

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

RESOLUTION NO. 09010

A. P. # 207-053-006-000

FINDINGS AND DECISION

In the matter of the application of
STEVE WAYNE SHOOK TR ET AL (PLN070391)

Combined Development Permit including: (1) a General Development Plan, associated with: (a) Industrial Commercial uses except for auto repair, and (b) inclusion of tradesmen's shops and other light commercial uses. The General Development Plan is for two buildings, providing a total 37,680 square feet (Building A: 21,280 square feet; Building B: 16,640 square feet). Grading is approximately 132 cubic yards cut and 6,890 cubic yards fill, on a 2.23 acre site. The property is located at 2 Spreckels Lane, Salinas (Assessor's Parcel Number 207-053-006-000), Greater Salinas Area Plan and came on regularly for hearing before the Planning Commission on February 11, 2009.

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

FINDINGS OF FACT

1. **FINDING: CONSISTENCY** – The project proposed, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, the Greater Salinas Area Plan, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for 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) The property is located at Assessor's Parcel No. 207-053-006-000, Greater Salinas Area Plan. The parcel is zoned Heavy Commercial ("HC") which allows, by Use Permit, the development of the proposed project for two multi-use tilt-up buildings to be provided for multiple types of uses. Uses have been reviewed and revised to reduce septic system demand. Landscaping has been proposed which will reduce visual impact of the project site on SR-68, a scenic highway, and provide internal visual relief from the downslope view of the project's parking areas.
(c) Uses on this site are restricted, by the ability of the site's wastewater system to process only a minimal daily wastewater level. The property is suitable for the proposed development, in that it provides for commercial/industrial uses consistent with the Heavy Commercial (HC) zoned property, conforms to requirements for development within a 100-year flood plain, is located within an area already obscured from view by

existing trees, and will add other trees to further conceal the structure from passing view along SR68.

- (d) County Planning staff and the environmental consultant have conducted numerous site inspections, including a site inspection on September 24, 2008 to verify that the project on the subject parcel conforms to the plans listed above.
- (e) The project site includes the demolition of twelve structures, ten of which were originally military barracks buildings, relocated around 1947 from Fort Ord to the project site. In 1957, they were clad in asbestos siding, which was later over-covered with aluminum siding. In addition, a two-story residential structure building was constructed in 2002. Review of the project site determined that the structures lack historic importance and over the years their structural integrity has been compromised. These structures do not provide significant examples of a particular style or period of structure.
- (f) The project will be developed within a 100-year floodplain in accordance with US Army Corp of Engineers, state and county requirements to reduce potential risks to property and human safety to the extent possible.
- (g) On November 28, 2007, the project was heard by the Spreckels Design Committee and, although the project is immediately adjacent to and outside the Spreckels area, the proposed use was seen as a positive step. This is a subjective view, but is based on the valuation of an existing abandoned non-conforming structure in comparison with a proposed development which conforms to commercial/industrial uses.
- (h) An Initial Study was required, due to the following issues: 1) Potential impacts of the proposed demolition of residential units and construction of speculative commercial/industrial buildings; 2) The need to determine historic significance of existing residential uses; 3) The difference in parking and traffic typical for each use; 4) The location of the entire site within a 100-year flood plain; 5) Construction impacts on the riverine areas adjacent to the site; and 6) The location of the project site at the boundary of Highway 68, a scenic vista highway. The project has undergone an Initial Study and associated site studies of geologic, biologic, historic, transportation, and archeological issues, with proposed mitigation incorporated herewith as conditions of approval.
- (i) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN070391.

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, Salinas Rural Fire Protection District, Parks, Public Works, Environmental Health Division, and Water Resources Agency. Conditions recommended by these agencies have been incorporated.
 - (b) Technical reports by outside biological (Ray Parks and Associates, July

14, 2006), traffic (Higgins Associates, June 27, 2006), historical (Kent L. Seavey, June 20, 2006), archaeological (Archeological Consulting, June 2, 2006), and geological (Craig S. Harwood, November 3, 2006) consultants indicated that there are wastewater handling constraints which require that the project be restricted in its uses to provide adequate wastewater handling onsite; these requirements are 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. "A Biological Report for Spreckels Warehouse, 2 Spreckels Lane, Salinas California 93908, APN-207-0530006(sic)" (LIB 070543) prepared by Vern Yadon for Ray Parks and Associates, Carmel, California, July 14, 2006 (fieldwork: July 13, 2006).
 - ii. "Spreckels Contractor Center Trip Generation" (LIB 070545) prepared by Higgins Associates, Civil and Traffic Engineers, Carmel, California, June 27, 2006).
 - iii. "Preliminary Archeological Reconnaissance for Assessor's Parcel 207-053-006, Spreckels, Monterey County, California" (LIB070747) prepared by Archeological Consulting for Ray Parks and Associates, Carmel, California, June 2, 2006).
- (c) Staff conducted a site inspection on September 24, 2008 to verify that the site is suitable for this use.
- (d) As reviewed in detail in the Initial Study and the proposed Mitigated Negative Declaration, the site is suitable for the development proposed in that Geologic hazards are low, Erosion hazards have been addressed in accordance with 100-Year Flood zone development protocols, three trees proposed for removal will be replaced, and the property is not considered Environmentally Sensitive Habitat. Review of the site for potentially significant archeological resources has determined that the area does not contain surface evidence of potentially significant archeological resources. Furthermore, existing on-site structures do not qualify as historically important. Mitigation measures have been proposed to mitigate to less than significant levels potential impacts to Cultural Resources, Biological Resources, Hydrology and Water Quality, Land Use and Planning, Fire Protection, and Transportation (see Conditions 1 - 29). Evidence supports the conclusion that impacts would be less than significant with mitigation incorporated for these resource subjects and that the site is suitable as conditioned for the uses proposed in the General Development Plan for the Shook Commercial Industrial Building.
- (e) The project is located at 2 Spreckels Lane, Salinas, and is subject to the Monterey County General Plan and the Greater Salinas Area Plan. As described in Evidence for Finding #1, the Spreckels Commercial Industrial building 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.
- (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

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) The 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. PLN070391). 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 Cultural Resources, Biological Resources, Hydrology and Water Quality, Land Use and Planning, Fire Protection, and Transportation (see Conditions 1 - 29). 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 30, 2008 to December 1, 2008.
 - (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 PLN070391.
 - (i) Comments received on the project did not present substantial evidence of any unmitigated significant impact. During the circulation period for the

Proposed Mitigated Negative Declaration (October 30, 2008 to December 1, 2008) no comments were received.

- (j) To mitigate the physical impacts of the project, the following is a summary of the mitigation measures proposed:
- Cultural Resources: One mitigation measure for potential impacts to Cultural Resources is in the proposed Mitigated Negative Declaration. This requirement is to ensure that any uncovered cultural, archeological, historical or paleontological resources will result in stoppage of work and evaluation by a professional archeologist. (Condition PD-3a).
 - Biological Impacts: Two mitigation measures for Biological resources are in the proposed Mitigated Negative Declaration. Both measures are associated with preconstruction surveys of nesting birds and worker training, and are time driven, based upon construction dates. (Mitigation Measures MM1 and MM2).
 - Hydrology and Water Quality: Three mitigation measures for potential impacts to Hydrology are in the proposed Mitigated Negative Declaration: of these, one requirement for a drainage plan to be prepared in accordance with the requirements and approval of the Water Resources Agency; the structural height is required to be 50 feet above mean sea level, in accordance with floodproofing requirements and concrete slab inspection is required to achieve a FEMA Elevation Certificate for each building, submitted to the Water Resources Agency in compliance with floodplain structural stability requirements (Conditions WR01-WR03).
 - Land Use and Planning: Ten conditions and four mitigation measures regarding compliance with the plans as proposed from the Planning Department (Conditions 1-10 and Mitigation Measures 30-33). In addition, six conditions of approval restricting land use to ensure reduction of septic system use from Environmental Health (Conditions 22-23c).
 - Fire Protection: Seven mitigation measures regarding fire access, sprinkler installation, hydrant installation and fireflow requirements to ensure site fire safety (Conditions 11-17).
 - Transportation: One mitigation measure requiring payment of a Transportation Agency of Monterey County's (TAMC) regional traffic mitigation fee, according to the fee schedule in effect at the time of issuance of the building permit. Prior to the issuance of each building permit, the applicant shall pay the required TAMC fees. (Mitigation Measure MM3).
 - Comments received on the project did not present substantial evidence of any unmitigated significant environmental effects.

4. **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 outstanding violations exist on the property. Zoning violation abatement costs, if any, have been paid.

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

5. **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: (a) The project site is restricted to uses which will not exceed the site's ability to provide sewage processing (631 GPD), as noted in 1(b). This requirement is to be recorded as part of the project approval.
(b) Structures are to be developed in accordance with requirements for commercial structures adjacent to floodways and within 100-year flood plans, as evidenced in site plans.
(c) Potential transportation impacts are addressed by mitigation measures consisting of a share of the regional traffic mitigation.
(d) Potential water quality and usage requirements have been met to the satisfaction of the Environmental Health Division, as conditioned.

6. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Board of Supervisors and not the California Coastal Commission.

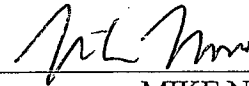
EVIDENCE: Section 21.80.040 Monterey County Zoning Ordinance (Title 21).

DECISION

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

PASSED AND ADOPTED this 11th day of February, 2009, by the following vote:

AYES: Pessagno, Brown, Isakson, Salazar, Vandever, Sanchez, Diehl, Rochester, Ottone
NOES: None
ABSENT: Padilla



MIKE NOVO, SECRETARY

A COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON APR 15 2008

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE APR 25 2009

Steve Wayne Shook TR ET AL (PLN070391)

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

NOTES

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

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

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

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

County of Monterey Resource Management Agency – Planning
 Department
 Condition Compliance & Mitigation Monitoring and/or Reporting
 Plan

Project Name: SHOOK INDUSTRIAL/COMMERCIAL PROJECT

File No: PLN070391 APNs: 207-053-006-000

Approval by: Planning Commission: Date February 11, 2009

**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 Compli- ance (name/ date)
1.		<p>PD001 SPECIFIC USES ONLY This Combined Development Permit (PLN070391) allows the construction of two (2) one-story, concrete tilt-up industrial buildings a total of 37,680 square feet (Building A: 21,280 square feet; Building B: 16,640 square feet). The property is located at 2 Spreckels Lane (Assessor's Parcel Number 207-053-006-000), Greater Salinas Area Plan/Land Use Plan. 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.</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other- wise stated	

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		To the extent that the County has delegated any condition compliance or mitigation 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.				
2.		PD002 NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution #09010) was approved by the Planning Commission for Assessor's Parcel Number 207-053-006-000 on (January 28, 2009). The permit was granted subject to 32 conditions of approval which run with the land. A copy of the permit 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.	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.		PDSP001 - GENERAL DEVELOPMENT PLAN - ALLOWED USES (NON STANDARD) Proposed Use: The building is speculative, in a heavy commercial zoning district. Future tenants will be of the type permitted by the zone ordinance as uses allowed, or uses allowed with a required use permit, providing the use conforms with the parking ordinance, and number of available parking stalls.	Applicant shall demonstrate to the Director, RMA-Planning Department, that any proposed construction and uses are consistent with the General Development Plan	Property Owner/ Lessee	Ongoing	
			Applicant shall demonstrate to the Director, RMA-Planning Department, that any proposed construction and uses are consistent with the General Development Plan	Property Owner/ Lessee	Ongoing	

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		<p>Allowed Uses: Uses resulting in 630 gallons per day of wastewater (or less) per tenant space, including: Service centers (no auto repair); Mini-warehouse storage facilities less than 5,000 sq. ft. in floor area; Photography studio (digital only); Picture framing business; Shoe shop; Shoe store; Shops of a light commercial character and conducted within a structure; Stationery and office supply store; Contractor's equipment storage facility; Retail sales which are accessory and incidental to the uses permitted; Water well drilling business; Book Stores, Clothing Stores, Gift Shops, Stationary Stores, Offices or Banks, Locksmith; Hardware (no lumber or outside storage), Picture Framing; Photography (digital only), Florist, Accessory structures; Repair Stores (Excluding Auto, Truck and Equipment), Convenience Food Stores or Specialty Food Stores; Auto Repair Facilities; Automobile and recreational vehicle storage yards; Automobile, truck towing and storage operations; Welding, metal fabricating, or repair for heavy equipment; Trucking operations, including offices, repair, servicing, fueling, storage and dispatching commercial trucks; Warehouses, electronic products and instrument manufacturing; Service centers. Boat and auto sales (no onsite repair or washing); Contractors yards and offices; Other uses similar in character, density and intensity; Removal of minerals and natural materials for commercial purposes; Wholesale and retail establishments; Lumber yards; Storage garages; Service Centers; electronic products and instrument manufacturing.</p>				

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		<p>Uses Not Allowed: Barber shop; beauty shop; convenience market; photo studio (Digital only okay); florist, small water systems; pet shop; any food facility.</p> <p>The following uses require further environmental review and hazardous materials permits, subject to the Environmental Health Division approval. If it is the intent of a tenant to conduct one of these uses, an amendment to this General Development Plan is required: Service stations; wholesale distributors of petroleum products, contractor yards, welding shops and other similar uses; additions to existing approved wireless communications facilities; the exploration for and the removal of oil and gas; wholesale and retail establishments distributing materials and products essential to agriculture and farming operations, except manure; propane distributorship and sales and service, wholesale distributors of petroleum; wireless communications facilities, per Section 21.64.310.</p> <p>Operation: Hours: Saturday 6:00 a.m. to 9:30 p.m.; Sunday 9:00 a.m. to 6:00 p.m.; Weekdays 6:00 a.m. to 9:30 p.m. Equipment and work will be indoors with storage to be outside enclosed within protective screening to conceal from public view.</p> <p>Number of Employees: Projected average of 2 employees per unit, a total of 42 employees expected to be onsite during normal business hours.</p>				

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		<p>Number of Parking Spaces (as they relate to allowed uses): Per site plans, 67 standard, 9 compact, 4 ADA accessible, 6 bike racks.</p> <ul style="list-style-type: none"> • 34,580 sq.ft. of space will be used for required parking at 1:500 sq.ft. such as: appliance repair, building material, equipment rental, farm equipment and supplies, retail of large items, warehouse. • 1,600 sq.ft. of space will be for uses requiring parking at 1:400 sq.ft. such as digital photography shops. • 1,500 sq.ft. of space will be for industrial offices that require parking at 1:300 sq.ft. of space. • It is anticipated that because of the rural location that customer visits will be low. It is also anticipated that most contractor type employees will be working off site. <p>Site Improvements: Property frontage will be improved as required at Spreckels Lane. On site there will be curbs at landscape areas, asphalt paving throughout, parking and driveways, trash enclosures, walkways, site security lighting and signage.</p> <p>Landscaping Plan: Project will be fully landscaped as shown on preliminary landscape drawing with automatic irrigation system. Landscape screening will be used at the highway 68 frontage. Plants will be selected for low</p>				

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		<p>water use. "Stressed" crowded and dying willow trees as shown on the preliminary site plan previously submitted will be removed. As shown on development plans, replacement trees will be included within the parking plan areas. The entire site will be fenced with a 6 foot chain link fence with slats and have a keypad tube steel gate at the driveway entry.</p> <p>The landscape areas will be continually maintained by the owner.</p> <p>Signage: Signs will be limited to the requirements of the sign ordinance (Ordinance No. 5099): 1 sq. ft. per lineal foot of street/structure frontage. Each unit (up to 21 total units) will have small single sided signs attached to the lower portions of the buildings. All signage including the monument sign, will be addressed under separate application.</p> <p>Exterior Lighting: Lighting will be from wall packs on the building face and poles in the open parking areas. All site lighting will be down-facing and at a minimum of 1 foot candle at all areas of the site.</p> <p>Buildings: 2-one story tilt-up concrete</p> <p>Building Height: Based on average natural grade.</p> <p>Building A: 26.5 feet high (finish floor level set at 50 feet above sea level to achieve USA Corps of Engineers</p>				

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		<p>100 year flood plane commercial development requirements).</p> <p>Building B: 30.5 feet high (finish floor level set at 50 feet above sea level to achieve USA Corps of Engineers 100 year flood plain commercial development requirements).</p> <p>Fill: Approximately 6,890 cubic yards will be imported to raise the building portion of the site to a minimum of 1 foot above the 100 year flood occurrence. (RMA-Planning Department)</p>				
4		<p>GENERAL DEVELOPMENT PLAN (NON STANDARD)</p> <p>Preparation for the construction of Buildings "A" and "B" includes:</p> <ul style="list-style-type: none"> • Development of a well to be located adjacent to the cul-de-sac which provides access from Spreckels Lane to the site. • Training of construction staff to ensure sites identified as the location of sensitive species will not be disturbed. • Provision of utility rights-of-way across the property. • Development of a septic system and leachfield. • Grading of the site, including cut and fill within the area of the two new structures to bring the level of the buildings to the required 50 feet above mean sea level. • Construction of a stormwater drainage system. 	Applicant shall demonstrate to the Director, RMA-Planning Department, that any proposed construction and uses are consistent with the General Development Plan	Property Owner/ Lessee	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>
		<p>Project required site improvements include:</p> <ul style="list-style-type: none"> • Grading of parking spaces to the south of the buildings in accordance with flood zone requirements. • Installation of curbs and gutters for downslope areas. • Installation of irrigation systems serving the building site and downslope parking landscape areas. • Conservation of sites with potential sensitive species. <p>Installation of landscaping identified in biological reports as outside of existing native areas not to be disturbed and as reflected in landscape plans. (RMA-Planning Division)</p>				
5		<p>GENERAL DEVELOPMENT PLAN – COMMERCIAL PARCEL (NON-STANDARD) The applicant shall construct the improvements and facilities in the Commercial Parcel of the subdivision consistent with the approved General Development Plan. (RMA-Planning Department)</p>	Applicant shall demonstrate to the Director, RMA-Planning Department, that any proposed construction and uses are consistent with the General Development Plan	Property Owner		
6		<p>PD003a CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT 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</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	Owner/ Applicant/ Archaeologist	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>
		the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (RMA – Planning Department)	measures required for the discovery.			
7		PD004 INDEMNIFICATION AGREEMENT 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 be	Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County. Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.	Owner/ Applicant	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	

<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>
		responsible to defend, indemnify or hold the county harmless. (RMA – Planning Department)				
8		PD005 FISH AND GAME FEE-NEG DEC/EIR Pursuant to the State Public Resources Code § 753.5, 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 <i>County of Monterey</i> , 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 <i>County of Monterey</i> , to the Director of the RMA - Planning Department.	Owner/ Applicant Owner/ Applicant	Within 5 working days of project approval Prior to the recordation of the final map, the start of use or the issuance of building or grading permits	
9		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	

<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>
					and building permits, which ever occurs first.	
SALINAS RURAL FIRE DISTRICT						
10		FD030 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. 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 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.	
11		FD030 FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) Any building having a total floor area greater than 5,000 square feet shall be fully protected with automatic fire	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

<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>
		sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Salinas Rural Fire District)	Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
12		FD030 NON-STANDARD CONDITIONS - FIRE ALARM SYSTEM - (COMMERCIAL) Any sprinklered building having 50 or more fire sprinklers shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72. Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. (Salinas Rural Fire District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall submit fire alarm plans and obtain approval.	Applicant or owner	Prior to rough sprinkler or framing inspection	
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	
13		FD030 NON-STANDARD CONDITIONS -- HYDRANTS AND FIRE FLOW- Hydrants for fire protection shall be provided at locations approved by the Salinas Rural Fire District and shall conform to the following requirements: a. FIRE FLOW - Pursuant to Uniform Fire Code	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or build-	

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>Appendix III-A, the minimum fire flow requirement for 21,040 square foot commercial facilities built with Type V-N construction is 4,000 gallons per minute with a residual pressure of 20 psi under normal operating conditions for a duration of 4 hours. Fire flow for facilities protected with automatic fire sprinkler systems may be reduced to 1,500 gallons per minute with a residual pressure of 20 psi under normal operating conditions for a duration of 4 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. (Salinas Rural Fire District)</p>			ing permit.	
			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 Building Permit	

<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>
14		FD030 NON-STANDARD CONDITIONS – EMERGENCY ACCESS KEYBOX – Emergency access keybox shall be installed and maintained. The type and location shall be approved by the fire department. The fire department shall be notified when locks are changed so that the emergency access keybox can be maintained with current keys. (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 building permit.	
			Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to final building inspection.	
15		FD030 NON-STANDARD CONDITIONS – PORTABLE FIRE EXTINGUISHERS – Portable fire extinguishers shall be installed and maintained in accordance with Uniform Fire Code Standard 10-1. (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 building permit.	
			Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to final building inspection.	
16		FD007 FIRE PROTECTION SYSTEM – Applicant shall install a well and generator system sufficient to provide, pursuant to Uniform Fire Code Appendix III-A, the minimum fire flow requirement for 21,040 square foot commercial facilities built with Type construction is 4,000 gallons per minute with a residual pressure of 20 psi under normal operating conditions for a duration of 4 hours. Fire flow for facilities protected with automatic fire sprinkler systems may be reduced to 1,500 gallons per minute with a residual pressure of 20 psi under normal operating conditions for a duration of 4 hours (Salinas Rural Fire Department)	Prior to the issuance of a building permit, the water system plans must be submitted and approved, and the water system installed, tested and accepted.	Applicant or owner	Prior to issuance of a building permit	

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MONTEREY COUNTY PUBLIC WORKS DEPARTMENT						
17		PW005 ENCROACHMENT (STD DRIVEWAY) Obtain an encroachment permit from the Department of Public Works and construct a standard driveway connection to (Spreckels Lane). (Public Works)	Prior to the issuance of a building permit, an encroachment permit shall be obtained	Applicant or owner	Prior to the issuance of a building permit.	
18		PW007 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)	Parking standards shall be met on plan and parking spaces shall be located, striped and identified in accordance with approved plans.	Applicant or owner	Prior to the release of a certificate of occupancy	
19		PWS001 NON-STANDARD – TAMC FEES Prior to issuance of building permits, applicant shall pay the Transportation Agency for Monterey County (TAMC) regional traffic mitigation fee identified in the TAMC nexus study. (Public Works)	The applicant shall pay traffic impact fees and contribute to SR 68 extension fees according to fair share improvement requirements identified within the TAMC nexus study.	Applicant or owner	Prior to the issuance of building permits	
MONTEREY COUNTY ENVIRONMENTAL HEALTH						

<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>
20		EH1 - WATER SYSTEM PERMIT Obtain a new or amended water system permit from the Division of Environmental Health. (Environmental Health)	Submit necessary application, reports and testing results to EH for review and approval.	CA Licensed Engineer /Owner/ Applicant	Prior to issuance of grading/building permits or prior to filing final map	
21		EH7 - ABANDONED WELLS Destroy the existing abandoned well(s) according to the standards found in State of California Bulletin 74 and all its supplements, and Chapter 15.08 of the Monterey County Code. The well shall not be considered abandoned if satisfactory evidence is provided that the well is functional, is used on a regular basis, and does not act as a conduit for contamination of groundwater. (Environmental Health)	Prior to destruction, a permit for the destruction of the well(s) shall be obtained by a CA licensed well contractor from the Division of Environmental Health. After destruction submit the Well Completion Report to the Division of Environmental Health	CA Licensed Engineer /Owner/ Applicant	Prior to filing a final map and/or issuance of a building permit	
22		EHSP01 DEED NOTIFICATION – Commercial Use Prior to approval of building or grading permits, a deed notification shall be recorded with the Monterey County Recorder which states: "The onsite wastewater treatment system (OWTS) on AP# 207-053-006-000 is sized to accept wastewater generated from 42 employees. Excessive hydraulic loading to an OWTS disposal field will cause system failure. It is imperative that only non-intensive water uses commence operation on this site to ensure that the OWTS will function properly. Commercial uses on this property must be subject to	Record deed notification and submit proof of recordation to Environmental Health.	Owner/ Applicant	Prior to issuance of grading or building permits	

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 Compli- ance (name/ date)
		<p>the following:</p> <p>Only uses with minimal water consumption will be allowed. Commercial uses allowed on the property are those specified by the light commercial uses contained in Section 21 .18.050 of the Title 21 Zoning Ordinance except for the following:</p> <ul style="list-style-type: none"> • Barber shop • Beauty shop • Convenience market • Photo studio (Digital only okay) • Florist • Small water systems • Pet shop • Any food facility” <p>(Environmental Health)</p>				
23		<p>EHSP01 ENGINEERED ONSITE WASTEWATER TREATMENT SYSTEM</p> <p>Environmental Health has determined that adequate area exists for an onsite wastewater treatment systems (OWTS) for the proposed development. Submit an engineered OWTS plan indicating:</p> <ul style="list-style-type: none"> ▪ Storm drain overlay with a cross section of each area that a storm drain pipe crosses over a portion of the OWTS. ▪ OWTS shall not be installed in fill grading. All fill must be shown on plans and grading shall occur after OWTS installation. ▪ Location ▪ Design layout ▪ Size specifications <p>The design must meet standards found in Monterey County Code Chapter 15.20, Onsite wastewater</p>	<p>Submit onsite wastewater treatment system plans designed and wet-stamped by a CA Registered Engineer for review and approval by Environmental Health Division. Applicant shall obtain a permit to install the onsite wastewater treatment system from Environmental Health.</p>	<p>Owner/ Applicant</p>	<p>Prior to issuance of building permits.</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>
		treatment Ordinance, and the Central Coast Basin Plan, RWQCB. (Environmental Health)				
WATER RESOURCES AGENCY						
24		WR01 DRAINAGE PLAN (WR) Prior to issuance of any grading or building permits, the applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts, that includes routing stormwater runoff from the paved parking areas to oil-grease/water separators. 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 issuance of any grading or building permits	
25		EH1 - WATER SYSTEM PERMIT Obtain a new or amended water system permit from the Division of Environmental Health. (Environmental Health)	Submit necessary application, reports and testing results to EH for review and approval.	CA Licensed Engineer /Owner/ Applicant	Prior to issuance of grading/ Building permits or prior to filing 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>
26		WR02 ZONE A1-A30 ELEVATION REQUIREMENTS The lowest floor and attendant utilities for each building shall be constructed at a minimum elevation of <u>50</u> feet mean sea level (NGVD 1929). The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed land surveyor that a reference marker has been established at the building site to provide for the floodproofing and certification of the lowest floor elevation. (Water Resources Agency)	Submit a letter to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	
27		WR03 CONCRETE SLAB INSPECTION The applicant shall provide the Water Resources Agency a FEMA Elevation Certificate for each building, completed by a registered civil engineer or licensed land surveyor, certifying the forms have been set at a height that will ensure the minimum lowest floor elevation requirement. (Water Resources Agency)	Submit a completed FEMA Elevation Certificate for each building, based on building under construction,	Owner/ Applicant	Prior to the foundation pre-pour inspection	
28		WR04 ELEVATION CERTIFICATE The applicant shall provide a FEMA Elevation Certificate for each building, prior to final inspection. The elevation certificates shall be completed by a registered civil engineer or licensed surveyor, and all elevations shall be based on finished construction. (Water Resources Agency)	Submit a completed FEMA Elevation Certificate for each building, based on finished construction, to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to final inspection	
29		WR22 - FLOODPLAIN RECORDATION The owner shall provide the Water Resources Agency a recorded Floodplain Notice stating: "The property is located within or partially within a floodplain and may be subject to building and/or land use restrictions." (Water Resources Agency)	Submit the recorded floodplain 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	Prior to issuance of any grading or build-	

<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>
					ing permits	
MITIGATION MONITORING MEASURES						
30	MM1	<p>PRECONSTRUCTION SURVEYS – NESTING BIRDS</p> <p>30 days prior to start of construction, pre-construction surveys shall be conducted for nesting birds within 300 feet of proposed construction activities if construction is to be initiated between February 15 and August 1. If nesting raptors (or any other nesting birds) are identified during the pre-construction surveys, CDFG shall be contacted for an appropriate buffer that will be imposed within which no construction activities or disturbance can take place (generally 300 feet in all directions for raptors; other avian species may have species specific requirements) until the young of the year have fledged, as determined by a qualified biologist. Alternatively, construction activities that may affect nesting raptors or other protected avian species can be timed to avoid the nesting season. (RMA-PD)</p>	<p>If construction is to be initiated between February 15 and August 1 prior to the issuance of a grading or building permit, a pre-construction raptor survey by a qualified biologist shall be submitted to the Director of Planning for review and approval.</p>	Owner/Applicant/qualified Biologist	30 days before start of construction	
31	MM2	<p>WORKER TRAINING SESSIONS – HABITAT SENSITIVITY</p> <p>Prior to start of construction, a qualified biologist shall conduct a worker training session for all construction personnel regarding habitat sensitivity, identification of special-status species including pond turtle (<i>Actinemys marmorata pallida</i>), and required practices. The training shall include a brief review of the biology of these species, the general measures that are being implemented to conserve these species as they relate to the project, guidelines to avoid impacts to these species during the construction period, and the penalties for non-compliance, and the boundaries of the project area. A fact sheet or other supporting materials containing</p>	<p>Prior to any construction and issuance of a demolition, grading or building permit, the applicant shall submit signed forms from each employee to evidence training completion to the Director of Planning for review and approval.</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>
		this information shall be prepared and distributed to all of the workers onsite. Upon completion of training, employees shall sign a form stating that they attended the training and understand all the conservation and protection measures. Educational programs shall be conducted for new personnel before they join construction activities. The crew foreman shall be responsible for ensuring that all crew members comply with the guidelines. RMA-PD				
32	MM2a	ONSITE HABITAT SENSITIVITY Educational programs shall be conducted for new personnel providing property management services. The manager shall keep and provide to tenants a set of guidelines regarding onsite preservation practices. The manager shall be responsible for ensuring that all tenants review and sign a log stating that they will comply with the guidelines. RMA-PD	Compliance shall be recorded by an onsite log, available for public review upon demand, signed upon the provision of and review by tenants of onsite preservation practices.	Owner/ Manager	On-going	

MONTEREY-SALINAS-HIGHWAY-08

OLD SALINAS-MONTEREY ROAD
STATE HIGHWAY 117
75 FEET WIDE
VOL. 198 O.R. PAGE 492

(MONTEREY COUNTY WATER RESOURCES)
TO BE RECORDED

(SHOOK)
TO BE RECORDED

(SHOOK)
TO BE RECORDED

(SHOOK)
APN: 207-053-008
DOC NO: 8003014846

(YUKI FARMS LTD.)
APN: 207-053-008

(EMBRY)
APN: 207-053-001

(LEE)
APN: 207-053-011
PARCEL "1"

VOLUME 14, PARCEL MAP, PAGE 221

SURVEY NOTES

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY
2. SUPPLEMENTED BY RECORD BOUNDARY DATA SHOWN HEREON FROM THE RECORDS.
- ELEVATIONS SHOWN ARE BASED ON NAVD-83 DATA, (GAM SEA LEVEL). BENCHMARK IS A IRIS SET ON TOP OF A CONCRETE MONUMENT STAMPED TO 812 BSEET 1967 ON THE WESTERN SIDE OF HWY 80. 115 FEET EASTERLY OF THE CENTERLINE OF FLOOD ROAD. ELEVATION = 47.50'
3. CONTOUR INTERVAL = 1 FOOT.
4. ALL BEARINGS AND DISTANCES ARE RECORDED AND MEASURED, UNLESS NOTED OTHERWISE.
5. RECORD INFORMATION.
6. A REFERENCE SHALL AT THE FINISHED FLOOR ELEVATIONS SHALL BE SET BY A LICENSED SURVEYOR PRIOR TO PLACING ANY FOUNDATION FORMS.
7. MONTEREY COUNTY FLOODING MAP PANEL 135 OF 1025, COMMUNITY PANEL NUMBER 00195 0135
- 100 YEAR FLOOD ZONE ELEVATION = 48.50'

APPLICATION INFORMATION

DRAWN: STEVE SHOOK
P.O. BOX 932
MONTEREY, CA 93942
PHONE 376-4300

ENGR: STEVEN WILSON, P.E.
ENGINEER: MONTEREY BAY ENGINEERS, INC.
807 CHARLES AVE. STE. 9
SEASIDE, CA 94065
PHONE 829-7059

ASSISTANT'S PARTY: 207-053-006

PROPOSED USE: COMMERCIAL

LOT SITE/COVER: 1.07 ACRES
BUILDING FOOTPRINT: 37600 SQ. FT.
TOTAL COVER: 80,155 SQ. FT.
PERCENT COVER: 82.2%

STRUCTURE DATA: VERIFY ALL BUILDING DIMENSIONS AND FLOOR AREA USING ARCHITECTURAL PLANS

SITE ADDRESS: 2 SPRECKLES LANE SALINAS, CA

ARCHITECT/DESIGNER: MOSE LINDSTROM
8501 363-9205

SHEET: 112 SHEETS
FILE: 2022 SHEETS
TITLE: PARCEL MAP 00195
MAGNIFICATION: 11.5'

GRADING LEGEND

01 - EXISTING	10 - FINISHED GRADE	11 - EXISTING ELEVATION
02 - ASP	12 - FLOORING	12 - PROPOSED ELEVATION
03 - MODERATE SLOPE	13 - ROOF ELEVATION	13 - EXISTING ELEVATION
04 - ASPHALT CONCRETE	14 - PROPERTY LINE	14 - EXISTING ELEVATION
05 - CONC	15 - FIN ELEVATION	15 - PROPOSED ELEVATION
06 - CONC W/ SLOTTED	16 - FIN ELEVATION	16 - AREA SUBJECT TO 100 YEAR FLOOD
07 - CONC & CURB	17 - TO BE RECORDED/RELOCATED	17 - BUILDING FLOOD
08 - CONC BUSH	18 - TOP OF CURB	18 - CONCRETE
09 - CONC	19 - TOP OF EXPANDED FLOOR	19 - LANDSCAPED
10 - CONC/PAVE	20 - CONC FLOOR	20 - TOP OF CURB ELEVATION
11 - CONC PAVE	21 - ROADS	21 - FLOWLINE ELEVATION
12 - CONC W/ CURB	22 - CONC WITH ELEVATION	
13 - FINISHED FLOOR	23 - SLOPE	
14 - FINISHED	24 - FIN ELEVATION	

REVISIONS

DATE	BY

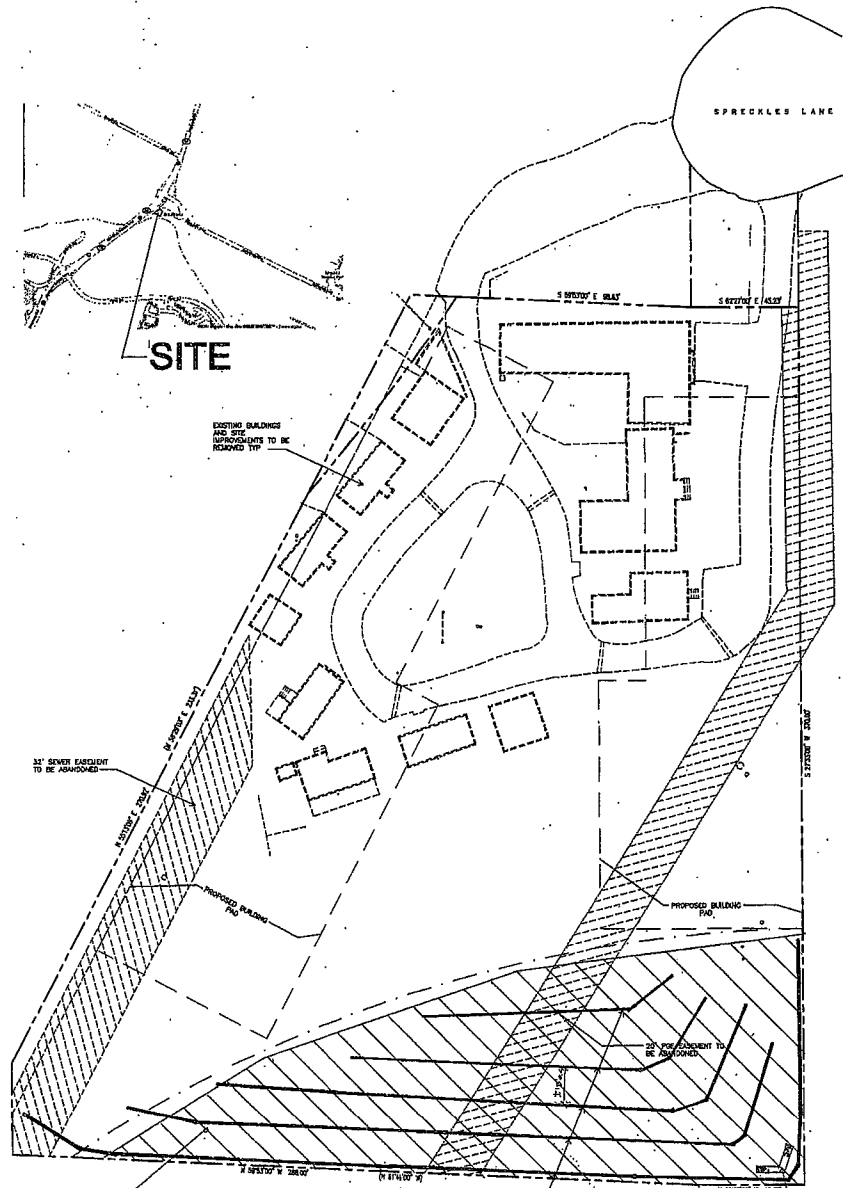
GRADING PLAN

PROPOSED COMMERCIAL BUILDINGS
2 SPRECKLES LANE, SALINAS, CA
A PORTION OF RANCHO NACIONAL
FIELD IN DOCUMENT NO. 2003014846, OFFICIAL RECORDS
COUNTY OF MONTEREY 207-053-008 STATE OF CALIFORNIA

PREPARED FOR
STEVE SHOOK
BY
MONTEREY BAY ENGINEERS, INC.
807 CHARLES AVE. SUITE 9 SEASIDE, CALIFORNIA 94065
PHONE 829-7059

DATE: OCTOBER, 2007
SCALE: 1" = 20'
SHEET: C-1 OF 2





STRAIN MULCH - CALTRANS
CSDM MANUAL - SS.6
12, 13 & 3

2 PROPOSED SITE DEMOLITION PLAN
Erosion Control Plan
1" = 20'-0"

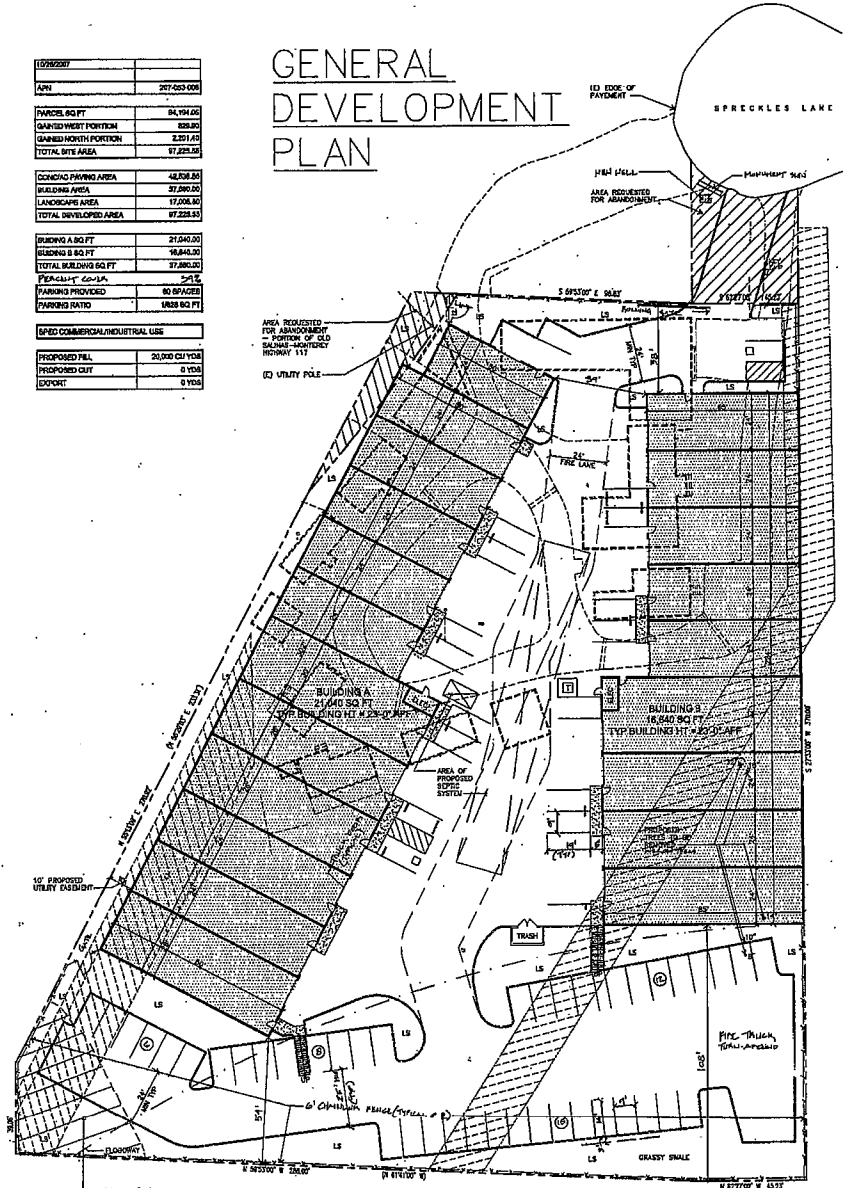
PIPEY HILLS - CALTRANS
CSDM MANUAL SC.5
12, 13 & 3

CHECK DM AT RELEASE POINT - CALTRANS
CSDM MANUAL CONT. 12, 13 & 3

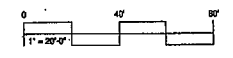
1" = 20'-0"

10792207	
APN	207-023-000
PARCEL SQ FT	84,194.00
SHARPLY WEST PORTION	62,200
SHARPLY NORTH PORTION	2,207.42
TOTAL SITE AREA	87,228.52
CONCRETE PAVING AREA	42,408.80
BUILDING AREA	27,280.00
LANDSCAPE AREA	17,000.00
TOTAL DEVELOPED AREA	87,228.52
BUILDING A SQ FT	27,280.00
BUILDING B SQ FT	18,840.00
TOTAL BUILDING SQ FT	46,120.00
PEAK-CAP. CO-UPA	5418
PARKING PROVIDED	60 SPACES
PARKING RATIO	1.088 SQ FT
SPED COMMERCIAL/INDUSTRIAL USE	
PROPOSED FILL	20,000 CU YARD
PROPOSED CUT	0 YARD
EXPORT	0 YARD

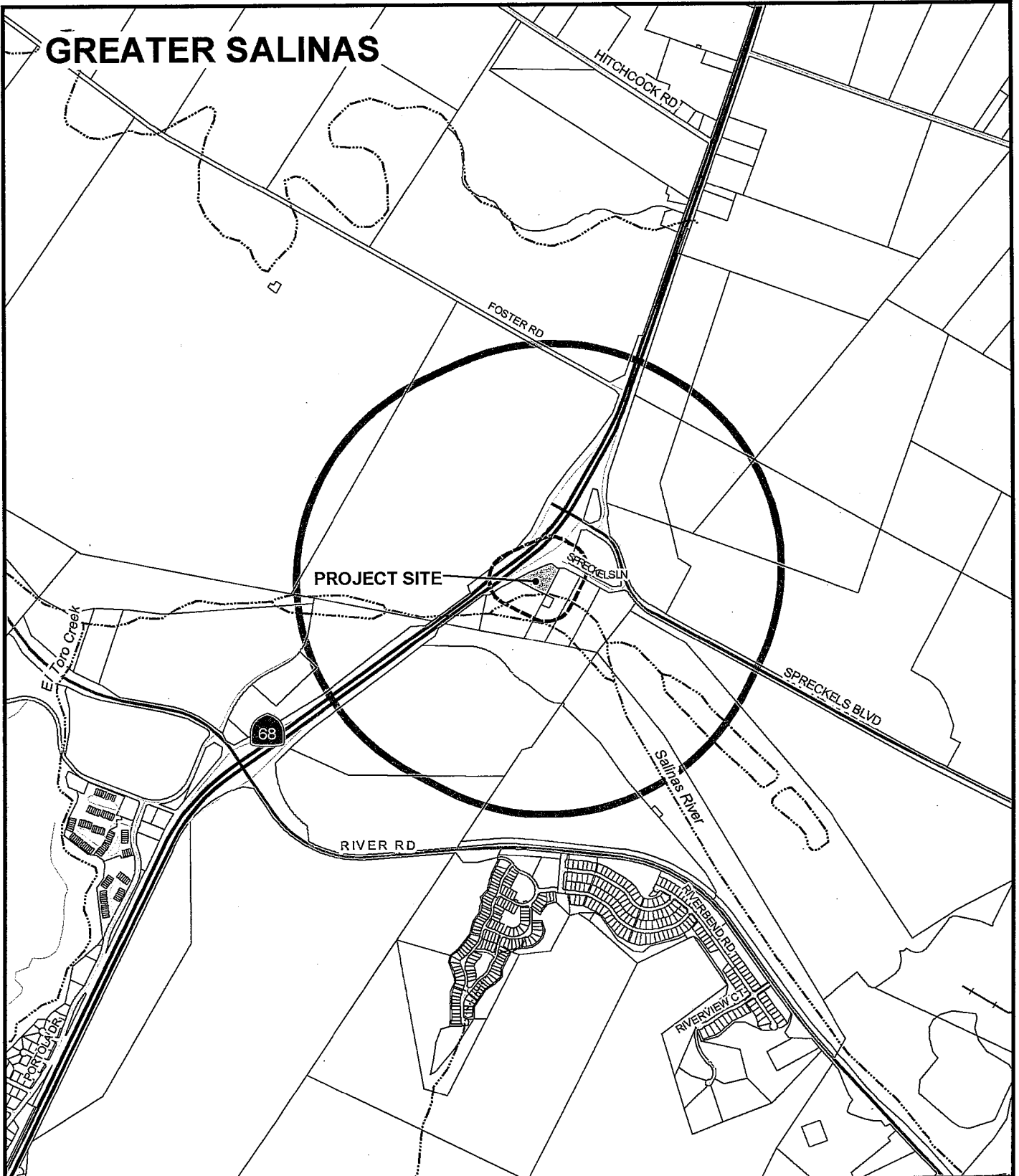
GENERAL DEVELOPMENT PLAN



1 PRELIMINARY GRADING PLAN / FLOOR PLAN
1" = 20'-0"



GREATER SALINAS

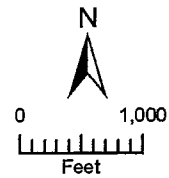


APPLICANT: SHOOK

APN: 207-053-006-000

FILE # PLN070391

300' Limit 250' Limit City Limits



PLANNER: BRADLEY