

MONTEREY COUNTY PLANNING COMMISSION

Meeting: September 24, 2008 Time: A.M/P.M		Agenda Item No.:
Project Description: Combined Development Permit consisting of: 1) A Lot Line Adjustment of a an existing 26,210 square foot lot (APN 030-128-011-000) to a new 26,472 square foot lot, and an existing 13,134 square foot lot (APN 030-128-010-000) to a new 12,758 square foot lot; and 2) a General Development Plan for a mixed-use development including eighteen 100% affordable apartments and 4,413 square foot retail/office/commercial use; 3) Site Plan And Design Review for development in the Castroville Community Plan Merritt Street Corridor Opportunity Area. Grading is approximately 2,000 cubic yards fill and 100 cubic yards cut.		
Project Location: Merritt Street Between Mead and Washington Streets, Castroville		APN: 030-128-010-000 and 030-128-011-000
Planning File Number: PLN070567		Name: Ausonio Apartments LP, Property Owners; Mid-Peninsula Housing Coalition, Agent
Plan Area: Castroville Community Plan and North County Non-Coastal Area		Flagged and staked: No
Zoning Designation: "LC-Z" Light Commercial Improvement Zoning District		
CEQA Action: Categorical Exemption, Section 15332, In-fill Development Projects		
Department: RMA - Planning Department		

RECOMMENDATION:

Staff recommends that the Planning Commission and approve the following action:

Approve the Combined Development Permit consisting of: 1) A Lot Line Adjustment of a an existing 26,210 square foot lot (APN 030-128-011-000) to a new 26,660 square foot lot, and an existing 13,134 square foot lot (APN 030-128-010-000) to a new 12,758 square foot lot; and 2) a General Development Plan for a mixed-use development including eighteen 100% affordable apartments and a 4,413 square foot retail/office/commercial use; 3) Site Plan And Design Review for development in the Castroville Community Plan Merritt Street Corridor Opportunity Area based on the Findings and Evidence (**Exhibit C**) and subject to the recommended Conditions of Approval (**Exhibit D**).

PROJECT OVERVIEW:

The proposed project consists of a 100% affordable housing component being developed by Mid-Peninsula Housing Coalition (Mid-Pen), a non-profit housing developer, and a commercial component being developed by a for-profit developer. The proposed project is located within the community of Castroville, northwest of Merritt Street, between Mead and Washington Streets. The 0.9 acre project site includes two adjacent vacant in-fill lots surrounded by residential, agricultural and commercial uses in an urban setting. Cynara Court is the second component of a single development. Cynara Court 1 is located on Merritt Street between Rico and Crane Streets (PLN070566). The Mid-Pen will construct both projects at the same time and will own and manage the properties as a single project. The proposed project will provide 100% affordable, quality rental housing with a mix of very-low and low-income affordability levels. The sites are in the Castroville Redevelopment area and the Redevelopment and Housing Agency is providing significant funding for the combined project.

This is the first project to be approved under the Castroville Community Plan (CCP) Merritt Street Corridor and it will further the goal of revitalizing the commercial corridor. The mixed-use project meets the goals and policies of the Design Guidelines and Development Standards as well as the zoning code and features attractive, quality materials and landscaping, and extensive

site improvements. The Castroville Community Plan was adopted into the General Plan and the Monterey County Resource Management Agency is in the process of amending Title 21 to be consistent with the adopted Community Plan land use designations, which would rezone this site as “MU-C”.

A draft Initial Study was completed to incorporate technical reports required for projects in the CCP and for funding purposes. The project is Categorically Exempt according to Section 15332 of the CEQA Guidelines, In-fill Development Projects. The project meets the criteria for the exemption as it is consistent with the general plan and applicable plan policies and regulations, is substantially surrounded by urban uses, is not a habitat for endangered, rare or threatened species, and no significant environmental impacts would result, with the project as conditioned. The draft Initial Study incorporates technical reports and analyses required for projects in the CCP and necessary for funding purposes. Conditions address all topics including installing a storm water and drainage system, and payment of traffic improvement and other services fees.

Based on resource information contained in the Castroville Community Plan (CCP), the CCP EIR, application materials and site visits, staff finds that this project has no issues that cannot be adequately addressed with conditions of approval. The project is consistent with the CCP and the Monterey County Zoning Ordinance (Title 21).

OTHER AGENCY INVOLVEMENT:

- ✓ North County Fire Protection District
- ✓ Public Works Department
- ✓ Parks Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency

The above checked agencies and departments have reviewed this project. Conditions recommended by Fire Protection District; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; Housing and Redevelopment have been incorporated into the Conditions of Approval (**Exhibit D**).

The project was not referred to the North County Non-Coastal Land Use Advisory Committee and instead was referred to the Castroville Citizen’s Advisory Committee (CAC) on August 27, 2008 for site plan and design review. The project has been discussed by the CAC over the last two years including on March 25, 2008. The Monterey County Board of Supervisors amended the Monterey County General Plan and North County Plan to incorporate the Castroville Community Plan (Resolution No. 07-102) requiring Site Plan and Design Guidelines review by the CAC per CCP Appendix A. The CAC voted unanimously that the project is consistent with the CCP and recommended approval of the project design to the Planning Commission. CAC members expressed concerns regarding on-going maintenance, selection of tenants and parking control. The applicant will conduct tours of their other projects prior to a special CAC meeting on September 22, 2008, present their “House Rules” and other information concerning management and maintenance.

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

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September 11, 2008

cc: Front Counter Copy; Planning Commission Members (10); County Counsel; North County Fire Protection District; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; Marti Noel, Redevelopment; and Housing Office; Taven Kinison Brown, Planning Services Manager; Planner; Carol Allen; Jessica deWit, Agent; File PLN070567.

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Project Discussion
	Exhibit C	Recommended Findings and Evidence
	Exhibit D	Recommended Conditions of Approval
	Exhibit E	Assessor's Parcel Map and Vicinity Map
	Exhibit F	Site Plan, Floor Plan and Elevations
	Exhibit G	Improvement Plan, Lot Line Adjustment Map
	Exhibit H	Design Approval
	Exhibit I	Consistency Analysis
	Exhibit J	General Development Plan

This report was reviewed by Taven Kinison Brown, Planning Services Manager

EXHIBIT B DISCUSSION

Project Description

The 0.9 acre in-fill site is flat, with no development except for four billboards, is vegetated with non-native weeds and grasses, in an urban setting with commercial uses on two sides. The project is a Combined Development Permit consisting of: 1) A Lot Line Adjustment of an existing 26,210 square foot lot (APN 030-128-011-000) to a new 26,472 square foot lot, and an existing 13,134 square foot lot (APN 030-128-010-000) to a new 12,758 square foot lot; and 2) a General Development Plan for a mixed-use development including eighteen 100% affordable apartments and a 4,413 square foot retail/office/commercial use; and 3) Site Plan And Design Review for development in the Castroville Community Plan Merritt Street Corridor Opportunity Area.

Site access will be from two, two-way driveways onto the alley between Mead and Washington Streets. Rear access allows the building front on Merritt Street without vehicle access interruptions creating a more pedestrian-oriented design. Parking is primarily to the center and rear of the site. Infrastructure including sidewalks, gutters, a new storm water and drainage system, and connections to the Castroville Water District's water main and sewer system will be incorporated in the project design.

Compliance with the Castroville Community Plan (CCP)

The project application was submitted following the adoption of the CCP. Policy 1.2 of the CCP requires that new development shall be consistent with the Community Plan Design Guidelines and Development Standards. The project embodies many of the characteristics envisioned by the Community Plan for enhancing the Merritt Street Corridor including developing well designed mixed use projects that consist of commercial uses on the ground floor along Merritt Street and housing above and/or in a separate building. In addition, the project will provide quality affordable rental housing that will meet a desperate need in the community. Policy 1.2 of the CCP requires that new development shall be consistent with the Community Plan Design Guidelines and Development Standards. The project, as proposed, is consistent with CCP Policies pertaining to the project and the site as follows: community character, development compatibility, infrastructure and service standards, contributing to the cost of infrastructure and service, and providing adequate park and recreational facilities that meet the needs of the community (see Finding No. 3). A "Consistency Analysis" provided (see Exhibit I) analyzes the project's consistency with the CCP Design Guidelines.

Under the CCP, the proposed project is an in-fill, mixed-use, multi-family residential and commercial development. It is adjacent to commercial uses or designated commercial use on three sides and residential use to the northeast. The design complies with the Design Guidelines (CCP Appendix A) and Development Standards (CCP Appendix B). Where development regulations are not specifically contained within the CCP, the existing Zoning Code shall be applicable. Parking regulations are not included within the CCP, therefore the project shall meet the parking regulations outlined in Section 21.58.050.F of the Monterey County Zoning Ordinance (Title 21).

Project Analysis and Issues

During analysis of the subject property and proposed project, no issues were identified that could not be addressed by standard and nonstandard conditions including: aesthetics, air quality, archaeology, drainage, parking and transportation. A new on-site storm-water and drainage

system and payment of traffic mitigation parks, school, and fire district fees are required. Since there is a substantial amount of grading and fill in heavy traffic area of Merritt Street/Highway 183, a Traffic Construction Management Plan (TCMP) is required for staff review and approval prior to grading and shall recommend measures to minimize traffic impacts. The applicant has requested reduced parking allowed by the State Density Bonus law (see Finding No. 8).

Land Use and Zoning

Surrounding the project site is a commercial motel use to the southeast; across Merritt Street is a vacant commercial lot and an existing mobile home park; agricultural use and Highway 1 to the northwest, and single-family residential use to the northeast. The project site and surrounding properties are designated as “MU-C”, Mixed Use land uses. According the CCP, the “MU-C” land use designation provides for residential development on the same site or in the same building as commercial, office and/or public uses. Residential development within the Mixed Use land use designation is allowed at a minimum density of 15 dwelling units per acre and a maximum of 30 dwelling units per acre. Based on the new 0.61 acre residential lot, the proposed density is 30 units per acre.

The project site is currently zoned “LC-Z”, Light Commercial, Improvement Zoning District (Title 21), which allows for commercial development in conjunction with residential, as long as it doesn’t exceed the commercial development square footage, and requires improvements including curbs, gutters and sidewalks. The Monterey County Resource Management Agency is in the process of amending Title 21 to be consistent with the adopted Community Plan land use designations, which would rezone this site as “MU-C”. However for this project, the General Plan, which incorporates the Castroville Community Plan, legally supersedes the current zoning code. In addition, this project qualifies for concessions under the State Density Bonus provisions (California Government Code Section 65915) including allowing mixed use development without a rezoning. The CCP development standards for mixed use allow zero setbacks and up to three stories with maximum height of 42 feet. For the one story, 4,413 square foot commercial building, proposed setbacks are zero to five foot on the Merritt Street frontage and Mead Street. The proposed height is 18 feet ten inches. For the residential building proposed setbacks vary from five feet to eight feet and the proposed height is 33 feet, ten inches for the three-story sections. The second and third floors are stepped back from the first story.

The applicant has requested reduced parking allowed by the State Density Bonus Law (Section 65915), (see Finding No. 8). The following table shows the parking required by Title 21 and the parking required by the State Density Bonus provisions. The applicant will provide 50 spaces while 59 are required by Title 21. The CCP allows uncovered parking spaces although four spaces will be covered.

Parking Analysis

<i>Parking Spaces Required, Title 21, Section 21.64.030</i>	<i>Units</i>	<i>Parking Spaces Required</i>	<i>State Density Bonus Allows Section 65915(p)(1)</i>	<i>Parking Spaces Required with Bonus Density</i>	<i>Parking Spaces Provided</i>	<i>DIFFERENCE</i>
Residential, multi-family						
1.5 space/1 bdrm unit	4	6	1 sp/1 bdrm unit	4	4	2
2 spaces/2 bdrm unit	8	16	2 sp/ 2 bdrm unit	16	16	0
2.2 spaces/3 bdrm unit	6	14	2 sp/3 bdrm unit	12	12	2
Guest Parking 1 space /4 units		5		0	0	5
Total	18	41		32	32	0
Commercial, office or general retail: 1 space/250 sf	4,413 sf	18		0	18	
Total		59			50*	9
1 bike space per 10 parking spaces		6			5	

* including 24 regular, 8 compact and 3 required ADA accessible spaces

The CAC raised the concern about confirming that on-site parking would be properly managed to ensure that non-operating vehicles and excess vehicles are not left in the parking lots. The developer assured the members that parking is not a problem at their other multi-family housing sites and is managed by their “House Rules” which enforce parking restrictions. All parking spaces are required to be assigned and parking is also addressed in the General Development Plan (see Finding No. 9).

General Development Plan

The General Development Plan (GDP) is required by Title 21 as the site is in excess of one acre and includes more than one use. The GDP is also required for development in the Mixed-Use designation of the CCP. The GDP addresses uses allowed, parking, operating hours, site improvements, lighting, landscaping and signage and is required to be recorded on the deed. Commercial uses could include such uses as professional office, stationary store, beauty or barbershop, or lockshop and similar types of uses allowing parking at one space per 250 square feet and is required to be recorded on the property (see Finding No. 9, Condition No. 18, Exhibit J).

Affordable Housing/State Density Bonus

The proposed project would provide quality housing units that are affordable to the following income levels: five units affordable to very low income households earning 35 percent of the average median income (AMI); five units affordable to very low income households earning 40 percent of the AMI, five units for very low income households earning 50 percent of the AMI, and three units for low income households earning 60 percent of the AMI. The 18 apartments include one, two and three bedroom units appropriate for helping to meet the housing needs of the community. Since the proposed project would provide 100 percent affordable units, a density bonus, incentives or other concessions are applicable, pursuant to Government Code Section 65915, the State Density Bonus Law. Mixed use zoning in conjunction with a housing project is an allowable concession or incentive provided that the other land uses will reduce the cost of the housing development and that those uses are compatible with the housing project and the existing or planned development in the area (Government Code 65915(k)(1)(2)). The maximum allowable density with or without the density bonus would be 15 to 30 dwelling units per acre based on the “Mixed Use” development standards in the Castroville Community Plan. Based on

the new 0.61 acre residential lot the proposed density is 30 units per acre. The developer has requested a reduction in site developments standards for parking allowed by Section 65915(p)(1) (see Finding No. 8).

The developer has requested a reduction in site development standards for parking allowed by the State Density Bonus Law Section 65915(p)(1). According to State law the granting of a density bonus shall not be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, or other discretionary approval (Section 65915(k)). Thus the County cannot require any additional discretionary permit such as a Use Permit for reduced parking, to grant the concession unless a finding can be made that the concession is not required to provide for affordable housing costs, or would have an adverse effect on the public health or safety or the physical environment (Section 65915(g)).

Site Plan and Design Review

Cynara Court 2 promotes the Castroville Community Plan's (CCP) "Main Street" concept with its mix of residential and commercial uses, and pedestrian-friendly design. Cynara Court is consistent with the CCP Design Guidelines. The building designs and strong ground level plane emphasizing its public place on Merritt Street promotes the main street character envisioned for Merritt Street Opportunity Area. Site improvements include new sidewalks, curbs, gutters, street trees and landscaping, and trash enclosures and drainage. Parking access for both uses is from the rear alley with most of the parking to the rear of the commercial building. Roof materials and colors are compatible with surrounding development. Both uses have design features including varied setbacks, arched entries and arcades, recessed openings, balconies, and architectural detailing to create visual interest. Colors and materials are consistent with the Design Guidelines for Mediterranean/Craftsman architectural style encouraged for buildings in the Merritt Street corridor. See Exhibit I "Consistency Analysis."

The one-story commercial design has varying front setbacks from zero and five feet on Merritt Street, and eighteen inches on Mead Street. The design features arched arcades, recessed entries and awnings and varied roof forms. Parking includes 18 spaces with planting areas around the perimeter of the lot and between the sidewalk and Mead Street. The lot coverage is 35% and landscaped area is 17% where 10% is required.

For the residential use the "Mediterranean/Craftsman" design features stucco, with fenced patios on the ground floor with board and batten on the upper floors, gabled and hip roof forms. To reduce the scale and mass, second and third floors are setback from the first floor, and sections are both two and three story, and feature balconies, trellises, railings and trellises and roof overhangs. Parking is to the northeast of the buildings, with landscaped areas around the perimeter of the site, and an interior courtyard including a tot lot. Entry doors for the apartments face onto the courtyard instead of the street. The lot coverage based on the 26,378 square foot lot with a 16,995 building foot print is 0.64%. Parking provided will be 32 spaces including four carport spaces under the upper story.

CEQA (California Environmental Quality Act)

The Castroville Community Plan Final Program level EIR identified significant and unavoidable environmental impacts and those less than significant with mitigation measures implemented for specific plan areas pending site specific reports. No mitigation measures were applicable to this proposed project however there are applicable Conditions of Approval required by mitigations required in the certified EIR since the project site is located within the Merritt Street Corridor Opportunity Area of the Community Plan. The project is exempt from CEQA per Section 15332,

In-fill Development Projects. The project meets the criteria for the exemption as it is consistent with the general plan and applicable plan policies and regulations, is substantially surrounded by urban uses, is not a habitat for endangered, rare or threatened species, and no environmental impacts would result. The draft Initial Study incorporates technical reports and analyses required for projects in the CCP and necessary for funding purposes. The Initial Study was not circulated for public review but is included as back-up documentation for the project files and supports funding applications (see Finding No. 4).

Resources discussed in the draft Initial Study checklist determined to be less than significant include: aesthetics, air quality, biological and cultural resources, geology/soils, hazards/hazardous materials, hydrology/water quality, land use planning, noise, population, public services, transportation/traffic, and utilities/service systems. Conditions of Approval address these topics including geological and hydrological issues by increasing the elevation to avoid flooding, installing a storm water and drainage system, and payment of traffic improvement fees.

Conclusion

In conclusion, the proposed project and the subject property has no unresolved issues regarding aesthetics, cultural or biological resources; geological or hydrological hazards; noise, transportation or development within the floodplain of the Tembladero Slough. Based on resource information contained in the Castroville Community Plan (CCP), the CCP EIR, application materials and site visits, staff finds that this project is consistent with the plans policies and no issues not addressed by conditions remain. The project would provide attractive much needed affordable rental units and new commercial development that would contribute to revitalizing the Merritt Street corridor. The project is consistent with the CCP and the Monterey County Zoning Ordinance (Title 21).

EXHIBIT C

RECOMMENDED FINDINGS AND EVIDENCE

1. **FINDING:** **CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, North County Area Plan, North County Area Plan Inventory and Analysis, Castroville Community Plan, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for mixed use commercial development.

EVIDENCE: (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

(b) The property is located on Merritt Street between Mead and Washington Streets, Castroville (Assessor's Parcel Numbers 030-128-010-000 and 030-128-011-000), North County Area Plan. The parcel is zoned "LC-Z", Light Commercial Improvement Zoning District (Title 21), which allows (residential including apartments, townhomes) condominiums, and clustered housing units and nonresidential uses (primarily retail, office, and or public uses to encourage activity centers and pedestrian orientation. project site is currently zoned "LC-Z", Light Commercial Improvement Zoning District (Title 21), which allows for commercial development in conjunction with residential, as long as it doesn't exceed the commercial development square footage and requires improvements including curbs, gutters and sidewalks. Therefore, the property is suitable for the proposed development.

(c) The General Plan supersedes the current zoning code and the Monterey County Resource Management Agency is in the process of amending Title 21 to be consistent with the adopted Community Plan land use designations, which would rezone this site as "MU-C".

(d) The developer has requested a reduction in site developments standards for parking allowed by the State Density Bonus Law Section 65915(p)(1). The granting of a density bonus shall not be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, or other discretionary approval.

(e) The project planner conducted a site inspection on 12/19/07, 2/13/08 and 4/3/08 to verify that the project on the subject parcel conforms to the plans listed above.

(f) The lots are legal lots shown on the map of Castroville blocks 1, 2, and 3 Block J, shown as separately owned parcels in the 1972 and 1964 Assessor's Parcel Map books.

(f) Instead of referral to the North County Non-Coastal Land Use Advisory Committee, the project was reviewed by the Castroville Citizen's Advisory Committee. The Monterey County Board of Supervisors amended the Monterey County General Plan and North County Plan to incorporate the Castroville Community Plan (Resolution No. 07-102) requiring Site Plan and Design Guidelines review per Appendix A. The CCP Implementation Plan Section D, includes CAC review of private projects. Appendix B, Development Standards Section 1.1, requires CAC

Design Approval applications for projects considered by the Zoning Administrator or the Planning Commission. The CAC reviewed the project on March 25, 2008. At the August 27, 2008 meeting the CAC voted unanimously that the project is consistent with the CCP and recommended approval of the project design to the Planning Commission. CAC members expressed concerns regarding on-going maintenance, selection of tenants and parking control. The applicant will conduct tours of their other properties prior to a special CAC meeting on September 22, 2008, present their "House Rules" and other information concerning management and maintenance.

- (g) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN070567.

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

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

- (b) Technical reports by outside biological, archaeological, and geological, geotechnical, hydrology, transportation consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff concurs. The following reports have been prepared:
 - i. *"Biological Resource Assessment"* (LIB080124) by PMC, Monterey, CA, dated November 2007.
 - ii. *"Rare Plant Surveys"*, by PMC, Monterey CA, dated April 29, 2008 and June 27, 2008.
 - iii. *"Determination of Eligibility and Effect for the Cynara Court Apartments Project City of Castroville, California"* (LIB080111) by Peak & Associates, Inc., El Dorado Hills, CA, dated November 2007.
 - iv. *"Geologic Hazards Assessment"* (LIB080114), by JF Consulting, Inc., Hayward, CA, dated February 26, 2008.
 - v. *"Geotechnical Investigation for Residential Buildings"* (LIB080123), by AMSO Consulting Engineers, Hayward, CA, dated July 24, 2007.
 - vi. *"Phase I Environmental Site Assessment"* (LIB080366) by Environmental Investigation Services, Inc., Los Gatos, CA, dated January 21, 2005.
 - vii. *"Phase II Environmental Site Assessment"* (LIB 080365), by Environmental Investigation Services, Inc., Los Gatos, CA, dated March 15, 2005.
 - viii. *"Verification of Proposed Sewer Connection for 18 Residential Units and 4,030 SF Retail/Commercial with Castroville Water District"*, by Castroville Water District, dated July 23, 2007.
 - ix. *"Water Use and Wastewater Generation Analysis"*, by LFR, Marina, CA, dated July 23, 2008.

- x. *“Preliminary Drainage/Stormwater Design”*, by LFR, Marina, CA, dated July 21, 2008.
 - xi. *“Transportation Impact Analysis Cynara Court I, Castroville, California”* (LIB080122) by Hexagon Transportation Consultants, Inc., dated January 23, 2008.
- (c) The project site is suitable for mixed use development near the northern entrance to the community of Castroville. The planned Artichoke Avenue Phase I Improvement Project, which will include intersection and pedestrian improvements at Merritt and Mead Streets, will further enhance the site suitability for the proposed use.
 - (d) Staff conducted site inspections on 12/19/07, 2/13/08 and 4/3/08 to verify that the site is suitable for this use.
 - (d) Materials in Project File PLN070567.

3. FINDING: COMPLIANCE WITH THE CASTROVILLE COMMUNITY PLAN (CCP) – The project application was submitted following the adoption of the CCP. Policy 1.2 and 1.5 of the CCP requires that new development shall be consistent with the Castroville Community Plan (CCP) Design Guidelines and Development Standards. The project is in compliance with all the applicable policies of the CCP and meets the criteria within the Design Guidelines.

EVIDENCE: (a) Policy 1.1: The Merritt Street Corridor Opportunity Area shall be improved through implementation of the Community Plan, as well as other adopted plans and redevelopment efforts, to create a walkable and vibrant downtown area with businesses that serve the residents of Castroville and is attractive to visitors. The proposed project will replace an existing blighted vacant lot (except for four existing billboards) with an attractive mixed use development, which is consistent with the CCP. Site improvements include new pedestrian improvements, sidewalks, curbs, gutters, a storm water system and drainage, street trees and landscaping and trash enclosures.

(b) Policy 2.1: Work with developers to redevelop targeted areas within the downtown to promote a more pedestrian friendly commercial core, provide needed local and tourist serving businesses. The proposed project would provide mixed use residential and commercial uses within the commercial core consistent with Policy 2. The building designs and strong ground level plane emphasizing its public place on Merritt Street promotes the main street character envisioned for Merritt Street Opportunity Area. Parking access for both uses is from the rear alley with most of the parking to the rear of the commercial building. Roof materials and colors are compatible with surrounding development. Both uses have design features including varied setbacks, arched entries and arcades, recessed openings, balconies, and architectural detailing to create visual interest.

(c) Policy 2.2: New development and redevelopment proposals, including infill development shall be reviewed with the appropriate Community Plan architectural Design Guidelines (Appendix A) and Development Standards (Appendix B) to ensure quality of design and compatibility. At the August 27, 2008 meeting. The CAC voted unanimously that the project is consistent with the CCP Mixed Use Design Guidelines and Development Standards and unanimously recommended approval of the project design to the Planning Commission.

- (d) Policy 3.1 encourages a mixture of residential and commercial uses in the downtown. The project is a mixed use residential and commercial development. The proposed project would provide 18 residential units, a 4,413 square feet of commercial/retail use within the downtown area consistent with Policy 3.1.
- (e) Policy 4.1 encourages a range of housing types in a mixed income format that meets the needs of Castroville's workforce and allows residents to stay within the community as their lifestyles and incomes change over the years. The project includes 18 affordable multifamily units with one, two, and three bedrooms for very low income (35% to 50% of AMI) and low income (50% to 60% of AMI) a community room with a kitchenette, and an exercise room, maintenance and administrative office is located at the 10880 Merritt Street Cynara 1 site for tenants and their guests for activities and classes, and a tot lot is provided on-site.
- (f) Policy 5.2 encourages compatible infill development and compact new development within the Community Plan area to efficiently use land resources. The project is compact, high density residential (30 units per acre) and a 4,413 square foot commercial space at the western edge of the commercial core of Castroville.
- (g) Policy No. 10.1 requires that development meet urban infrastructure and service standards. The project will be serviced by the Castroville Water District for water and sewer, sidewalks, curbs and gutters and a storm water system and drainage improvements will be constructed.
- (h) Policy No. 10.2 requires that new and redevelopment contribute to the cost of infrastructure and service to meet the demand generated by the project. The project is required to pay district connection fees for water and sewer service as well as pay a fair share cost for local and regional transportation improvements. The project is required to pay fees for services including parks, fire and schools, consistent with policy 10.2.
- (i) Policy No. 10.6 requires that development provide adequate park and recreational facilities which meet the needs of the community pursuant to the State Quimby Act. The project was reviewed by the Monterey County Parks Department and will be required to dedicate park are and/or pay Recreation in-lieu fees.

4. FINDING: CEQA (Exempt): - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- (a) California Environmental Quality Act (CEQA) Guidelines Section 15332, categorically exempts In-fill Development Projects.
 - (b) The project meets the criteria for the exemption as it is consistent with the general plan and applicable plan policies, is not habitat for endangered, rare or threatened species, and will not result in other environmental impacts. The project is not within city limits but is an urbanized area in a separate census district over 5,000 population and is substantially surrounded by urban uses.
 - (c) No adverse environmental effects were identified during staff review of the development application during a site visit on 12/19/07, 2/13/08 and 4/3/08.
 - (d) See preceding and following findings and supporting evidence.

5. FINDING: LOT LINE ADJUSTMENT - A lot line adjustment application may be granted based upon the following findings: 1) the lot line adjustment is between two (or more) existing adjacent parcels; 2) a greater number of parcels than originally existed will not be created as a result of the lot line adjustment; 3) the parcels resulting from the lot line adjustment conforms to County zoning and building ordinances.

EVIDENCE: (a) The lot line adjustment is between two adjacent parcels Assessor's Parcel Numbers: 030-128-010-000 and 030-128-011-000.
(b) The lot line adjustment will not create additional lots of record.
(c) The lot line adjustment is required to consolidate multiple lots to allow one development. The resulting 26,472 square foot and 12,758 square foot lots will conform to County zoning and building ordinances.

6. FINDING: DESIGN APPROVAL – The Castroville Community Plan Policy 2.2 requires that new development and redevelopment proposals, including infill development, shall be reviewed with the appropriate Community Plan architectural Design Guidelines (Appendix A) and Development Standards (Appendix B) to ensure quality of design and compatibility. The CCP Implementation Plan Section D, includes CAC review of private projects. Appendix B, Development Standards Section 1.1. requires CAC Design Approval applications for projects considered by the Zoning Administrator or the Planning Commission.

EVIDENCE: (a) At the August 27, 2008 meeting the CAC voted unanimously that the project is consistent with the CCP Mixed Use Design Guidelines and Development Standards and unanimously recommended approval of the project design to the Planning Commission. CAC members expressed concerns regarding on-going maintenance, selection of tenants and parking control. The applicant will conduct tours of their other properties prior to a special CAC meeting on September 22, 2008, present their "House Rules" and other information concerning management and maintenance.
(b) The proposed architectural style of the development is "Mediterranean/Craftsman and is consistent with the Design objectives contained in Appendix A, Design Guidelines of the CCP (See Consistency Analysis Exhibit I). The building designs and strong ground level plane emphasizing its public place on Merritt Street promote the main street character envisioned for Merritt Street Opportunity Area. Site improvements include new sidewalks, curbs, gutters, street trees and landscaping, and trash enclosures. Parking access for both uses is from the rear alley with most of the parking to the rear of the commercial building. Roof materials and colors are compatible with surrounding development. Both uses have design features including arched varied setbacks, arcades and entries, recessed openings, balconies, and architectural detailing to create visual interest. Colors and materials are consistent with the Design Guidelines for Mediterranean/Spanish architectural style encouraged for buildings in the Merritt Street corridor.

The one-story commercial design has varying front setbacks from zero and five feet on Merritt Street, and eighteen inches on Mead Street. The design

features arched arcades, recessed entries and awnings and varied roof forms. Parking includes 18 spaces with planting areas around the perimeter of the lot and between the sidewalk and Mead Street.

For the residential use the “Mediterranean/Craftsman” design features stucco, with fenced patios on the ground floor with board and batten on the upper floors, gabled and hip roof forms. To reduce the scale and mass, second and third floors are setback from the first floor, and sections are both two and three story, and feature balconies, trellises, railings and trellises and roof overhangs. Parking is to the northeast of the buildings, with landscaped areas around the perimeter of the site, and an interior courtyard including a tot lot. Entry doors for the apartments face onto the courtyard instead of the street.

- (c) No reflective construction materials are proposed consistent with CCP MM-3.3-1a-3b (CCP COA 2) to minimize day-time glare.

7. FINDING: INCLUSIONARY HOUSING REQUIREMENT –The proposed project complies with the Inclusionary Housing Ordinance as codified in Chapter 18.40 of the Monterey County Code.

- EVIDENCE:**
- (a) The proposed project has been reviewed by the Resource Management Agency – Housing and Redevelopment Office for conformance with the Inclusionary Housing Ordinance.
 - (b) Section 18.40.070 of the Monterey County Code requires that all residential development which provides inclusionary units on-site must construct inclusionary units in the amount equal or greater to 20% of the total number of units. The project proposes to provide 18 units of 100% affordable housing. The proposed project would provide housing units that are affordable to the following income levels: five units affordable to very low income households earning 35 percent of the average median income (AMI); five units affordable to very low income households earning 40 percent of the AMI, five units for very low income households earning 50 percent of the AMI, and three units for low income households earning 60 percent of the AMI.
 - (c) The owner/developer shall record deed restrictions on the project site, to the satisfaction of the Redevelopment and Housing Director, restricting rents and addressing other related affordability issues for a period of not less than 55 years in conformance with project funding agreements and state redevelopment law (See Condition No. 23).

8. FINDING: STATE BONUS DENSITY LAW -

- (a) Government Code Section 65915(a): When an applicant seeks a density bonus for a housing development within, or for the donation of land for housing within, the jurisdiction of a city, county, or city and county, that local government shall provide the applicant incentives or concessions for the production of housing units and child care facilities as prescribed in this section.
- (b) Section 65915(d) (1): An applicant may submit to a city, county, or city and county a proposal for the specific incentives or concessions that the applicant requests pursuant to this section, and may request a meeting with the city,

county, or city and county. The city, county, or city and county shall grant the concession or incentive requested by the applicant unless the city, county, or city and county makes a written finding, based upon substantial evidence, that the concession is not required to provide affordable housing would have an adverse affect on the public health and safety, or physical environment. Subsection (C) allows three incentives or concessions for projects that include at least 30 percent of the total units for lower income households, at least 15 percent for very low income households, or at least 30 percent for persons and families of moderate income in a common interest development.

- (c) Section 65915(g)(2) defines a "density bonus" as a density increase of at least 20 percent over the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the general plan as of the date of application by the applicant to the city, county, or city and county.
- (c) Section 65915(k)(1)(2) The granting of a density bonus shall not be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, or other discretionary approval.
- (d) Section 65915(p)(1) Upon the request of the developer, no city, county, or city and county shall require a vehicular parking ratio, inclusive of handicapped and guest parking, of a development meeting the criteria of subdivision (b), that exceeds the following ratios:
 - (A) Zero to one bedrooms: one onsite parking space.
 - (B) Two to three bedrooms: two onsite parking spaces.
 - (C) Four and more bedrooms: two and one-half parking spaces.
- (2) If the total number of parking spaces required for a development is other than a whole number, the number shall be rounded up to the next whole number. For purposes of this subdivision, a development may provide "onsite parking" through tandem parking or uncovered parking, but not through on-street parking.
- (3) This subdivision shall apply to a development that meets the requirements of subdivision (b) but only at the request of the applicant. An applicant may request additional parking incentives or concessions beyond those provided in this section, subject to subdivision (d).

- EVIDENCE:**
- (a) The development is 100 % affordable housing to very low and low income households as defined in Section 50079.5 of the Health and Safety Code. The development provides 100% affordable housing units therefore exceeding the requirement of 15% very low to low income levels to qualify for a density bonus, incentives and concessions.
 - (b) The development provides more than 30% of the total units to lower income levels and 15 percent to very low income households, qualifying the project for at least three incentives or concessions. The applicant has requested reduction in development standards for reduced parking.
 - (c) The development provides 100% affordable housing units to a range of very low to low income levels based on the average median income (AMI), qualifying the project for a density bonus of at least 20 percent. The maximum allowable density with or without the density bonus would be 15 to 30 dwelling units per acre based on the "Mixed Use" development standards in the adopted Castroville Community Plan.

- (d) The developer has requested a reduction in site development standards for reduced parking from the required 59 spaces required by Title 21.64.030 to 50 spaces allowed by Government Code Section 65915(p)(1), letter dated August 29, 2008.

9. FINDING: GENERAL DEVELOPMENT PLAN – The Monterey County Zoning Ordinance, Section 21.18.030.A requires a General Development Plan (GDP) prior to the establishment of any development in a Light Commercial district if there is no prior approved GDP, and if: 1) the lot is in excess of one acre; or, 2) the development proposed includes more than one use; or, 3) the development includes any form of subdivision. The proposed project meets the size and number of uses criteria; therefore, a GDP is required to be approved by the Planning Commission prior to new development, changes in use, expansion of use, or physical improvement of the site. A GDP is required by the CCP for mixed-use development.

EVIDENCE: (a) The project as described in the application and accompanying materials was reviewed by the Planning Department, North County Fire Protection District, Parks Department, Public Works Department, Environmental Health Division, Sheriff, and the Water Resources and Redevelopment and Housing Agencies. The respective departments have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood; or the county in general. The General Development Plan addresses uses, operating hours, site improvements, parking, lighting, signage and operation and maintenance.
(b) Staff conducted site inspections on 12/19/07, 2/13/08 and 4/3/08 to verify that the project on the subject parcel conforms to the plans and uses.
(c) The General Development Plan shall be recorded on the deed.
(d) Materials in Planning File No. PLN070567.

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

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

12. 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) Castroville Water District will provide water and waste water service.

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

EVIDENCE: Section 21.80.40 .D Monterey County Zoning Ordinance (Title 21).

EXHIBIT D
Monterey County Resource Management Agency
Planning Department
Condition Compliance Plan

Project Name: Mid-Peninsula Housing Cynara 2
File No: PLN070567 **APNs:** 030-128-010-000 and 030-128-011-000
Approved by: Planning Commission **Date:** September 24, 2008

**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</p> <p>This Combined Development Permit consists of: 1) A Lot Line Adjustment of a an existing 26,210 square foot lot (APN 030-128-011-000) to a new 26,472 square foot lot, and an existing 13,134 square foot lot (APN 030-128-010-000) to a new 12,758 square foot lot; and 2) a General Development Plan for a mixed-use development including eighteen 100% affordable apartments and 4,413 square foot retail/office/ commercial use; 3) Site Plan And Design Review for development in the Castroville Community Plan Merritt Street Corridor Opportunity Area. Grading is approximately 2,000 cubic yards fill and 100 cubic yards cut. The property is located on Merritt Street between Mead and Washington Streets, Castroville (Assessor's Parcel Numbers: 030-128-010-000 and 030-128-011-000), northeast of Merritt Street, Castroville Community Plan, North County Non-Coastal 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 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</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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		modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation 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 Planning Commission for Assessor's Parcel Numbers 030-128-010-000 and 030-128-011-000, on September 24, 2008. The permit was granted subject to 43 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.		PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist 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	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures	Owner/ Applicant/ Archaeologist	Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		determine the extent of the resources and to develop proper mitigation measures required for the discovery. (RMA - Planning Department)	required for the discovery.			
4.		PDSP001 CULTURAL RESOURCES (NONSTANDARD) Prior to start of initial grading, a qualified archaeologist shall conduct a worker training session for all construction personnel regarding procedures to follow if bone is found involving cessation of work near the discovery site and immediate notification of the Monterey County Coroner. The Coroner will determine if the bone is human and Native American, and the Native American Heritage Commission will be notified. They will in turn notify a person deemed to be the most likely descendant, who will come to the site and assess the findings, and determine next steps. A fact sheet or other supporting materials containing this information shall be prepared and posted on-site. Upon completion of training, employees shall sign a form stating that they attended the training and understand all the conservation and protection measures. Educational programs shall be conducted for new personnel before they join construction activities. The crew foreman shall be responsible for ensuring that all crew members comply with the guidelines. (RMA – Planning Department)	A qualified archaeologist shall conduct a worker training session for all construction personnel. Prepare a fact sheet or other supporting materials containing this information and posted on-site in both Spanish and English. Upon completion of training, employees shall sign a form stating that they attended the training and understand all the conservation and protection measures. Conduct educational programs for new personnel before they join construction activities until initial grading is complete. The crew foreman will be responsible for ensuring that all crew members comply with the guidelines. Submit the documentation including the training date(s), names of workers to the RMA-Planning Department demonstrating compliance.	Applicant or owner with qualified archaeologist and crew foreman	Prior to any initial grading and issuance of a grading or building permit	
5.		PD004 - INDEMNIFICATION AGREEMENT The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend,	Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County. Proof of recordation of the	Owner/Applicant	Upon demand of County Counsel or concurrent with the	

<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>
		indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (RMA - Planning Department)	Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.		issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable	
6.		PD007 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. (RMA – Planning Department and Building Services Department)	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner/ Applicant	Ongoing	

<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>
7.		PD008 - GEOLOGIC CERTIFICATION Prior to final inspection, the geologic consultant shall provide certification that all development has been constructed in accordance with the geologic report. (RMA - Planning Department and Building Services Department)	Submit certification by the geotechnical consultant to the RMA - Planning Department showing project's compliance with the geotechnical report.	Owner/ Applicant/ Geotechnical Consultant	Prior to final inspection	
8.		PD009 - GEOTECHNICAL CERTIFICATION Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA – Planning Department and Building Services Department)	Submit certification by the geotechnical consultant to the RMA – Building Services Department showing project's compliance with the geotechnical report.	Owner/ Applicant/ Geotechnical Consultant	Prior to final inspection	
9.		PD010 - EROSION CONTROL PLAN AND SCHEDULE The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA – Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. (RMA - Planning Department and RMA - Building Services Department)	Submit an Erosion Control Plan to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.	Owner/ Applicant	Prior to the issuance of grading and building permits	
			Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.	Owner/ Applicant	Ongoing	
10.		PD012(G) - LANDSCAPE PLAN AND MAINTENANCE (OTHER THAN SINGLE FAMILY DWELLING) The site shall be landscaped. Prior to the issuance of	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval.	Owner/ Applicant/ Licensed Landscape	Prior to issuance of Building Permits	

<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>
		building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA – Planning Department)		Contractor/ Licensed Landscape Architect		
			The landscaping shall be installed and inspected.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to Occupancy	
			All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	Ongoing	
11.		PD041 – HEIGHT VERIFICATION The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA – Planning Department and Building Services Department)	1) The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection 2) The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.	Owner/ Applicant	Prior to the issuance of grading or building permits Prior to final inspection	

<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>
12.		<p>PD016 – NOTICE OF REPORT</p> <p>Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:</p> <ol style="list-style-type: none"> 1. A “<i>Biological Resource Assessment</i>” (LIB080124) was prepared by PMC, Monterey CA, dated November 2007. 2. A “<i>Site Visit and Special Status Plant Survey</i>” was prepared by PMC, Monterey, CA, dated April 29, 2008. 3. A “<i>Site Visit and Special Status Plant Survey</i>” was prepared by PMC, Monterey, CA, dated June 27, 2008. 4. A “<i>Determination of Eligibility and Effect for the Cynara Court Apartments Project City of Castroville, California</i>” (LIB080111) was prepared by Peak & Associates, Inc., El Dorado Hills CA, dated November 2007. 5. A “<i>Geologic Hazards Assessment</i>” (LIB080114) was prepared by JF Consulting, Inc., Hayward CA, dated February 26, 2008. 6. A “<i>Geotechnical Investigation for Residential Buildings</i>” (LIB080123) was, prepared by AMSO Consulting Engineers, Hayward CA, dated July 24, 2007. 7. A “<i>Phase I Environmental Site Assessment</i>” (LIB080367) was prepared by Environmental Investigation Services, Inc., Los Gatos, CA, dated January 21, 2005. 8. A “<i>Phase II Environmental Site Assessment</i>” (LIB 080366) was prepared by Environmental Investigation Services, Inc., Los Gatos, CA, dated March 15, 2005. 9. A “<i>Verification of Proposed Sewer Connection for 18 Residential Units and 4,030 SF</i>” 	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	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		<p><i>Retail/Commercial with Castroville Water District, by Castroville Water District, dated July 23, 2007.</i></p> <p>10. A “<i>Water Use and Wastewater Generation Analysis</i>”, was prepared by LFR, Marina, CA, dated July 23, 2008.</p> <p>11. A “<i>Preliminary Drainage/Stormwater Design</i>”, was prepared by LFR, Marina, CA, dated July 21, 2008.</p> <p>12. A “<i>Transportation Impact Analysis Cynara Court I, Castroville, California</i>” (LIB080110) report was prepared by Hexagon Transportation Consultants, Inc., dated January 23, 2008.</p> <p>These reports are on record in the Monterey County RMA - Planning Department . All development shall be in accordance with this report." (RMA – Planning Department)</p>				
13.		<p>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</p> <p>All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)</p>	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner/ Applicant	Prior to the issuance of building permits	
			The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to Occupancy /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>
14.		<p>PDSP002 – TRAFFIC CONSTRUCTION MANAGEMENT PLAN (NON STANDARD WORDING)</p> <p>The property owner/applicant shall prepare a Traffic Construction Management Plan (TCMP) for staff review and approval prior to grading or construction activities. The plan shall include a pavement survey along Merritt Street between the intersections of Mead and Washington Streets before and after construction activities. The applicant shall be responsible for reconstruction and repair should damage occur from grading or construction activities related to this project. Repairs shall be made prior to final for grading permit. The TCMP shall recommend measures to minimize impacts to traffic on impacted roads as approved by the Department of Public Works. (RMA – Planning Department and Public Works Department)</p>	Submit plans to RMA- Planning Department for review and approval.	Owner/ Applicant/ Engineer	Prior to issuance of a grading permit and final grading permit	
15.		<p>PDSP003 GENERAL DEVELOPMENT PLAN -</p> <p>Record a notice on the deed that states: “General Development Plan for Cynara Court 1 1. <u>Uses allowed</u>: Uses allowed in the commercial component shall include: office, retail, barber or beauty shop or similar uses, and are limited to those not requiring more than 1 space per 250 square feet according to Title 21.60.030, Regulations for Parking. 2. <u>Parking Spaces</u>: All parking spaces shall be assigned for each residential unit, commercial unit and guest spaces. All parking, walkways and exterior areas shall be maintained in a litter and weed free condition. Parking spaces shall be used only for parking registered vehicles owned by residents on site. No inoperative or abandoned vehicles or vehicle maintenance allowed on site. 3. <u>Residences</u>: Prior to occupancy the developer shall submit “House Rules” to be approved by the RMA- Planning Director and to the RMA- Redevelopment</p>	Proof of recordation of this notice shall be furnished to RMA - Planning.	Owner/ Applicant	Prior to issuance of grading and building permits	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		<p>and Housing Director. House rules shall spell out tenant responsibilities and requirements including but not limited to occupancy limits, on-site parking restrictions, maintenance, limitations on noise, and what can be stored on balconies or areas outside of a unit.</p> <p>4. <u>Operating hours</u>: The commercial component hours shall be limited to 7 a.m. to 10 p.m., 7 days per week.</p> <p>5. <u>Landscaping</u>: All landscaping shall be in accordance with an approved landscaping and irrigation plan. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.</p> <p>6. <u>Site Improvements</u>:</p> <ul style="list-style-type: none"> • Curbs gutters, sidewalks, storm drainage system shall be installed by the owner as approved by the RMA Public Works Department. • Minimum 50 parking spaces, and per Monterey County Parking Standards including 32 spaces for the residential use and 18 spaces designated for the commercial component for employees or customer use. • Bike Racks: five spaces on-site that enable bikes to be locked to the rack • Fences, retaining walls, and trash enclosures shall be maintained, and free of litter, or weeds, and replaced as needed. Trash shall be stored only inside approved enclosed containers. <p>7. <u>Signage</u>: Signage shall conform to the Title 21.60 and shall be consistent with an approved sign plan.</p> <p>8. <u>Exterior Lighting</u>: An exterior lighting shall be according to an approved lighting plan approved by the RMA- Planning Director.</p> <p>9. <u>Tot lot</u>: On-site recreation shall only be used by</p>				

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		residents tenants and their guests. (RMA – Planning Department, RMA - Redevelopment and Housing Office)				
16.		PDSP004 AIR QUALITY – (NONSTANDARD) (CCP MM 3.3-1a, CCP COA 4) The County of Monterey shall require that the project applicant(s) implement best-available control measures (BACM) to reduce emissions of particulate matter, as recommended by the MBUAPCD and in accordance with Policy 20.2.5 of the Monterey County General Plan during construction activities. (RMA – Planning Department)	Provide proof of implementation of best-available control measures (BACM) reducing emissions of particulate matter during construction activities. Should measures not be met, or are not successful, the RMA-Director of Planning shall require work to be halted until required measures are in place to reduce emissions of particulate matter during construction activities.	Owner/ Applicant	Prior to issuance of grading and building permits	
17.		PDSP005 CASTROVILLE COMMUNITY PLAN REQUIRED CONDITION AIR QUALITY – (NONSTANDARD) (MM 3.3-1b, CCP COA 5) The County of Monterey shall require that the project applicant(s), for General Development Plans and other discretionary approvals associated with the proposed Community Plan, implement best-available control measures (BACM) to reduce emissions of toxic air contaminants, as recommended by the MBUAPCD and in accordance with Policy 20.2.5 of the Monterey County General Plan during construction activities. (RMA – Planning Department)	Provide proof of implementation of best-available control measures (BACM) reducing emissions of toxic air contaminants during construction activities. Should measures not be met, or are not successful, the RMA-Director of Planning shall require work to be halted until required measures are in place to reduce emissions of particulate matter during construction activities.	Subdivider/ Owner/ Applicant	During construc- tion activities associated with all discretion- ary approvals	

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18.		PDSP004 AIR QUALITY (NONSTANDARD) (CCP MM 3.3-2, CCP COA 6) The County of Monterey shall require that project applicant(s) implement best-available control measures to reduce criteria air pollutants of ROG, NO _x , CO and PM ₁₀ as recommended by the MBUAPCD and in accordance with Policy 20.2.5 of the Monterey County General Plan (1982), during operations. (RMA - Planning Department)	Provide proof of implementation of best-available control measures (BACM) reducing emissions of ROG, NO _x , CO and PM ₁₀ during construction activities. Should measures not be met, or are not successful, the RMA-Director of Planning shall require work to be halted until required measures are in place to reduce emissions of particulate matter during construction activities.	Owner/ Applicant	Prior to issuance of grading and building permits	
19.		PDSP00007 AIR QUALITY (NONSTANDARD) (CCP MM 3.3-3, CCP COA 7) The project applicant(s) involving non-residential uses shall coordinate with the MBUAPCD to assess the potential for the proposed non-residential use(s) to generate airborne emissions that may affect nearby receptors, in accordance with Monterey County General Plan Policy 20.2.1. New facilities in which sensitive receptors are located shall be sited away from significant sources of air pollution. (RMA - Planning Department)	Provide proof of implementation of best-available control measures (BACM) reducing airborne emissions that may affect nearby receptors during construction activities. Should measures not be met, or are not successful, the RMA-Director of Planning shall require work to be halted until required measures are in place to reduce emissions of particulate matter during construction activities.		Prior to issuance of grading and building permits	
20.		PDSP0011 TRAFFIC (NONSTANDARD) (CCP MM 3.14-8, CCP COA 44) The County of Monterey shall require that the project applicant(s) contribute their proportionate fair share towards providing additional bus shelters along northbound Merritt Street at the intersections of Mead and Union Streets and along southbound Merritt Street at the intersection with Pajaro Street. (RMA - Planning Department)	Submit the fee to the DPW, payable to County of Monterey.	Owner/ Applicant	Prior to issuance of building permits	

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21.		HRSP001 - AFFORDABLE HOUSING REQUIREMENTS (NON-STANDARD) Prior to the issuance of the grading or building permit the developer shall record deed restrictions on the project site, to the satisfaction of the Redevelopment and Housing Director, restricting rents and addressing other related affordability issues for a period of not less than 55 years in conformance with project funding agreements and state redevelopment law. (RMA – RMA - Redevelopment and Housing Office)	Submit a deed restriction in a form to be approved by the RMA - Redevelopment and Housing Office. Execute and record the deed restriction. Provide a copy of the agreement and of the Recorder's stamped page 1 to the RMA - Redevelopment and Housing Office.	Owner/ Applicant	Prior to issuance of building permits	
22.		PW0007 – PARKING STD The parking shall meet the standards of the Zoning Ordinance and be approved by the Director of Public Works and the Director of Planning and Building Inspection. (Public Works)	Submit the fee to the DPW and payable to County of Monterey.	Owner/ Applicant	Prior to issuance of building permits	
23.		PW0034 – LOT LINE ADJUSTMENT Obtain a survey of the new line and have the line monumented. (Public Works)	Owner shall have a surveyor monument the new lines. Evidence of completion of monumentation shall be submitted to DPW for review and approval.	Owner/ Applicant/ Surveyor	Prior to Recordation of Record of Survey	
24.		PW0035 – RECORD OF SURVEY File a Record of Survey showing the new line and it's monumentation. (Public Works)	Owner's Surveyor to prepare record of survey and submit to DPW for review and approval.	Owner/ Applicant/ Surveyor	Prior to Recordation of Record of Survey	
25.		PWSP001 – CASTROVILLE TRAFFIC MITIGATION FEES (NON- STANDARD) Applicant shall continue a pro rata share of the cost improvements in the Castroville Community Plan. Subdivider's traffic engineer shall determine the amount of the pro rata share subject to the approval of the Department of Public Works. (Public Works)	Submit the fee to the DPW and payable to County of Monterey.	Owner/ Applicant	Prior to issuance of building permits	

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26.		PWSP002 – TAMC FEES (NON-STANDARD) Applicant shall pay the Transportation Agency for Monterey County (TAMC) regional traffic mitigation fee identified in the TAMC nexus study. (Public Works)	Submit the fee to the DPW and payable to County of Monterey.	Owner/ Applicant	Prior to issuance of building permits	
27.		PWSP003 – CURB, GUTTER & SIDEWALK Obtain an encroachment permit from the Department of Public Works and Caltrans and construct curb, gutter, sidewalk and pave out along the frontages of Merritt Street, Washington Street and Mead Street. (Public Works)	Obtain a permit from Caltrans Region 5. All improvements shall be shown on the plans to be reviewed and approved by the DPW.	Owner/ Applicant	Prior to occupancy or final	
28.		PW0024 – STOP SIGN (NONSTANDARD) Install and maintain a stop sign on the driveway intersections with the alley. (Public Works)	Applicant shall install and maintain stop sign.	Applicant/ Owner	Prior to occupancy and ongoing	
29.		EH4 - FIRE FLOW STANDARDS Design the water system improvements to meet fire flow standards as required and approved by the local fire protection agency. (Environmental Health)	Submit evidence to the Division of Environmental Health that the proposed water system improvements have been approved by the local fire protection agency.	CA Licensed Engineer /Owner/ Applicant	Prior to installing or bonding water system improvements	
30.		EH6 - WATER SERVICE CAN/WILL SERVE Provide to the Division of Environmental Health written certification, and any necessary certification from State agencies that the Castroville Water District can and will supply sufficient water flow and pressure to comply with both Health and fire flow standards. (Environmental Health)	Submit written certification to the Division of Environmental Health for review and approval.	CA Licensed Engineer /Owner/ Applicant	Prior to filing a final map and/or issuance of a building permit	
31.		EH24 - SEWER SERVICE CAN/WILL SERVE Provide certification to the Division of Environmental Health that the Castroville Water District can and will provide sewer service for the proposed property/project. (Environmental Health)	Submit certification to Environmental Health for review and approval.	Owner/ Applicant	Prior to issuance of a building permit	

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32.		EH37 - RECYCLABLES IN RENTAL HOUSING Submit a written plan on how recyclables will be collected and stored for each of the multifamily rental housing units. (Environmental Health)	Submit a plan to the Division of Environmental Health for review and approval.	Owner/ Applicant	Prior to issuance of building permits	
33.		EH38 - SEPARATE RECYCLABLES 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). (Environmental Health)	Submit a plan to the Division of Environmental Health for review and approval.	Owner/ Applicant	Prior to issuance of building permits/ continuous condition	
34.		EH41 - NOISE STUDY REQUIRED Prepare and submit a Noise Study to the Division of Environmental Health for review and approval to confirm the projects compliance with the Noise Element of the General Plan and/or Monterey County Code Chapter 10.60. The Study shall recommend as necessary to comply with these regulations, and these shall be included on the site improvement plans and installed. (Environmental Health)	Submit study to the Division of Environmental Health for review and approval. The Study shall recommend as necessary to comply with these regulations, and these shall be included on the site improvement plans and installed.	Owner/ Applicant	Prior to issuance of building permits	
35.		FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit	

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		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. (North County Fire District)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
36.		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) 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. (North County Fire District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
37.		FIRE023 - FIRE ALARM SYSTEM - (COMMERCIAL) The building(s) shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

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		Standard 72. Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. (North County Fire District)	Applicant shall submit fire alarm plans and obtain approval.	Applicant or owner	Prior to rough sprinkler or framing inspection	
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	
		FIRE024 - FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING) The residence shall be fully protected with an approved household fire warning system as defined by NFPA Standard 72. Plans and specifications for the household fire warning system shall be submitted by a California licensed C-10 contractor and approved prior to installation. Household fire warning systems installed in lieu of single-station smoke alarms required by the Uniform Building Code shall be required to be placarded as permanent building equipment.	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant/ or owner	Prior to issuance of building permit.	
			Applicant shall submit fire alarm plans and obtain approval.	Applicant/ or owner	Prior to rough sprinkler or framing inspection	
			Applicant shall schedule fire alarm system acceptance test.	Applicant/ owner	Prior to final building inspection	
38.		FIRE025 - SMOKE ALARMS – (SINGLE FAMILY DWELLING) Where a household fire warning system or combination fire/burglar alarm system is installed in lieu of single-station smoke alarms required by the Uniform Building Code the alarm panel shall be required to be placarded as permanent building equipment. (North County Fire District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant/ owner	Prior to issuance of building permit.	

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39.		FIRE026 - ROOF CONSTRUCTION (STANDARD) 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. (North County Fire District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
40.		WR8 - COMPLETION CERTIFICATION The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that storm water detention/retention facilities have been constructed in accordance with approved plans. (Water Resources Agency)	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Owner/ Applicant/ Engineer/ Contractor	Prior to final inspection	
41.		WR0040 - WATER CONSERVATION MEASURES 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. (Water Resources Agency)	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	

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42.		WRSP001- DRAINAGE PLAN (NON-STANDARD) Prior to issuance of any grading and/or building permits, a drainage plan shall be prepared by a registered civil engineer or architect addressing on-site and off-site impacts, to include oil-grease/water separators for the paved parking areas. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	
43.		PKSP001 – RECREATION REQUIREMENTS/LAND DEDICATION The Applicant shall comply with Section 19.12.010 - Recreation Requirements, of the County Subdivision Ordinance, Title 19, and Sections 21.10.010 and 21.12.070- Special Regulations of the County Zoning Ordinance, Title 21, 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 and in Sections 21.10.070 B and 21.12.070 B for Medium and High Density developments 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). (Parks Department)	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 Record-ation of the Final Map	

END OF CONDITIONS