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CITY OF SALINAS
Community and Economic Development Department
65 West Alisal Street, Salinas, CA 93901
Attn: Thomas Wiles, Senior Planner

DOCUMENT: **2012017009**



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Fees..... 72.00

Taxes.....

Other.....

AMT PAID \$72.00

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Title of Document

CONDITIONAL USE PERMIT NO. 2011-012

City of Salinas

Community and Economic Development Department

WHEREAS, the Salinas Planning Commission, at a public hearing duly noticed and held on February 15, 2012, found that the proposed location of the use and structure is in accord with the objectives of the Salinas Zoning Code and the purposes of the zoning district in which the site is located; that the location of the use and structure and the proposed conditions under which it would be operated and maintained will be consistent with the Salinas General Plan and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or the general welfare of the City of Salinas; that the use and structure will comply with the provisions of the Salinas Zoning Code, including the specific conditions required for the proposed use and structure; and that this conditional use has been evaluated in accordance with the California Environmental Quality Act, as amended; and that the Salinas Planning Commission has reviewed and considered an Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program).

NOW, THEREFORE, the Salinas Planning Commission hereby grants and issues Conditional Use Permit No. 2011-012 pursuant to *Article VI, Division 8: Conditional Use Permits*, of Chapter 37 of the Salinas City Code and upon the following terms and conditions and not otherwise, to wit:

ISSUED TO: Peninsula Petroleum, LLC

FOR USE: Construct and operate a 1,080 square-foot car wash at an existing 1,676 square-foot convenience store with gas pumps.

ON PROPERTY LOCATED AT: 417 North Main Street

ASSESSOR'S PARCEL NO.: 003-201-013-000

ZONING DISTRICT: MAF-FG2 (Mixed Arterial Frontage – North Main Street/Soledad Street Focused Growth Overlay) District

ENVIRONMENTAL REVIEW ACTION & DATE: Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program: February 15, 2012.

EXPIRATION DATE: None, once properly established, unless the subject vehicle washing use ceases operation for a continuous period of six (6) months or more.

RIGHT TO OPERATE/DEVELOP

1. The Permittee shall have the right to operate a 1,080 square-foot car wash at an existing convenience store with gas pumps on the above-described property in accordance with the following exhibits incorporated herein by reference and made a part of this Permit:

Exhibit "A" Vicinity Map

Exhibit "B" Sign Exhibit (Sheet SN-1)

Exhibit "C" Car Wash Elevations (Sheet CW-1)

Exhibit "D" Preliminary Site Plan (Sheet SP-2)

Exhibit "E" Engineer's Report, dated October 28, 2011

Exhibit "F" Fire Department Requirements, dated May 24, 2011

Exhibit "G" Plan Check Services Comments, dated October 12, 2011

Exhibit "H" Mitigation Monitoring and Reporting Program

LIMITATIONS ON USE

2. Hours of operation are allowed 24-hours per day, seven (7) days per week.
3. No outdoor storage, display, or sale of merchandise of any kind will be permitted.
4. The Planning Manager may conduct a review of this Permit after inauguration, and may require modifications, if appropriate. The Planning Manager may also schedule a review by the Salinas Planning Commission, at a public hearing, if considered necessary. In the event that a public hearing is necessary, the Permittee shall reimburse the City of Salinas for all costs and expenses required to prepare for and conduct said hearing.
5. If the subject Vehicle Washing use (Car Wash) ceases operation for a continuous period of six (6) months or more, this Conditional Use Permit shall become null and void.

NPDES REQUIREMENTS

6. The development shall conform to all National Pollutant Discharge Elimination System (NPDES) and Low Impact Development (LID) requirements and standards in effect and required by the City Engineer when building permits are issued. The project will require a Storm Water Pollution Prevention Plan (SWPPP) that identifies Best Management Practices (BMPs) to be incorporated into the project (see attached Exhibit "E").

ENVIRONMENTAL MITIGATIONS

7. All environmental mitigation measures contained in the Mitigation Monitoring and Reporting Plan (MMRP), attached as Exhibit "H," shall be conditions of approval incorporated herein by reference.

AGRARIAN EASEMENT

8. Prior to issuance of a building permit, the Applicant or successor in interest, shall record an Agrarian Easement on the property. Recordation of the Agrarian Easement shall be coordinated with Development and Engineering Services (200 Lincoln Avenue, 831-758-7241).

FIRE PROTECTION REQUIREMENTS

9. All applicable requirements of the Salinas Fire Department including those items identified in Exhibit "F", and Titles 19, 24 and 25 of the California Administrative Code must be met and may include, but not be limited to, provisions for fire alarm systems, fire extinguishers, sprinkler systems, emergency vehicle access and installation of fire hydrants.

PARKING REQUIREMENTS

10. A minimum of seven (7) on-site parking spaces shall be provided including one (1) on-site parking space designated for people with disabilities in accordance with *Article V, Division 2: Parking, Loading, and Outdoor Lighting*. Bicycle parking (rack) shall be provided in accordance with Zoning Code Section 37-50.400.
11. All off-street parking and loading areas shall be graded, paved, drained, landscaped, striped, and maintained in accordance with *Article V, Division 2: Parking, Loading, and Outdoor Lighting* of the Salinas City Code.

SIGNS

12. A Sign Permit issued in accordance with *Article V, Division 3: Signs* of the Salinas City Code, shall be required for all signs.

13. No canvas signs, banners, pennants, flags, streamers, balloons or other temporary or wind signs; no mobile, A-frame, or portable signs; no roof or canopy signs extending above a building roof; no signs that resemble any official marker erected by the city, state or any governmental agency, or that by reason of position, shape, color or illumination would conflict with the proper functioning of any traffic sign or signal or would be a hazard to vehicular or pedestrian traffic; no signs which produce odor, sound, smoke, fire or other such emissions; and no animated, flashing, moving or rotating signs shall be permitted unless permitted in accordance with *Article 5, Division 3: Signs* of the Salinas Zoning Code, as may be amended from time to time.

OUTDOOR LIGHTING

14. Exterior lighting may be installed in accordance with Zoning Code Section 37-50.480 under the following limitations:
 - a. No floodlighting will be allowed on any structure.
 - b. Parking lot lighting shall be shielded to confine light spread to within the site boundaries and shall not exceed 25 feet in height.
 - c. Prior to the issuance of a Building Permit, the applicant shall submit a detailed lighting plan for review and approval by the Community and Economic Development Department.

BUILDING MATERIALS AND COLORS

15. Prior to issuance of a building permit, all exterior building materials and colors shall be identified on the building plans, and a colors and materials board (8 ½" X 11" maximum size and no greater than ½" in thickness) shall be submitted by the Applicant for review and approval by the Community and Economic Development Department.

LANDSCAPING

16. Prior to the issuance of a Building Permit, the applicant shall submit detailed landscape and irrigation plans for review and approval by the Community and Economic Development Department. Landscaping shall be installed prior to final inspection. The proposed landscape and irrigation plans shall show enhanced landscaping on the northwest corner of the subject property and in the proposed landscape planter located along the Casentini Street frontage between the existing and proposed driveways. In addition, at least two (2) trees shall be planted in the landscape planter located on the northeast portion of the subject property adjacent to parking space no.3.

17. All landscaping shall comply with *Article V, Division 4: Landscaping and Irrigation* of the Salinas Zoning Code, including, but not limited to, standards, drought resistant plants and turf, irrigation, parking lot landscaping and installation and maintenance.
18. Two (2) street trees shall be planted behind the public sidewalk per City Standard Plan No. 11 in accordance with Development and Engineering Services Department standards (see attached Exhibit "E").

RECYCLING AND SOLID WASTE DISPOSAL AREA

19. A recycling and solid waste enclosure shall be provided with capacity adequate to achieve 50 percent recycling of the total recyclable wastes generated onsite. Instructional signs shall be provided for use of recycling bins and containers. The enclosure shall be constructed with a six-foot high solid masonry walls and screened from public view with a minimum two-foot wide perimeter planter. Colors and materials of the enclosure shall match those of the primary structures (example: exterior plaster - stucco). Doors of the enclosure shall be constructed of a solid material and colored to match the buildings (chain-link fencing with slats is not allowed). The enclosure shall be designed to allow walk-in access without having to open the main enclosure gate. Details of the enclosure need to be shown on the plan. Prior to issuance of a building permit, written confirmation from the City's solid waste service provider, is required to ensure that the recycling and solid waste provisions of the project will meet the service needs of the service provider.

MAINTENANCE

20. All parking areas, driveways, other paved surfaces, accessways and grounds shall be regularly maintained and kept free of weeds, litter, and debris. All traffic signs and pavement markings shall be clear and legible at all times. All landscaped areas shall be maintained free of weeds, trash, and debris, and all plant material shall be continuously maintained in a healthy, growing condition. All exterior building and wall surfaces shall be regularly maintained, and any damage caused by weathering, vandalism, or other factors shall be repaired in conformance with the terms and conditions of this Permit.

PUBLIC IMPROVEMENTS

21. All existing damaged and hazardous sidewalks, and unused driveways shall be reconstructed to City standards prior to issuance of a Certificate of Occupancy.

22. Public improvements to serve the development shall be reviewed and approved by the City Engineer and shall be installed in accordance with City standards. All utilities shall be installed underground with details to be included on the final improvement plans.

UTILITIES/EQUIPMENT SCREENING

23. All utility lines shall be placed underground and all power transformers shall be placed underground where permitted by the utility company. Where transformers must be pad-mounted above ground, they shall be located away from the general public view or shall be effectively concealed by landscaping or a screen fence of a design approved by the utility company and the Planning Manager.
24. All mechanical equipment and appurtenances (i.e. gas, water meters, electrical boxes, HVAC systems, refrigeration equipment, etc.), building or ground mounted, shall be screened from public view and adjacent properties. Roof vents shall be painted to blend with roof materials. Details shall be shown on the final construction and/or land plans and are subject to the approval of the Planning Manager.

PERMIT NOT TO SUPERSEDE OTHER REQUIRED LICENSING OR PERMITS

25. The issuance of this Permit shall not relieve the Permittee of any requirement to obtain permits or licensing from any county, regional, state or federal agencies.
26. This Permit may be subject to water and sanitary sewer allocations. The Permittee will proceed at their own risk as water and sanitary sewer allocation may not be available at the time requested.

MODIFICATION OF APPROVED USE AND PLANS

27. Any modification to the terms and conditions of this Permit are subject to the issuance of a new Permit. The Planning Manager may approve minor modifications to this Permit if the Manager finds the modification to be in substantial compliance with the original approval.

VIOLATION; REVOCATION

28. Use of the property shall be conducted in such a way that it does not constitute a nuisance to the use and enjoyment of surrounding properties or the City. Any permittee, person, firm, corporation, whether as principal, agent, employee or otherwise, violating, causing or maintaining the violation of any of the provision of this Permit shall be guilty of a misdemeanor or an infraction, as charged. Alternatively, any violation of this Permit may be

prosecuted administratively pursuant to the City's Administrative Remedies Ordinance and/or other applicable laws, regulations or codes. Upon determination by the Planning Manager that there are reasonable grounds for revocation of this Permit, a revocation hearing shall be set to be heard before the Salinas Planning Commission in accordance with *Article VI, Division 18: Enforcement and Penalties* of the Salinas Zoning Code or such codes as may be subsequently adopted.

SUBSTANTIAL ACTION TIME LIMIT

29. This Permit shall expire one year after its effective date unless:
- a. A building permit has been issued and construction diligently pursued;
 - b. A certificate of occupancy has been issued;
 - c. The use is established in conformance with the provisions of the Zoning Code; or
 - d. The City Planner determines that substantial action has commenced to carry out the terms and intent of the Conditional Use Permit.

PERMIT VALIDATION

30. Pursuant to Zoning Code Section 37-60.530, this Permit shall be null and void and all terms and conditions shall have no force or effect unless this Permit is signed by the Permittee(s) and returned to City of Salinas The Community and Economic Development Department within 90 days of approval. ***It is the applicant's responsibility to track the 90-day expiration date. No notice will be sent.***

STANDARD CONDITIONS

31. Pursuant to **Salinas City Code Section 1-8.1: Civil action enforcement**, and **Section 1-8.2: Liability for costs**, permittee shall reimburse the City of Salinas for all costs and expenses (including but not limited to fees and charges of architects, engineers, attorneys, and other professionals, and court costs) incurred by the City in enforcing the provisions of this Permit.
32. The applicant(s) shall defend, indemnify, and hold harmless the City of Salinas or any of its boards, commissions, agents, officers, and employees from any claim, action or proceeding against the City, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul, the approval of this project/use. For Tentative Maps, this shall also apply when such claim or action is brought within the time period provided for in applicable state and/or local statutes. The City shall promptly notify the applicant(s) of any such claim, action, or proceeding. The City shall cooperate in the defense. Nothing contained in this condition shall prohibit the City from participation in a defense of any claim, action, or proceeding if

the City bears its own attorney's fees and costs, and the City defends the action in good faith.

33. Notwithstanding any of the provisions in this permit, all improvements and uses shall comply with all other ordinances and regulations of the City of Salinas and all local, state and federal laws and regulations.
34. No further development other than that shown on this permit or attached exhibits shall be allowed unless or until an amendment to this permit has been approved. Requests for a minor modification of an approved permit may be granted by the Planning Manager provided the modification is substantially in compliance with the original approval and conditions.

NOTICE OF CHALLENGE LIMITATIONS

35. Code of Civil Procedure Section 1094.6 requires all Court challenges to the decision to grant this Permit be initiated within 90 days of the final decision of the City in this matter.

EXECUTIONS

THIS CONDITIONAL USE PERMIT was approved by action of the Salinas Planning Commission on February 15, 2012, and shall become effective on the following date unless appealed to the City Council in accordance with Article VI, Division 17: Appeals:

Effective Date: February 28, 2012




Courtney Grossman
Planning Manager

(Signature Listed Below Must Be Notarized)

THIS CONDITIONAL USE PERMIT is hereby accepted upon the express terms and conditions hereof, and the undersigned Permittee agrees to strictly conform to and comply with each and all of this Permit's terms and conditions.

Dated: March 12, 2012


M.J. Castelo, Managing Member
3030 Fuels LLC, Applicant and Property Owner

STATE OF CALIFORNIA 10
COUNTY OF MONTEREY SANTA CLARA

On MARCH 12, 2012, before me, BRINA MATA, Notary Public, personally appeared M.J. CASTELO, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

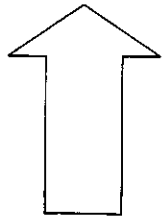
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

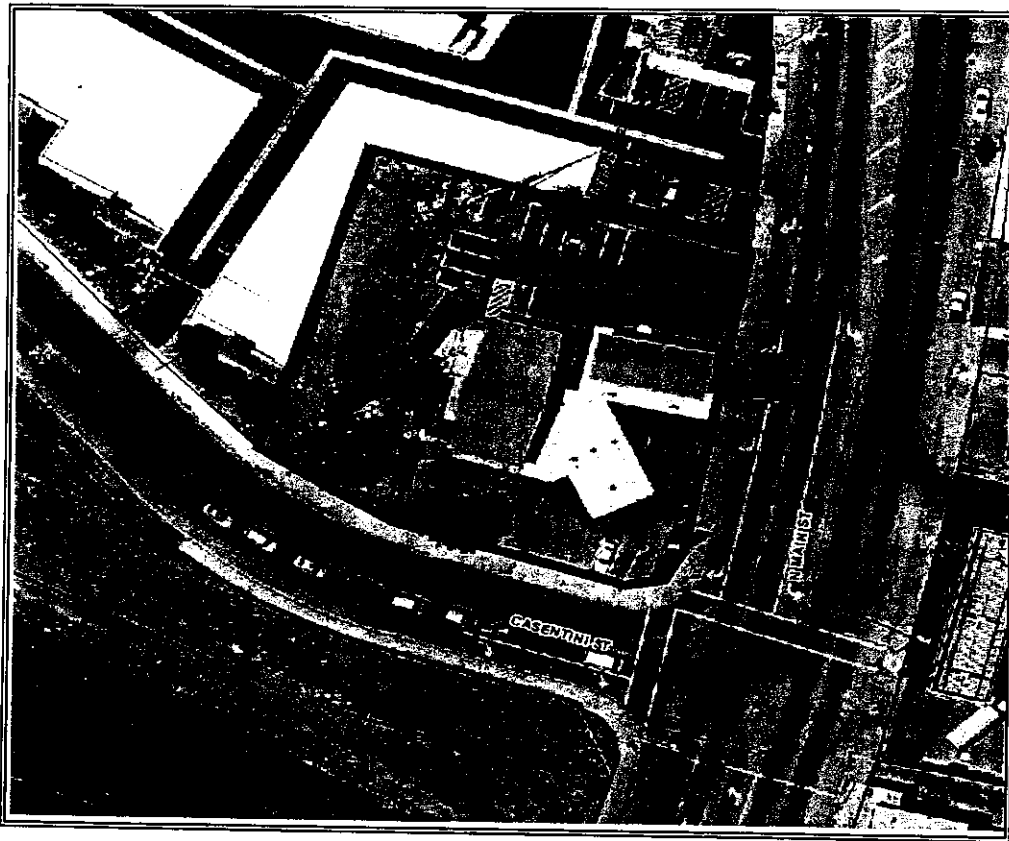


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North

Vicinity Map



CONDITIONAL USE PERMIT 2011-012

417 North Main Street

Exhibit A

Exhibit C

CITY OF SALINAS
PERMIT CENTER - ENGINEER'S REPORT

DATE: Revised: October 28, 2011 (June 15, 2011)

PURPOSE: CUP 2011-012 (Tom Wiles)

LOCATION: 417 North Main Street

OWNER/APPLICANT: Peninsula Petroleum, LLC



GENERAL: The following information must be shown on the building plans:

1. Show existing facilities (curb, gutter, sidewalk, fire hydrants, street lights, driveways, etc.);
2. Reconstruct all damaged curb, gutter and sidewalk along the site's street frontages;
3. Construct new 35' wide commercial driveway approach per City Standard Plan No. 5;
4. Remove existing driveway not longer being used for site access, and replace with full height curb, gutter and standard sidewalk with 2% slope towards street.
5. Remove dirt, debris and weeds from public sidewalk areas;
6. Provide a grading plan showing new and existing elevations/contours for the entire site;
7. Provide a Storm Water Pollution Prevention Plan (SWPPP) identifying Best Management Practices (BMPs) proposed to address NPDES requirements;
8. Denote FIRE LANE - NO PARKING ANYTIME and NO PARKING locations;
9. Post addresses on the buildings conforming to Salinas City standards
10. Install 2 new street trees behind public sidewalk per City Standard Plan No. 11;
11. Provide a sanitary sewer and storm drain plan showing on-site systems and connections to existing City mains.

DEVELOPMENT PROPOSAL: The development proposal remains the same, to construct a new 1,080 s.f. car wash facility, including the rebranding of an existing canopy and the convenient store façade located on 417 North Main Street, the Shell Gasoline Station. A single parcel designated as APN 003-201-013. The development proposal is acceptable to the Engineering Services Section with the following conditions/requirements:

ACCESS, PARKING AND CIRCULATION: The site is currently accessed via an existing two-way 27-foot driveway along Main Street frontage and a second two-way 31-foot driveway, along Casentini Street frontage. The existing driveways are in fair condition; however staff recommends that the existing driveways be reconstructed per City of Salinas Standard Plan No. 5, to include a 4' minimum sidewalk with 2% slope towards street, and that those driveways no longer being utilized for site access be removed and replaced with standard height curb, gutter and sidewalk.

All parking facilities (parking stalls and travel aisles) shall conform to City Code requirements including dimensions, quantity, and landscaped strips. The parking design should include 16-foot deep paved parking area with the 3 feet overhang extending beyond the curb face (over sidewalk or landscape areas).

The travel aisle width pertaining to these stalls shall conform to the City of Salinas Municipal Code section 37-50.420. All parking facilities shall comply with the requirements of the California Code of Regulations, Title 24, and the Americans with Disabilities Act of 1990, in regard to the provisions of accessible parking spaces for people with disabilities; including path of travel to the building's main access. A detailed review of said parking design will be undertaken by the Building Division.

Staff will require that plans include turning radii in order to show that the parking lot layout can manage on-site delivery truck access and solid waste vehicles and fire department vehicles. The solid waste/recycling area shall be reviewed by Republic Services of Salinas (formerly BFI), the City's Solid Waste services franchisee, to ensure the location can be adequately served. A letter with their approval will be required. The City's Building Division and Fire Department shall also approve the location for the solid waste enclosure.

All utilities serving the new car wash shall be installed underground, and security lighting should be included in the design for property safety/security. Site fencing shall conform to City Zoning Code requirements as determined by the project planner. Sight visibility triangles shall remain at existing and at new driveways per City of Salinas Zoning Code requirements. The site's North Main Street frontage is currently designated

and shall remain as "NO PARKING". The existing red zones along the sites Casentini's frontage should remain and staff requires repainting such red zones as part of this project to reinforce sight distance clearance. Any additional red zones will have to be proposed as part of this project and is subject to review prior to approval.

Bicycle parking facilities should be provided and shown on site plan; they should be located adjacent to the building entrance. Bicycle parking facilities should be made out of a durable and strong material permanently anchored to the ground, and be designed to allow bikes to be locked to it. Bicycle parking facilities shall be sufficiently illuminated.

PUBLIC IMPROVEMENTS: Public improvements currently exist along the site's Main Street and Casentini Street frontage's, and are in need of repairs, more specifically the raised sidewalk by the street tree along the site's Main Street frontage. Such sidewalk will be required to be removed and replaced with sidewalk per City of Salinas Standard Plan No. 2. The proposed new 35' driveway is to be constructed as commercial driveway per City of Salinas Standard Plan No. 5, to include a 4' minimum sidewalk with 2% slope towards street.

The driveways no longer needed shall be removed and replaced with standard sidewalk, curb and gutter. Public improvements required of this proposal will include reconstructing all damaged concrete curb, and gutter, and sidewalk along the site's frontage; removing dirt, debris and weeds from sidewalks; trimming bushes/plants that obstruct public walkways; install two (2) new street trees behind public sidewalk per City Standard Plan No. 11. The street tree species, planting locations, and installation inspection shall be coordinated with the City's Urban Forestry Section. Contact Victor Baez at 758-7958 to coordinate this work. This request has not been included in Site Plan Review package, but can be differed to building permit phase.

ON-SITE IMPROVEMENTS: On-site improvements will require: a grading plan showing new and existing elevations/contours, ensuring positive flow from the back of the site toward the public street (or other approved drainage facility), with no negative impacts to adjacent properties; a detailed sanitary sewer and storm drain system design showing the on-site systems, details of vertical and horizontal alignments, and connections to City mainlines; an on-site landscape plan as detailed below. Grading shall conform to the City "Erosion and Grading Control Ordinance" and Standard Plan No. 58, "Slope Grading".

The federal Clean Water Act directs cities to control the volume and quality of water being discharged into their storm drain systems. The City of Salinas no longer allows direct connection of downspouts to curb drains. Water must be detained on site or drained through a landscaped drainage swale to slow its travel and allow it an opportunity to recharge the groundwater. New site plan show two drain inlets near the existing driveways along the site's North Main Street Frontage, as stated above new direct connections are not allowed. Applicant will be required to include Low Impact Development. Said measures may include: minimizing hardscape, maximizing landscaped area, installing large canopy trees throughout the site, and draining storm water runoff and roof drains through landscaped areas. Use splash blocks at downspouts' discharging points. If these inlets are existing applicant will be required to install an approved filter insert as part of this project.

The applicant will be required to provide a Soils Engineering report prepared by a licensed Engineer in the State of California. The Soils Engineering report shall include data regarding feasibility of the site for the proposed uses; recommendations for grading, including site preparation and placement of fill (if any); nature, distribution, erosion hazards and strength of existing surface and subsurface soils; foundation recommendations; finished slope stability; design of buttress fills; recommendations for mitigation of seismic forces; surface and subsurface drainage; and soil description, as defined in the USDA Soil survey of Monterey County, including soil types, depth, erodibility, and vegetative establishment and growing capabilities.

NPDES AND BEST MANAGEMENT PRACTICES: The development shall conform to NPDES requirements in effect when building/grading permits are issued: The project will be required to develop a construction-related Storm Water Pollution Prevention Plan (SWPPP) that identifies Best Management Practices (BMPs) to be incorporated into the project. Said BMPs shall include, but are not limited to: establishing a "stabilized entrance" at the site; installing straw wattles around the construction site; placing

gravel bags around/over all inlets potentially impacted by construction; providing a concrete wash out area on the site; and sweeping sidewalks and streets on a daily basis (or as directed by the City Engineer).

LANDSCAPING: A landscape plan will be required, and shall conform to the City's Zoning Code and Water Conservation Ordinance (use drought tolerant plant materials with water-minimizing irrigation systems—drip/bubbler systems are encouraged). Hedges and/or climbing vines shall be planted at all masonry walls to cover said walls and minimize graffiti potential. Masonry wall design shall be prepared by a registered engineer licensed in the State of California; designs shall be submitted for review including structural calculations. The landscape plan shall conform to City requirements for sight triangle height of plantings at full growth including any other landscaping or other site appurtenances.

DEVELOPMENT FEES: Development fees will be due and shall be paid when building permits are issued. Based on the uses and building areas noted on the site plan and current fee rates, the following is an estimate of City of Salinas development fees:

City Traffic Impact Fees	\$ 2,799.00 (9 trips x \$311/trip)
City Sanitary Sewer Fees	\$ *to be determined at building permit phase
Storm Drain Fees	\$ 435 (3,189 s.f.)
Street Tree Fee	\$ 0 (2 to be installed by applicant)
TAMC Traffic Mitigation Fee*	\$ no net Increase (see below)

CITY TRAFFIC IMPACT ANALYSIS

Based on documentation provided by applicant showing foregoing actual data of total daily transactions on July 18, 2011, it has been determined there will be a net increase of **9 total** trips for this site. Current City of Salinas Development Fee Schedule, **9 trips x \$311.00/per trip** equals **\$2,799.00** total traffic impact fees due for this project. *Please note that sanitary sewer fixture fee will be assessed at a rate of \$15.20 for each fixture unit increase over 20 units (accounting for sanitary fixtures will be required and may be submitted with building permit package).

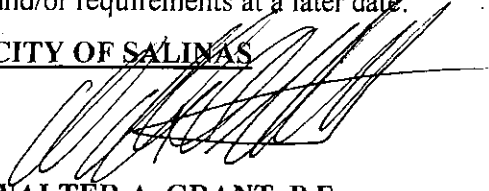
TAMC TRAFFIC MITIGATION FEE

Effective August 27, 2008, the City Permit Center is now collecting a Regional Development Traffic Mitigation Fee on behalf of the Transportation Agency for Monterey County (TAMC). Per telephone conversation with Mike Zeller (TAMC) on June 6, 2011, there will be no net increase in Regional Development Traffic Mitigation Fee.

City building permit fees, Salinas School District impact fees, and Monterey Regional Water Pollution Control Agency fees will also apply. The applicant shall contact those agencies for a determination of said fees.

NOTICE: The Conditions of Approval for this Conditional Use Permit No. 2011-012 include certain fees and development requirements. Pursuant to Government Code Section 66020(d)(1), this hereby constitutes written notice stating the amount of said fees, and describing the development requirements. The applicant is also notified that the 90-day appeal period in which he/she/they may protest these fees and development requirements, pursuant to Government Code Section 66020(a), begins on the date this Conditional Use Permit is formally approved. If he/she/they fail to file a written protest within this 90-day period complying with all of the requirements of Section 66020, he/she/they will be legally barred from challenging such fees and/or requirements at a later date.

CITY OF SALINAS


WALTER A. GRANT, P.E.
Senior Civil Engineer (758-7485) for
ROBERT RUSSELL, P.E.
City Engineer
RCE 42871
License Expires 3/31/2012

PREPARED BY:
Lucila Ayala
Junior Engineer

CITY OF SALINAS
FIRE DEPARTMENT
PLAN REVIEW COMMENTS



DATE: May 24, 2010
ADDRESS: 417 North Main Street
PERMIT #: CUP 2011-012

Salinas Fire Department comments are presented in the early stage of proposed site development as a means to bring to the attention of the applicant/developer fire regulations that may have an affect on the development prior to detailed plans being completed.

Detailed building and fire code requirements are usually not made until plans of the building construction are submitted for a building permit.

The following items shall be incorporated into the original plans. Every plan shall include the minimum information required by CBC Sections 107.2.1 through 107.2.5. All requirements shall be addressed either by plan sheet comment or by plan detail.

Abbreviation used in this comment sheet include:

2010 CBC-California Building Code

2010 CFC-California Fire Code

NFPA-National Fire Protection Association currently adopted by State Codes.

This plan has been reviewed as the following occupancy type: **B - Gas Station TI/Addition**

1. Construction shall comply with CFC Chapter 22 - Motor Fuel-Dispensing Facilities and Repair Garages
2. You are subject to Fire Department Operation Permit after permit receives a Certificate of Occupancy. CFC 105.6.39 Repair garages and motor fuel-dispensing facilities. An operational permit is required for operation of repair garages and automotive, marine and fleet motor fuel-dispensing facilities.

FIRE ACCESS

3. All required fire apparatus access roads shall be completed to a minimum width of 20 feet, capable of supporting 75,000 lbs. with an all-weather surface, to within 150 feet of all sides of a building." *CFC Section 503 & D102*
4. NO PARKING - FIRE LANE" signs (12" wide X 18" high) are required to be installed along both sides of interior access roadways in locations where vehicle parking would encroach on the required 20 - 26 foot clear width of roadway (*CFC Section 503.3 & D103.6*). All raised curbs shall be painted red with "FIRE LANE" stenciled 4 inches at 30 foot intervals."
5. Fire apparatus access roads shall have an unobstructed width of not less than 20', and an unobstructed vertical clearance of not less than 13'-6". *CFC Section 503.2.1*
6. Emergency key box(s) as approved by the Fire Department (*CFC Section 506*). Key box shall be mounted between six and eight feet above the ground (floor) level, readily visible and not more than 12 feet from the main entry to the premises. Begin application processing with the Fire Department when the building permit is issued. The following keys shall be provided in the Knox Box:

☒ grand master key"
☒ fire alarm cabinet key"

☐ elevator key"
☐ other _____

OTHER FIRE PROTECTION SYSTEMS

7. Indicate hand portable fire extinguisher(s) rating and location on plan. Fire extinguisher(s) to meet minimum standards of *NFPA 10*.

(X) 2A:10BC; one per 3000 square feet or fraction thereof ; maximum travel distance 75'; mounted on a wall 3-5 feet above finished floor. *CFC Table 906.3(1)*

(X) 2-A:20-B:C Located for use at gas station pumps. *CFC 2205.5*

Exhibit F

8. Approved numbers and/or letters shall be placed on all buildings to be visible from the street, color contrasting to background." "Address posting is required on building, Fire Department access and on all rear doors."

- () "Project requires an illuminated directory at main entrance."
- () "Individual room/suite numerals to be minimum 4 inches high."
- () "4 inches high X ½" stroke when 0' – 30' from access."
- (X) "6 inches high X ¾" stroke when 31' – 50' from access."
- (X) "12 inches high X 1¼" stroke from access when over 50 feet from access."

9. ADD NOTE: ~~Installation of liquid propane (LPG) tank shall comply with CFC 38 and NFPA 58.~~

~~**LPG is too close to property line. Relocate tank in accordance with CFC Table 3804.3 Location of LP Gas Containers—Plans Corrected. RGM~~

10. Provide a Hazardous Materials Management Plan (HMMP) and Hazardous Materials Inventory Statement (HMIS) following the Uniform Fire Code sample format. Examples of qualified preparer may be a Fire Protection Engineer, Professional Engineer of related field, Chemist, Firm or Corporation approved by the Fire Code Official (*CFC Section 104.7.2*). The opinion and report shall meet the requirements of the *CFC Section 2701.5.1. & 5.2*

11. This project requires a Haz Mat Data & Key Control Storage Cabinet as located by the Fire Department. Data cabinets shall be mounted between four and six feet above ground (floor) level, readily visible and not more than 12 feet from the main entry to the premises. All building keys shall conform to a master key system. Master keys shall be permanently tagged and labeled." Begin application processing with Fire Department when the building permit is issued.

The following items shall be provided:

- (X) All Material Safety Data Sheets"
- () Building Floor Plans"

(X) General Facility Site Plan"

() _____

12. All site inspections require a minimum 24 hours notice. ALL FIRE DEPARTMENT INSPECTIONS ARE TO BE REQUESTED THROUGH THE BUILDING DIVISION, PLEASE BE SPECIFIC AS TO TYPE OF INSPECTION."

13. **Fire safety during construction shall follow CFC Chapter 14.** Fire extinguishers shall be provided. The automatic fire sprinkler system is to remain in service at all times. Under no circumstance shall the fire sprinkler system be left out of service overnight. Fire department access roads shall be established & maintained in accordance with *CFC Section 503*; and water mains & hydrants shall be installed and operational in accordance with *CFC Section 508*."

If you have any questions, you may contact me Monday through Thursday, between 1:00 pm and 4:00 pm, at (831) 758-7422.

Thank You



Rony Musones
Fire Inspector
Fire Plan Checker

Development Review Committee

Development & Engineering Services Department

Date: October 12, 2011

Construction Address: 417 North Main Street
Project Applicant: Peninsula Petroleum, LLC
Scope of Proposal: New carwash
Project Planner: Tom Wiles

Project specific comments for CUP2011-012:

1. No project specific comments.
-

Project specific comments for building permit application submittal:

1. Sheet SN-1 shows a device in the proposed accessible path on the north side of the property. Sheet SP-2 doesn't. At building permit submittal, all paths of travel will be required to be 4'-0" wide and clear to 80" tall.

The following are general comments on your proposed building construction for the above address and shall be addressed at building permit submittal if applicable:

1. The following codes are enforced in the Development and Engineering Services Department, City of Salinas:
 - A. 2010 California Building, Residential, Green, Plumbing, Mechanical, Electrical and Fire Codes.
 - B. 2010 California Amendments
 - C. 2010 California Title 24 Energy Requirements
 - D. City of Salinas Ordinances
2. Submit the following information as applicable to your project to the Permit Center for plan check review:
 - A. 4 sets of construction plans (24 x 36 inches, including architectural, structural, mechanical, plumbing, electrical, Title 24 energy documents, etc.).
 - B. The Title Sheet shall include the following: Job description, codes, occupancy group, and type of construction.
 - C. Design criteria:
 - i. Seismic Zone D
 - ii. Energy Zone 3
 - iii. Wind Speed: 85
 - D. 2 sets of soils reports from the Civil/Soils engineer(s).
 - E. 2 sets of engineering calculations with wet stamp and signature.
 - F. 2 sets of Title 24 energy calculations.
 - G. An estimate for construction valuation.

Joey DeSante
Plan Check II
831-758-7251

josephd@ci.salinas.ca.us

Exhibit G

SHELL CAR WASH
MITIGATION MONITORING AND REPORTING PROGRAM
417 NORTH MAIN STREET – APN: 003-201-013-000
(Conditional Use Permit 2011-012)

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
HH-1. Hazards & Hazardous Waste	The project site is currently on the "Cortese List" due to a previously leaking fuel tank (gasoline), the Applicant, or successor-in-interest shall comply with all compatible Federal, State, and Local regulations in the remediation of the subject property.	Remediation of the subject property.	Applicant, or Successor in Interest.	Community and Economic Development Department.	On going until remediated (to be determined by the appropriate authority).

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
US -1 Hydrology and Water Quality	All applicable NPDES/NOI/SWPPP permits will be required and shall be obtained from the State Water Resources Control Board prior to any construction activities, per EPA regulations. Development shall comply with NPDES requirements in effect when construction begins, including water recycling. A Storm Water Pollution Prevention Plan (SWPPP) will be required, and shall include/identify erosion control measures and Best Management Practices (BMPs) proposed for this site. BMPs shall include, but are not limited to: installing straw wattles/fiber rolls around the construction site(s); placing gravel bags at all inlets potentially impacted by construction; installing a rock over filter fabric construction access to/from the site (as applicable); providing a concrete washout facility on site; and sweeping adjacent public streets each day or as required by the City Engineer. Post construction measures shall include the installation of a water/grease/sand separator or vortex-type inlet at the last drainage structure before discharge to the City's storm drain system; installing larger canopy trees throughout the site; and use of lower impact development strategies such as bio-swales on the site, detention facilities within landscaped areas, and reducing on-site hardscape as practical or as required by the City Engineer.	To ensure compliance with water quality standards	Applicant, or Successor in Interest.	Development and Engineering Services Department – Plan Check Services	Plan submittal stage/prior to issuance of building permit.

END OF DOCUMENT