

MONTEREY COUNTY PLANNING COMMISSION

Meeting: November 9, 2011 Time: 10:00 A.M	Agenda Item No.: 2
Project Description: Combined Development consisting of a: 1) Use Permit to allow the development of a community park on a 4.9 acre site. The proposed park will consist of new facilities including: a youth sized baseball and soccer field with a baseball backstop, a decomposed granite running track, a full size basketball court, two playgrounds, a small stage area, picnic tables and benches, three shade pavilions with barbecue facilities, a restroom building, and a 53 car parking lot with a drop-off area and turning circle and: 2) a Lot Line Adjustment to Merge Assessor's Parcel Number's 117-331-025-000, 117-341-002-000 and 117-341-003-000 into one parcel.	
Project Location: Intersection of San Juan Road and West Potter Road in Pajaro	APN: 117-331-025-000, 117-341-002-000 and 117-341-003-000
Planning File Number: PLN090275	Owner: The Redevelopment Agency of Monterey County Agent: Redevelopment Agency
Planning Area: North County Area Plan	Flagged and staked: No
Zoning Designation: HDR/B-6 ["High Density Residential/ Building Site overlay"]	
CEQA Action: Final Environmental Impact Report (EIR) and Statement of Overriding Considerations adopted by the Board of Supervisors on March 23, 2010	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Exhibit C**) to:

- 1) Consider the Final Environmental Impact Report (EIR) and Statement of Overriding Considerations adopted by the Board of Supervisors on March 23, 2010; and
- 2) Approve PLN090275, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**); and
- 3) Adopt a Mitigation Monitoring and Reporting Plan (**Exhibit C**).

PROJECT OVERVIEW:

The subject application is located at the intersection of San Juan Road and West Potter Road in Pajaro. The site encompasses 4.9 acres and contains three (3) Assessor's Parcels. The subject application is a proposed park, Pajaro Neighborhood Park, which will consist of a turf soccer/ baseball field, running track, playground area, outdoor stage area, picnic facilities, prefabricated restroom building, and a parking lot. The applicant is also requesting to merge the parcels to one parcel.

On March 23, 2010, the Board of Supervisors adopted a Resolution Certifying the Final EIR, including adopting a Mitigation Monitoring and Reporting Plan, CEQA Findings, and a Statement of Overriding Considerations for the Pajaro Neighborhood Park. The project was evaluated with an EIR (Environmental Impact Report), which focused on site acquisition, construction and operation of the park. Included in the EIR was an option of installing synthetic turf should grant funding be awarded. Impacts that have been identified which can not be mitigated to a less than significant level include impacts to the water basin, which is currently in an over drafted condition. Although the proposed project is only estimated to use 0.7 acre feet per year (AFY) of water for synthetic turf or 6.1 AFY for natural turf, this is considered an impact that cannot be mitigated as there currently is not a funded program to correct the water basin overdraft. A Statement of Overriding Considerations was adopted by the Board of

Supervisors that acknowledged the unmitigated impact to the water basin. Other issues of concern include previous soil contamination, lighting, security, maintenance and landscaping (See Discussion **Exhibit B**).

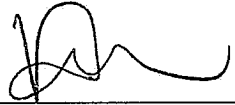
OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- √ RMA - Public Works Department
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ North County Fire Protection District
- √ Parks Department
- √ RMA - Office of Redevelopment and Housing
- City of Watsonville
- Union Pacific Railroad

Agencies that submitted comments are noted with a check mark (“√”). Conditions recommended by Public Works, Water Resources, and the Sheriff’s Office have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit C**).

The project was referred to the Pajaro Redevelopment Citizen’s Advisory Subcommittee (PAC) for review. The Advisory Committee preferred natural grass instead of synthetic; however, there was discussion that maintenance costs would be lower with synthetic turf. The committee overwhelmingly supported the park project.

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

/S/ Valerie Negrete 

Valerie Negrete, Assistant Planner
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(October 26, 2011)

cc: Front Counter Copy; Planning Commission; North County Fire Protection District; Public Works Department; Parks Department; Environmental Health Bureau; Water Resources Agency; Monterey County Sheriff’s Office; Laura Lawrence, Planning Services Manager; Delinda Robinson, Senior Planner; Valerie Negrete, Project Planner; Carol Allen, Senior Secretary; Monterey County Redevelopment Agency, Owner; The Open Monterey Project; Land Watch; Planning File PLN090275

- Attachments:
- Exhibit A Project Data Sheet
 - Exhibit B Project Discussion
 - Exhibit C Draft Resolution, including:
 - Conditions of Approval and Mitigation Monitoring and Reporting Program
 - Site Plan, Floor Plan and Elevations
 - Exhibit D Certified Final EIR for Pajaro Community Park (on CD)

- Exhibit E Advisory Committee Minutes Pajaro Redevelopment Citizen's
Advisory Subcommittee (PAC)
- Exhibit F Board of Supervisors Resolution to Adopt the EIR and Statement
of Overriding Considerations
- Exhibit G Vicinity Map


This report was reviewed by Laura Lawrence,  Planning Services Manager

EXHIBIT A

Project Information for PLN090275

Project Information:

Project Name:	Monterey County Redevelopment Agency		
Location:	Intersection of San Juan Road and West Potter Road, Pajaro		
Permit Type:	Use Permit		
Environmental Status:	EIR	Final Action Deadline (884):	10/31/2011
Existing Structures (sf):	3500	Coverage Allowed:	60%
Proposed Structures (sf):	1200	Coverage Proposed:	6%
Total Sq. Ft.:	4700	Height Allowed:	35'
Tree Removal:	None	Height Proposed:	15'
Water Source:	Public System	FAR Allowed:	N/A
Water Purveyor:	Pajaro Sunny Mesa	FAR Proposed:	N/A
Sewage Disposal (method):	Sewer	Lot Size:	4.9
Sewer District:	Pajaro Sunny Mesa	Grading (cubic yds.):	0

Parcel Information:

Primary APN:	117-331-025-000	Seismic Hazard Zone:	IV
Applicable Plan:	North County Area Plan	Erosion Hazard Zone:	Moderate
Advisory Committee:	Pajaro CAC	Fire Hazard Zone:	Low
Zoning:	HDR/B-6	Flood Hazard Zone:	Yes
Land Use Designation:	Residential	Archaeological Sensitivity:	Low
Coastal Zone:	No	Viewshed:	No
Fire District:	North County	Special Setbacks on Parcel:	None

Reports on Project Parcel:

Soils Report #:	LIB110408
Biological Report #:	LIB110406
Geologic Report #:	LIB110407
Forest Management Rpt. #:	None
Archaeological Report #:	LIB110405
Traffic Report #:	LIB110411

EXHIBIT B DISCUSSION

Project Description

The site is located off of San Juan Road west of its intersection with Porter Drive. Vehicular access to the site will be provided from San Juan Road at the project entrance and pedestrian access will be provided off of Florence Avenue. The site is zoned HDR/B-6 or "High Density Residential with Building Site" overlay. Monterey County Zoning Code Section 21.10.050.D allows the proposed use of the site as a park with a Use Permit.

There are currently no public parks or recreational facilities in the community. While public parks exist across the Pajaro River in the City of Watsonville in Santa Cruz County, this is outside the jurisdictional boundary of the County of Monterey. Additionally, the Pajaro River and levee physically separate the two communities. This subject park is intended to serve the residents of the community of Pajaro within the Castroville-Pajaro Redevelopment area. The park is planned will be open during daylight hours and locked by maintenance personnel during the night. The park will be secured with perimeter fencing, security lighting, and lockable vehicular and pedestrian gates in response to concerns expressed by the Pajaro Redevelopment Citizen's Advisory Subcommittee (PAC) and residents living adjacent to the park site regarding the high number of homeless transients living in the riverbed adjacent to the site.

The project site is bordered by the Pajaro River and its levee to the north/northwest with residential development to the east and south, and the Union Pacific Railroad tracks and agricultural land uses to the west. The project site is currently vacant and was formerly the location of Granite Construction Company corporation yard. The site was used as a construction company office, construction staging and mobilization facility, and equipment and materials storage yard until 1995. When Granite left the site a portion of the site was contaminated. Remediation (scraping, excavation, and removal of shallow impacted soils at the site to approximately 12 - 15 - inches below grade) was performed to a level that meets or exceeds State and County standards for residential development. On June 9, 2009, the Monterey County Health Department Environmental Health Division issued a letter concluding that the existing shallow soil contamination has been remediated, a recently discovered monitoring well was properly destroyed, and that therefore no further action is required to mitigate soil contamination at the site.

The site contains an existing 3,500 square foot rectangular galvanized metal building on a concrete slab foundation along the southern property line that will be retained. A rusted, corrugated metal fence currently separates the site from neighboring homes along the northeast boundary. A concrete retaining/screen wall separates the site from neighboring homes along the southeast boundary.

The subject application consists of the construction of a neighborhood park with the following components:

Recreational play facilities to include:

- ✦ A turf field for youth size baseball and soccer with a baseball backstop
- ✦ A decomposed granite running track
- ✦ A full - size basketball court

Playgrounds:

- ✦ One playground for 5 - 12 year - olds
- ✦ One playground for 2 - 5 year - olds separated and surrounded by seatwalls for parents to sit on and supervise their children

Accessory Recreational Facilities:

- ✦ A small stage area for local celebrations and displays
- ✦ Picnic areas with tables and benches
- ✦ Three shade pavilions with barbecue facilities that can be rented out to groups to generate revenue for the park

Other Facilities:

- ✦ A pre - fabricated 384 square foot restroom building
- ✦ Drinking fountains

Parking:

- ✦ An asphalt parking lot with 53 parking stalls and a vehicular drop-off area

Approximately 42% of the site will consist of the turf field. The remainder of the site will consist of decomposed granite, asphalt, concrete, natural open space that can be used for dog walking/running, and shrub and groundcover landscaping. A small turf area will run alongside the baseball diamond to provide seating and lounging opportunities for baseball spectators.

The existing 3,500 square foot building may eventually serve as a meeting room for local Boy Scout troops or other community groups; the other portion will serve as equipment and machinery storage.

Park Operation

Primary vehicular and pedestrian access to the park will be from San Juan Road. Emergency vehicular and secondary pedestrian access will be at the southeast corner of the site off Florence Avenue, through the adjacent neighborhood. Access from San Juan Road meets the minimum County standards for 2-way traffic at 24 feet wide however, in the future the Redevelopment Agency may finalize an additional 2,700 square feet of access from an a neighboring property owner.

Water and sewer connections will be made through Florence Avenue at the southeast corner of the site. The site will connect a twelve-inch storm drain line in San Juan Road that is located at Brooklyn Street. The storm drain will require the installation of approximately 500-550 linear feet of a 24-inch storm drain pipe in San Juan Road from the project property boundary to connect to the existing storm drain manhole near the north corner of San Juan Road and Porter Road. Water will be collected through two bioswales located to the northwest of the outdoor stage area and south of the loading zone. The bioswales were designed to filter stormwater runoff and to contain a 10-year storm event.

Lighting will be minimal and only for security purposes. Lighting is proposed along the corridor of the park, in the parking lot, playground areas and playing field areas. A standard condition of approval will be placed requiring lighting to be down lit and non-glare. The park will be open during daylight hours, seven days a week. Perimeter fencing will be replaced with concrete fencing, which will be designed to reduce the noise generated from the park during operating hours. Pajaro Sunny Mesa Community Service District personnel will open the park on weekdays. A security firm will close the park daily and open and close gates on weekends.

Park maintenance and park landscaping will be maintained by Pajaro Sunny Mesa Community Services District. The park will be inspected daily including playground equipment, graffiti will be removed immediately, and waste receptacles will be emptied daily. Trash receptacles will be located by the outdoor theatre stage on the northeast corner of the property and in the restrooms located by the basketball courts on the south west corner of the park. Restrooms will be cleaned daily and restroom supplies will be replaced daily. Synthetic turf will be swept once a month.

The EIR anticipated phasing of the project however funding was attained and the Redevelopment Agency will not phase the project.

Environmental Review

In accordance with the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) was prepared to assess the potential adverse environmental impacts from the establishment of a project. The Monterey County Redevelopment Agency was the Lead Agency for the preparation of the EIR (SCH#2009111013). The EIR with a Statement of Overriding Considerations for the Pajaro Neighborhood Park was certified by Board of Supervisors on March 23, 2010

The EIR identifies mitigation measures for each specific resource. Mitigation measures for the Pajaro Neighborhood Park to assure a less than significant impact to the environment for the following: Hydrology and Water Quality, Public Utilities, Traffic and Aesthetics. The EIR identified a Significant Unavoidable Impact to Public Utilities.

Pajaro Park Impact Summary

Chapter 4 of the EIR analyzes potentially significant environmental impacts and identifies impacts that can and will be mitigated to a less than significant level or avoided by incorporation of mitigation measures into the Project. The impacts and related mitigation measures are summarized below. For a detailed description of impacts and mitigation measures, see the appropriate text in the EIR (**Exhibit D**).

Hydrology and Water

The project site is located within the 100-year floodplain of the Pajaro River, but will not locate residential or habitable structures within the floodplain or result in obstructions that would restrict flood flows, since the project is a park. However, urban pollutants in the project's storm water runoff could indirectly degrade water quality in the Pajaro River (See **Finding 5, Evidence g**). The following conditions were placed on the project in order to ensure the impacts to hydrology and water will be less than significant:

- 1) Designing the proposed restroom to be elevated or flood proofed in accordance with County requirements determined by the Monterey County Water Resources Agency (**Condition No. 15**);
- 2) Elevating all electrical outlets above the 100-year flood level (**Condition No. 17**);
- 3) Design water supply and sanitary sewage systems to minimize or eliminate infiltration of flood waters into the system and discharge from systems into flood waters (**Condition No. 16**);
- 4) A levee maintenance easement be conveyed to the Water Resources Agency to include the area specified by the Agency (i.e., 20 feet from toe of the proposed improved Pajaro Levee as

shown on U.S. Army Corps of Engineers plans). If fencing is placed in the levee, a maintenance easement must be provided for vehicle access (**Condition No. 18**);

5) To reduce urban pollutants, mitigation will be implemented to install oil/grease traps at the storm water inlets and/or route parking lot/driveway runoff into a vegetated bioswale for treatment prior to discharge into the storm drain system (**Condition No. 22 – Mitigation No. 1-1**).

Water Quality

Project grading, construction and stormwater outfall install could inadvertently result in erosion and sedimentation into Pajaro River (See **Finding 5, Evidence e**). The following condition was placed on the project in order to ensure the impacts to water quality will be less than significant:

1) Prepare and implement an erosion control plan and stormwater pollution prevention plan in accordance with County and State regulations and requirements, including, establishing a barrier to the onsite culvert into Pajaro River to prevent inadvertent erosion, sedimentation, and/or construction debris from entering the river and provide adequate erosion control protection in the area of the drainage inlets (**Condition No. 23 - Mitigation No. 1-2**).

Public Utilities

The project site is located within the Pajaro Valley groundwater basin, which is currently determined to be in overdraft condition and experiencing seawater intrusion, and any increased demand may be considered potentially significant. Project development will result in increased water demand that can be provided by the existing water purveyor if synthetic turf is used for the sports field, but current water supply allocations may be inadequate to serve the project with a natural turf field. Since the circulation of the EIR, grant funding was awarded to the Redevelopment Agency and synthetic turf will be installed. The turf will use less water and reduce maintenance costs (See **Finding 5, Evidence f**). The following condition was placed on the project in order to ensure the impacts to water quality will be less than significant:

1) Install synthetic turf grass for the planned sports field or permit natural turf grass with approval by the Pajaro Sunny Mesa Community Services District that reserve supplies can be reallocated to the project site until such time that funding becomes available to the Redevelopment Agency of the County of Monterey for installation of synthetic turf (**Condition No. 24 – Mitigation No.2-1**).

The EIR found that the park will result in increased water demand within a groundwater basin that is currently impacted due to severe overdraft and seawater intrusion conditions. Additional water demand on the existing impacted basin would be significant with use of either natural or synthetic turf. Impacts to the groundwater basin will be significant and unavoidable. In accordance with Section 15093 of the CEQA Guidelines, the Board of Directors evaluated the economic, legal, social, technological, or other benefits of the Pajaro Neighborhood Park Project against its unavoidable significant environmental impacts in determining whether to approve the Project, and has determined that the benefits of the Project outweigh its unavoidable, adverse environmental effects and that the adverse environmental effects are considered acceptable in light of the Project's benefits. The Board of Supervisors (see **Exhibit F**) found that each benefit

set forth constituted an overriding consideration warranting approval of the Pajaro Neighborhood Park Project, independent of the other benefits and despite each and every unavoidable impact:

- ✦ *Provide a Needed Park Facility.* Provide a neighborhood park for the low-income, primarily farm worker community of Pajaro that has a high number of school-age children. There are currently no public parks or recreational facilities in the community. The park will include a play field and playground within walking distance of the community. According to the Redevelopment Agency's "Five Year Redevelopment Implementation Plan" for the area, 10 acres of recreation/park space with at least one baseball/softball diamond, two soccer fields and some playgrounds and tot lots are required for a community the size of Pajaro.
- ✦ *Socio-Economic.* Provide a needed public facility within a low-income community. Pajaro is a largely low income Hispanic farm worker community with a large number of youth, and soccer is the most popular recreational activity. In general, the community currently lacks sufficient community amenities, such as open space, parks, civic facilities and community services to accommodate the growing needs of the relatively young population of Pajaro.
- ✦ *Further the implementation of the Redevelopment Plan.* The Project assists in eliminating and preventing blight and achieving the Project Objectives as contained in the Redevelopment Plan. The County has adopted "the Redevelopment Plan of the Monterey County Redevelopment Agency for the Castroville-Pajaro Project" (November 1986). As stated in subsection (1) the Redevelopment Agency's "Five Year Redevelopment Implementation Plan" calls for at least 10 acres of recreation/park space for a community the size of Pajaro. The Project provides community facilities that will assist on the alleviation of blight by providing opportunities to avoid juvenile delinquency through organized sports and providing safe places for families and children to gather, and will improve the health and welfare of the people of the community.



**EXHIBIT C
DRAFT RESOLUTION**

**Before the Planning Commission in and for the
County of Monterey, State of California**

In the matter of the application of:
The Redevelopment Agency of
Monterey County (PLN090275)

RESOLUTION NO. 

Resolution by the Monterey County Planning
Commission:

- 1) Considering the Final Environmental Impact Report (EIR) and Statement of Overriding Considerations adopted by the Board of Supervisors on March 23, 2010; and
- 2) Approving a Combined Development consisting of 1) Use Permit to allow the development of a community park on a 4.9 acre site. The proposed park will consist of new facilities including: a youth sized baseball and soccer field with a baseball backstop, a decomposed granite running track, a full size basketball court, two playgrounds, a small stage area, picnic tables and benches, three shade pavilions with barbecue facilities, a restroom building, and a 53 car parking lot with a drop-off area and 2) a Lot Line Adjustment to merge Assessor's Parcel Numbers 117-331-025-000, 117-341-002-000 and 117-341-003-000 into one parcel; and
- 3) Adopting a Mitigation Monitoring and Reporting Plan

[PLN090275, The Redevelopment Agency of Monterey County, Intersection of San Juan Road and West Potter Road in Pajaro, North County Area Plan (APN: 117-331-025-000, 117-341-002-000 and 117-341-003-000)]

The Redevelopment Agency of Monterey County application (PLN090275) came on for public hearing before the Monterey County Planning Commission on November 9, 2011. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
- EVIDENCE:**
- a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - 2010 Monterey County General Plan;
 - North County Area Plan;
 - Monterey County Zoning Ordinance (Title 21);No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
 - b) The property is located at intersection of San Juan Road and West Potter Road in Pajaro (Assessor's Parcel Number 117-331-025-000, 117-341-002-000 and 117-341-003-000); North County Area Plan. The parcel is zoned HDR/B-6 or High Density Residential with a Building Site overlay, which allows a park with a Use Permit. Therefore, the project is an allowed land use for this site.
 - c) The project site is currently vacant and was formerly the location of Granite Construction Company corporation yard.
 - d) The project planner conducted a site inspection on October 14, 2011 to verify that the project on the subject parcel conforms to the plans listed above.
 - e) Monterey County General Plan policy NC-1.5 requires that new development shall be designed to maximize prime groundwater recharge capabilities and to minimize runoff from the property. In this case, the Board of Supervisors adopted a Statement of Overriding Consideration on March 23, 2010 for impacts to Public Services, groundwater impacts. **See Finding 5.**
 - f) Lighting will be minimal and only for security purposes. Lighting is proposed along the corridor of the park, in the parking lot, playground areas and playing field areas. A standard condition of approval will be placed requiring lighting to be down lit and non-glare. The park will be open during daylight hours, seven days a week. Perimeter fencing will be replaced with concrete fencing, which will be designed to reduce the noise generated from the park during operating hours.
 - g) The project was referred to the Pajaro Redevelopment Citizen's Advisory Subcommittee for review. The Advisory Committee preferred natural grass instead of synthetic; however, there was discussion that maintenance costs would be lower. The committee overwhelmingly supported the park project.
 - h) 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 PLN090275.
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 Bureau, Sheriff's Office, City of Watsonville, Union Pacific Railroad 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) Staff identified potential impacts to Biological Resources, Archaeological Resources, Air Quality, and Geotechnical. Technical reports by outside 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 independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:
 - i. Archaeological Consulting (LIB110405) March 26, 1996.
"Preliminary Cultural Resources Reconnaissance for APN 117-331-025, 117-431-002-000 & 003, Pajaro, Monterey County, California."
 - ii. Biotic Resources Group (LIB110406) October 21, 2009. "Pajaro Community Park Project, Monterey County – Biological Assessment."
 - iii. D&M Consulting Engineers, Inc. (LIB110407) June 13, 2005.
"Liquefaction Study, Proposed Pajaro Commons Housing Project, Monterey County, California."
 - iv. Geotechnical and Environmental Consultation, Granite Construction Company Pajaro Yard Site (LIB110408) by Terratech September 1, 1994, 24 San Juan Road Extension, Pajaro, Monterey.
 - v. Pajaro Park Traffic Analysis (LIB110411) December 21, 2009. Ron Marquez, Santa Cruz.
 - c) Staff conducted a site inspection on October 14, 2011 to verify that the site is suitable for this use.
 - d) The storm drain will require the installation of approximately 500-550 linear feet of a 24 inch storm drain pipe in San Juan Road from the project property boundary to connect to the existing storm drain manhole near the north corner of San Juan Road and Porter Road. Water will be collected through two bioswales located to the northwest of the open theatre and south of the loading zone. The bioswales were designed to filter stormwater run-off and to contain a 10 year storm event.
 - e) 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 PLN090275.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general

welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by RMA - Planning Department, North County Fire Protection District, Parks, Public Works, Environmental Health Bureau, Sheriff's Office, City of Watsonville, Union Pacific Railroad and Water Resources Agency. The respective departments/agencies 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.
 - b) Necessary public facilities are available. Site potable water will be provided by the Pajaro Sunny Mesa Community Services District and the wastewater will be provided by Pajaro Sunny Mesa Community Services District. The project site is located within the Pajaro Valley groundwater basin, which is currently determined to be in overdraft condition and experiencing seawater intrusion, and any increased demand may be considered potentially significant (**See Finding 5**). The basin is managed by the Pajaro Sunny Mesa Community Services District. Domestic water service will be provided to the site by Pajaro Sunny Mesa Community Services District, whose water sources are from the Pajaro Valley groundwater basin. Further review of project water demand and impacts to the service provider and regional groundwater condition was assessed in the EIR (**See Finding 5**).
 - c) Preceding findings and supporting evidence for PLN090275.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- 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.
 - b) Staff conducted a site inspection on October 14, 2011 and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090275.

5. **FINDING:** **NO SUPPLEMENTAL OR SUBSEQUENT EIR IS NEEDED** – No Supplemental or Subsequent EIR is needed pursuant to Public Resources Code 21166, or California Code of Regulations, Title 14, Sections 15132 or 15163, since the certification of the Final EIR and Statement of Overriding Considerations.

- (a) There have not been any substantial changes to the project which require major revisions to the previous EIR due to the involvement of new significant environmental effects or substantial increase in the severity of previously identified effects.
- (b) No substantial changes have occurred with respect to the

circumstances under which the project is undertaken which require major revisions of the previous EIR due to the involvement of new significant environmental effects or substantial increase in the severity or previously identified significant effects.

- (c) No new information of substantial importance has been available, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified, that shows any of the following:
- (i) The project will have one or more significant effects not discussed in the previous EIR;
 - (ii) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (iii) The mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (iv) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

EVIDENCE: a) Final Environmental Impact Report (EIR) and Statement of Overriding Considerations. A Final Environmental Impact Report (EIR) and Statement of Overriding Considerations have been prepared and certified by the Board of Supervisors and are on file (Planning File No. PLN090275) in the Planning Department. All mitigation measures have been identified in the Environmental Impact Report and all project changes required to decrease significance of effects on the environment have been incorporated into the approved project or are made conditions of approval. A Mitigation Monitoring and Reporting Plan (hereafter "the MMRP") has been prepared pursuant to Public Resources Code 21081.6. The MMRP is incorporated herein by reference. Potential environmental effects have been studied, and there is substantial evidence in the record, as a whole, that supports a fair argument that the project, as designed, may have a significant effect on the environment. The Environmental Impact Report reflects the independent judgment and analysis of the Lead Agency based upon the findings and conclusions drawn in the Environmental Impact Report and the testimony and information received, and scientific and factual data presented as evidence during the public review process. Findings of significant and unavoidable impacts were made, and associated Statements of Overriding Considerations were adopted pursuant to the California Environmental Quality Act. The Monterey County Redevelopment Agency located at 168 W. Alisal Street, 3rd Floor,

Salinas, is the custodian of the documents and the materials that constitute the record of proceedings upon which the certification of the Final Environmental Impact Report is based.

- b) The Monterey County Redevelopment Agency prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of the Monterey County Redevelopment Agency and the RMA- Planning Department and is hereby incorporated by reference (PLN090275).
- c) The Initial Study identified potentially significant effects to Hydrology and Water Quality, Public Utilities, Traffic and Aesthetics. Therefore an environmental impact report was prepared.
- d) Issues that were analyzed in the EIR include aesthetics, agriculture and forest resources, air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation/traffic, and utility/service systems.
- e) Impact Summary
Water Quality. Project grading, construction and storm water outfall could adversely result in erosion and sedimentation into the Pajaro River. A mitigation to prepare and implement an erosion control plan and storm water pollution prevention plan in accordance with County and state regulations and requirements, includes establishing a barrier to the onsite culvert into Pajaro River to prevent inadvertent erosion, sedimentation, and/or construction debris from entering the river and provide adequate erosion control protection in the area of the drainage inlets. *With this mitigation impacts to water quality will be less than significant.*
- f) Water Supply. The project site is located within the Pajaro Valley groundwater basin, which is currently determined to be in overdraft condition and experiencing seawater intrusion, and any increased demand may be considered potentially significant. Project development will result in increased water demand that can be provided by the existing water purveyor if synthetic turf is used for the sports field. Since the circulation of the EIR, grant funding was awarded to the Redevelopment Agency and synthetic turf will be installed. The turf will use less water and reduce maintenance costs. Even so, a mitigation will be placed to ensure this synthetic turf is installed. *With this mitigation impacts to water supply will be less than significant.*
- g) Hydrology and Water. The project site is located within the 100-year floodplain of the Pajaro River, but will not locate residential or habitable structures within the floodplain or result in obstructions that would restrict flood flows. Urban pollutants in the project's storm water runoff could indirectly degrade water quality in the Pajaro River. Conditions to bring this impact to a less than significant level include:
 - 1) Designing the proposed restroom to be elevated or flood proofed in accordance with County requirements determined by the Monterey County Water Resources Agency;
 - 2) Elevating all electrical outlets above the 100-year flood level;
 - 3) Design water supply and sanitary sewage systems to minimize or

eliminate infiltration of flood waters into the system and discharge from systems into flood waters;

4) A levee maintenance easement conveyed to the Water Resources Agency to include the area specified by the Agency (i.e., 20 feet from toe of the proposed improved Pajaro Levee as shown on U.S. Army Corps of Engineers plans). If fencing is placed in the levee, a maintenance easement must be provided for vehicle access. To reduce urban pollutants, mitigation will be implemented to install oil/grease traps at the storm water inlets and/or route parking lot/driveway runoff into a vegetated bioswale for treatment prior to discharge into the storm drain system. *With the above conditions and mitigation for the installation of oil/grease traps, the impacts to hydrology and water will be less than significant.*

- h) Monterey County General Plan policy NC-1.5 requires that new development shall be designed to maximize prime groundwater recharge capabilities and to minimize runoff from the property. Project development will result in increased water demand within a groundwater basin that is currently impacted due to severe overdraft and seawater intrusion conditions. Additional water demand on the existing impacted basin would be significant with use of either natural or synthetic turf. A long-term solution to bring the groundwater basin into balance has not been identified or implemented. In this case, the Board of Supervisors adopted a Statement of Overriding Consideration on March 23, 2010 for impacts to Public Utilities, groundwater impacts. The proposed project's incremental contribution to this significant cumulative impact is between approximately 0.7 and 6.1 AFY depending on whether synthetic turf is used instead of natural grass turf. The project's contribution is considered to be "cumulatively considerable," given the state of imbalance of the groundwater basin. Since the adoption of the EIR by the Board of Supervisors, a grant allowed the installation of synthetic turf, which will decrease the cumulative impact.
- i) The Draft Environmental Impact Report ("DEIR") for PLN090275 was prepared in accordance with CEQA and circulated for public review from December 30, 2009 through February 12, 2010 (SCH#: 2009111013).
- j) Evidence that has been received and considered includes: the application, technical studies/reports (*see Finding 2/Site Suitability*), staff reports that reflect the County's independent judgment, and information and testimony presented during public hearings (as applicable). These documents are on file in the RMA-Planning Department (PLN090275) and are hereby incorporated herein by reference.

6. **FINDING:** **STATEMENT OF OVERRIDING CONSIDERATIONS** - The FEIR indicates that if the Project is implemented, certain significant effects may be unavoidable. As required by the CEQA Guidelines (Section 15093), the Planning Commission finds that the unavoidable significant effects described in Finding 5 are acceptable due to the

overriding considerations described below.

- EVIDENCE:**
- a) Project development will result in increased water demand within a groundwater basin that is currently impacted due to severe overdraft and seawater intrusion conditions. Additional water demand on the existing impacted basin would be significant with use of either natural or synthetic turf.
 - b) In accordance with Section 15093 of the CEQA Guidelines, the County has evaluated the economic, legal, social, technological, or other benefits of the project against its unavoidable significant environmental impacts in determining whether to approve the project, and has determined that the benefits of the project outweigh its unavoidable, adverse environmental impacts so that the identified significant unavoidable impact(s) may be considered acceptable.
 - c) On March 23, 2010, the Board of Supervisors found that each benefit set forth constituted a Statement of Overriding Consideration warranting approval of the Pajaro Neighborhood Park Project, independent of the other benefits and despite each and every unavoidable impact. The Pajaro Neighborhood Park will provide a needed park facility and provide a neighborhood park for the low-income, primarily farm worker community of Pajaro that has a high number of school-age children. There are currently no public parks or recreational facilities in the community. Secondly, the Pajaro Neighborhood Park is a needed public facility within a low-income community. Pajaro is a largely low income Hispanic farm worker community with a large number of youth, and soccer is the most popular recreational activity. Lastly, the Board of Supervisors found that the Pajaro Neighborhood Park will assist in eliminating and preventing blight and achieving the Project Objectives as contained in the Redevelopment Plan. Specifically, the Redevelopment Agency's "Five Year Redevelopment Implementation Plan" calls for at least 10 acres of recreation/park space for a community the size of Pajaro. The subject project will provide 4.9 acres of recreation/park space.
 - d) No mitigation measures are available other than a regional long-term project that brings the Pajaro Valley Groundwater Basin into balance. Thus, the impact is considered significant and unavoidable.
 - e) **See Finding 5.**

7. **FINDING:** **LOT LINE ADJUSTMENT** – Section 66412 of the California Government Code (Subdivision Map Act), as implemented by Title 19 (Subdivision Ordinance) of the Monterey County Code, states that lot line adjustments 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 the County's general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

- EVIDENCE:**
- a) The parcel is zoned HDR/B-6 or High Density Residential, Building

- Site overlay.
- b) The project area has a total of 4.9 acres consisting of three separate lots of record (Assessor's Parcel Number's 117-331-025-000, 117-341-002-000 and 117-341-003-000).
 - c) The lot line adjustment is between more than one and less than four existing adjacent parcels. The subject application is to merge three separate lots to one lot of record.
 - d) The lot line adjustment will not create a greater number of parcels than originally existed. Three contiguous separate legal parcels of record will be adjusted and one legal parcel will result from the adjustment. No new parcels will be created.
 - e) As an exclusion to the Subdivision Map Act, no map is required for a Lot Line Adjustment. In order to appropriately document the merger, a Certificate of Compliance is being required per a standard condition of approval.
 - f) The project planner conducted a site inspection on October 14, 2011 to verify that the project would not conflict with zoning or building ordinances.
 - g) The project is consistent with General Plan policies regarding Land Use, specifically LU-1.14 for ensuring the lot line adjustments are between four or fewer parcels and LU-1.15 requiring lot line adjustments do not compromise the location of wells, on-site wastewater systems or envelopes. The project involves the merger of three parcels to one and the lot line adjustment will not compromise the location of wells or wastewater systems (See Finding 3). The project is consistent with both.
 - h) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090275.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:** a) Section 21.040.080.B Monterey County Zoning Ordinance (Planning Commission).

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Consider the Final Environmental Impact Report (EIR) and Statement of Overriding Considerations adopted by the Board of Supervisors on March 23, 2010; and
2. Approve Combined Development consisting of a: 1) Use Permit to allow the development of a community park on a 4.9 acre site. The proposed park will consist of new facilities including: a youth sized baseball and soccer field with a baseball backstop, a decomposed granite running track, a full size basketball court, two playgrounds, a small stage area, picnic tables and benches, three shade pavilions with barbecue facilities, a restroom building, and a 53 car parking lot with a drop-off area and turning circle and: 2) a Lot Line Adjustment to Merge Assessor's Parcel Number's (117-331-025-000, 117-341-002-000 and 117-341-003-000), in general conformance with the attached sketch and

subject to the attached conditions, all being attached hereto and incorporated herein by reference; and

3. Adopt the attached Adopting a Mitigation Monitoring and Reporting Plan.

PASSED AND ADOPTED this 9th day of November, 2011 upon motion of ~~XXXX~~, seconded by ~~XXXX~~, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mike Novo, Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON ~~DATE~~

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

NOTES

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

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

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

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

Monterey County Planning Department

DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN090275

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development consisting of a: 1) Use Permit to allow the development of a community park on a 4.9 acre site. The proposed park will consist of new facilities including: a youth sized baseball and soccer field with a baseball backstop, a decomposed granite running track, a full size basketball court, two playgrounds, a small stage area, picnic tables and benches, three shade pavilions with barbecue facilities, a restroom building, and a 53 car parking lot with a drop-off area and turning circle and: 2) a Lot Line Adjustment to Merge Assessor's Parcel Number's 117-331-025-000, 117-341-002-000 and 117-341-003-000 into one parcel was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. 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)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice.
"This Combined Development Permit and Lot Line Adjustment, Resolution Number _____, for Assessor's Parcel Numbers 117-331-025-000, 117-341-002-000 and 117-341-003-000 was approved by the Planning Commission on November 9, 2011, the permit was granted subject to 21 conditions and 3 mitigations which run with the land and 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)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.

3. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 2 years, to expire on November 9, 2013 unless use of the property or actual construction has begun within this period. (RMA-Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.

4. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The 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 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)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning Department for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA-Planning Department.

5. PD010 - EROSION CONTROL PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: 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 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)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit an Erosion Control Plan to the RMA - Planning Department and the RMA - Building Services Department for review and approval.

The Owner/Applicant, on an on-going basis, shall 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.

6. PD012(G) - LANDSCAPE PLAN & MAINTENANCE (OTHER)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of 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)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be installed and inspected.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

7. PD014(A) - LIGHTING-EXTERIOR LIGHTING PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: 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 three (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)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall 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.

Prior to occupancy and on an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

8. PD029 - HOURS OF OPERATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Hours of operation shall be during daylight hours only.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to commencement of use and on an on-going basis, the Owner/Applicant shall demonstrate compliance with the hours of operation to the Director of RMA-Planning Department.

9. PD045 - COC (LOT LINE ADJUSTMENTS)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall request unconditional certificates of compliance for the newly configured parcels.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Concurrent with recording the Record of Survey, the Owner/Applicant/Surveyor shall submit legal descriptions for each newly configured parcel as prepared by the Surveyor. The legal descriptions shall be entitled "Exhibit A." The legal description shall comply with the Monterey County Recorder's guidelines as to form and content. The Applicant shall submit the legal descriptions with a check, payable to the Monterey County Recorder, for the appropriate fees to record the certificates.

10. PD006 - MITIGATION MONITORING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14 Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Within sixty (60) days after project approval or prior to the issuance of building and grading permits, whichever occurs first, the Owner/Applicant shall:

- 1) Enter into agreement with the County to implement a Mitigation Monitoring Program.
- 2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.

11. PW0003 ENCROACHMENT (CURB, ETC)

Responsible Department: Pub Works

Condition/Mitigation Monitoring Measure: PW0003 ENCROACHMENT (CURB, ETC)
Obtain an encroachment permit from the Department of Public Works and construct curb, gutter, sidewalk and pave-out along the frontage of San Juan Road, Brooklyn Street and Florence Avenue. (Public Works)

Compliance or Monitoring Action to be Performed: Prior to Issuance of Building and Grading Permits

12. PW0043 -REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Pub Works

Condition/Mitigation Monitoring Measure: PW0043 -REGIONAL DEVELOPMENT IMPACT FEE
Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule. (Public Works)

Compliance or Monitoring Action to be Performed: Prior to Issuance of Building and Grading Permits

13. NON-STANDARD CONDITION

Responsible Department: Pub Works

Condition/Mitigation Monitoring Measure: NON-STANDARD CONDITION
Obtain any necessary sewer permits from Pajaro Sanitation District prior to construction of project. (Public Works)

Compliance or Monitoring Action to be Performed: Prior to Issuance of Building and Grading Permits

14. NON-STANDARD CONDITION

Responsible Department: Pub Works

Condition/Mitigation Monitoring Measure: NON-STANDARD CONDITION
Obtain any necessary encroachment permits from the Department of Public Works prior to construction of project. (Public Works)

Compliance or Monitoring Action to be Performed: Prior to Issuance of Building and Grading Permits

15. WR0016 ELEVATION CERTIFICATE (WR)

Responsible Department: Water

Condition/Mitigation Monitoring Measure: Prior to final inspection, the applicant shall provide the Water Resources Agency a FEMA Elevation Certificate, based on finished construction, completed by a registered civil engineer or licensed surveyor certifying the restroom building has been constructed in accordance with Chapter 16.16 of the Monterey County Code. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to Final Building Inspection/Occupancy

16. DRAINAGE PLAN (NON-STANDARD WORDING)

Responsible Department: Water

Condition/Mitigation Monitoring Measure: DRAINAGE PLAN (NON-STANDARD WORDING)
A drainage plan shall be prepared by a registered civil engineer or architect addressing on-site and off-site impacts and include oil-grease/water separators for the paved parking areas. Impervious surface stormwater runoff shall be directed to the existing storm drain located at San Juan Road. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits
Owner/Applicant
Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval

17. ZONE A0 ELEVATION REQUIREMENTS (NON-STANDARD WORDING)

Responsible Department: Water

Condition/Mitigation Monitoring Measure: ZONE A0 ELEVATION REQUIREMENTS (NON-STANDARD WORDING)
The restroom building lowest floor and attendant utilities shall be constructed at least 2.0 feet above the highest adjacent natural grade. The following shall be provided to the Water Resources Agency:
1. A completed FEMA Elevation Certificate establishing the highest adjacent natural grade.
2. Certification from a registered civil engineer or licensed land surveyor that a reference marker has been established at the building site. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits
Owner/Applicant
Submit a completed FEMA Elevation Certificate to the Water Resources Agency for review and approval.
If the reference marker is not identified on the Elevation Certificate, a letter shall be submitted to the Water Resources Agency certifying that a reference marker has been established at the building site.

18. LEVEE MAINTENANCE EASEMENT (NON-STANDARD WORDING)

Responsible Department: Water

Condition/Mitigation LEVEE MAINTENANCE EASEMENT (NON-STANDARD WORDING)

Monitoring Measure: A levee maintenance easement shall be granted to the Water Resources Agency. The grant deed and indemnification agreement, including legal description and map showing the easement area, shall be submitted to the Water Resources Agency for review and approval. The levee maintenance easement shall extend 25 feet from the toe of the Pajaro Levee. The location of any fencing, fence type, and/or proposed gate(s) within the easement area shall be approved by the Water Resources Agency. Approved documents shall be recorded prior to issuance of any grading or building permits. (Water Resources Agency)

Compliance or Prior to issuance of any grading or building permits

Monitoring Owner/Applicant

Action to be Performed: Submit a grant deed and an indemnification agreement to the Water Resources Agency for review and approval.

19. CONCRETE SLAB INSPECTION (NON-STANDARD WORDING)

Responsible Department: Water

Condition/Mitigation CONCRETE SLAB INSPECTION (NON-STANDARD WORDING)

Monitoring Measure: The applicant shall provide the Water Resources Agency a FEMA Elevation Certificate, completed by a registered civil engineer or licensed land surveyor, certifying the forms have been set at a height that will ensure the minimum lowest floor elevation requirement. (Water Resources Agency)

Compliance or Prior to the foundation pre-pour inspection

Monitoring Owner/ Applicant

Action to be Performed: Submit a completed FEMA Elevation Certificate for the restroom building, based on building under construction, to the Water Resources Agency for review and approval.

20. COMPLETION CERTIFICATION (NON-STANDARD WORDING)

Responsible Department: Water

Condition/Mitigation COMPLETION CERTIFICATION (NON-STANDARD WORDING)

Monitoring Measure: The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that all drainage improvements have been constructed in accordance with approved plans. (Water Resources Agency)

Compliance or Prior to final inspection

Monitoring Owner/Applicant

Action to be Performed: Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.

21. Monterey County Public Safety

Responsible Department: Sheriff

Condition/Mitigation Monitoring Measure: Prior to occupancy the applicant shall comply with the Monterey County Public Safety and Security Guidelines to the satisfaction of the Monterey County Sheriff's Office and the following 10 project specific conditions:

1. That the 12' fencing be more permanently constructed of brick or iron or a combination, instead of chain link fencing. Iron should be used above 4 foot to provide visibility. With a "gradual funding" build-up of this project, all security fencing should be installed first.
2. Hours of operation to be restricted to daylight hours. (Having a park in this location with after hours access will cause numerous issues that will affect the community and degrade the park in short order.)
3. That alcohol consumption is not permitted at the park.
4. That maintenance funds be identified for repairs & graffiti abatement.
5. That the 3 restroom doors and the shed doors have security alarm.
6. Security lighting should be low sodium.
7. Signage posted to address vehicle towing and trespass.
8. Tables, BBQ pits, benches and trash receptacles have anti-theft mountings.
9. Suggest anti-graffiti paint utilized on surfaces.
10. An assigned person to open, conduct daily maintenance and close the park.

These general conditions require the applicant to work with the Sheriffs Office to implement satisfactory public safety and security measures in new development, both private and commercial. The Sheriff has the discretion to further modify requirements on a case-by-case basis to suit the needs of individual applicants and the community.

When making application for building plans, each applicant shall obtain from the Sheriffs Office specific public safety guidelines tailored to the applied for project.

To obtain assistance in compliance with the Sheriffs Public Safety and Security guidelines, each applicant shall contact the Community Services Representative assigned to the local county area where the project is being built. The local project areas ar

Compliance or Monitoring Action to be Performed: Prior to Issuance of Grading or Building permits or commencement of use, the owner/applicant shall provide proof of compliance with the Sheriffs specific 10 actions and adherence to "Public Safety & Security Guidelines"

22. MITIGATION MEASURE # 1-1

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Install oil/grease traps at the storm water inlets and/or route parking lot/driveway runoff into a vegetated bioswale for treatment prior to discharge into the storm drain system.

Compliance or Monitoring Action to be Performed: Prior to issuance of grading permit for final plans with installation during construction. Measure shall be included as Condition of Project Approval.

23. MITIGATION MEASURE # 1-2

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prepare and implement an erosion control plan and stormwater pollution prevention plan in accordance with County and state regulations and requirements, including, establishing a barrier to the onsite culvert into Pajaro River to prevent inadvertent erosion, sedimentation, and/or construction debris from entering the river and provide adequate erosion control protection in the area of the drainage inlets.

Compliance or Monitoring: Prior to issuance of grading permit and commencement of construction.

Action to be Performed: Measure shall be included as Condition of Project Approval and included in Grading and Erosion Control Plans. Implementation actions are specified in measure.

24. MITIGATION MEASURE # 2-1

Responsible Department: Planning

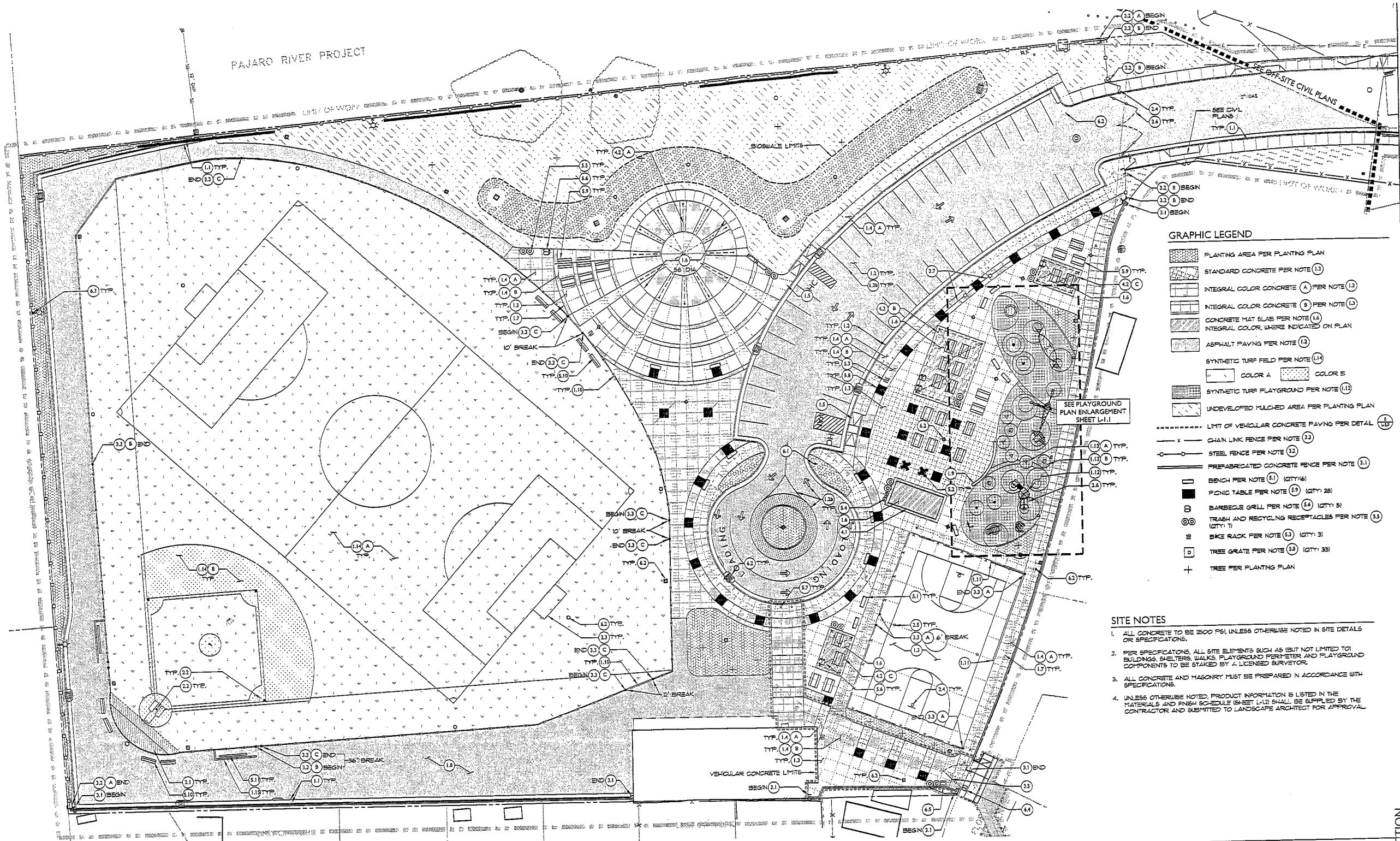
Condition/Mitigation Monitoring Measure: Install synthetic turf grass for the planned sports field or permit natural turf grass with approval by the Pajaro Sunny Mesa Community Service District that reserve supplies can be reallocated to the project site until such time that funding becomes available to the Redevelopment Agency of the County of Monterey for installation of synthetic turf.

Compliance or Monitoring: Prior to approval of Combined Development Permit.

Action to be Performed: Measure shall be included as Condition of Project Approval

PAJARO RIVER PROJECT

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 C.R.L.A. #2805



- GRAPHIC LEGEND**
- [Pattern] PLANTING AREA PER PLANTING PLAN
 - [Pattern] STANDARD CONCRETE PER NOTE (1)
 - [Pattern] INTEGRAL COLOR CONCRETE (A) PER NOTE (1)
 - [Pattern] INTEGRAL COLOR CONCRETE (B) PER NOTE (1)
 - [Pattern] CONCRETE MAT SLAB PER NOTE (1)
 - [Pattern] INTEGRAL COLOR, WHERE INDICATED ON PLAN
 - [Pattern] ASPHALT PAVING PER NOTE (1)
 - [Pattern] SYNTHETIC TURF FIELD PER NOTE (1)
 - [Pattern] COLOR A [Pattern] COLOR B
 - [Pattern] SYNTHETIC TURF PLAYGROUND PER NOTE (1)
 - [Pattern] UNDEVELOPED MULCHED AREA PER PLANTING PLAN
 - [Line] LIMIT OF VEHICULAR CONCRETE PAVING PER DETAIL (1)
 - [Line] CHAIN LINK FENCE PER NOTE (2)
 - [Line] STEEL FENCE PER NOTE (2)
 - [Line] PREFABRICATED CONCRETE FENCE PER NOTE (3)
 - [Symbol] BENCH PER NOTE (5) (QTY: 14)
 - [Symbol] PICNIC TABLE PER NOTE (5) (QTY: 28)
 - [Symbol] BARBECUE GRILL PER NOTE (5) (QTY: 5)
 - [Symbol] TRASH AND RECYCLING RECEPTACLES PER NOTE (5) (QTY: 7)
 - [Symbol] BIKE RACK PER NOTE (5) (QTY: 3)
 - [Symbol] TREE GRATE PER NOTE (5) (QTY: 33)
 - [Symbol] TREE PER PLANTING PLAN

- SITE NOTES**
- ALL CONCRETE TO BE 2500 PSI, UNLESS OTHERWISE NOTED IN SITE DETAILS OR SPECIFICATIONS.
 - PER SPECIFICATIONS, ALL SITE ELEMENTS SUCH AS (BUT NOT LIMITED TO) BUILDINGS, SHELTERS, WALKS, PLAYGROUND PERIMETER AND PLAYGROUND COMPONENTS TO BE STAKED BY A LICENSED SURVEYOR.
 - ALL CONCRETE AND MASONRY MUST BE PREPARED IN ACCORDANCE WITH SPECIFICATIONS.
 - UNLESS OTHERWISE NOTED, PRODUCT INFORMATION IS LISTED IN THE MATERIALS AND FINISH SCHEDULE (SHEET L-1.2) SHALL BE SUPPLIED BY THE CONTRACTOR AND SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL.

SITE PLAN

PAJARO PARK
 COUNTY OF MONTEREYO REDEVELOPMENT AGENCY
 24500 JANT ROAD
 PAJARO, CA 95026

AGENCY APPROVAL

REVISIONS	DATE	REVISION
1	06-15-2011	PERIOD SUBMITTAL

NOT FOR CONSTRUCTION

SITE PLAN LEGEND SEE SHEET L-1.2 FOR MATERIALS AND FINISHES SCHEDULE

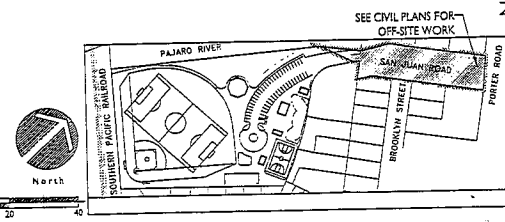
- DETAIL 1.0 HARDSCAPE**
- (1) CONSTRUCT CONCRETE SIDEWALK AND/OR CURB AND GUTTER PER CIVIL PLANS
 - (2) INSTALL ASPHALT PARKING AND CURB AND GUTTER PER CIVIL PLANS
 - (3) INSTALL PARKING STRIPING AND SIGNAGE
 - (4) CONSTRUCT STANDARD CONCRETE PAVING PER MATERIALS AND FINISHES SCHEDULE
 - (5) CONSTRUCT INTEGRAL COLOR CONCRETE (COLOR A OR B) PER MATERIALS AND FINISHES SCHEDULE
 - (6) CONSTRUCT INTEGRAL COLOR CONCRETE RAMP PER MATERIALS AND FINISHES SCHEDULE
 - (7) REINFORCED MAT FOUNDATION, 6" THICK TO EXTEND 18" BEYOND STRUCTURE ROOF LINE, INTEGRAL COLOR, WHERE INDICATED PER PLAN AND GRAPHIC LEGEND
 - (8) CONSTRUCT CONCRETE JOINTING
 - (9) CONSTRUCT ASPHALT PAVING PER CIVIL PLANS
 - (10) CONSTRUCT INTEGRAL COLOR CONCRETE SEATWALL WITH CAP AND SKATE DETENTERS PER MATERIALS AND FINISHES SCHEDULE
 - (11) CONSTRUCT CONCRETE CURB WITH CHAIN LINK FENCE POST SLEEVES PER MATERIALS AND FINISHES SCHEDULE. WHEN ADJACENT TO INTEGRAL COLOR PAVING, CURB TO BE COLORED PER MATERIALS AND FINISHES SCHEDULE. OTHERWISE CURB TO BE NATURAL CONCRETE COLOR.

- DETAIL 1.0 HARDSCAPE (CONT.)**
- (12) CONSTRUCT INTEGRAL COLOR CONCRETE RETAINING CURB WITH SKATE DETENTERS PER MATERIALS AND FINISHES SCHEDULE TO BE COLOR 'A'
 - (13) INSTALL SYNTHETIC TURF IN PLAY AREA PER MATERIALS AND FINISHES SCHEDULE. COLORS PER PLAN ENLARGEMENT, SHEET L-1.1
 - (14) CONSTRUCT SYNTHETIC TURF MOUNDS IN PLAY AREA PER MATERIALS AND FINISHES SCHEDULE. COLORS PER PLAN ENLARGEMENT, SHEET L-1.1
 - (15) 36" HEIGHT (B) 24" HEIGHT
 - (16) INSTALL SYNTHETIC TURF FIELD PER MATERIALS AND FINISHES SCHEDULE. LAYOUT AND STRIPING PER LAYOUT PLAN AND DETAILS.
 - (17) COLOR 'GREEN' (B) COLOR 'BROWN'
 - (18) CONSTRUCT BLOCK CUTOFF WALL
- DETAIL 2.0 SPORTS AND PLAY**
- (19) INSTALL BASEBALL BACKSTOP PER MATERIALS AND FINISHES SCHEDULE
 - (20) INSTALL BASEBALL BAGE PER MATERIALS AND FINISHES SCHEDULE
 - (21) INSTALL SOCCER GOALS PER MATERIALS AND FINISHES SCHEDULE
 - (22) INSTALL BASKETBALL HOOP AND COURT STRIPING PER MATERIALS AND FINISHES SCHEDULE
 - (23) INSTALL VOLLEYBALL SLEEVE PER MATERIALS AND FINISHES SCHEDULE
 - (24) INSTALL PLAY EQUIPMENT PER PLAN ENLARGEMENT, SHEET L-1.1

- DETAIL 3.0 FENCING**
- (1) INSTALL 6' HIGH PREFABRICATED CONCRETE FENCE SYSTEM PER MATERIALS AND FINISHES SCHEDULE
 - (2) INSTALL STEEL FENCE PER MATERIALS AND FINISHES SCHEDULE
 - (3) A) 10' HEIGHT (B) 6' HEIGHT
 - (4) INSTALL CHAIN LINK FENCE WITH VINYL COATING PER MATERIALS AND FINISHES SCHEDULE
 - (5) A) 10' HEIGHT (B) 6' HEIGHT (C) 42" HEIGHT
 - (6) INSTALL 6' HIGH STEEL PEDESTRIAN GATE (10' LEAF WIDTH) PER MATERIALS AND FINISHES SCHEDULE
 - (7) INSTALL 6' HIGH STEEL VEHICULAR SWING GATE (10' LEAF WIDTH) PER MATERIALS AND FINISHES SCHEDULE
 - (8) INSTALL 10' HIGH STEEL VEHICULAR SWING GATE (17' LEAF WIDTH) PER MATERIALS AND FINISHES SCHEDULE
 - (9) INSTALL 42" CUSTOM STEEL FENCE. DESIGN TO BE DETERMINED.
- DETAIL 4.0 STRUCTURES**
- (1) INSTALL PREFABRICATED RESTROOM BUILDING PER MATERIALS AND FINISHES SCHEDULE
 - (2) INSTALL PREFABRICATED SHADE SHELTER (SIZES BELOW) PER MATERIALS AND FINISHES SCHEDULE
 - (3) A) SIZE 60 DIA. (B) SIZE 24X34 (C) SIZE 18X24

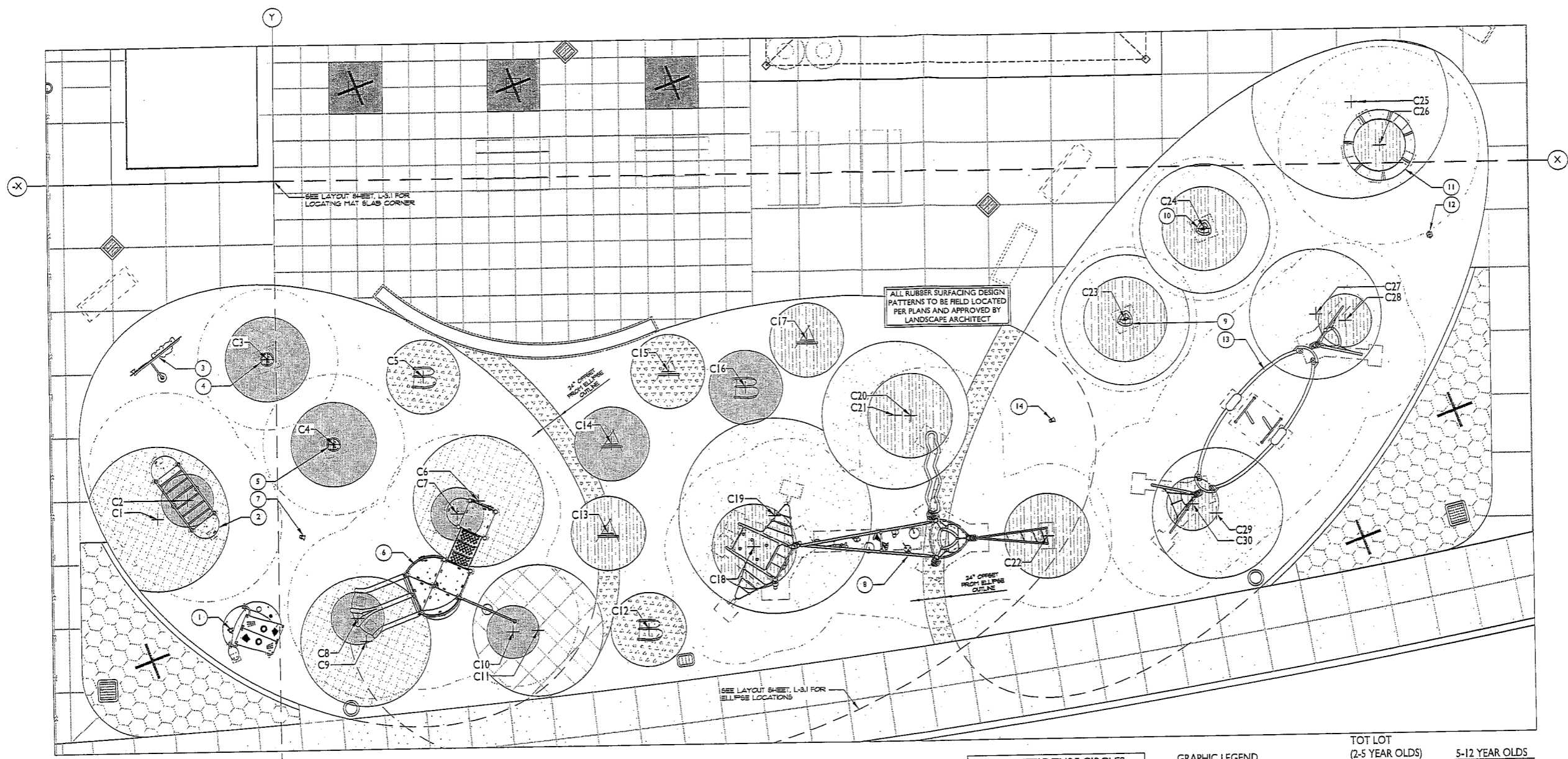
- DETAIL 5.0 SITE FURNISHINGS**
- (1) INSTALL BENCH PER PLAN AND MATERIALS AND FINISHES SCHEDULE AND MANUFACTURER'S INSTALLATION INSTRUCTIONS
 - (2) INSTALL GAME TABLE PER PLAN AND MATERIALS AND FINISHES SCHEDULE AND MANUFACTURER'S INSTALLATION INSTRUCTIONS
 - (3) INSTALL BIKE RACK PER PLAN AND MATERIALS AND FINISHES SCHEDULE AND MANUFACTURER'S INSTALLATION INSTRUCTIONS
 - (4) INSTALL DRINKING FOUNTAIN PER PLAN AND MATERIALS AND FINISHES SCHEDULE AND MANUFACTURER'S INSTALLATION INSTRUCTIONS
 - (5) INSTALL TRASH & RECYCLE RECEPTACLES PER PLAN AND MATERIALS AND FINISHES SCHEDULE AND MANUFACTURER'S INSTALLATION INSTRUCTIONS
 - (6) INSTALL BARBECUE GRILL PER PLAN AND MATERIALS AND FINISHES SCHEDULE AND MANUFACTURER'S INSTALLATION INSTRUCTIONS
 - (7) INSTALL REMOVABLE BOLLARDS PER PLAN AND MATERIALS AND FINISHES SCHEDULE AND MANUFACTURER'S INSTALLATION INSTRUCTIONS
 - (8) INSTALL TREE GRATE PER PLAN AND MATERIALS AND FINISHES SCHEDULE AND MANUFACTURER'S INSTALLATION INSTRUCTIONS
 - (9) INSTALL PICNIC TABLE PER PLAN AND MATERIALS AND FINISHES SCHEDULE AND MANUFACTURER'S INSTALLATION INSTRUCTIONS
 - (10) INSTALL SPECTATOR BENCH PER PLAN AND MATERIALS AND FINISHES SCHEDULE AND MANUFACTURER'S INSTALLATION INSTRUCTIONS
 - (11) INSTALL TEAM BENCH PER PLAN AND MATERIALS AND FINISHES SCHEDULE AND MANUFACTURER'S INSTALLATION INSTRUCTIONS

- DETAIL 6.0 UTILITIES**
- (1) INSTALL FIRE HYDRANT PER CIVIL PLANS
 - (2) INSTALL CATCH BASIN GREASE TRAP, MANHOLE, OR CLEANOUT PER CIVIL PLANS
 - (3) LIGHTING PER ELECTRICAL PLANS
 - (4) INSTALL WATER METERS PER CIVIL PLANS
 - (5) INSTALL BACKFLOW PREVENTER PER IRRIGATION AND CIVIL PLANS



SITE PLAN

DATE: 6-15-2011
 SCALE: 1" = 30'-0"
 SHEET: L-1.0



ALL RUBBER SURFACING DESIGN PATTERNS TO BE FIELD LOCATED PER PLANS AND APPROVED BY LANDSCAPE ARCHITECT

SEE LAYOUT SHEET, L-3.1 FOR ELLIPSE LOCATIONS

SEE LAYOUT SHEET, L-3.1 FOR LOCATING MAT SLAB CORNER

SYNTHETIC TURF CIRCLES

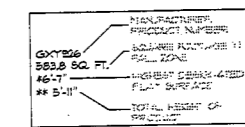
REF.	RADIUS	X' COORD.	Y' COORD.
C1	7'-0"	-11'-6"	-31'-0"
C2	2'-6"	-8'-8"	-30'-0"
C3	4'-0"	-0'-10"	-16'-10"
C4	4'-0"	5'-3"	-23'-1"
C5	3'-6"	13'-0"	-18'-8"
C6	6'-0"	16'-1"	-30'-1"
C7	2'-6"	16'-1"	-31'-8"
C8	2'-6"	7'-4"	-41'-6"
C9	6'-0"	8'-1"	-43'-8"
C10	2'-6"	22'-1"	-43'-0"
C11	6'-0"	24'-8"	-42'-1"
C12	3'-6"	34'-2"	-43'-0"
C13	3'-6"	31'-3"	-33'-10"
C14	3'-6"	31'-8"	-38'-8"
C15	3'-6"	37'-2"	-18'-8"
C16	3'-6"	44'-6"	-20'-3"
C17	3'-6"	50'-4"	-18'-0"
C18	4'-0"	49'-1"	-38'-4"
C19	7'-0"	47'-1"	-32'-8"
C20	4'-0"	60'-1"	-23'-2"
C21	7'-0"	59'-8"	-28'-1"
C22	4'-0"	77'-0"	-34'-5"
C23	6'-0" x 4'-0"	80'-6"	-14'-6"
C24	6'-0" x 4'-0"	88'-1"	-6'-0"
C25	9'-0"	102'-0"	5'-1"
C26	2'-6"	104'-6"	1'-8"
C27	6'-0"	98'-6"	-10'-3"
C28	2'-6"	101'-3"	-14'-1"
C29	6'-0"	88'-2"	-22'-0"
C30	2'-6"	86'-2"	-32'-0"

GRAPHIC LEGEND

- FALL ZONE
 - STRUCTURE FOOTINGS
 - (A) PLAY MOUND - 36" HEIGHT
 - (B) PLAY MOUND - 24" HEIGHT
- SYNTHETIC TURF COLORS**
- STANDARD GREEN
 - TEAL/TURQUOISE
 - ORANGE
 - ORANGE/YELLOW
 - LAVENDER
 - LIME

TOT LOT (2-5 YEAR OLDS) 5-12 YEAR OLDS

- | | |
|--|--|
| 1 ELEC000089L
742.7 SQ. FT.
6'-0" | 8 GXY7481
742.7 SQ. FT.
7'-8" |
| 2 ELEC000089L
1000.0 SQ. FT.
6'-0" | 9 GXY8016
146.6 SQ. FT.
3'-3" |
| 3 MISC40100P
3'-11" | 10 GXY804L
146.6 SQ. FT.
3'-3" |
| 4 ELEC000086S
501.2 SQ. FT.
6'-0" | 11 GXY916
280.5 SQ. FT.
2'-0" |
| 5 ELEC000086S
138.2 SQ. FT.
3'-5" | 12 ELEC000045
2'-0" |
| 6 ELEC000086P
193.2 SQ. FT.
3'-3" | 13 GXY926
583.8 SQ. FT.
6'-7" |
| 7 ELEC000046
3'-5" | 14 ELEC000046
5'-11" |



SEE SHEET L-3.0 FOR LAYOUT NOTES

PLAYGROUND ENLARGEMENT

NOT FOR CONSTRUCTION

PAJARO PARK
 COUNTY RECREATION AGENCY
 31 CENTRAL ROAD
 PAJARO, CA 95368

AGENCY APPROVAL

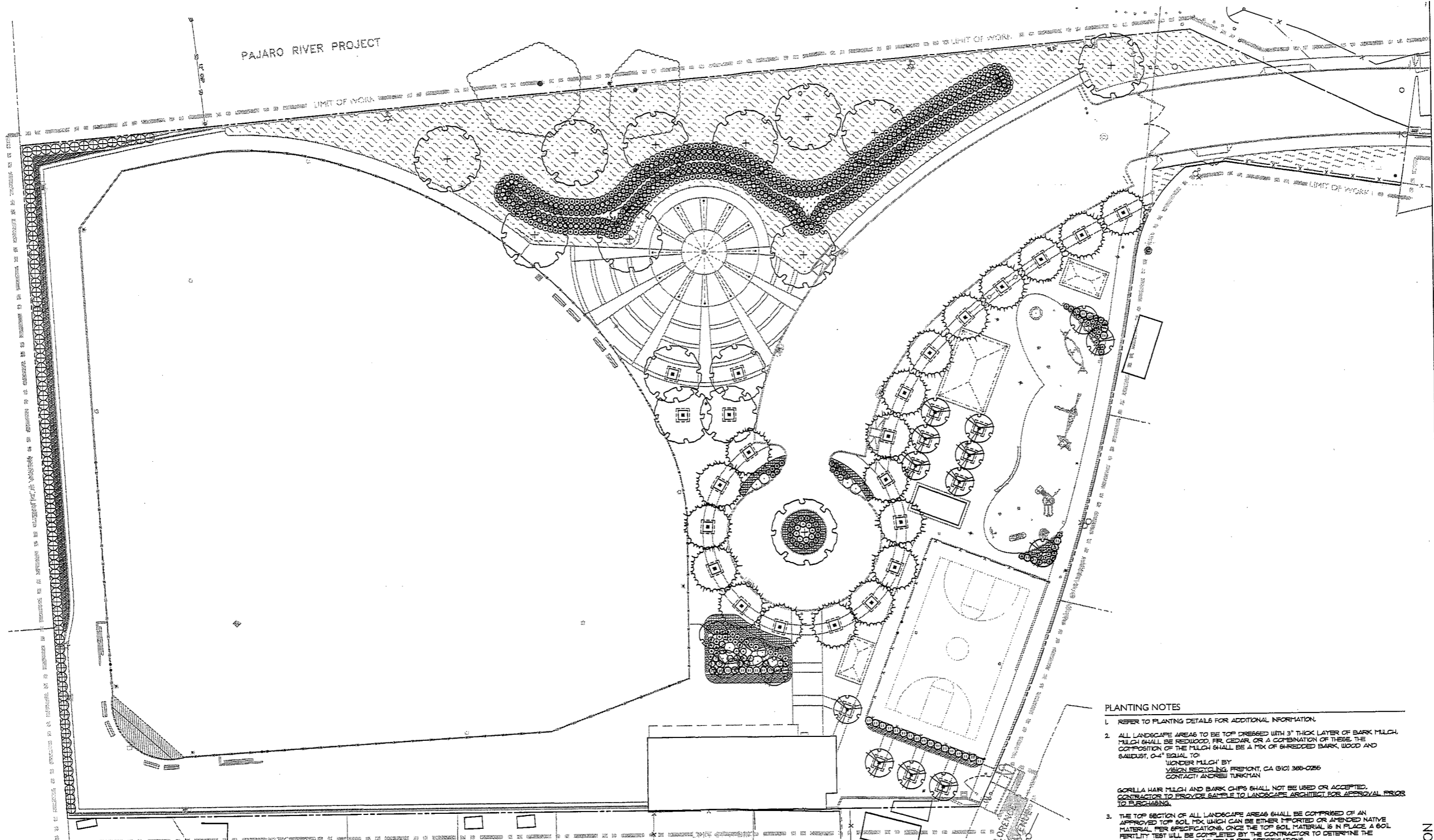
REVISED BY	DATE	REASON
1	06-15-2011	PERMIT SUBMITTAL

DRAWN BY: MS
 CHECKED BY: SS
 DATE: 6-15-2011
 JOB: 2521

MATERIALS & FINISHES SCHEDULE & PLAN ENLARGEMENTS

PAJARO RIVER PROJECT

LANDSCAPE ARCHITECTS INCORPORATED
 305 Potrero St. Ste. 454C
 Santa Cruz, CA 95060-2778
 PH: (831) 459-4455
 FX: (831) 459-4484
 www.ssaia.com
 C R L A # 2405

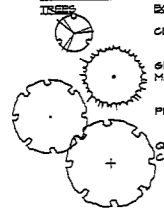


PLANTING NOTES

- REFER TO PLANTING DETAILS FOR ADDITIONAL INFORMATION.
- ALL LANDSCAPE AREAS TO BE TOP DRESSED WITH 3" THICK LAYER OF BARK MULCH. MULCH SHALL BE REDWOOD, FIR, CEDAR, OR A COMBINATION OF THESE. THE COMPOSITION OF THE MULCH SHALL BE A MIX OF SHREDDED BARK, WOOD AND SAWDUST, 0-4" EQUAL TOP.
 "WONDER MULCH" BY VISION RECYCLING, FREMONT, CA (910) 308-0266
 CONTACT: ANDREW TURKMAN
 GORILLA HAIR MULCH AND BARK CHIPS SHALL NOT BE USED OR ACCEPTED. CONTRACTOR TO PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASING.
- THE TOP SECTION OF ALL LANDSCAPE AREAS SHALL BE COMPRISED OF AN APPROVED TOP SOIL MIX WHICH CAN BE EITHER IMPORTED OR AMENDED NATIVE MATERIAL PER SPECIFICATIONS. ONCE THE TOP SOIL MATERIAL IS IN PLACE, A SOIL FERTILITY TEST WILL BE COMPLETED BY THE CONTRACTOR TO DETERMINE THE APPROPRIATE ADDITIVE SCHEDULE PER SPECIFICATIONS.
- CONTRACTOR SHALL THOROUGHLY INCORPORATE THE SOIL ADDITIVES AND FERTILIZERS WITH TOPSOIL IN ALL PLANTING AND TURF AREAS AT RATES PROVIDED IN THE SPECIFICATIONS. THOROUGHLY MIX SOIL ADDITIVES INTO TOP 6" OF SOIL BY ROTILLING ONCE IN EACH DIRECTION.
- PLANT QUANTITIES, IF SHOWN IN LEGEND, ARE FOR BID ONLY. CONTRACTOR SHALL VERIFY QUANTITIES.
- CONTRACTOR SHALL SET OUT PLANT MATERIAL AS PER PLAN AND RECEIVE APPROVAL FROM THE CITY WITH RESPECT TO PLANT HEALTH AND LOCATION PRIOR TO INSTALLATION. CONTRACTOR SHALL GIVE MINIMUM 3 WORKING DAYS NOTICE FOR OBSERVATION AND SHALL HAVE ALL PLANT MATERIAL IN SPECIFIED LOCATIONS FOR REVIEW AT ONE THE CONTRACTOR SHALL REPLACE ANY MATERIAL AS DIRECTED BY COUNTY REPRESENTATIVE.
- CONTRACTOR SHALL REFER TO PLANTING DETAILS AND SPECIFICATIONS PRIOR TO BIDDING AND CONSTRUCTION FOR ADDITIONAL INFORMATION ON AMENDMENT, OBSERVATIONS, SUBMITTALS ETC.

PLANTING SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS	QTY	SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY
⊕	CERCIS OCCIDENTALIS / WESTERN REDBUD	24" BOX	STANDARD	30	⊕	BACCHARIS PILLULARIS / DWARF COYOTE BRUSH	1 GAL	5' OC	84
○	GINKGO BILOBA 'AUTUMN GOLD' TM / MAIDENHAIR TREE	36" BOX	STANDARD	14	○	CALAMAGROSTIS X ACUTIFLORA 'KARL FORSTER' / FEATHER REED GRASS	1 GAL	5' OC	227
○	PISTACIA CHINENSIS / CHINESE PISTACHE	36" BOX	STANDARD	4	○	CAREX DIVULSA / BERKELEY SEDGE	1 GAL	2' OC	68
○	QUERCUS AGRIFOLIA / COAST LIVE OAK MULTI-TRUNK	36" BOX	MULTI	11	○	ECHINUS CANDIDANS / PRIDE OF MADRERA	1 GAL	6' OC	12
					○	FESTUCA CALIFORNICA 'HORSE MOUNTAIN GREEN' / CALIFORNIA FESCUE	1 GAL	5' OC	268
					○	LEYMUS CONDENSATUS 'CANYON PRINCE' / NATIVE BLUE RYE	1 GAL	5' OC	241
					○	MULLENBERGIA RISSIS / DEER GRASS	1 GAL	3.5' OC	93
					○	PHORMIUM TENAX 'BRONZE BABY' / BRONZE BABY NEW ZEALAND FLAX	5 GAL	5' OC	18
					○	PHORMIUM TENAX 'YELLOW WAVE' / NEW ZEALAND FLAX	5 GAL	4' OC	37
					○	ZAUSCHNERIA CALIFORNICA / CALIFORNIA FUCHSIA	1 GAL	2.25'	17
						GROUND COVERS			
						BOTANICAL NAME / COMMON NAME	SIZE		QTY
						ACHILLEA MILLEFOLIUM / COMMON YARROW	1 GAL @ 18" OC		341
						ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY	1 GAL @ 30" OC		228
						TURF (NO MOW SEED MIX)	FLAT @ 10' OC		678
						MULCH PER PLANTING NOTES AND SPECIFICATIONS			



NOT FOR CONSTRUCTION

PLANTING PLAN

PAJARO PARK
 COUNTY OF MONTEREY REDEVELOPMENT AGENCY
 24 SAN JUAN ROAD
 PAJARO, CA 95076

AGENCY APPROVAL

REVISIONS:

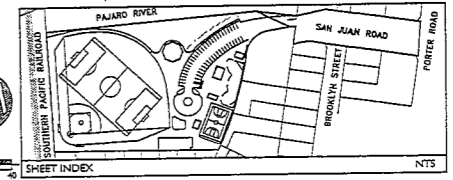
NO.	DATE	DESCRIPTION
1	04-15-2011	PERMIT SUBMITTAL

DRAWN BY: ME
 CHECKED BY: SS
 SCALE: 1" = 20'-0"
 DATE: 4-15-2011
 JOB: 20031

PLANTING PLAN

SHEET

L-5.0



0 10 20
 SHEET INDEX

MINUTES
PAJARO REDEVELOPMENT
CITIZEN'S ADVISORY SUBCOMMITTEE
Nuevo Amanecer "new beginnings" Apartments Community Center
15 Salinas Road, Bldg. A, Pajaro, CA
Wednesday, August 6, 2008

Meeting called to order by Arthur Melendez (Chair), at 5:34pm.

1. **ROLL CALL:**

Members Present: Arthur Melendez (Chair), Sister Rosa Dolores Rodriguez, and Joe Rosa (ex-officio). **NO QUORUM**

Members Absent: Tony Alameda (excused), Julie Oliver (Excused), Karen Miller (excused), Diane Young (excused), and Stella Moreno (ex-officio)

Other Present: Bill Philips (Mo. Co. Water Resources), Margie Kay, Gloria Sakata, David Tavares, and Robert Kall

Staff Present: Marti Noel, Jerry Hernandez, and Karina Torres

2. **APPROVAL OF MINUTES:** No action taken, due to lack of quorum.

3. **PUBLIC COMMENT PERIOD:** Robert Kall, Pajaro resident, expressed his concern regarding graffiti in the community. He provided pictures of graffiti from several different locations. In addition, he said that parking, transient living in the riverbed, garbage, and street vendors with obnoxious horns have also become issue in Pajaro. Mr. Kall said he would like something done to address these situations, and that at a previous meeting it was indicated that two Monterey County Sheriffs would be patrolling the streets, yet nothing has been done. He also asked if street vending falls under any ordinance.

Jerry Hernandez indicated that a representative from the Sheriff's office will attend the next meeting.

David Tavares, business owner in Pajaro, expressed his concern over graffiti and unkempt properties. Jerry Hernandez stated that the old Frank Chance gas station is not County property, and that the General Services Department will be following up on the need to clean up the property. Mr. Tavares suggested sending letters to offending property owners. Mr. Tavares asked for direction on who to contact to address his concerns.

Exhibit E

Jerry Hernandez restated that a representative from the Sheriff's department will attend the next meeting to address the residents concerns. In addition, Mr. Hernandez will be checking to see if the County has a Graffiti Abatement Program and will follow up.

Sister Rosa Dolores Rodriguez asked about how the Butterfly Village Agreement would affect Pajaro. She asked that the issue be placed on next meetings agenda.

4. RECEIVE A REPORT ON THE PAJARO RIVER FLOOD PROTECTION EFFORT.

Bill Philips of the Water Resources Agency (WRA) provided a verbal report on flood control issues related to the Pajaro River. He stated that the WRA continues to work with the Corps of Engineers and representatives of the City of Watsonville and Santa Cruz County in efforts to complete the alternatives analysis. Mr. Phillips stated that the completion of the necessary documents has repeatedly been delayed due to insufficient funding at the federal level. Additional local contributions in the amount of \$600,000 by the County of Monterey, WRA, Santa Cruz County, Zone 7 of the Santa Cruz County Flood Control and Water Conservation District, and the City of Watsonville have been made. The Corps has reinitiated work to complete the key documents during the current federal fiscal year.

The County of Monterey, Santa Cruz County, and the City of Watsonville have significantly augmented their lobbying efforts in the attempt to secure additional federal funding for this fiscal year. The Senate and the U.S. House of Representatives have identified funding for continued work in their committee markups for the fiscal year '09 federal budget. However it has not been determined when that budget might be adopted and if any funds would actually be available. Mr. Philips also briefly described the current ground water basin problems.

X **5. RECEIVE AN UPDATE ON THE PAJARO COMMUNITY PARK PROJECT.**

Jerry Hernandez provided a status report. An environmental consultant has been retained, and soil work has been conducted. Granite Construction is in the process of cleaning the site. The property will be transferred to Pajaro Sunny Mesa Community Services District after development.

Megan Bencowe, SSA Landscape Architects, presented the revised Park Master Plan. Changes from the previous plan include the concrete basketball court, which is being moved, space for extra pavilions and picnic areas, and the addition of back stop seating on the baseball field. Art Melendez said that he still does not feel there are enough restrooms for the project. Ms. Bencowe said that the standard is fifty persons per one stall and that portable restrooms could be brought in for tournaments.

Mr. Hernandez asked if the members concur with the revised project design.

Joe Rosa commented that he would like to use natural grass rather than synthetic turf, mainly because he already has the maintenance equipment for natural grass. Steve Sutherland, SSA Landscape Architects, noted that the maintenance cost of the synthetic turf would be lower than for natural grass.

The CAC members present expressed unanimous support for the revised park concept.

6. **CONSIDER THE USE OF KENT'S COURT FOR EMERGENCY HOUSING FOR FAMILIES AFFECTED BY ENHANCED CODE ENFORCEMENT AND RECEIVE A REPORT ON THE LAS LOMAS FAMILY.** Jerry Hernandez stated that the use of Kent's Court as emergency housing for families affected by enhanced code enforcement efforts continues to be explored. The Las Lomas family (which was affected by a code enforcement effort) has secured a home. Mr. Hernandez also mentioned that Casa Cultura conducted a meeting with the County and the Community to discuss code enforcement.

Sister Rosa Dolores attended that meeting and stated there is currently no safety net for families who will be forced from their homes as a result of code enforcement. She noted that Tim McCormick, County Building Inspection Director, had indicated that the County does not have everything in place yet, and that the department would be going to the Board of Supervisors to request of a change to the current ordinances.

Jerry Hernandez said the RDA along with Social Services and Building Services will be hiring a consultant to put a plan together.

Jerry Hernandez will report back to the CAC once Kent's Court units become available.

7. **REVIEW INFORMATION ABOUT THE PAJARO DEVELOPMENT SUPPORT PROGRAM AND CONFIRM ITS PRINCIPAL FINDINGS.** Marti Noel explained that a draft Development Support Program (DSP) was prepared in 2003. The idea was to see what could be done within the boundaries of the Redevelopment Area. Pieces had been brought to the CAC over time but the document was never fully finished due to other issues. Ms. Noel said she feels there are relevant pieces that could be used as a starting point. The focus should be to achieve short term goals within the project area. She suggested using the relevant pieces of the document, including the Principle Findings.

Ms. Noel stated that there have been several positive efforts being recently undertaken. Staff is moving forward with the Park Project which will be a great benefit for the community, bringing focus to Pajaro. Currently the Agency is also looking for a location to develop a health care facility. Ms. Noel said that code enforcement is a huge issue in Pajaro. Without relocation housing the code enforcement effort cannot be effectively carried out. In addition, the Ow Project has been slowly moving forward, however the project has presented some challenges in regards to water. The Water Resource Agency, Environmental Health, and the Agency are working together to resolve the issue. The Ow project consists of an industrial park which will bring high quality job opportunities to the community.

The Agency is also involved in the street sweeping effort in Pajaro. Even though it has not been as effective as originally envisioned, staff will continue to assist. The Agency is aware the community needs more affordable housing but is having trouble locating sites that are large enough for non-profits to develop.

The Principle Findings of the draft DSP were reviewed by the CAC. Art Melendez expressed his concern regarding the much needed clean up in Pajaro. Ms. Noel said that the clean up would involve a physical program and should include public safety. Mr. Melendez said he that having an officer patrolling at all times could help address the community's concerns and possibly reduce the graffiti in the area.

Mr. Hernandez said that based on his last experience with the street sweep effort, he found that having "street captains" worked effectively. He also mentioned that the Agency/County is looking into putting up signage that indicate dates and times that there will be no parking allowed.

There was further discussion regarding the street sweeping efforts.

Sister Rosa Dolores noted that there can not be anything done about certain Findings such as additional housing. Ms. Noel replied that at the moment new development in Pajaro is confined to within the boundaries of the redevelopment project area.

Sister Rosa Dolores asked about Principle Finding #4 which states that much of the new housing should be affordable to households within the \$10,000-\$40,000 income range. Ms. Noel said that the price range is appropriate and affordable for the community.

Sister Rosa Dolores said that Principle Finding #8 states that a broader variety of jobs are needed in the community to assist workers to rise to a higher economic income level, she does not believe the Ow project will alone take care of this issue. Ms. Noel said that even though the Ow project will not alleviate the need completely, it will help. Sister Rosa Dolores continued to express her concern over the limited amount of job opportunities for Pajaro residents. She said that Sunridge Farms probably did not employ any Pajaro residents. Ms. Noel replied that Jerry Hernandez had recently visited Sunridge Farms and learned that they employ a substantial number of Pajaro residents. Mr. Hernandez gave a brief summary of his visit. Ms. Noel said that the agency believes it to be quite a success story and that the numbers are quite impressive.

Sister Rosa said that in terms of heavy truck traffic (#11), she has noticed that many of the trucks are not from local businesses. Ms. Noel responded that there have been discussions about rerouting, however she is not certain if there will be an opportunity to have that type of infrastructure. She said that the Agency might look into types of truck limitations.

Sister Rosa Dolores questioned why the water capacity was omitted from a water quality report that was distributed by the Pajaro Sunny Mesa. Joe Rosa replied that it is not required by State. Ms. Noel said that the ground water basin is a separate issue from the transmission of water. She said that finding #12 indicates that there potentially needs to be a secondary well and additional storage. The State will not allow use of one of the tanks because it has discoloration (manganese). Ms. Noel said that the Agency will be looking into the cost of solving the problem and how to finance the cost. However the water basin situation is out of the County's control. The Agency will look into this issue with the aim to allow the redevelopment efforts to move forward.

A member of the public asked what the relationship between Pajaro Sunny Mesa and the WRA was. Ms. Noel replied that the WRA is in charge of the water basins in the County. The Pajaro

Valley Water Management Agency specifically manages the Pajaro basin. Pajaro Sunny Mesa manages a water distribution system in the area.

Another question was asked by a member of the public regarding desal water. Mr. Rosa replied that PVSM applied for a permit two years ago.

Ms. Noel asked the members to think about short term efforts that could be pursued, and discuss them at the next meeting.

8. ADJOURNMENT: Art Melendez adjourned the meeting at 8:02pm.

Before the Board of Directors of the Redevelopment Agency in and for the County of Monterey, State of California

Budget No: 09/10 - 120

Acting as the Board of Directors of the Redevelopment Agency of the County of Monterey:

- a. Adopt Resolution Certifying the Final EIR, including adopting Mitigation Monitoring and Reporting Plan, CEQA Findings, and a Statement of Overriding Considerations for the Pajaro Park;
b. Adopt Resolution finding that the conveyance of APN 117-221-034 is exempt from CEQA;
c. Approve and authorize the Chair to sign a Real Property Acquisition and Donation Agreement with Granite/PBC Pajaro, LLC for conveyance of 5.8 acres of land located at 24 San Juan Road in Pajaro (APN 117-341-002, 117-341-003, 117-331-025, and 117-221-034); Authorize the Director of Redevelopment and Housing to accept and record the Grant Deed conveying the property; and
d. Direct the Auditor-Controller to move appropriations within Fund 171, Unit 8210, in the amount of \$200,000 from Object 6613 - Other Professional and Special Services, to Object 7511 - Land.

Upon motion of Director Calcagno, seconded by Director Parker, and carried by those members present, the Board hereby:

- a. Adopted Resolution Certifying the Final EIR, including adopting Mitigation Monitoring and Reporting Plan, CEQA Findings, and a Statement of Overriding Considerations for the Pajaro Park;
b. Adopted Resolution finding that the conveyance of APN 117-221-034 is exempt from CEQA;
c. Approved and authorized the Chair to sign a Real Property Acquisition and Donation Agreement with Granite/PBC Pajaro, LLC for conveyance of 5.8 acres of land located at 24 San Juan Road in Pajaro (APN 117-341-002, 117-341-003, 117-331-025, and 117-221-034); Authorize the Director of Redevelopment and Housing to accept and record the Grant Deed conveying the property; and
d. Directed the Auditor-Controller to move appropriations within Fund 171, Unit 8210, in the amount of \$200,000 from Object 6613 - Other Professional and Special Services, to Object 7511 - Land.

PASSED AND ADOPTED this 23rd day of March, 2010, by the following vote, to wit:

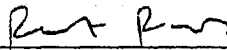
AYES: Directors Armenta, Calcagno, Salinas, Parker, Potter
NOES: None
ABSENT: None

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 75 for the meeting on March 23, 2010.

Exhibit F

Dated: March 24, 2010

Gail T. Borkowski, Clerk of the Board of Supervisors
County of Monterey, State of California

By 
Deputy

Before the Board of Directors of the Redevelopment Agency in and for the
County of Monterey, State of California

Resolution No: 10 – 061

Resolution of the Board of Directors of the)
Redevelopment Agency of the County of Monterey)
certifying the Final EIR and adopting CEQA)
Findings and a Statement of Overriding)
Considerations for the Pajaro Neighborhood Park.)

The Board of Directors of the Redevelopment Agency of the County of Monterey considered the Final Environmental Impact Report for the Pajaro Neighborhood Park on March 23, 2010. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Board of Directors makes the following findings and decision:

FINDING: ENVIRONMENTAL REVIEW PROCESS. Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Sections 21000 et seq. and the CEQA Guidelines, 14 Cal. Code Regs. (“CCR”) Sections 15000 et seq. (collectively CEQA), an Environmental Impact Report (“EIR”) was prepared to analyze the environmental effects of the Pajaro Neighborhood Park (“Project”). The Project is located on parcels of property designated as APN 117-331-025, 117-341-002, 117-341-003.

1. Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Sections 21000 et seq. and the CEQA Guidelines, 14 Cal. Code Regs. (“CCR”) Sections 15000 et seq. (collectively CEQA), an Environmental Impact Report (“EIR”) was prepared to analyze the environmental effects of the Pajaro Neighborhood Park (“Project”). The Project is located on APN 117-331-025, 117-341-002 and 117-341-003. The Redevelopment Agency of the County of Monterey (Agency) is the CEQA lead agency for the Project and prepared the EIR in cooperation with Strelow Consulting. The Final EIR (“FEIR”) was presented to the Board of Directors, and the Board of Directors has reviewed and considered the information contained in the FEIR prior to approving the Project. Pursuant to CEQA Guidelines Section 15090, the Board of Directors certifies that the Final EIR has been completed in compliance with CEQA and that the Final EIR reflects the Agency’s independent judgment and analysis.

EVIDENCE:

- (a) Project Description. The Project analyzed in the Environmental Impact Report (EIR) (State Clearinghouse No. 2009111013 (SCH)) EIR is fully described in Chapter 3.0, Project Description of the Draft EIR. The EIR consists of the DEIR (December, 2009) and the FEIR, which includes the Response to Comments (February, 2010) containing copies of all written and summaries of oral comments, a list of commenters, all responses to oral and written comments, and proposed revisions to the DEIR in accordance with the Public Resources Code Sections 21081.5, and 21081.6 and the CEQA Guidelines, Title

14, California Code of Regulations, Sections 15091 through 15093. The Project is the Pajaro Neighborhood Park ("Project"). The proposed Project consists of property acquisition by the Redevelopment Agency of the County of Monterey and the development of a neighborhood park to serve the unincorporated community of Pajaro within the Castroville-Pajaro Redevelopment Project Area. The park is intended for use by the residents of the community of Pajaro for team sports, primarily soccer and baseball, children's playground, picnicking, parties, barbecues, and other general local-serving recreational needs. Planned facilities include a combined soccer and baseball sports field, basketball court, two small playgrounds, picnic area, small restroom, parking and other accessory facilities. The sports field will be either synthetic turf material or natural grass. An existing 3,500 square-foot galvanized metal building will be retained and may eventually serve as an equipment storage area, but will not be modified as part of this Project. The park is planned to be open to the public during daylight hours only, and locked by maintenance personnel during the night. The park will be secured with perimeter fencing, security lighting, and lockable vehicular and pedestrian gates.

Primary vehicular and pedestrian access to the park will be from San Juan Road. Emergency vehicular and secondary pedestrian access will be at the southeast corner of the site off Florence Avenue, through the adjacent neighborhood. Approximately 2,200 to 2,700 square feet of additional land would be acquired either in the form of private property acquisition or modification of existing easements to accommodate access from San Juan Road.

Water and sewer connections will be made through Florence Avenue at the southeast corner of the site. The site will connect to a twelve-inch storm drain line in San Juan Road that is located at Brooklyn Street. This will require installation of approximately 500-550 linear feet of a 24-inch storm drain pipe in San Juan Road from the project property boundary to connect to the existing storm drain manhole near the northerly corner of San Juan Rd/Porter Drive.

The park will be constructed in two primary phases, depending on available funding. *Phase 1* will consist of construction of all underground utilities, the turf field, and gravel parking lot. *Phase 2* will consist of construction of all other park components listed above, including paving the gravel parking lot. The turf field may be converted to synthetic turf in Phase 2 if not installed in Phase 1.

- (b) On November 3, 2009, a Notice of Preparation ("NOP") for the EIR was issued pursuant to CEQA Guidelines Section 15082. The NOP was distributed to the State Clearinghouse (SCH No. 2009111013), responsible and trustee agencies, interested groups and individuals for a 30-day comment period pursuant to CEQA to obtain comments on the proposed scope of the EIR for the Project. Availability of the NOP was advertised, pursuant to CEQA Guidelines Section

15082, through direct mailing to the State Clearinghouse and Responsible and Trustee agencies, and by publishing notices in the Monterey County Herald.

- (c) Monterey County held an EIR scoping meeting on November 17, 2009 to provide information about the Project, the potential environmental impacts and the CEQA review process, as well as the schedule for Project implementation. Members of the public and other interested parties had the opportunity to ask questions and express their concerns and interests regarding environmental issues related to the Project early in the EIR preparation process.
- (d) On December 30, 2009, the DEIR was published and distributed to the State Clearinghouse as well as to responsible and trustee agencies for a 45-day public comment period in compliance with CEQA. Copies of the DEIR were made available on the Monterey County Planning Department's and Redevelopment and Housing Office's web sites where it could be downloaded for review. In addition, copies were provided at the Pajaro Public Library, the Castroville office of the District 2 Board of Supervisor. A Notice of Completion ("NOC") and a Notice of Availability ("NOA") of the DEIR were prepared and circulated, as required by CEQA Guidelines Sections 15085 and 15087. The Notices were circulated, as applicable, to the State Clearinghouse, responsible and trustee agencies and interested organizations and individuals. The NOA was posted with the County Clerk and published in a newspaper of general circulation, the Salinas Californian.
- (e) The public comment period for the DEIR ended on February 12, 2010. During that time six comment letters/emails were received. All comments on the DEIR have been reviewed and considered, including comments from responsible and trustee agencies and the public and any testimony given at the Planning Commission during public hearings. The FEIR includes Responses to Comments, clarifying information, the comment letters themselves, and changes to the DEIR. Copies of the FEIR were distributed to each of the Supervisors and sent to all commenting agencies and individuals. In addition, the FEIR was available on the County's website and available for public review upon request.
- (f) The Board of Directors has reviewed and considered the information contained in the FEIR, and in the record as a whole before it. The Board of Directors finds that the FEIR reflects the independent judgment and analysis of the Agency based upon the findings and conclusions drawn in this Resolution and the FEIR and in consideration of testimony and information received, and scientific and factual data presented as evidence during the public review process. Studies, data and reports prepared by staff from various County departments, including but not limited to, Planning and Building Services, Public Works, and Environmental Health, and the Monterey County Water Resources Agency as well as those prepared by the EIR consultants and sub-consultants, support the certification of the FEIR for the Project. The Board of Supervisors considered the administrative record as a whole, which includes,

but is not limited, to the Monterey County General Plan (1982), North County Area Plan (non-coastal area), North County Land Use Plan (1984 as updated), the Castroville-Pajaro Redevelopment Plan, the Five-Year Implementation Plan for the Boronda and Castroville-Pajaro Redevelopment Project Areas, 2005-2010, the Pajaro Valley Water Management Agency Basin Management Plan, studies, data and reports supporting the conclusions of the FEIR, as well as additional documentation provided by staff in support of these findings; information presented during the public hearings; staff reports that reflect the Agency's independent judgment and analysis regarding the above referenced studies, data and reports; application materials; and expert testimony. No facts, reasonable assumptions predicted on facts, testimony supported by adequate factual foundation, or expert opinion supported by facts, have been submitted that refute the conclusions reached by these studies, data, reports and the FEIR. In sum, nothing in the record alters the Board of Director's environmental determination and recommendation.

2. **FINDING: POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS IDENTIFIED IN THE EIR THAT ARE REDUCED TO A LEVEL OF "LESS THAN SIGNIFICANT" BY THE MITIGATION MEASURES IDENTIFIED IN THE EIR AND ADOPTED FOR THE PROJECT.** Chapter 4 of the EIR analyzes potentially significant environmental impacts and identifies impacts that can and will be mitigated to a less than significant level or avoided by incorporation of mitigation measures into the Project. The impacts and related mitigation measures identified below are presented in summary form. For a detailed description of impacts and mitigation measures, see the appropriate text in the EIR.

The Agency's Board of Directors hereby incorporates the mitigation measures summarized below into the Project, and upon said incorporation finds that changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effect as identified in the FEIR. The measures are set forth in full in the Mitigation Monitoring and Reporting Plan (MMRP), which is proposed to be approved and adopted by the Board of Directors concurrently with approval of the Project. As explained in the FEIR, implementation of these mitigation measures will reduce the impacts identified below to a less than significant level. Therefore, the Board of Directors finds that each of the identified impacts will be reduced to a "less than significant" level by mitigation measures identified in the FEIR as set forth below:

- (1) Hydrology

Water Quality – Impact 1B-1: Urban pollutants in the project's storm water runoff could indirectly degrade water quality in the Pajaro River.

Mitigation

- 1-1 Install oil/grease traps at the storm water inlets and/or route parking lot/driveway runoff into a vegetated bioswale for treatment prior to discharge into the storm drain system.

Water Quality – Impact 1B-2: Project grading, construction and stormwater outfall install could inadvertently result in erosion and sedimentation into Pajaro River.

Mitigation

1-2 Prepare and implement an erosion control plan and stormwater pollution prevention plan in accordance with County and State regulations and requirements, including, establishing a barrier to the onsite culvert into Pajaro River to prevent inadvertent erosion, sedimentation, and/or construction debris from entering the river and provide adequate erosion control protection in the area of the drainage inlets.

(2) Public Utilities

Water Supply – Impact 2A-1: Project development will result in increased water demand that can be provided by the existing water purveyor if synthetic turf is used for the sports field, but current water supply allocations may be inadequate to serve the project with a natural turf field.

Mitigation

2-1 Install synthetic turf grass for the planned sports field or permit natural turf grass with approval by the Pajaro Sunny Mesa Community Services District that reserve supplies can be reallocated to the project site until such time that funding becomes available to the Redevelopment Agency of the County of Monterey for installation of synthetic turf.

3. **FINDING: SIGNIFICANT UNAVOIDABLE IMPACTS.**

The FEIR identifies significant and unavoidable adverse impacts associated with the approval of the Project, as listed below. Although the Board of Directors incorporated the mitigation measures described above into the Project to mitigate the impacts to the extent feasible, the impacts listed below will remain significant even after identified feasible mitigation measures are implemented. The potentially significant impacts of the project on groundwater resources cannot be mitigated to a less-than-significant level by the imposition of the mitigation measures as described above. The Board of Directors finds and determines: that specific economic, legal, social, technological, or other considerations including the elimination of blight conditions and provision of employment opportunities make infeasible the mitigation measures or project alternatives identified in the FEIR; that these significant and unavoidable adverse impacts are acceptable and that the Project may be approved despite these impacts for the reasons specified in the Statement of Overriding Considerations (Finding 6); that there are no additional feasible mitigation measures or alternatives that the Redevelopment Agency could adopt at this time which would reduce the following impacts to a less than significant level; that some of the impacts

identified are changes or alterations that are within the responsibility and jurisdiction of another public agency and not the agency making the finding, and such changes have been adopted by such other agency or can and should be adopted by such other agency. The impacts and related mitigation measures identified below are presented in summary form. For a detailed description of impacts and mitigation measures, see the appropriate text in the DEIR and FEIR.

EVIDENCE:

(a) **Significant Unavoidable Impacts.**

Chapter 4 of the EIR provides an analysis of the significant impacts and mitigation measures. The FEIR identifies the following potentially significant impacts associated with the Project, which will remain significant even after implementation of the mitigation measures identified in the FEIR.

1) EIR Chapter 4.2 Public Utilities

Groundwater Resources – Impact 2C-1: Project development will result in increased water demand within a groundwater basin that is currently impacted due to severe overdraft and seawater intrusion conditions. Additional water demand on the existing impacted basin would be significant with use of either natural or synthetic turf.

Studies and plans conducted for the Pajaro Valley Water Management Agency (PVWMA) indicate that a reduction in basin-wide groundwater pumping on the order 45,000 AFY is necessary to eliminate seawater intrusion throughout the coastal area. The existing pumping demand within the basin is approximately 69,000 AFY and is projected to increase to 78,000 AFY in the future. Under current conditions, the safe-yield of the basin is approximately 24,000 AFY, about a third of the current average annual demand on groundwater supplies. The PVWMA identified potential programs and projects in its Basin Management Plan. Even with elimination of coastal pumping, approximately 21,000 ASY would be needed to balance the basin. Projects implemented to date (Harkins Slough and Recycled Water projects) have resulted in 5,000 AFY, and additional conservation savings. Given the current uncertainty of implementing an imported water project, a long-term solution to bring the groundwater basin into balance has not been identified or implemented.

No mitigation measures are available other than a regional long-term project that brings the Pajaro Valley Groundwater Basin into balance. Thus, the impact is considered significant and unavoidable.

2) EIR Chapter 5 CEQA Considerations – Cumulative Impacts

Cumulative Impacts: Cumulative development would result in a significant impact to the Pajaro Groundwater Basin, which is in an overdraft condition and experiencing seawater intrusion. Given the current uncertainty of implementing an imported water project, a long-term solution to bring the groundwater basin

into balance has not been achieved. The proposed project's incremental contribution to this significant cumulative impact is between approximately 0.7 and 6.1 AFY depending on whether synthetic turf is used instead of natural grass turf. The project's contribution is considered to be "cumulatively considerable," given the state of imbalance of the groundwater basin. The incremental project water demand would be minimized with use of synthetic turf. However, until a long-term project and/or programs are in place to bring the basin into balance, any incremental contribution would be considered cumulatively considerable.

4. **FINDING: MITIGATION MONITORING PROGRAM.** When making findings, a lead agency must adopt a reporting or monitoring program for the mitigation measures it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment. In conjunction with approving the Pajaro Neighborhood Park, the Board of Directors is adopting the Mitigation Monitoring and Reporting Program (MMRP) for the Project (Attachment 1).

EVIDENCE:

- (a) Per CEQA and Agency Policy, the Board of Directors is adopting a Mitigation Monitoring and Reporting Program for the Pajaro Neighborhood Park as part of the Project approval. The Mitigation Monitoring and Reporting Program lists each mitigation measure, actions to be completed, specifies the responsible party, timing, and means of verification of compliance.
- (b) The mitigation measures incorporated into and imposed upon the Project, including mitigation measures that were added or revised in the FEIR, will not have new significant environmental impacts that were not already analyzed in the EIR for the Pajaro Neighborhood Park.

5. **FINDING: ALTERNATIVES.** Section 15126.6(f) of the CEQA Guidelines requires that an EIR include "a range of reasonable alternatives to the project, or to the location of the project, which would avoid or substantially lessen any significant effects of the project." The Board of Directors has reviewed the significant impacts associated with a reasonable range of alternatives, as compared with the proposed Project, and in evaluating the alternatives has also considered each alternative's feasibility, taking in account a range of economic, environmental, social, legal, technological, and other factors. In evaluating and rejecting the alternatives described in this finding, the Board of Directors has also considered the important factors listed in Finding 6, the Overriding Considerations.

EVIDENCE:

- (a) Based on results and conclusions of the analysis in Chapter 3 of the EIR, the Project would result in significant and unmitigated impacts to groundwater resources and significant impacts to water quality and water supply.
- (b) The EIR considered three alternatives to the Project: "No Project Alternative," "Reduced Project Alternative," and "Eliminate Play Field Requirement Alternative." The Board of Directors finds that each of these alternatives is

infeasible or less desirable than the proposed Project due to environmental or other adverse impacts, based on the following:

- (1) *No Project Alternative.* The "No Project Alternative" considers the comparative environmental effects of not approving the proposed neighborhood park, with the Project site remaining in its current state. This alternative was rejected because it does not meet any of the project objectives, including providing a needed neighborhood park for the low-income, primarily farmworker community of Pajaro that has a high number of children.
- (2) *Reduced Project Alternative.* The "Reduced Project Alternative" assumes elimination of some planned park facilities, including the restroom, and reduction of the playground and irrigated landscaping area. This alternative would not substantially significant change water quality or water supply impacts. The alternative would result in some decrease in water demand of approximately 0.5 AFY with elimination of the restroom and reduction of irrigated landscaping. Water demand also would be substantially reduced if synthetic turf is used, but there would not be a substantial reduction with use of natural grass turf. In either case, water demand in the overdrafted Pajaro Groundwater basin would continue to be considered significant and unavoidable.

The project would partially meet the project objectives of providing a park with play field that would help alleviate blight. However, the elimination of the playground would not meet the objective of providing recreational playgrounds to meet the needs of the young children and families in the community. Elimination of a restroom in the park would not meet the objective of providing an effective public park facility.

- (3) *Eliminate Play Field Alternative.* The "Eliminate Play Field Alternative" the proposed play field would be eliminated as a means of reducing water demand. It is assumed that the area would not be landscaped if a soccer field is not developed in this area, and the area would be fenced off. With elimination of the play field, onsite parking could be reduced, resulting in a reduction in impervious surfacing. This alternative would reduce, but not eliminate, significant water quality impacts. The alternative would substantially reduce water demand with elimination of the play field, although use of synthetic turf would result in a much lower water demand than use of natural turf. In either case, water demand in the overdrafted Pajaro Groundwater basin would continue to be considered significant and unavoidable. Water demand within the Pajaro Sunny Mesa Community Services District would be reduced to a less-than-significant level as project water demand without the play field would be within the amount allocated to the site by the District.

This alternative would partially meet the project objectives of providing a playground area. However, this alternative would not meet the objective of providing a play field for the youth of the Pajaro community and would not completely alleviate existing blighted conditions if the proposed soccer field were left vacant.

6. **FINDING: STATEMENT OF OVERRIDING CONSIDERATIONS (SOC).**

In accordance with Section 15093 of the CEQA Guidelines, the Board of Directors has evaluated the economic, legal, social, technological, or other benefits of the Pajaro Neighborhood Park Project against its unavoidable significant environmental impacts in determining whether to approve the Project, and has determined that the benefits of the Project outweigh its unavoidable, adverse environmental effects and that the adverse environmental effects are considered acceptable in light of the Project's benefits.

EVIDENCE:

- (a) Based on results and conclusions of the analysis in Chapter 4 of the EIR, the Project would result in significant and unmitigated impacts to groundwater resources, including cumulative impacts to groundwater resources.
- (b) Finding 3 of this Resolution summarizes the impacts identified in the EIR that cannot be mitigated to a level of insignificance.
- (c) Each benefit set forth below constitutes an overriding consideration warranting approval of the Pajaro Neighborhood Park Project, independent of the other benefits and despite each and every unavoidable impact.
 - (1) *Provide a Needed Park Facility.* Provide a neighborhood park for the low-income, primarily farmworker community of Pajaro that has a high number of school-age children. There are currently no public parks or recreational facilities in the community. The park will include a play field and playground within walking distance of the community. According to the Redevelopment Agency's "Five Year Redevelopment Implementation Plan" for the area, 10 acres of recreation/park space with at least one baseball/softball diamond, two soccer fields and some playgrounds and tot lots are required for a community the size of Pajaro.
 - (2) *Socio-Economic.* Provide a needed public facility within a low-income community. Pajaro is a largely low income Hispanic farm worker community with a large number of youth, and soccer is the most popular recreational activity. In general, the community currently lacks sufficient community amenities, such as open space, parks, civic facilities and community services to accommodate the growing needs of the relatively young population of Pajaro.
 - (3) *Further the implementation of the Redevelopment Plan.* The Project assists in eliminating and preventing blight and achieving the Project

Objectives as contained in the Redevelopment Plan. The County has adopted "the Redevelopment Plan of the Monterey County Redevelopment Agency for the Castroville-Pajaro Project" (November 1986). As stated in subsection (1) the Redevelopment Agency's "Five Year Redevelopment Implementation Plan" calls for at least 10 acres of recreation/park space for a community the size of Pajaro. The Project provides community facilities that will assist on the alleviation of blight by providing opportunities to avoid juvenile delinquency through organized sports and providing safe places for families and children to gather, and will improve the health and welfare of the people of the community.

7. **FINDING: RECIRCULATION NOT REQUIRED.** The amplifications and clarifications made to the Draft EIR in the Final EIR do not collectively or individually constitute significant new information within the meaning of Public Resources Code Section 21092.1 and CEQA Guidelines Section 15088.5, and therefore re-circulation is not required. The Final EIR does not contain significant new information, as defined in CEQA Guidelines Section 15088.5, which would require re-circulation of the modified sections or the entire document.

EVIDENCE:

- (a) In the course of responding to comments received during the public review and comment period on the Draft EIR, certain portions of the Draft EIR have been modified and some new information amplifying and clarifying information in the Draft EIR has been added into the Final EIR.
- (b) No substantial changes to the DEIR or Project were proposed as a result of the public comment process. The Final EIR responds to comments and makes only technical changes, clarifications, or additions to the DEIR. The changes, clarifications, and additions to the DEIR do not identify or result in any new significant impacts or any substantial increase in the severity of any environmental impacts. Changes to the DEIR text clarify the discussion are based on comment letters and did not change conclusions regarding environmental effects. Changes to the mitigation measures helped clarify or amplify the content and intent of the measures and did not lessen their effect. As the changes constituted clarification or amplification of existing language, and environmental conclusions were not changed, re-circulation of the DEIR is not required.
8. **FINDING: RECORD OF PROCEEDINGS.** Pursuant to Public Resources Code Section 21081.6(a)(2) and CEQA Guidelines Section 15091(e), the Monterey County Redevelopment and Housing Office is the custodian of the documents and other material that constitute the record of proceedings upon which the Redevelopment Agency action is based. The documents and other materials that constitute the record of the proceedings are located at the Monterey County Redevelopment and Housing Office located at 168 W. Alisal Street, Salinas CA 93901.

9. **CONCLUSION.** In accordance with Public Resources Code Section 21081 and CEQA Guidelines Sections 15091 and 15093, the Board of Directors finds as follows:
- a. Based on the foregoing Findings and the information contained in the record, the Agency hereby makes the following Findings with respect to each of the significant environmental effects of the Project:
 - (1) Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment (Finding 2); or
 - (2) Specific economic, legal, social, technological, or other considerations, make infeasible some of the mitigations measures or alternatives identified in the EIR (Findings 3, 5) relative to groundwater resource and cumulative impacts.
 - b. Based on the foregoing Findings and the information contained in the record, the Agency finds that:
 - (1) As set forth in Finding 2, significant effects on the environment due to the approval of the Project will be eliminated or substantially lessened where feasible through incorporation and implementation of mitigation measures (Finding 2); and
 - (2) Any remaining significant effects on the environment found to be unavoidable are acceptable due to the factors and benefits described in the statement of Overriding Considerations in Finding 6.
 - c. These Findings are based on the Draft and Final EIR for the Pajaro Neighborhood Park, Mitigation Monitoring and Reporting Program, the Castroville Community Plan, as revised, the Castroville – Pajaro Redevelopment Plan, comments from other responsible agencies and the public submitted regarding the Draft EIR, testimony during public hearings, staff analysis and commentary, and the administrative record as a whole.

DECISION

NOW THEREFORE, the Board of Directors of the Redevelopment Agency of the County of Monterey hereby certifies the Final Environmental Impact Report, including the Draft EIR, Final EIR and Final EIR, for the Pajaro Neighborhood Park and adopts the Mitigation, Monitoring and Reporting Plan and the foregoing Findings and Statement of Overriding Considerations.

PASSED AND ADOPTED on this 23rd day of March, 2010, upon motion of Director Calcagno, seconded by Director Parker, by the following vote, to-wit:

AYES: Directors Armenta, Calcagno, Salinas, Parker, Potter

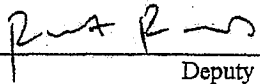
NOES: None

ABSENT: None

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 75 for the meeting on March 23, 2010.

Dated: March 24, 2010

Gail T. Borkowski, Clerk of the Board of Supervisors
County of Monterey, State of California

By 
Deputy

Before the Board of Directors of the Redevelopment Agency in and for the
County of Monterey, State of California

Resolution No: 10 – 062

Resolution of the Board of Directors of the)
Redevelopment Agency of the County of Monterey)
finding that the acquisition of Certain property in)
Pajaro (APN 117-221-034) is exempt from CEQA)
under section 15325 of the CEQA Guidelines.)

The Board of Directors of the Redevelopment Agency of the County of Monterey considered the acquisition of certain property located in Pajaro (APN 117-221-034) on March 23, 2010. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Board of Directors makes the following findings and decision:

1. **FINDING: CEQA EXEMPTION** Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Sections 21000 et seq. and the CEQA Guidelines, 14 Cal. Code Regs. ("CCR") Section 15325 (Transfers of Ownership in Land to Preserve existing Natural Conditions and Historic Resources) the proposed action is exempt from CEQA.

EVIDENCE:

The Redevelopment Agency of the County of Monterey is acquiring a parcel of land totaling .9 acres that is currently in agricultural use. The Agency does not propose to develop or change the use of the parcel and the proposed acquisition will allow for the continued agricultural use of the parcel. The property is excluded from the Project Description for the Pajaro Neighborhood Park Project, and is also physically separated from the proposed park by a railroad right-of-way owned by a third party.

2. **FINDING. RECORD OF PROCEEDINGS.** Pursuant to Public Resources Code Section 21081.6(a)(2) and CEQA Guidelines Section 15091(e), the Monterey County Redevelopment and Housing Office is the custodian of the documents and other material that constitute the record of proceedings upon which the Redevelopment Agency action is based. The documents and other materials that constitute the record of the proceedings are located at the Monterey County Redevelopment and Housing Office located at 168 W. Alisal Street, Salinas CA 93901.
3. **CONCLUSION.** In accordance with Public Resources Code Section 21081 and CEQA Guidelines Sections 15300 and 15325, the Board of Directors finds that the acquisition of certain property in Pajaro qualifies for an exemption under CEQA since the said acquisition will not change the existing agricultural use of the property and will call for the continued agricultural use.

DECISION

NOW THEREFORE, the Board of Directors of the Redevelopment Agency of the County of Monterey hereby determines that the above described action is exempt from CEQA pursuant to Section 15325 of the CEQA Guidelines and adopts the foregoing Findings.

PASSED AND ADOPTED on this 23rd day of March, 2010, upon motion of Director Calcagno, seconded by Director Parker, by the following vote, to-wit:

AYES: Directors Armenta, Calcagno, Salinas, Parker, Potter

NOES: None

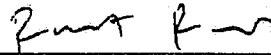
ABSENT: None

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 75 for the meeting on March 23, 2010.

Dated: March 24, 2010

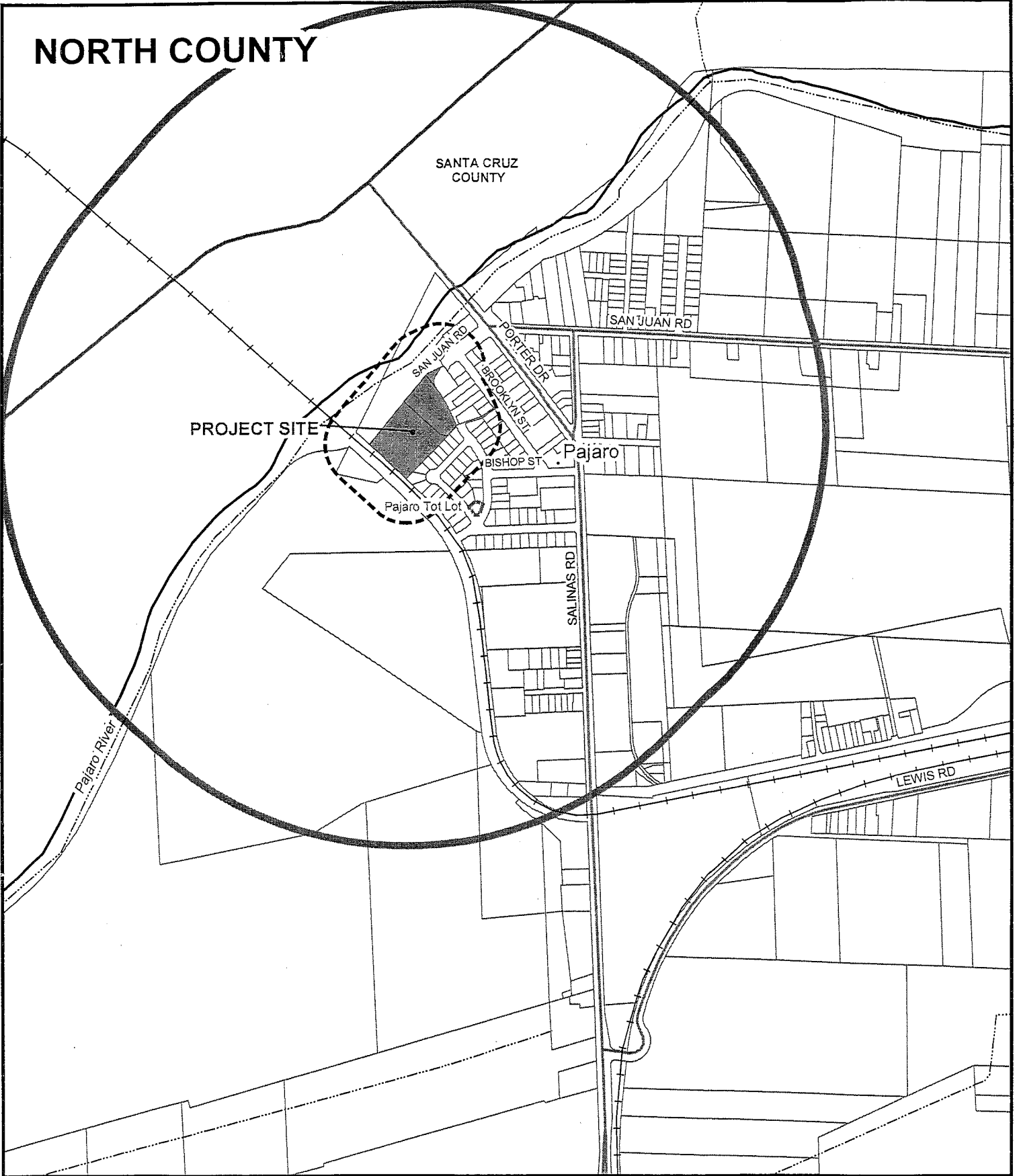
Gail T. Borkowski, Clerk of the Board of Supervisors
County of Monterey, State of California

By







Deputy

NORTH COUNTY



APPLICANT: GRANITE/PBC PAJARO LLC (PAJARO COMM. PARK)

APN: 117-341-002, 003 & 117-331-025-000 FILE # PLN090275

 300' Limit  2500' Limit  City Limits  Water

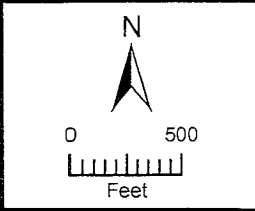


EXHIBIT 9

PLANNER: SNIDER

