</p> <p>j. HYDRANT/FIRE VALVE (ADDITION) – A new hydrant shall be installed.</p> <p>k. 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>l. 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>m. HYDRANT SIZE - The hydrant shall have a minimum of two (2) 2-1/2 inch outlets NST and one</p>	<p>Applicant shall print the text of this condition on the Final Map.</p>	<p>Applicant or owner</p>	<p>Prior to filing of final map.</p>	
			<p>Applicant shall print the text of this condition on improvement plans. Applicant shall provide improvement plans to the fire district. Applicant shall schedule fire dept. clearance inspection for each phase of development.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p>	
			<p>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on construction plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of Building Permit</p>	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>(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>n. 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>(Salinas Rural Fire District.)</p>				
MITIGATION MEASURES						
41.	1-1	<p><u>Aesthetics. Mitigation Measure 1-1:</u> In order to prevent the substantial degradation of the existing visual character or quality of the site and its surroundings, as well as, ensure harmonious and consistent design, applicants are required to provide detailed site plans, landscaping plans, and elevations to the Department of Planning that demonstrate compliance with the following development standards:</p> <ul style="list-style-type: none"> • All buildings will be designed in a manner that is similar and compatible with the Site and Floor Plan Models of the adopted General Development Plan, including building, facade, landscaping, and parking standards. • All buildings will be designed in a manner that enhances the area, including an emphasis on building entrances. Entrances to individual buildings should be readily identifiable to visitors. Entries should be highlighted by varying the mass, height, and set back of the building. • The design of auxiliary structures and facilities should be compatible with the primary buildings on the site. • Service areas, shipping and receiving bays, 	<p>Mitigation Monitoring Action 1-1: Prior to the issuance of permits for each respective lot, each individual applicant will submit evidence, including site plans, landscaping plans, and building elevations, demonstrating compliance with this mitigation, subject to the review and approval of the Monterey County Department of Planning.</p>	Applicant or owner	Prior to the issuance of permits for each respective lot	

<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>
		<p>storage and work areas, and mechanical equipment should be located to the rear or side of the building, and should be screened from public view by landscaping, berms, and fencing.</p> <ul style="list-style-type: none"> • Vehicle access should be marked by special entry features, such as monument signs, special paving, and landscaping. The entry should be clearly visible to motorists. 				
42.	1-2	<p><u>Aesthetics. Mitigation Measure 1-2:</u> In order to prevent the substantial degradation of the existing visual character or quality of the site and its surroundings, all operations, including manufacturing and fabrication will be conducted within enclosed structures. Further, all materials and equipment must be stored inside the enclosed structures or screened adequately to ensure that storage is not visible from the street. Site plans for future site development will demonstrate that all activities will be conducted within enclosed structures and/or adequately screened from adjacent uses consistent with the development standards contained in the GDP Model Site and Floor Plans.</p>	<p>Mitigation Monitoring Action 1-2: Prior to the issuance of permits for each respective lot, each individual applicant will submit evidence, including site plans and landscaping plans that demonstrate compliance with these measures, subject to the review and approval of the Monterey County Department of Planning.</p>	Applicant or owner	Prior to the issuance of permits for each respective lot	
43.	1-3	<p><u>Aesthetics Mitigation Measure 1-3:</u> In order to prevent the substantial degradation of the existing visual character or quality of the site and its surroundings, each individual will provide a landscaping plan that is sufficient in detail to identify the location, species, and size of the proposed landscaping. The plan will include an irrigation plan. Further, the landscaping plan will demonstrate consistency with the proposed Model Site Plan, which requires 10% lot coverage and appropriate landscaping along roadways to decrease visual impacts from the proposed project on the surrounding area, as well as the Draft Boronda Community Plan.</p>	<p>Mitigation Monitoring Action 1-3: The landscaping plan shall be submitted for review and approval by the Director of the Planning Department and the Office of Housing and Redevelopment, at least three (3) weeks prior to the timing of desired occupancy.</p>	Applicant or owner	Prior to the issuance of permits for each respective lot	

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44.		<u>Aesthetics. Mitigation Measure 1-4:</u> In order to minimize new sources of light or glare that would adversely affect day or nighttime visual quality, the development of the commercial lots will require the preparation an exterior lighting plan. The lighting plan must demonstrate all exterior lighting is unobtrusive and harmonious with the local area and that only the intended area is illuminated fully controlling off-site glare. The plan must also include the location, type, and wattage of the exterior lighting.	Mitigation Monitoring Action 1-4: Prior to the issuance of any building permit, the individual development project applicant will submit a detailed lighting plan, subject to the review and approval of the Director of Planning.	Applicant or owner	Prior to the issuance of permits for each respective lot	
45.	8-1	<u>Hydrology and Water Quality. Mitigation Measure 8-1:</u> In order to ensure needed local drainage and streets improvements will occur for the Madison Lane Industrial/Heavy Commercial Area, all new developments in the Boronda Community are required to contribute a pro-rata fair share fee in the form of the Boronda Area Master Plan Drainage Fee. These fees are used to fund storm drainage system improvements as identified in the Boronda Area Storm Drain Master Plan. The Boronda Area Master Plan Drainage Fee requires \$38,108.00 per acre of property that is developed. With 3.96 acres, the total Drainage Fee for the Massolo Industrial Park is calculated to be \$150,907.68. In lieu of paying this fee, applicant can install curb, gutter, sidewalk and pave-out along the frontage of Madison Lane and Boronda Road. Applicant shall receive credit for the cost of installing these improvements toward his Boronda Area Master Plan Drainage Fee obligation. (Public Works)	Mitigation Monitoring Action 8-1: Prior to recordation of the final map, the project applicant will submit payment to the County of Monterey as required by the Boronda Area Master Plan Drainage Fee and the Department of Public Works, or shall enter into an agreement to install the curb, gutter, sidewalk and pave-out, and provide bonds to assure completion of the improvements with the County of Monterey.	Applicant or owner	Prior to recordation of the final map	
46.	8-2	<u>Hydrology and Water Quality. Mitigation Measure 8-2:</u> In order to ensure that increased run-off due to impermeable surfaces will not exceed the capacity of drainage systems or plans, the applicant will provide the Water Resources Agency a drainage plan prepared by a registered civil engineer addressing on-site and off-site impacts. The plan will incorporate the recommendations	Mitigation Monitoring Action 8-2: The applicant will submit three copies of the drainage plan to the Water Resources Agency for review and approval prior to the filing of the final map.	Applicant or owner	Prior to the filing of the final map.	

<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>
		in the Drainage Calculations and Recommendations for Massolo Industrial Park With Respect to Boronda Road Ditch, prepared by H.D. Peters Co., dated 10/30/2006. Drainage improvements will be constructed in accordance with plans approved by the Water Resources Agency.				
47.	9-1	Land Use and Planning: Mitigation Measure 9-1: In order to ensure that the development of the subdivision will not conflict with the adopted General Development Plan or Draft Boronda Community Plan, all applicants will be subject to the limitations of allowed uses under the General Development Plan and the requirements of the Draft BCP or whichever plan is in effect at the time of application submittal.	Mitigation Monitoring Action 9-1: Project applicants will submit evidence, including but not limited to site plans, landscaping plans, signage, etc., to the Department of Planning demonstrating their compliance with the Draft BCP or whichever plan is in effect at the time of application submittal for lot development, prior to the issuance of any permit. Proposals not consistent with the adopted General Development Plan for the subject property or the adopted Boronda Community Plan will not be approved by the County.	Applicant or owner	Prior to site preparation activities and construction.	
48.	11-1	Noise, Mitigation Measure 11-1: In order to ensure the proposed project's development would not result in a substantial increase in ambient noise levels, the following construction noise measures will be adhered to during the construction phase of any development on the project site: <ul style="list-style-type: none"> Noise-generating activities at the construction site or in areas adjacent to the construction site associated with the project should be restricted to the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. No construction activities should occur on weekends or holidays. Equip all internal combustion engine driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment. 	Mitigation Monitoring Action 11-1: The project construction contractor will submit a signed acknowledgement providing evidence to the Department of Planning documenting that adequate provisions and practices are in place to insure that noise related impacts are minimized to the extent feasible to the Monterey County Planning Department. Such acknowledgement shall include confirmation of a current mailing list for the adjacent property owners and tenants as well as a copy of the contractors notice.	Project construction contractor	During the construction phase	

<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>
		<ul style="list-style-type: none"> • Locate stationary noise generating equipment as far as possible from sensitive receptors when sensitive receptors adjoin or are near a construction project area. • Utilize "quiet" air compressors and other stationary noise sources where technology exists. • Radios will be controlled as to not be audible outside of the project site. • The contractor will prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan will identify a procedure for coordination with the adjacent noise sensitive facilities so that construction activities can be scheduled to minimize noise disturbance. • Designate a "disturbance coordinator" who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and will require that reasonable measures warranted to correct the problem be implemented. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in a notice sent to adjacent property owners and tenants regarding the construction schedule. 				
49.	15-1	<u>Transportation/Traffic.</u> Mitigation Measure 15-1: In order to minimize potential regional traffic/transportation impacts resulting from the proposed project, future building occupants will pay their proportionate rate of the identified traffic impact fees below, as deemed appropriate by the Department of Public Works. These fees include the Salinas Traffic Fee Ordinance and TAMC Regional traffic migration fee, as identified in the Traffic Impact	Mitigation Monitoring Action 15-1: Prior to issuance of building permits for new building construction, the applicant will provide a receipt of payment to the Planning Department demonstrating that their fair share of all applicable fees have been paid to TAMC and the City of Salinas. A	The First Owner/ Builder of a new structure. Relating to the first	Prior to issuance of building permits for new building construction	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)																																																	
		Analysis, TAMC nexus study, and below in Table 1. (Public Works)	notice to this will be recorded by the applicant as required by Public Works non-standard conditions of approval.	occupancy only																																																			
<table border="1"> <thead> <tr> <th colspan="7">Revised Table 1. Traffic Impact Fee Estimate</th> </tr> <tr> <th>Traffic Fee</th> <th>Fee Rate</th> <th>Area (sq. ft.)</th> <th>Project Trips</th> <th>Project Fee</th> <th colspan="2">Per Lot Estimate</th> </tr> </thead> <tbody> <tr> <td>Salinas Traffic Fee Ordinance</td> <td>\$374</td> <td>Per ADT trip</td> <td>-</td> <td>214</td> <td>\$80,036.00</td> <td>\$8,003</td> </tr> <tr> <td>TAMC Regional Development Fee</td> <td>\$1,628</td> <td>Per 1,000 sq. ft. of building space</td> <td>31.015</td> <td>-</td> <td>\$50,492.42</td> <td>\$5,049</td> </tr> <tr> <td colspan="4">Total</td> <td>(addition error)</td> <td>\$144,380</td> <td></td> </tr> <tr> <td colspan="4">Revised Total</td> <td></td> <td>\$130,528</td> <td>\$13,052</td> </tr> <tr> <td colspan="7">Source: Massolo Industrial Park Traffic Impact Analysis, H.D. Peters Company, Inc., Prepared December 16, 2005.</td> </tr> </tbody> </table>							Revised Table 1. Traffic Impact Fee Estimate							Traffic Fee	Fee Rate	Area (sq. ft.)	Project Trips	Project Fee	Per Lot Estimate		Salinas Traffic Fee Ordinance	\$374	Per ADT trip	-	214	\$80,036.00	\$8,003	TAMC Regional Development Fee	\$1,628	Per 1,000 sq. ft. of building space	31.015	-	\$50,492.42	\$5,049	Total				(addition error)	\$144,380		Revised Total					\$130,528	\$13,052	Source: Massolo Industrial Park Traffic Impact Analysis, H.D. Peters Company, Inc., Prepared December 16, 2005.						
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50.	15-2	Transportation/Traffic. Mitigation Measure 15-2: In order to minimize potential traffic/transportation impacts resulting from the proposed project, the project applicant shall submit payment of the Boronda Area Traffic Fee in the amount of \$13,854 as identified by the Public Works Department.	Mitigation Monitoring Action 15-2: Prior to the recordation of the final map, the project applicant shall contribute \$13,854 to the County of Monterey as required by the Public Works Department.	Applicant or owner	Prior to the recordation of the final map																																																		
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Revised 11-26-2007