

MONTEREY COUNTY PLANING COMMISSION

Meeting: February 28, 2007. Time:	Agenda Item No.:
Project Description: Combined Development Permit (Oakvalle: File# PLN060646) consisting of a request to: 1) Rezone Lot 19 of the Laguna Seca Business Park from VO/B-6-UR-D-S to VO/UR-D-S (remove the B-6 subdivision restriction) (Visitor Serving Professional Office/Building Site-6 {no further subdivision}/Urban Reserve/Design Control/Site Plan Review) and 2) Subdivide the Oakvalle Professional Complex (PLN030352) into four ownership parcels beneath existing professional/medical office structures and to create a fifth parcel of common ownership for the parking and landscaping areas and the balance of the 2.6 acre parcel (a Standard Vesting Tentative Map), and 3) modify the adopted General Development Plan.	
Project Location: 9821 Blue Larkspur Lane, Salinas	APN: 173-121-019-000
Planning File Number: PLN060646	Name: Oakvalle LLC.
Plan Area: Greater Monterey Peninsula Area.	Flagged And Staked: No
Zoning Designation: : VO/B-6/UR/D/S - Visitor Serving / Professional Office / Building Site -6 / Urban Reserve / Design Control / Site Plan Review	
CEQA Action: Addendum to Mitigated Negative Declaration filed with PLN030352	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Supervisors that they:

1. Consider the Addendum to the Mitigated Negative Declaration adopted in May 2004 for the Oakvalle LLC (Exhibit F), and
2. Approve the Combined Development Permit to remove the B-6 subdivision restriction, and allow the subdivision of the Oakvalle Professional Complex into ownership parcels, subject to the Findings and Evidence in Exhibit C and Subject to the Conditions of Approval in Exhibit D.

OVERVIEW OF PROPOSED ACTION:

The Planning Commission approved the Oakvalle Professional Office Complex in May of 2004 (PLN030352). Today, the 17,000 square foot development is nearing completion and consists of four stand-alone buildings and common parking, landscape and hillside areas. The applicant has requested to create separate ownership parcels under each of the building structures and provide a common ownership parcel for the parking, landscape and hillside areas. There are no physical impacts that would result from allowing multiple ownership parcels in this location. The Subdivision Committee reviewed the item January 11, 2007 and January 25, 2007 and recommended inclusion of Condition No. 6 to reimpose the B-6 Overlay zoning designation following final map recordation. See the Discussion in Exhibit B.

OTHER AGENCY INVOLVEMENT:

- | | |
|---------------------------------|----------------------------------|
| ✓ Water Resources Agency | ✓ Parks Department |
| ✓ Environmental Health Division | ✓ Salinas Rural Fire Department. |
| ✓ Public Works Department | ✓ City of Monterey |
| ✓ Monterey County Sheriff | |

The above checked agencies and departments have reviewed this project. Conditions recommended by the Public Works Department, Water Resources Agency, and Salinas Rural Fire Department have been incorporated into the condition compliance reporting plan (**Exhibit D**). The project was not referred to the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this application did not warrant referral to the LUAC because the proposal includes neither environmental issues nor physical changes to the site and environment.

Note: The recommendation on this project will be referred to the County Board of Supervisors for final action.

Taven M. Kinison Brown
(831) 755-5173, kinisonbrowntm@co.monterey.ca.us
February 9, 2007

cc: Planning Commission Members; County Counsel; Health Department; Public Works; Water Resources Agency; Salinas Rural Fire Department; Alana Knaster, Mike Novo; Taven M. Kinison Brown; Laura Lawrence; Robert Schubert; Carol Allen; Applicant; File PLN060646.

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Discussion
	Exhibit C	Recommended Findings and Evidence
	Exhibit D	Recommended Conditions of Approval
	Exhibit E	PW Director's Report to the BOS January 1988 for the Laguna Seca Office Park Subdivision
	Exhibit F	Addendum to the May 2004 Mitigated Negative Declaration and the Notice of Determination and Initial Study filed for Oakvalle LLC
	Exhibit G	Subdivision Committee Resolution
	Exhibit H	Tentative Vesting Subdivision Map and Application Materials

This report was reviewed by Laura Lawrence_____, Acting Planning and Building Service Manager

EXHIBIT A

(Exhibit A) Project Information for PLN060646

Project Title: OAKVALE LLC	Primary APN: 173-121-019-000
Location: 9821 BLUE LARKSPUR LN SALINAS	Coastal Zone: No
Applicable Plan: Greater Monterey Peninsula Area Plan	Zoning: VO/B-6/UR/D/S
Permit Type: Combined Development Permit,	Plan Designation: Commercial
Environmental Status:	Final Action Deadline (884): 5/8/2007
Advisory Committee: Greater Monterey Peninsula	

Project Site Data:

Lot Size: 0.17-1.9 acre	Coverage Allowed: 50%
Existing Structures (sf): 17,662	Coverage Proposed: 28-32%
Proposed Structures (sf): n/change	Height Allowed: 35 feet
Total Sq. Ft.: 17,662	Height Proposed: n/change
	FAR Allowed: n/a
	FAR Proposed: n/a

Resource Zones and Reports:

Environmentally Sensitive Habitat: No	Erosion Hazard Zone: Low/High
Biological Report #: N/A	Soils Report #: LIB030223
Forest Management Rpt. #: LIB030222	
Archaeological Sensitivity Zone: Moderate	Geologic Hazard Zone: Undetermined
Archaeological Report #: N/A	Geologic Report #: N/A
Fire Hazard Zone: Moderate	Traffic Report #: LIB030224

Other Information:

Water Source: Bishop / Cal AM	Sewage Disposal (method): Sewer
Water Dist/Co: MPWMD	Sewer District Name: Cal Am
Fire District: Salinas Rural	Grading (cubic yds.): 0.0
Tree Removal: N/A	

EXHIBIT B DISCUSSION

BACKGROUND

The Tentative Final Map for the Laguna Seca Office Park was approved in May 1984 and a subsequent division was made in May 1986, and a Final Map in January 1988. In the Public Works Director's Report to the Board recommending acceptance of Minor and Major Subdivision Documents (Final Map) a recommendation was included to add the B-6 zoning designation to the nineteen lots of the Office Park. As best as staff can discern from the record, the reasons the B-6 were added to the subject properties was for purposes of establishing a fixed impact and capacity to planned infrastructure systems. Concurrent legislative actions with the final subdivision Approval in 1988 established Assessment District 1987-1, County Service Area 10 and the rezone. Construction of the sewer plant, the sewer collection system, water system improvements, underground utility facilities, and improvements to Highway 68 were all sized according to the expected build-out of the nineteen lots. (See Attachment E)

In 2003, the proposed Oakville Office Park came before the Planning Commission to create four stand-alone professional office buildings with common parking and landscape areas on the 2.6 acres of Lot 19 of the Laguna Seca Office Park. The Planning Commission approved a Mitigated Negative Declaration for the Project and approved the development. The construction of the Oakville Office Complex is now nearing completion.

SETTING

Surrounding development consists of residential uses to the north and east, a 2.4 acre open space parcel to the west, Blue Larkspur Lane, a seasonal drainage course, open space buffer and Highway 68 to the south of the property. The project site is zoned VO/B-6-UR-D-S (Visitor Serving Professional Office / Building Site District, Urban Reserve District, Design Control District, Site Plan Review District).

ENVIRONMENTAL REVIEW

All physical impacts to the development were reviewed with County File Number PLN030352 and a Mitigated Negative Declaration was approved and filed in May 2004 (Exhibit F). Creating separate ownership parcels with no new construction in the built environment of the Oakville Office Park will generate no additional traffic, water use, refuse, waste water, need for additional public services, noise, tree removal, impacts to soils, cultural resources or cumulative impacts, etc.

An Addendum to an adopted Negative Declaration may be prepared and considered as allowed by Section 15164 of the CEQA Guidelines if only minor technical changes or additions (to the project description) are needed. None of the conditions described in Section 15162 calling for the preparation of a Subsequent EIR or Negative Declaration have occurred. There are no new substantial changes to the project {15162(a)(1)} or the circumstances under which the project is undertaken {15162(a)(2)}, no new significant environmental effects or increase in the severity of previously identified significant effects {15162(a)(2)}. There is no new information of substantial importance that was not known at the time the previous (mitigated) Negative Declaration was adopted {15162(a)(3)}. Staff recommends that the attached Addendum be

considered prior to project approval and that no further documentation is necessary {15162(b)}. Staff has prepared Findings and Evidence to this effect in Exhibit C.

ANALYSIS

The applicant's subdivision request, while still a project under CEQA, is a "paper" exercise without environmental ramifications. As described in the Public Works director's report recommending approval of the Laguna Seca Office Park final map in 1988 and establishing Assessment District 1987-1, County Service Area 10, the applicant's proposal to create ownership parcels under existing structures in the office park will have no additional impacts to the sewer plant, the sewer collection system, water system improvements, underground utility facilities, and improvements to Highway 68. The B-6 zoning designation was applied to protect environmental resources and to "cap" known and identified impacts of the Laguna Seca Office Park in 1988. As the present proposal has no new identifiable impacts to these resources and infrastructure systems – its purposes are moot in this present application. Therefore, staff believes it reasonable to allow the removal of the B-6 zoning designation for this parcel to allow the ownership parcels of the proposed Standard Vesting Subdivision Map. Staff has crafted language in Condition #5 to assure that the proposed common parcel that includes parking areas, landscaping and scenic easements will not be further developed.

The act of subdividing the proposed parcel in the VO district requires modification to the existing General Development Plan. Conditions suggested by other land user agencies require formation of an ownership association to provide for common areas and for recordation of the map. No conditions were deemed necessary by the Environmental Health Department or the Parks Department. Approval of the revised General Development Plan and subdivision by the Planning Commission and Board of Supervisor's will note that no new development or uses are allowed, but that separate ownership parcel will be created.

PUBLIC COMMENT

As the subject parcel includes a UR zoning designation, county policy is to request review and comment from the adjacent incorporated community. On October 17, 2006, staff spoke with Rick Myers of the City of Monterey. The City of Monterey has no concerns with the proposed subdivision of the existing office park into separate ownership units.

During the first Subdivision Committee hearing on January 11, 2007, one neighbor spoke in opposition to the project. Her concerns were related to the physical development impacts of the construction project and were not related to the creation of ownership parcels at this location which have no physical impacts. At his January 11, 2007 hearing and the continued hearing on January 25, 2007, staff and the applicant addressed the neighbor's concerns. It was confirmed that the development is proceeding according to approved plans (PLN030352), the minor encroachment of paved parking area shown in scenic easement area is consistent with the limitations and restrictions of that scenic easement, a building corner does not encroach onto her property, and there are no pending or open code enforcement actions on the property. The neighbor did not attend the January 25, 2007 hearing.

EXHIBIT C

RECOMMENDED FINDINGS AND EVIDENCE

1. **FINDING:** **CONSISTENCY** - The project proposed in this application, consisting of a Combined Development Permit and Standard Vesting Tentative Subdivision Map (**Oakvalle LLC: File #s PLN060646**), as described in Condition #1, conforms with the policies, requirements and standards of the Monterey County Subdivision Ordinance (Title 19), the 1982 General Plan, Greater Monterey Peninsula Area Plan, and the Monterey County Zoning Ordinance (Title 21).

- EVIDENCE:** (a) RMA Planning Department staff has reviewed the project as contained in the application and accompanying materials for consistency with the Greater Monterey Peninsula Area Plan. RMA Planning Department staff has reviewed the project as contained in the application and accompanying materials for conformity with the Monterey County Zoning Ordinance (Title 21) and has determined that the project is consistent with the Greater Monterey Peninsula Area Plan which designates this area as appropriate for Visitor Serving and Professional Office development. Staff notes are provided in Project Files PLN030352 and PLN060646.
- (b) The project planner conducted site inspections to verify that the project on the subject parcel conforms to the plans listed above. Staff notes regarding the site visit are in PBI File No. PLN030352.
- (c) The parcel is zoned Visitor Serving Professional Office/Building Site District, Urban Reserve District, Design Control District, Site Plan Review District (VO/B-6-UR-D-S). Project Review Sheet, Exhibit A of the January 25, 2007 staff report, indicates compliance with Site Development Standards in accordance with 21.22.070 of Title 21.
- (d) Subject to the removal of the B-6 overlay as described in the Findings and Evidence below, the proposed subdivision of the Oakvalle Office Complex to ownership units and a common parcel is allowed.
- (e) The application, plans, and support materials submitted by the project applicant to the Monterey County RMA Planning Department for the proposed development, found in Project Files PLN030352 and PLN060646.

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

- EVIDENCE:** (a) The project has been reviewed for suitability by Planning, Public Works, Water Resources Agency, Division of Environmental Health, Parks Department and the City of Monterey. Conditions recommended have been incorporated.
- (b) Necessary public facilities are available.
- (c) No physical changes to the property are proposed.

3. **FINDING:** **CEQA:** An Addendum to the adopted Mitigated Negative Declaration is appropriate for the proposal, and no further documentation is necessary {15162(b)}.

- EVIDENCE:** (a) CEQA Guidelines Section 15164 allows that an Addendum to the adopted Mitigated Negative Declaration may be prepared, subject to the provisions of that Section.

- (b) All physical impacts to the development were reviewed with County File Number PLN030352 and a Mitigated Negative Declaration was approved and filed in May 2004 (Exhibit E of the January 25, 2007 staff report).
- (c) Creating separate ownership parcels with no new construction in the built environment of the Oakvalle Office Park will generate no additional traffic, water use, refuse, waste water, need for public services, noise, tree removal, impacts to soils, cultural resources or cumulative impacts, etc.
- (d) An addendum to an adopted Negative Declaration may be prepared and considered as allowed by Section 15164 of the CEQA Guidelines if only minor technical changes or additions (to the project description) are needed.
- (e) None of the conditions described in Section 15162 calling for the preparation of a Subsequent EIR or Negative Declaration have occurred.
 - 1. There are no new substantial changes to the project {15162(a)(1)}, or the circumstances under which the project is undertaken {15162(a)(2)},
 - 2. There are no new significant environmental effects or increase in the severity of previously identified significant effects {15162(a)(2)}.
 - 3. There is no new information of substantial importance that was not known at the time the previous (mitigated) Negative Declaration was adopted {15162(a)(3)}.

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 violations exist on the property. Zoning violation abatement cost, if any, have been paid.

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

5. **FINDING: ZONE CHANGE APPROVED.** The removal of the B-6 Overlay within the 2.9 acre subject property is allowed to provide consistency with the General Plan and existing land uses.

EVIDENCE: (a) The purpose of the B-6 zoning designation is to protect environmental resources and to prevent future intensification to the Laguna Seca Office Park and to the infrastructure system. The approval of the subdivision has no new identifiable impact to these resources or infrastructure systems. However, to ensure future protection, the B-6 overlay will be reapplied (see Condition No.6)

- (b) Creating separate ownership parcels with no new construction in the built environment of the Oakvalle Office Park will generate no additional traffic, water use, refuse, waste water, need for additional public services, noise, tree removal, impacts to soils, cultural resources or cumulative impacts.
- (c) The present proposal will have no identifiable impacts to these resources and infrastructure systems.
- (d) The Oakvalle Office Park is an existing development nearing occupancy. No deviations to exiting land use would result by removal of the B-6.
- (e) Project Materials in Files PLN030352 and PLN060646.

- (f) Condition No.5 has been applied to the common ownership parcel to disallow the potential for more intensive subsequent development.
- (g) See the environmental review Findings and Evidence above for CEQA.
- (h) An Addendum to the previous Mitigated Negative Declaration was prepared as the proposed Combined Development; inclusive of the B-6 zone change request is consistent with the Monterey County General Plan and existing land uses.

6. **FINDING: SUBDIVISION.** None of the negative findings found in Section 19.05.055 B of the Subdivision Ordinance can be made for the applicant's proposed Vesting Tentative Map.

EVIDENCE: (a) Planning staff has analyzed the project in regard to the findings for denial outlined in Section 19.05.055 B. This section requires that the subdivision be denied if any one of the following findings are made:

1. The proposed map is not consistent with the general plan, area plan, coastal land use plan, or specific plan.
2. That the design or improvements of the proposed subdivision is not consistent the applicable general plan, area plan, coastal land use plan, master Plan or specific plan.
3. That the site is not physically suitable for the type of development.
4. That the site is not physically suitable for the proposed density of development.
5. That the design of the subdivision or type of improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
8. That the subdivision fails to meet any of the requirements or conditions imposed by the Subdivision Map Act or this Title (Title 19).

Subject to approval of the applicant's request to remove the B-6 zoning designation as described in the January 25, 2007 staff report and Finding # 5 above, none of these findings requiring denial can be made for the subdivision of the Oakvalle Office Complex and is supportable under the Monterey County Subdivision Ordinance.

- (b) The property provides for adequate building sites as evidenced by the application materials submitted for the site.
- (c) The inspections of the project site by the project planner.
- (d) Application and Plan Materials contained in project files PLN030352 and PLN060646.
- (e) See the preceding and following Evidence for Findings.

7. **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.

8. **FINDING: AMENDMENTS TO TITLE** - The project is subject to approval by the Board of Supervisors.

EVIDENCE: The Monterey County Zoning Ordinance Title 21, Chapter 21.88.030D.1.

EXHIBIT D
Resource Management Agency - Planning Department
Condition Compliance & Mitigation Monitoring and Reporting Plan

Project Name: Oakvalle LLC

File No: PLN060646

APNs: 173-121-019-000

Approval by: Board of Supervisors

Date: _____

**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>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>
1.		<p>PD001 - SPECIFIC USES ONLY This Combined Development Permit (PLN060646) allows: 1) a Rezone Lot 19 of the Laguna Seca Business Park from VO/B-6-UR-D-S to VO/UR-D-S (remove the B-6 subdivision restriction) and to 2) Subdivide the Oakvalle Professional Complex (PLN030352) into four ownership parcels beneath existing professional/medical office structures and to create a fifth parcel of common ownership for the parking and landscaping areas and the balance of the 2.6 acre parcel (a Standard Vesting Tentative Map), and 3) modify the adopted General Development Plan. The property is located at 9821 Blue Larkspur Lane, Salinas (Assessor's Parcel Number: 173-121-019-000) Greater Monterey Peninsula Area Plan.</p> <p>This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)				
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the Board of Supervisors for Assessor's Parcel Number 173-121-019-000 on (date)_____. The permit was granted subject to 11 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. (RMA - Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner / Applicant	Prior to the issuance of grading and building permits or commencement of use.	
3.		PDSP001 CHANGES TO GENERAL DEVELOPMENT PLAN (NON-STANDARD) The Oakvalle Office Complex General Development Plan allowed by previous permit PLN030352 by the Monterey County Planning Commission is now amended to allow the Standard Vesting Subdivision Map as described in Condition #1 above and in included exhibits. No new uses other than those described in PLN030352 have been sanctioned. (RMA - Planning Department)	No action required.	Present and future property owners	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>
4.		PDSP002 REGARDING PLN030352 (NON-STANDARD) All conditions and mitigation measures from PLN030352 remain applicable to the subject property and shall encumber each newly created parcel. (RMA - Planning Department)	A Note to this effect shall be placed on the Final Map prior to recordation	Applicant / Subdivider	Prior to Recordation of the Final Map.	
5.		PDSP003 DEED RESTRICTION (NON-STANDARD) A Deed Restriction shall be placed on the Common Ownership parcel that includes parking, landscaping and scenic Easement Areas. No new structures or development other than those approved in PLN030352 may be allowed on this parcel. (RMA - Planning Department)	A Deed restriction shall be recorded on the common ownership parcel.	Applicant / Subdivider	Upon Recordation of the Final Map	
			A Note shall be placed on the Final Map prior to recordation	Applicant / Subdivider	Prior to Recordation of the Final Map.	
6.		PDSP004 REZONE ADD B-6 (NON-STANDARD) Prior to the filing of the final map, the applicant shall request in writing that the County rezone the subject property by adding a B-6 overlay. (RMA - Planning Department)	The Applicant shall submit an application to the County of Monterey to rezone the property and receive approval from the Board of Supervisors for the Rezoning	Applicant / Subdivider	Prior to Recordation of the Final Map	
			Following recordation of the Final Map, RMA Planning Department staff will prepare a report and exhibits for review and approval by the Planning Commission and Board of Supervisors recommending reimposition of the B-6 Overlay zoning designation	RMA Planning Department Staff	Following Recordation of the Final Map.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
PUBLIC WORKS DEPARTMENT						
7.		PWSP001 (NON-STANDARD) File a subdivision final map delineating all existing and required easements and right-of-way and monument new lines. (Public Works)		Subdivider/ Surveyor	Prior to Recordation of Parcel Map	
8.		PW0036 – EXISTING EASEMENTS AND ROW Provide for all existing and required easements or rights of way. (Public Works)	Subdivider’s Surveyor shall include all existing and required easements or rights of way on Parcel Map.	Subdivider/ Surveyor	Prior to Recordation of Parcel Map	
9.		PW0015 – UTILITY’S COMMENTS Submit the approved tentative map to impacted utility companies. Subdivider shall submit utility company recommendations, if any, to the Department of Public Works for all required easements. (Public Works)	Subdivider shall provide tentative map to impacted utility companies for review. Subdivider shall submit utility comments to DPW	Owner/ Applicant	Prior to Recordation of Map	
WATER RESOURCES AGENCY						
10.		WRSP001 ROAD AND DRAINAGE MAINTENANCE AGREEMENT (NON-STANDARD) Developer shall have the sole responsibility for the care, maintenance, and repair of road and drainage improvements installed as a condition of approval of PC 030352 until a Property Owners Association (POA) is formed to assume responsibility for such care, maintenance, and repair. The Covenants, Conditions, and Restrictions (CC&Rs) for the subdivision shall require that the cost of such care, maintenance and	Submit the signed and notarized original Agreement to the Water Resources Agency for review and approval prior to recordation. (A copy of the County’s standard agreement can be obtained at the Water Resources Agency.)	Owner/ Applicant	Prior to filing of final map	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		repair be fairly apportioned to all lot owners through assessments. Developer's obligation shall cease upon the conveyance of the last lot in the subdivision. Prior to filing the final map, a copy of a signed and notarized Road and Drainage Maintenance Agreement shall be provided to the Water Resources Agency for approval. The agreement shall be recorded concurrently with the final map. (Water Resources Agency)				
FIRE DEPARTMENT						
11.		FIRESPO01 – (NON-STANDARD) CONDITIONS PROPERTY OWNERS ASSOCIATION - A property owners association shall be legally formed and maintained. The association shall be responsible for the maintenance of site plans and/or information. The association shall also maintain fire department access (driveway, parking lot, etc.), as well as complex address sign(s) and other required signage. A representative of the property owners association shall be designed as an emergency contact person. The association shall send to the fire department written notification of any change in association representatives and/or emergency contact persons. The fire department shall be provided a copy of the fully executed and recorded documentation for the formation of the property owners association. (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.	