

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

RESOLUTION NO. 04057

A.P. # 117-351-012-000-M

In the matter of the application of  
**South County Housing Corporation (PLN030582)**

**FINDINGS & DECISION**

for a Use Permit in accordance with Title 21 (Zoning) Chapter 21.74 (Use Permits) of the Monterey County Code, for the development of 63 affordable housing units, to replace 77 existing, substandard units. The project includes demolition of existing units and construction of five residential apartment buildings, containing the following unit types: 8-1 bed; 22-2 bed; 31-3 bed; and 2-4 bed. The project also includes one community/recreational building, an outdoor recreation area (tot lot), 123 covered, and 19 non-covered parking spaces, and landscaping. The property is located at 15, 17, and 19 Salinas Road, Watsonville, Pajaro area, North County Planning area, came on regularly for hearing before the Planning Commission on December 8, 2004.

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

**FINDINGS OF FACT**

- 1. FINDING: CONSISTENCY** - The Project, as conditioned, is consistent with applicable plans and policies, including the General Plan, the North County Area Plan, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for residential development. Specifically, the proposed demolition and construction complies with all applicable requirements of Section 21.10 of the Monterey County Zoning Ordinance.

**EVIDENCE:** (a) PBI staff has reviewed the project as contained in the application and accompanying materials for consistency and conformity with the North County Area Plan and the Monterey County Zoning Ordinance (Title 21) and have determined that the project is consistent, and conforms with, said Area Plan. The project is, to the extent applicable and required, consistent with the Monterey County Zoning Ordinance.

(b) The project planner conducted an on-site inspection to analyze the project for conformity with the plan and ordinance listed above.

(c) The proposed project for demolition of existing units and construction of new, replacement units is an allowed use, in accordance with Section 21.10.050.S.

(d) The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File PLN030582.

(e) Following Findings and supporting Evidence.

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

**EVIDENCE:** (a) The project has been reviewed for suitability by Public Works, Water Resources Agency, Environmental Health, the Office of the Sheriff, Parks, the North County Fire Protection District, the Office of Housing and Redevelopment, the Transportation

Agency of Monterey County, and the Planning and Building Inspection Department. Conditions recommended have been incorporated.

(b) Necessary public facilities are available and will be provided.

3. **FINDING: DENSITY BONUS** – The project qualifies for Density Bonus and other incentives as provided for by California Government Code.

**EVIDENCE:** (a) The project has been reviewed by the Planning and Building Inspection Department and the Office of Housing and Redevelopment in the design stage to determine qualifications for Density Bonus provisions as allowed under Sections 65915(g)(1), 65915(k)(1), and 65917 of the California Government Code. Staff has determined that the proposed project is 100% affordable to very low and low-income households and therefore qualifies for density, height, setback, parking, and ag buffer exceptions.

(b) Density: The State Density Bonus allows for as many as 68 units at the Salinas Road site. 63 units are proposed at the Salinas Road site. The numbers of units proposed are within those allowed by State law.

(c) Height: Maximum building height permissible under zoning is 35 feet from average natural grade. The proposed structures for Salinas Road would exceed the maximum building height of 35 feet, as portions of the building are as high as 45 feet. Under the State Density Bonus provisions, building heights in excess of the allowed heights can be approved.

(d) Setbacks: The zoning code requires a front setback of at least 20 feet, a side setback of at least 5 feet, and a rear setback of at least 10 feet. The proposed project would comply with the side and rear setbacks. However, the front setback proposed in some locations for the Salinas Road project would not comply with zoning. Similarly, zoning requires a minimum distance of 10 feet between main structures. However, under the State Density Bonus provisions, the reduced setbacks can be approved.

(e) Parking: A minimum of 146 parking spaces are required for the Salinas Road site based on zoning. 123 covered and 19 non-covered spaces are proposed for the Salinas Road site. Again, under State Density Bonus provisions, a reduction in the amount of parking or the type of parking can be approved.

(f) Agricultural Buffer: Zoning requires a minimum agricultural buffer of 200 feet between residential development and agricultural land. The proposed project would include a buffer area ranging from 30 to 100 feet wide. The State Density Bonus provisions allow for this reduction in the agricultural buffer requirements.

(g) Pilot Project: The Planning Commission is acting in recognition of the Monterey County Board of Supervisors' Order (as adopted on Oct. 28, 2003 and entered in Minute Book 71) which designates the Salinas Road Replacement Housing Project as a pilot project for the Affordable Housing Developer Incentive Program.

4. **FINDING: CEQA** – The project is statutorily exempt from the California Environmental Quality Act because it meets certain required criteria as an affordable housing project and no unusual circumstances were found that would demonstrate that a significant environmental impact would occur from implementation of the project..

**EVIDENCE:** (a) No adverse environmental impacts were identified during review of the proposed project. Statutory requirements for review and identification of potential environmental

issues, under §21159.21 of CEQA, as included in Division 13, Chapter 4.5, Article 6, of the Public Resources Code, have been met.

(b) Staff has determined that the applicable CEQA section for this project is the “Low Income Housing Exemption” (§21159.23, CEQA). Although the project does not meet all density, height, and setback (zoning) requirements in the “Criteria to Qualify for Housing Project Exemptions” (§21159.21, CEQA), the subject zoning requirements are inapplicable in this case due to the provisions of State law, which provides for a Density Bonus and other incentives pursuant to Sections 65915 and 65917 of the California Government Code. As shown in Evidentiary Section (a) under Finding No. 3 above, the project qualifies for these special exceptions. Therefore, the project does also qualify for the CEQA exemption cited.

(c) A traffic analysis (Higgins Associates, Nov. 1, 2004) has been conducted, which shows that a continuation of Level of Service “A” would result post-construction of the Salinas Road project at the Salinas Road / Railroad Avenue intersection, due to Railroad Avenue improvements constructed.

(d) An Environmental Assessment and Finding of No Significant Impact (FONSI) has been produced for the project, containing project design revisions and specifications which would reduce any potential impacts to below a level of significance to include standard accepted geologic and archeological protection measures. These design revisions also include generally accepted standard hazardous waste remediation measures related to demolition of the existing structures and clean up of asbestos and lead paint used during construction of these structures..

(e) Development is largely contained in an already disturbed area of the property as described in the plans and specifications as referenced herein. Because of these circumstances staff review has concluded that no unusual circumstances related to the project or property that would cause significant environmental impacts.

**5. FINDING: NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property. Zoning violation abatement cost, if any, have been paid.

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

**6. 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) Preceding Findings and supporting Evidence.

(b) The County’s action on this permit, in the greater good and for the public interest, is critical for improvement of the general welfare, insofar as this action will further prioritize and provide incentives for development of additional affordable housing in the County of Monterey, utilizing the Salinas Road Replacement Housing Project (the ‘pilot project’) as a model.

7. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Board of Supervisors.  
**EVIDENCE:** (a) Monterey County Zoning Ordinance Title 21, Chapter 21.80.

### **DECISION**

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

**PASSED AND ADOPTED** this 8th day of December, 2004, by the following vote:

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

---

JEFF MAIN, Secretary

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON

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

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

### **NOTES**

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

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

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

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

**Condition Compliance  
& Mitigation Monitoring and/or Reporting Plan**

**Project Name:** South County Housing / Salinas Road Use Permit

**File No:** PLN030582      **APNs:** \_117-351-{012 through 016}-000

**Approval by:** Planning Commission      **Date:** 12/08/04

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

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1		<p><b>PBD029 - SPECIFIC USES ONLY</b></p> <p>This Use permit (PLN030581) allows for the development of 63 affordable housing units, to replace 77 existing, substandard units. The project includes five residential apartment buildings, containing the following unit types: 8-1 bed; 22-2 bed; 31-3 bed; and 2-4 bed. The project also includes one community / recreational building, an outdoor recreation area (tot lot), and 123 covered and 19 non-covered parking spaces. The property is located at 15, 17, and 19 Salinas Road (Assessor's Parcel Numbers 117-351-{012 through 016}-000), Watsonville – Pajaro area. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of Planning and Building Inspection. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. <b>(Planning and Building Inspection)</b></p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other- wise stated	
2		<p><b>PBD030 – CULTURAL RESOURCES</b></p> <ol style="list-style-type: none"> <li>Archaeological site investigations shall be conducted at the Salinas Road site once buildings have been demolished and ground surface is exposed.</li> <li>If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the</li> </ol>	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection Department and a qualified archaeologist immediately if cultural, archaeological, historical, or	Owner/ Applicant/ Archaeo- logist	Once buildings have been demolish ed and	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. <b>(Planning and Building Inspection)</b>	paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.		Ongoing	
3		<b>PBD003 - BANNERS, FLAGS, PENNANTS</b> There shall be no flags, banners, pennants, or other attention getting devices, other than approved signs, on the property. <b>(Planning and Building Inspection)</b>	There shall be no flags, banners, pennants, or other attention getting devices, other than approved signs, on the property.	Owner/ Applicant	Ongoing	
4		<b>PBD004 - DEBRIS REMOVAL</b> Prior to the issuance of a building permit, recordation of a final map or parcel map or initiation of the use, applicant shall cause to be removed from the property all junk, including scrap metals, scrap materials, dismantled or wrecked vehicles or machinery, garbage, debris or similar materials. <b>(Planning and Building Inspection)</b>	Proof of compliance shall be submitted to PBI prior to issuance of building permits.	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	
5		<b>PBD006 - DEED RESTRICTION</b> Prior to the issuance of a building permit, the applicant shall record a deed restriction against all Assessors' Parcel Numbers for the project, stating the affordability regulations applicable to the project. The Deed Restriction shall ensure that the units will remain 100% affordable for low and very low-income households for the life of the project. <b>(Planning and Building Inspection and Redevelopment Agency)</b>	Submittal of approved and Recorded Deed Restriction to PBI.	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
6		<b>PBD025 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice against the primary Assessor's Parcel Number for the project, which states: "A permit (PLN030582) was approved by the Planning Commission for Assessor's Parcel Number 117-351-012-000 on 12/08/04. The permit was granted subject to 35 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. <b>(Planning and Building Inspection)</b>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
7		<b>PUBLIC SAFETY AND SECURITY</b> 1. Monument signs shall be installed at both entrances. These signs should include: Addresses of the complex along with each respective building number / letter and the apartment numbers located in each building. 2. Separate buildings should have their building number / letter posted on the outside of the building. Each apartment number should be noted near the front door of each unit. 3. Any building numbers / letters and monument signs should be well lit in order to be seen in darkness and the monument sign and building signs should be illuminated from dusk until dawn. 4. A burglar alarm system shall be installed in the Community and Recreation Room building. This alarm system should be armed when the room is not in use. This should include exterior door contacts and motion detectors. Window contacts are optional if motion detectors are installed. 5. All exterior doors shall be solid core constructed as opposed to hollow core. These doors should have adequate locks. Locking mechanisms should be installed on all windows. 6. Lighting shall be adequate over doorways, along any pathways and in all parking lot / garage areas from dusk until dawn. Lighting should be adequate for safety reasons and in compliance so not as to create a nuisance and disturb any nearby residents. 7. Landscaping should allow patrol vehicles unobstructed views	Contact Office of Sheriff at (831) 759-6677 or at (831) 622-7861 to coordinate compliance and obtain any clearance memorandum requested by Planning and Building Inspection.	Owner / Applicant	Prior to occupancy	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		<p>around the buildings from the street during routine patrols. Any vegetation noted with an “H” on the landscaping map should be replaced with alternate vegetation that is either in the “M” or “L” range. As plants, trees, shrubs etc. grow, they should be kept trimmed so as not to create a potential safety hazard.</p> <p>8. There shall be sufficient space at each entrance for any emergency service vehicles to gain access to the property. This would include but not be limited to: fire engines, patrol vehicles, and ambulances / paramedic vans.</p> <p>9. The tot-lot shall be fenced for safety. This should include a lockable gate. The hours of use shall be posted. After hours it should be locked in order to deter any loitering in the area.</p> <p>10. Approved signs in accordance with County ordinances that prohibit certain types of behavior should be utilized to discourage types of incidents including but not limited to: Abandoned vehicles, consumption of alcoholic beverages, and loitering.</p> <p><b>(Office of the Sheriff – Central Station (Salinas) Patrol)</b></p>				
8		<p><b>EH6 - WATER SERVICE CAN/WILL SERVE</b></p> <p>Provide to the Division of Environmental Health written certification, and any necessary certification from State agencies that Pajaro / Sunny Mesa <u>can</u> and <u>will</u> supply sufficient water flow and pressure to comply with both Health and fire flow standards.</p> <p><b>(Environmental Health)</b></p>	Submit written certification to the Division of Environmental Health for review and approval.	CA Licensed Engineer /Owner/ Applicant	Prior to filing a final map &/or issuance of bldg. permit	
9		<p><b>EH24 - SEWER SERVICE CAN/WILL SERVE</b></p> <p>Provide certification to the Division of Environmental Health that Pajaro / Sunny Mesa can and will provide sewer service for the proposed property/project. <b>(Environmental Health)</b></p>	Submit certification to Environmental Health for review and approval.	Owner/ Applicant	Prior to issuance of a building permit.	
10		<p><b>EH37 - RECYCLABLES IN RENTAL HOUSING</b></p> <p>Submit a written plan on how recyclables will be collected and stored for each of the multifamily rental housing units.</p> <p><b>(Environmental Health)</b></p>	Submit a plan to the Division of Environmental Health for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	



<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
11		<b><i>EH38 - SEPARATE RECYCLABLES</i></b>  All persons shall separate all recyclables from other solid waste generated at their premises and shall place such recyclables into a different approved container to facilitate segregation at a solid waste facility (MCC 10.41.020.B). <b>(Environmental Health)</b>	Submit a plan to the Division of Environmental Health for review and approval.	Owner/ Applicant	Prior to issuance of building permits/ Continuous condition	
12		<b><i>PKS003 – RECREATION REQUIREMENTS/LAND DEDICATION</i></b>  The Applicant shall comply with Section 19.12.010 - Recreation Requirements, of the County Subdivision Ordinance, Title 19, Monterey County Code, by dedicating land and recreation improvements in accordance with the provisions contained in Section 19.12.010(D) for park and recreation purposes reasonably serving the residents of the subdivision. The applicant shall also provide the Parks Department with a recreation plan and cost estimate for the improvements to be made on the dedicated parcels(s). <b>(Parks Department)</b>	The applicant shall submit a recreation plan and cost estimate for the improvements to be made on the dedicated parcels(s) to Parks Department for review and approval.	Owner/ Applicant	Prior to the Recordation of the Final Map	
13		<b><i>PW0003 – ENCROACHMENT (CURB, ETC)</i></b>  Obtain an encroachment permit from the Department of Public Works and construct curb, gutter, sidewalk and pave-out along the frontage of Salinas Road. <b>(Public Works)</b>	Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupying or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.	Owner/ Applicant	Prior to Building/ Grading Permit Issuance	
14		<b><i>PW0007 – PARKING STD</i></b>  The parking shall meet the standards of the Zoning Ordinance and be approved by the Director of Public Works and the Director of Planning and Building Inspection. <b>(Public Works)</b>	Applicant's engineer or architect shall prepare a parking plan for review and approval.	Owner/ Applicant/ Engineer	Prior to Building/ Grading Permits Issuance	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
15		<b>PW0010 – SEWER CONNECTION</b> Obtain a sewer connection permit from the Department of Public Works and pay all applicable fees. <b>(Public Works)</b>	Applicant shall apply for permit with Department of Public Works, obtain the permit, and pay applicable fees.	Owner/ Applicant	Prior to Building/ Grading Permits Issuance	
16		<b>PW0012 – PLAN SUBMITTAL (SEWER)</b> Submit plans to the Department of Public Works for approval and construct all necessary sewer improvements. <b>(Public Works)</b>	Applicant shall submit improvement plan to Department of Public Works for approval. Sewer improvements to be constructed in compliance with approved plans.	Owner/ Applicant	Prior to Building/ Grading Permits Issuance	
17		<b>WR31 - SANITARY SYSTEM FLOODPROOFING CERTIFICATION</b> The applicant shall provide the Water Resources Agency certification from a registered civil engineer that the Sanitary system has been flood proofed in accordance with Chapter 16.16 of the Monterey County Code. <b>(Water Resources Agency)</b>	Submit a letter, prepared by a registered civil engineer, to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer	Prior to final inspection	
18		<b>WR40 - WATER CONSERVATION MEASURES</b> The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system. b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems, and timing devices. <b>(Water Resources Agency)</b>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
19		<b>WR44 - WATER USE INFORMATION</b> The applicant shall provide the Water Resources Agency a copy of the Water Use & Nitrate Impact Questionnaire describing the pre-development and post-development water use on the property. <b>(Water Resources Agency)</b>	Submit the WUNIQ to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to filing the final map	
20		<b>WR47 - WASTE MANAGEMENT PLAN</b> The applicant shall provide the Water Resources Agency a Construction Site Waste Management Plan prepared by a registered civil engineer that addresses the proper disposal of building materials and other construction site wastes including, but not limited to, discarded building materials, concrete truck washout, chemicals, litter and sanitary wastes. The Site Waste Management Plan must also address spill prevention, control, and clean up of materials such as petroleum products, fertilizers, solvents, pesticides, paints and cleaners. <b>(Water Resources Agency)</b>	Submit the plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	
21		<b>STORMWATER CONTROL</b> The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts, to include oil-grease water separators for paved parking areas. Stormwater runoff from impervious surfaces shall be routed to the existing storm drain system. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. <b>(Water Resources Agency)</b>	Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	WRA
22		<b>FLOODPLAIN RECORDATION</b> The owner shall provide the Water Resources Agency a recorded Floodplain Notice for each parcel stating: "The property is located within or partially within a floodplain and may be subject to building and/or land use restrictions." <b>(Water Resources Agency)</b>	Submit a recorded floodplain notice for each parcel 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 building permits	WRA

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
23		<b>ZONE A0 ELEVATION REQUIREMENTS</b> The lowest floor and attendant utilities for each structure shall be constructed at least <u>2</u> feet above the highest adjacent natural grade. The following shall be provided to the Water Resources Agency: 1. A site plan showing the highest adjacent grade to each structure. 2. 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 flood proofing and certification of the lowest floor elevation. <b>(Water Resources Agency)</b>	Submit a site plan showing the highest adjacent grade to each structure, to the Water Resources Agency for review and approval.  If the reference marker is not identified on the Elevation Certificate, a letter shall be submitted to the Water Resources Agency certifying that a reference marker has been established at the building site.	Owner/ Applicant	Prior to issuance of any grading or building permits	WRA
24		<b>NON CONVERSION AGREEMENT</b> The owner shall provide the Water Resources Agency a recorded Non-Conversion Agreement for each structure, for the wet flood proofed garage to ensure all enclosed areas, below the minimum lowest floor elevation, will be used solely for parking of vehicles, limited storage, or access to the building, and all interior walls, ceilings and floors below the minimum lowest floor elevation shall be unfinished or constructed of flood resistant materials. <b>(Water Resources Agency)</b>	Submit a recorded agreement for each structure to the Water Resources Agency for review and approval.  (A copy of the County's standard agreement can be obtained at the Water Resources Agency.)	Owner/ Applicant	Prior to issuance of any grading or building permits	WRA
25		<b>FOUNDATION PLAN – ENCLOSURES/GRADE ELEVATIONS</b> All fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area shall be provided. The bottom of all openings shall be no higher than one foot above grade. The applicant shall provide the Water Resources Agency a foundation plan for each structure, prepared by a registered civil engineer showing the internal and external grade elevation, as well as, the location and dimensions of all vents. <b>(Water Resources Agency)</b>	Submit a foundation plan for each structure to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	WRA

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
26		<b>CONCRETE SLAB INSPECTION</b> The applicant shall provide the Water Resources Agency a FEMA Elevation Certificate for each structure, 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. <b>(Water Resources Agency)</b>	Submit a completed FEMA Elevation Certificate for each structure, based on building under construction, to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to the foundation pre-pour inspection	WRA
27		<b>ELEVATION CERTIFICATE</b> The applicant shall provide the Water Resources Agency a FEMA Elevation Certificate for each structure, based on finished construction, completed by a registered civil engineer or licensed surveyor certifying the structure has been constructed in accordance with Chapter 16.16 of the Monterey County Code. <b>(Water Resources Agency)</b>	Submit a completed FEMA Elevation Certificate for each structure, based on finished construction, to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to final inspection	WRA
28		<b>WET FLOODPROOFING CERTIFICATE</b> The applicant shall provide the Water Resources Agency a FEMA Flood proofing certificate for each structure. <b>(Water Resources Agency)</b>	Submit a completed FEMA Flood proofing Certificate for each structure, based on finished construction, to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to final inspection	WRA

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
29		<p><b>FIRE011 - ADDRESSES FOR BUILDINGS</b></p> <p>All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers, and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. <b>Responsible Land Use Department: North County Fire District.</b></p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to issuance of building permit.</p> <p>Prior to final building inspection</p>	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
30		<p><b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</b></p> <p>The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. <b>Responsible Land Use Department: North County Fire District.</b></p>	<p>Applicant shall enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. rough sprinkler inspection</p> <p>Applicant shall schedule fire dept. final sprinkler inspection</p>	<p>Applicant or owner</p> <p>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to issuance of building permit.</p> <p>Prior to framing inspection</p> <p>Prior to final building inspection</p>	
31		<p><b>FIRE026 - ROOF CONSTRUCTION (STANDARD)</b></p> <p>All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class B roof construction. <b>Responsible Land Use Department: North County Fire District.</b></p>	<p>Applicant shall enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of building permit.</p>	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
32		<p><b>NORTH COUNTY FIRE DISTRICT CONDITIONS</b></p> <ol style="list-style-type: none"> <li>1. A 24' Fire Department access roadway is required, able to support apparatus weight of 22 tons minimum. The roadway shall provide a minimum 15' unobstructed vertical clearance throughout the complex and shall be considered when contemplating tree and landscape plantings.</li> <li>2. For driveways with turns of 90 degrees or less, the minimum horizontal inside turning radius shall be 25'.</li> <li>3. Post "No Parking – Fire Lane" signage and paint curbing red with white stenciled "No Parking – Fire Lane" around perimeter of complex. Vehicle parking shall only be allowed inside parking structures and authorized outside parking spaces.</li> <li>4. Three fire hydrants, James Jones Model 3740 or equivalent, are to be installed on the apartment grounds, protected by "bollards." They are to be located as follows: One between buildings "E" and "D," one on the island between the parking spaces between buildings "D" and "C," and one between buildings "B" and "A." Each hydrant shall be identified with a blue marker having minimum dimensions of 3" permanently affixed to the driveway.</li> <li>5. The fire sprinkler risers shall be installed inside and be protected by the building structure, so as to have nothing but the fire department connection and the pressure gauges visible from the exterior. Buildings A, B, and C are to have their risers located inside the northwestern corners of the buildings. Buildings F, E, and D are to have their risers located in the southwestern corners of the buildings. All are to have proper identifying signage that can be easily seen by Fire Department personnel.</li> </ol> <p><b>(North County Fire District)</b></p>	Clear with Fire Department prior to issuance of ministerial permits	Owner/Applicant		



<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
33		<b>OTHER CONDITIONS - GEOTECHNICAL</b> Implementation of all recommendations set forth in the project geologic and geotechnical reports (regarding site preparation, foundation design, drainage, and all other recommendations) shall be required. Reports to be used are: Earth Systems Consultants, June 20, 2002; Earth Systems Pacific, March 31, 2004; Earth Systems Pacific, May 29, 2004; and Landset Engineers, Inc., February 2004. <b>(Planning and Building Inspection Department)</b>	Submit memorandi from Earth Systems Consultants and Landset Engineers, respectively, certifying that implementation of all recommendations in geologic in geotechnical reports has occurred	Applicant/ Owner	Prior to final inspectio n	
34		<b>OTHER CONDITIONS – DEMOLITION</b> All demolition activities at the Salinas Road site shall be undertaken according to OSHA standards and other federal regulations to protect workers from asbestos and lead-based paint, if found within buildings to be demolished, and to properly abate and dispose of such materials found at the Salinas Road site, in accordance with recommendations included in the project survey performed by EnviroScience, Inc. <b>(Planning and Building Inspection Department)</b>	Submit memorandum from EnviroScience, Inc., certifying that any hazardous materials encountered have been abated and disposed of in accordance with recommendations of project survey	Applicant/ Owner	Prior to final inspectio n	
35		<b>OTHER CONDITIONS – TOT LOT</b> The tot lot shall be kept, and shall not be replaced by a facility or area-specific use that does not serve the play needs of children. The tot lot shall be periodically maintained by the owner to ensure that the area is kept clean, that any broken play equipment parts are replaced promptly, and that safety features are maintained and / or updated as new technology becomes available. <b>(Planning and Building Inspection Department)</b>	Provide maintenance schedule to Planning and Building Inspection Department once annually (initially, the schedule shall be provided within 60 days of permit approval) for two years, with evidence (in the form of photographs and receipts for items purchased or services rendered) that maintenance of the tot lot has been occurring over the 2-year period. Thereafter, submit schedule every 5 years.	Applicant/ Owner	Continuo us / See Complia nce Column at left	