

## MONTEREY COUNTY PLANNING COMMISSION

<b>Meeting:</b> February 25, 2015	<b>Agenda Item No.:</b> 4
<b>Project Description:</b> Consider Use Permit, General Development Plan and Design Approval to allow 21 multi-family units in three buildings on a 1.535 acre lot. Grading is approximately 2,970 cubic yards (305 cubic yards cut and 2,665 cubic yards fill). The property is located south of Merritt (State Highway 183) and Poole Street, Castroville, Castroville Community Plan and North County Non-Coastal Area.	
<b>Project Location:</b> South of Poole and Merritt Streets (State Highway 183) in Castroville	<b>APN:</b> 030-171-001-000
<b>Planning File Number:</b> PLN080163	<b>Owner:</b> Idris Mohssinn <b>Applicant:</b> Alex Reynoso AIA, In Studio Architecture
<b>Planning Area:</b> Castroville Community Plan and North County Non-Coastal Area Plan	<b>Flagged and staked:</b> No
<b>Zoning Designation:</b> CP [Castroville Community Plan--Mixed Use]	
<b>CEQA Action:</b> CEQA Guidelines Section 15183 – Project Consistent with a Community Plan for which an EIR was certified	
<b>Department:</b> RMA-Planning Department	

**RECOMMENDATION:**

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

- 1) Approve PLN080163, a Use Permit, General Development Plan and Design Approval to allow 21 multi-family units in three buildings on a 1.535 acre lot based on the findings and evidence and subject to the conditions of approval. (**Exhibit C**)

**PROJECT OVERVIEW:**

This project proposes construction of 21 multifamily units on at 1.5 acre parcel, south of the Merritt Street Corridor in the Castroville Community Plan (CCP). The subject site is designated for Mixed Use Development stipulating that the project should contain a mix of residential and commercial uses. The subject site is irregular in shape with a small narrow frontage on Merritt Street, and most of the project area tucked behind existing residences. The area fronting on Merritt Street is being left vacant to allow future development of the commercial component of the project, potentially in conjunction with the adjacent lots that currently support residential uses.

The project consists of three, three-story apartment buildings with two different building types. Ground-level parking exists for all the units. Building type B will include units located on all three floors. Building type A is used for two of the buildings and will include units on the second and third floors with parking and a single unit on the ground level. Six covered parking spaces are proposed in each of the two “A” buildings. The two Buildings A are in the center of the lot, with walkways and a common landscaped area. The B Building is proposed at the rear of the lot. A tot lot is also proposed between the “B” building and the rear property line.

The project has been modified and reduced in size to 21 units in order to reserve area for future commercial development along Merritt Street and to provide sufficient off street parking.

## CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

CEQA Guidelines Section 15183(a) states: “*CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.*”

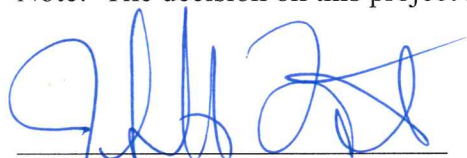
**OTHER AGENCY INVOLVEMENT:** The following agencies and departments reviewed this project:

- √ RMA-Public Works Department
- √ RMA-Environmental Services?
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ North County Fire Protection District
- √ California Department of Transportation, District 5
- √ RMA – Redevelopment and Housing Office
- √ Parks Department

Agencies that submitted comments are noted with a check mark (“√”). Conditions recommended by Public Works, Environmental Health, Water Resources Agency, North County Fire Protection District, and RMA – Redevelopment and Housing 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 Castroville Citizen’s Advisory Committee (CAC) on April 21, 2010 for consistency review with the Castroville Community Plan and design review. After adoption of the CCP projects in Castroville are no longer referred to the North County LUAC. The Monterey County Board of Supervisors amended the Monterey County General Plan and the North County Area Plan to incorporate the Castroville Community Plan (Resolution No. 07-102) requiring Site Plan and Design Guidelines review by the CAC per CCP Appendix A. The CAC voted for redesign of the then 30-unit project so that the project is more consistent with the CCP and could be recommended for approval of the project design to the Planning Commission. CAC members expressed concerns regarding having a more residential design, reduce the density, on-going maintenance, selection of tenants and parking control. These concerns have been addressed by the revised project.

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



John Ford, RMA Services Manager  
(831) 755-5158, fordjh@co.monterey.ca.us  
February 20, 2015

cc: Front Counter Copy; Planning Commission; North County Fire Protection District;

RMA-Public Works Department; RMA-Environmental Services; RMA – Redevelopment and Housing Office, Parks Department; Environmental Health Bureau; Water Resources Agency;; John Ford, RMA - Planning Services Manager; Arthur Henriques, Project Planner; Idriss Mohssin, Owner; Alex Reynoso, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Amy White);; Planning File PLN080163

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, Parcel Map, Tentative Map
- General Development Plan

Exhibit D Vicinity Map  
Exhibit E Castroville Community Plan DEIR and FEIR (on CD)

## EXHIBIT A

### Project Information for PLN080163

**Application Name:** Mohssin Idris  
**Location:** 9999 To Be Assigned, To Be Assigned  
**Applicable Plan:** North County  
**Primary APN:** 030-171-001-000  
**Advisory Committee:** North County Non-Coastal Advisory Committee  
**Coastal Zone:** No  
**Permit Type:** Use Permit  
**Final Action Deadline (884):** 2/10/2010  
**Environmental Status:** Previous Environmental Review  
**Zoning:** CP  
**Land Use Designation:** Castroville Community Plan

#### Project Site Data:

**Lot Size:** 66864  
**Coverage Allowed:** 50%  
**Coverage Proposed:** 24%  
**Existing Structures (sf):** 0  
**Height Allowed:** 42'  
**Proposed Structures (sf):** 27400  
**Height Proposed:** 38'  
**Total Sq. Ft.:** 27400  
**FAR Allowed:** NA  
**Special Setbacks on Parcel:** N  
**FAR Proposed:** NA

#### Resource Zones and Reports:

**Seismic Hazard Zone:** VI  
**Soils Report #:**  
**Erosion Hazard Zone:** Moderate|Low  
**Biological Report #:**  
**Fire Hazard Zone:**  
**Forest Management Rpt. #:**  
**Flood Hazard Zone:** AE|X (shaded)  
**Geologic Report #:**  
**Archaeological Sensitivity:** high  
**Archaeological Report #:**  
**Visual Sensitivity:** None  
**Traffic Report #:**

#### Other Information:

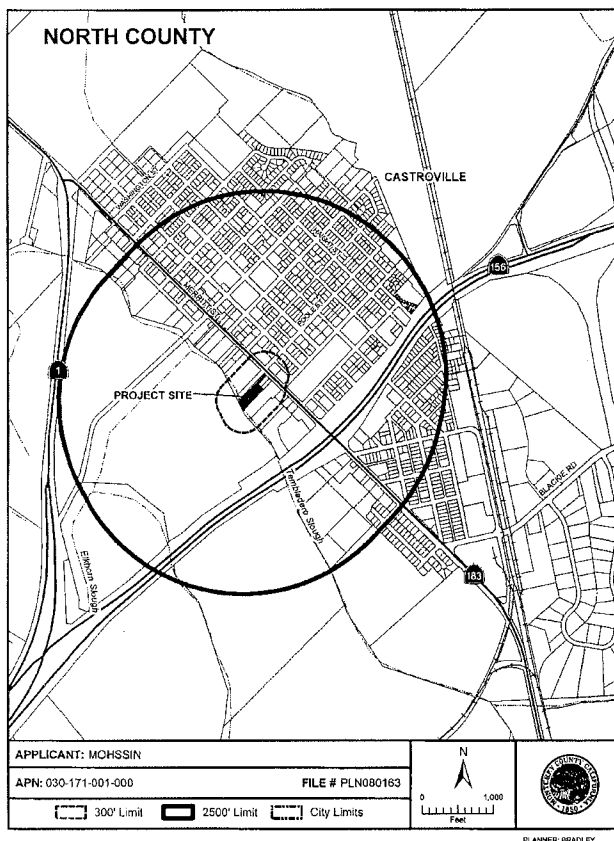
**Water Source:** CASTROVILLE CSD  
**Grading (cubic yds.):** 2770  
**Water Purveyor:**  
**Sewage Disposal (method):** CASTROVILLE CSD  
**Fire District:** North County FPD  
**Sewer District Name:** n/a  
**Tree Removal:** N/A



# EXHIBIT B DISCUSSION

## Project Description and Background

The project site is an irregularly shaped 1.5 acre vacant infill lot, vegetated with non-native weeds and grasses. The surrounding properties support a mix of different uses. The right of way for the extension of Poole Street runs along the north property line and across Poole is a commercial use. The property immediately to the west is Merritt Street, and two single family residences. The property to the south is cultivated agricultural land, and the area to the west is the Trembledero Slough. The property generally slopes down from Merritt Street to the Slough. A small strip of the western property boundary is within the Floodway of the Trembledero Slough and approximately half the property would be subject to inundation in a 100 year flood event.



The project is a Use Permit for a 24-unit multi-family residential development in three buildings. The three buildings are three-stories in height and have two different building types. Building type B will include units located on all three floors. Building type A is used for two of the buildings and will include units on the second and third floors with parking and a single unit on the ground level. Six covered parking spaces are proposed in each of the two "A" buildings. The two Buildings A are in the center of the lot, with walkways and a common landscaped area. The B Building is proposed at the rear of the lot. The units are three bedroom, one bath. A tot lot is also proposed between the "B" building and the rear property line.

The site will be graded to slightly remove earth material from the portion of the site at Merritt Street and then fill a portion of the area subject to flooding, raising the development area above the water surface elevation of a flood event. A retaining wall will be constructed up to 12 feet in height to accomplish this. The retaining wall will remain 95'-110' from the top of the slough bank. No fill will be placed in the Floodway. All fill will be placed in the Floodway Fringe. The 100 feet between the retaining wall and the slough will be planted with native plant material. An easement will be dedicated to the County for flood control access, maintenance and future slough enhancement.

Site access will be from three driveways on the extension of Poole Street. Paving will be scattered between the buildings and around the perimeter of the site. Proposed infrastructure includes sidewalks, gutters, new storm water and drainage system, and connections to the Castroville Community Service District's water main and sewer system.

### **Compliance with the Castroville Community Plan (CCP)**

#### Land Use and Zoning

The Castroville Community Plan "MU-C" land use and zoning designation provides for residential development on the same site or in the same building as commercial, office and/or public uses. Residential development within the Mixed-Use designation is allowed at a minimum density of 15 dwelling units per acre and a maximum of 30 dwelling units per acre. The proposed density on this lot is approximately 15.6 units per acre based upon the gross acreage, but approximately 40% of the lot adjacent to the slough is in the floodway and is required to remain undeveloped leaving a net density at approximately 23 units per acre. The residential density is consistent with the Castroville Community Plan.

This project does not currently include a commercial component. The initial application was to allow 30 units with a three story residential structure on the narrow portion of the property fronting on Merritt Street. In discussions with the applicant, it was explained that a Commercial Component was a requirement of the MU-C designation and was not optional. The applicant did not perceive there is demand in Castroville currently for additional commercial space but there is demand for residential units and did not want to build a commercial component that would be a large cost, but would not likely be leased.

In an effort to allow the residential component of the project to move forward, and maintain the potential for future commercial, parking is being placed on the narrow area near the intersection of Poole and Merritt and the front portion reserved for commercial development or perhaps even commercial with additional residences. This also minimizes the impact on the existing residences along Merritt, but reserves the ability to combine all these parcels one day in the future and develop an appropriate level of commercial/residential uses in an integrated development, rather than in fragmented small parcels.

#### Site Plan

The layout of the site places the three story structures away from the existing residences, using the parking areas as separation to minimize the ability of the new residential units to look directly into the yards of the existing residences. The proposed setbacks are eight feet along the Poole Street frontage, seven feet to the agricultural field to the south and over 46 feet to the

properties on Merritt Street. The proposed height is 38 feet. The "MU-C" development standards allow zero setbacks and up to three stories with maximum height of 42 feet. The second and third floors are setback from the first story, and include balconies and recessed openings to reduce the mass.

The density places a premium on the areas available for landscaping. A Children's play area is proposed behind building B in an area that will be planted in turf. The western end of the property is the only area where turf is proposed. The remainder of the landscape areas is not highly detailed in terms of the plant palette and the combination of trees, shrubs and ground cover. A condition should be added to require larger tree species planting in the larger portions of the landscape areas. Small trees should be used to provide color and contrast in smaller landscape areas and to provide a visual buffer from the adjacent residences. The undeveloped area adjacent to Merritt Street should be planted in native grasses and our wildflowers until it is developed. All plant material should be drought tolerant.

Perimeter retaining walls will be constructed of concrete masonry "Allan" block, ranging in height from two feet along Merritt Street and up to twelve feet in the rear of the development. Fencing along the southeast side is open (see through) metal fencing.

### Building Design

The site does not have any historic buildings in the immediate vicinity which it needs to be compatible with. In this situation the Castroville Community Plan allows use of contemporary and/or interpretations of historic architectural styles represented in the Castroville area. The CCP identifies the following guidelines for materials and colors:

- *Use the highest quality materials on exposed exterior surfaces such as brick, metal, stone, terra cotta, wood, tile and stucco.*

The stucco, wood accents on the posts and balcony railings are consistent with this. The vertical wood siding, and type of asphalt shingle roof could be inconsistent with this depending upon the quality of material chosen. The type of siding used should not be grooved plywood, but rather a material that is highly weather resistant and provides dimension to the seams. The roofing material shown on the plans are dimensional asphalt shingles which will provide some texture and depth to the roof. This policy would require a high quality dimensioned shingle, and not a flat asphalt shingle.

- *Contrasting colors should accent architectural details such as windows and doors, moldings, and shutters from the primary building color. For example, a building painted a lighter color should use darker colors to accent architectural details and vice-versa. Colors for new buildings should be compatible to adjacent existing structures.*

The color palette uses contrasting colors corresponding to the architectural details. The stucco would be a combination of a light tone green contrasted with a Light tone yellow. These would be divided by a medium tone brown trim board. The wood siding, wood accents and rafter elements would be a medium tone brown. The asphalt shingles will be in a brown tone.

- *Innovative or "green" materials are encouraged provided they appear similar in quality, texture, finish and dimension to those used traditionally in the neighborhood.*

This has not been addressed as part of the project design.

- *Building colors should evoke a sense of richness and liveliness to complement and support overall character.*

The building colors support the overall character of the building.

- *Simple, matte finishes are preferred. Highly reflective building materials and mirrored glass are inappropriate. Polished stone or ceramic tile, for example should be avoided or limited to accent elements.*

The project does not propose any reflective materials.

### Parking

The Zoning Ordinance requires 2.2 spaces per unit for three or more bedroom units and 1 guest space for each 4 units. The 21 units on site require 51 off street parking spaces. The applicant has proposed 55 off street parking spaces as follows:

Building B	6 spaces (covered)
Building A-1	9 spaces (covered)
Building A-2	6 spaces (covered)
Open parking lot	34 spaces

This provides parking for a future commercial at the Merritt Street Frontage, and the parking lot design allows for the other MU-C lots on Merritt that currently support residences to integrate into this property with access off Poole, parking behind the buildings and store fronts right on the sidewalk along Merritt Street. The larger parking lot is appropriately designed with two access points off of Poole designed as a loop. There are no dead end parking aisles and all parking is easily accessible.

Six lockable bicycle parking spaces are required. No covered parking is required. Lighting will be required for the parking areas in the exterior light plan.

### Affordable Housing

The proposed project will be required to comply with the County’s Inclusionary Housing Ordinance.

### **General Development Plan**

The Castroville Community Plan requires a General Development Plan (GDP) for any development in the MU-C district in excess of one half an acre. A GDP has been prepared for the project addressing the residential component of this project, specifying the materials and colors and landscape palette. Conditions of approval have been added to address materials and landscaping which will modify the General Development Plan. In addition future Commercial Development will require that a new GDP be approved.

### **Environmental Review**

The project is consistent with the Castroville Community Plan for which an EIR was certified. CEQA Guidelines Section 15183(a) states: “*CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except*

*as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.”*

**Recommendation**

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

- 1) Approve PLN080163, a Use Permit for 24 multi-family units in three buildings, retaining walls ranging from two feet to twelve feet, and Design Approval on a 1.535 acre lot. Grading is approximately 2,970 cubic yards (305 cubic yards cut and 2,665 cubic yards fill), based on the findings and evidence and subject to the conditions of approval (**Exhibit C**)

**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:

**MOHSSIN (PLN080163)**

**RESOLUTION NO. 15-**

Resolution by the Monterey County Planning  
Commission:

- 1) Approve the Use Permit, General Development Plan and Design Approval for 21 multi-family units in three buildings, on a 1.5 acre lot. Grading is approximately 2,970 cubic yards (305 cubic yards of cut and 2,665 cubic yards fill); and
- 2) Adopting a Mitigation Monitoring and Reporting Plan

[PLN080163, Mohssin, south of Poole and Merritt Streets (State Highway 183), in Castroville, Castroville Community Plan and North County Non-Coastal Area, (APN: 030-171-001-000)]

**The Use Permit and Design Approval (PLN080163) came on for public hearing before the Monterey County Planning Commission on February 25, 2015. 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:**       **PROJECT DESCRIPTION** – The proposed project is a Use Permit, General Development Plan and Design Approval for 21 multi-family units in three buildings, retaining walls ranging from two feet to twelve feet, on a 1.535 acre lot. Grading is approximately 2,970 cubic yards (305 cubic yards cut and 2,665 cubic yards fill).  
**EVIDENCE:**       The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN080163.
  
2.       **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:
  - the 2010 Monterey County General Plan;
  - the Castroville Community Plan;
  - North County Non-Coastal 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 south of Poole and Merritt Streets (State Highway 183) in Castroville. The proposal is consistent with the Castroville Community Plan land use designation of MU-C which allows residential and commercial, office and/or public uses on the same site or in the same building (primarily retail, office, and or public uses to encourage activity centers and pedestrian orientation).
- c) The parcel is zoned CP (Community Plan) which implements the Community Plan land use designation of Mixed Use which allows a 21 multi-family units in three buildings, on a 1.5 acre lot subject to approval of a Use Permit and Design approval. Therefore, the project is an allowed land use for this site.
- d) The project planner conducted a site inspection on 9/18/06, 1/30/07, 4/3/08 and 4/2/10 to verify that the project on the subject parcel conforms to the plans listed above.
- e) Design Approval – The Castroville Community Plan Policy 2.2 requires that new development including infill development, be reviewed subject to the appropriate Community Plan Architectural Design Guidelines (Appendix A) and Development Standards (Appendix B) to ensure quality of design and compatibility.
- f) The Architectural Design Guidelines of the Castroville Community Plan allow contemporary designs when the development is not in close proximity to existing historical buildings which identifiable architectural styles. This site is not in proximity to any historic buildings and uses a contemporary architectural style.
- g) The Architectural Design Guidelines of the Castroville Community Plan require the use of high quality materials. The stucco, wood accents on the posts and balcony railings are consistent with this. The vertical wood siding, and type of asphalt shingle roof have been conditioned to be high quality dimensioned products.
- h) The project was referred to the Castroville Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because the site is within the Castroville Community Plan Area.
- i) The project was reviewed at the April 21, 2010 meeting. The CAC determined that the project is consistent with the CCP Mixed Use Design Guidelines and Development Standards and unanimously recommended approval of the project design to the Planning Commission. CAC members expressed concerns regarding on- going maintenance, selection of tenants and parking control.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN080163.

3. **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, North County Fire Protection District, Parks, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, Redevelopment and Housing Agency and the 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: aesthetic and visual resources, air quality, biological resources, cultural and historical resources, geology and soils, hazards and hazardous materials, hydrology and groundwater resources, surface water hydrology, transportation and circulation, and utilities. 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:
    - a) A "*Biological Survey for the Idris Mohssin Property on July 27, 2007*" (LIB #100083) report was prepared by Ed Mercurio, Biological Consultant, dated July 27, 2007.
    - b) A Spring "*Biological Survey for the Idris Mohssin Property on May 2, 2008*" (LIB \_\_\_) report was prepared by Ed Mercurio, Biological Consultant on May 2, 2008.
    - c) A "*Preliminary Cultural Resources Reconnaissance of APN: 030-171- 001-000 Located at Poole Street South of Merritt Street, Castroville, Monterey County California*" (LIB080509), was prepared by Lynne Mounday, M.A., dated July 8, 2008.
    - d) A "*Geotechnical Investigation for Proposed Residential Building Sub Sites #1 and #4 at Merritt Street at Poole Street Castroville, CA 95012*" (LIB070062) was prepared by Ali M. Oskooruchi, PhD., P.E., G.E., dated November 21, 2006.
    - e) A "*Geotechnical Investigation for Proposed Residential Building Sub Sites #5 and #6 at Merritt Street at Poole Street Castroville, CA 95012*" (LIB070063) was prepared by Ali M. Oskooruchi, PhD., P.E., G.E., dated November 21, 2006.
    - f) A "*Reconnaissance of Geologic Investigation ,Lands of Mohssin, Merritt and Poole Streets, Monterey County California*" was prepared by UPP Geotechnology, Inc.", (LIB070061), dated December 27, 2006.
    - g) A "*Phase I Environmental Site Assessment*" was prepared by Environmental Investigations, Inc. (LIB 100102) dated April 5, 2009.
    - h) A "*Project Access and Traffic Fee Calculations report for the Mohssin Apartment Complex, Monterey*" (LIB \_\_\_) was prepared by Pinnacle Traffic engineering, dated June 13, 2008.The above-mentioned 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 has independently reviewed these reports and concurs with their conclusions.

- c) The project planner conducted a site inspection on 9/18/06, 1/30/07, 4/3/08 and 4/2/10 to verify that the project on the subject parcel conforms to the plans listed above.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN080163.

4. **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 the RMA - Planning, North County Fire Protection District, Parks, Public Works, Environmental Health Bureau, Redevelopment and Housing Agency and the Water Resources Agency. The respective 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. The applicant has agreed to these conditions as evidenced by the application and accompanying materials and conditions.
  - b) Necessary public facilities are available. The project would not require the construction of new water or waste treatment facilities. Water is provided by the Castroville Community Services District.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on 9/18/06, 1/30/07, 4/3/08 and 4/2/10 and researched County records to assess if any violation exists on the subject property.

6. **FINDING:** **CEQA (Previously Certified EIR)** – An EIR was prepared and Certified for the Castroville Community Plan. The FEIR adequately addresses all impacts associated with the proposed project and no additional environmental review is necessary.

- EVIDENCE:**
- a) In April 2007, the Board of Supervisors adopted the Castroville Community Plan (CCP), which is intended to guide future growth and development within the Plan boundaries. The CCP was approved after the Board of Supervisors certified a Final EIR for build out of the Plan area. The subject site is within the Merritt Street Opportunity Area as defined in the Castroville Community Plan.
  - b) In October 2010, the Board of Supervisors adopted a countywide General Plan (2010 Monterey County General Plan) which incorporated

the North County Area Plan (Chapter 9.G), which includes the Castroville Community Plan as a “Community Area.”

- c) CEQA Section 21083.3(a) states: *If a parcel has been zoned to accommodate a particular density of development or has been designated in a community plan to accommodate a particular density of development and an environmental impact report was certified for that zoning or planning action, the application of this division to the approval of any subdivision map or other project that is consistent with the zoning or community plan shall be limited to effects upon the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report.*
- d) The 21 units proposed is between the 15 and 30 units per acre specified in the Community Plan and reserves room for future commercial development, when demand for such development exists consistent with the Community Plan.
- e) A series of studies were conducted (see Finding 3, evidence b above) which found there were not any peculiar environmental impacts associated with development of this site.

7. **FINDING:** **GENERAL DEVELOPMENT PLAN** –The Castroville Community Plan requires a General Development Plan (GDP) for any development in the MU-C district in excess of one half an acre.

- EVIDENCE:**
- a) The proposed project is located in the MU-C district of the Castroville Community Plan and is over an acre in area; therefore, a GDP is required to be approved by the Planning Commission prior to new development, changes in use, expansion of use, or physical improvement of the site.
  - b) The project as described in the application and accompanying materials was reviewed by RMA-Planning, Fire Protection District, Parks Department, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, Sheriff, and the Water Resources Agency. The respective departments have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood; or the county in general (see Finding 3).
  - c) The GDP addresses the development of the residential component of this project, specifying the materials and colors and landscape palette. Conditions of approval have been added to address materials and landscaping which will modify the General Development Plan. In addition future Commercial Development will require that a new GDP be approved.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.

- EVIDENCE:**
- a) Section 21 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

## DECISION

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

1. Approve PLN080163, a Use Permit, General Development Plan and Design Approval for 21 multi-family units in three buildings on a 1.5 acre lot. Grading is approximately 2,970 cubic yards (305 cubic yards cut and 2,665 cubic yards fill), based on the findings and evidence and subject to the conditions of approval (**Exhibit C**)

**PASSED AND ADOPTED** this 25<sup>th</sup> day of February, 2015 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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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 Monterey County RMA-Planning and RMA-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 5-14-2014

# Monterey County RMA Planning

## DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN080163

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This Use Permit, General Development Plan and Design Approval (PLN080163) allows 21 multi-family units in three buildings on a 1.5 acre lot. The property is located at the intersection of Merritt Street and Poole Street, in Castroville (Assessor's Parcel Number 030-171-001-000), Castroville Community Plan, North County Area Plan. This permit 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 RMA - Planning. 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)

**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:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Use Permit, General Development Plan and Design Approval (Resolution Number \*\*\*) was approved by Planning Commission for Assessor's Parcel Number 030-171-001-000 on February 25, 2015]. The permit was granted subject to 49 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of building permits or commencement of the use. (RMA - Planning)

**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.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

**Condition/Mitigation Monitoring Measure:** If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.  
(RMA - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

#### 4. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: RMA-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/her/its 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, recordation of the certificates of compliance 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)

**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 for review and signature by the County.

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

#### 5. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring and/or Reporting Plan (Agreement) 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 Agreement. The agreement shall be recorded. (RMA - Planning)

**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 an agreement with the County to implement a Condition of Approval/Mitigation Monitoring Plan.
- 2) Fees shall be submitted at the time the property owner submits the signed Agreement.
- 3) Proof of recordation of the Agreement shall be submitted to RMA-Planning.



**6. PD007- GRADING WINTER RESTRICTION**

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services. (RMA - Planning and RMA - Building Services)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant, on an on-going basis, shall obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.

**7. PD012(G) - LANDSCAPE PLAN & MAINTENANCE (OTHER)**

**Responsible Department:** RMA-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 RMA - Planning. 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)

**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 RMA - Planning 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.

**8. PD013 - STREET LIGHTING**

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** All street lights in the development shall be approved by the Director of RMA - Planning.  
(RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading or building permits for street lights, the Owner/Applicant shall submit three copies of the lighting plans to the RMA - Planning 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.

**9. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN**

**Responsible Department:** RMA-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 lighting source shall be shielded and recessed into the fixture. 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 RMA - Planning, prior to the issuance of building permits.  
(RMA - Planning)

**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 RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

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

**10. PD032(A) - PERMIT EXPIRATION**

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The permit shall be granted for a time period of 3 years, to expire on February 25, 2018 unless use of the property or actual construction has begun within this period.  
(RMA-Planning)

**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 RMA-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

**11. PD035 - UTILITIES UNDERGROUND**

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** All new utility and distribution lines shall be placed underground. (RMA - Planning and RMA- Public Works)

**Compliance or Monitoring Action to be Performed:** On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.

**12. PD041 - HEIGHT VERIFICATION**

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of RMA - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA - Planning and RMA - Building Services)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

**13. PD052 - PRE-CONSTRUCTION MEETING**

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** Prior to the commencement of any grading or construction activities, a pre-construction meeting shall be held on the site. The meeting shall include representatives of each of the selected contractors, any consultant who will conduct required monitoring, the Owner/Applicant, the RMA-Planning Department and any other appropriate County Departments. The purpose of the meeting is to review the conditions of approval that are applicable to the grading and construction of the approved development. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to commencement of any grading or construction activities, the Owner/Applicant shall contact RMA-Planning to schedule a pre-construction meeting prior to commencement of any grading or construction activities. The Owner/Applicant shall be responsible for ensuring that all appropriate contractors and technical consultants are in attendance. RMA-Planning staff shall be responsible for identifying and notifying other County Departments that should attend the meeting (if applicable).

### 15. EDD001 - INCLUSIONARY HOUSING REQUIREMENT

**Responsible Department:** Economic Development

**Condition/Mitigation Monitoring Measure:** Prior to issuance of a building or grading permit for the project, the developer/owner shall execute an Inclusionary Housing Developer Inclusionary Rental Agreement (Agreement), in a form that is acceptable to the Director of the Economic Development Department, to be recorded on the subject property. The Agreement will set forth the number of Inclusionary rental units, the type of units (number of bedrooms and affordability), and the location of units within the project. The Agreement shall be recorded on the project site.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of a building and/or grading permit, the owner/applicant shall demonstrate proof that an Inclusionary Housing Agreement has been prepared, reviewed, and approved by the Director of the Economic Development. Said Agreement shall be record on the subject parcel.

### 16. EH37 - RECYCLABLES IN RENTAL HOUSING

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** Submit a written plan on how recyclables will be collected and stored for each of the multifamily rental housing units.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permits, the owner/applicant/developer, shall submit a plan to the Division of Environmental Health for review and approval.

### 17. EH38 - SEPARATE RECYCLABLES

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** All persons shall separate all recyclables from other solid waste generated at their premises and shall place such recyclables into a different approved container to facilitate segregation at a solid waste facility (MCC 10.41.020.B).

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permits, the owner/applicant/developer, shall submit a plan to the Division of Environmental Health for review and approval.

**18. FIRE001 - ROAD ACCESS**

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum of two nine-foot traffic lanes with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. North County Fire Protection District

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the roadway into design and print the text of this condition as Fire Department Notes on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of roadway improvements and obtain fire department approval the final fire inspection.

**19. FIRE002 - ROADWAY ENGINEERING**

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** The grade for all roads shall not exceed 15 percent. Where road grades exceed 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The length of vertical curves in roadways, exclusive of gutters, ditches and drainage structures designed to hold or divert water, shall not be less than 100 feet. No roadway turn shall have a horizontal inside radius of less than 50 feet. A roadway turn radius of 50 to 100 feet is required to have an additional 4 feet of roadway surface. A roadway turn radius of 100 to 200 feet is required to have an additional 2 feet of roadway surface. Roadway turnarounds shall be required on dead-end roads in excess of 150 feet of surface length. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. North County Fire Protection District

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the roadway into design and print the text of this condition as 'Fire Department Notes' on improvement plans.

Prior to issuance of building permit(s) for development on individual lots within the phase of the subdivision, the Applicant shall complete the installation of the roadway improvements and shall obtain fire dept. approval of the fire clearance inspection for each phase of development.

Prior to requesting a final building inspection, the Applicant shall complete the installation of roadway improvements and obtain fire department approval the final fire inspection.

## 20. FIRE007 - DRIVEWAYS

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. North County Fire Protection District

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the driveway into design and print the text of this condition as "Fire Department Notes" on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of driveway improvements and obtain fire department approval the final fire inspection.

## 21. FIRE008 - GATES

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. North County Fire Protection District

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the entry gate into design and print the text of this condition as "Fire Department Notes" on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the entry gate and obtain fire department approval the final fire inspection.

## 22. FIRE011 - ADDRESSES FOR BUILDINGS

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be visible and legible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. North County Fire Protection District

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on plans.

Prior to requesting a final building inspection, Applicant shall install the required address signage and shall obtain fire department approval of the fire department final inspection.

## 23. FIRE021 - FIRE PROTECTION- SPRINKLER SYSTEM (STANDARD)

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. North County Fire Protection District

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permit, Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a framing inspection, the Applicant shall obtain fire department approval of the rough sprinkler inspection.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the fire sprinkler system and obtain fire department approval of the final fire sprinkler inspection.



**24. FIRE023 - FIRE ALARM SYSTEM - (COMMERCIAL)**

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** The building(s) shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72. Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. North County Fire Protection District

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building permit, Applicant shall print the text of this condition on the construction plans.

Prior to requesting a framing inspection, Applicant shall obtain fire department approval of the fire alarm system plans.

Prior to requesting a final building inspection, Applicant shall complete the installation of the fire alarm system, obtain fire department approval of the fire alarm acceptance test and final fire inspection.

**25. FIRE025 - SMOKE ALARMS- (SINGLE FAMILY DWELLING)**

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** Where a household fire warning system or combination fire/burglar alarm system is installed in lieu of single-station smoke alarms required by the California Building Code or California Residential Code, the alarm panel shall be required to be placarded as permanent building equipment. Responsible Land Use Department: \_\_\_\_\_ Fire District

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building permit, the Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a final building inspection, the Applicant shall obtain fire department approval of the fire alarm system acceptance test.

**26. FIRE026 - ROOF CONSTRUCTION (STANDARD)**

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class B roof construction. North County Fire Protection District

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building permit, the Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans

## 27. MCSO001 - SECURITY MEASURES

**Responsible Department:** Sheriff

**Condition/Mitigation Monitoring Measure:** The applicant/owner shall install a residential alarm system. The alarm system shall meet the requirements of the Monterey County Sheriff's Office.

**Compliance or Monitoring Action to be Performed:** Prior to occupancy, the applicant/owner shall install a residential alarm system.

## 28. MCSO002 - ADDRESSING REQUIEREMENT

**Responsible Department:** Sheriff

**Condition/Mitigation Monitoring Measure:** Address numbers shall be illuminated during the hours of darkness and positioned so as to be readily readable from the street. Addresses shall be clearly mounted on a high contrast background.

Residential addressing shall be a minimum height of 3 inches and painted on the driveway or curbing in front of the development.

**Compliance or Monitoring Action to be Performed:** Prior to occupancy, the owner/applicant shall ensure that address numbers are clearly mounted, and illuminated to the satisfaction of the Monterey County Sheriff's Office.

## 29. MCSO003 - DOORS

**Responsible Department:** Sheriff

**Condition/Mitigation Monitoring Measure:** All Exterior doors shall have metal or solid, 1 3/4 inch hardwood with installed peephole or wide-angle viewer in all entry doors.

Sliding glass doors shall be secured with an anti-slide lock.

Security for doors with glass: if an exterior door has a glass window or if there is glass within 40 inches of the lock, security screening shall be installed with window guards or burglary rated glazing. Non-removable screws shall be used to securely mount screens or window guards.

The strike plate shall be well secured with at least three-inch brass wood screws. Sliding glass doors shall have #8 or #10 sheet metal screws inserted into the top of the door frame at both ends and the middle to prevent the door from being lifted out. These screws shall be adjusted so that the door barely clears these screws when opening. A key operated inside lock shall be installed. These doors shall have double sliding door locks. The supplemental lock shall be installed at the top or bottom, made out of steel and inserted in the sliding door at a slightly downward angle.

Adequate security hardware. e.g. dead bolt locks, shall be used.

The locks shall be so constructed that both the dead bolt and the deadlocking latch can be retracted by a single action of the inside/door knob/lever/turn piece.

**Compliance or Monitoring Action to be Performed:** Prior to occupancy doors and security locks/measures shall be installed to the satisfaction of the Monterey County Sheriffs Office and incorporate all required security measures.

**30. MCSO004 - WINDOWS**

**Responsible Department:** Sheriff

**Condition/Mitigation Monitoring Measure:** Louvered windows shall not be used as they pose a significant security problem.

Windows accessible from the side and rear and not viewable from the street should consist of rated burglary resistant glazing or its equivalent. The type of glazing recommended is the lock wrap that attaches to the frame.

Sliding windows shall be secured by the same methods as sliding doors mentioned in the "Doors Condition".

Crank type casement windows shall have a built-in key lock.

Double hung windows shall be provided with a key locking security sash lock, if possible mounted with 2 inch wood screws.

**Compliance or Monitoring Action to be Performed:** Prior to occupancy, the owner/applicant shall ensure that windows and associated security measures are installed to the satisfaction of the Monterey County Sheriffs Office.

**31. MCSO005 - LIGHTING**

**Responsible Department:** Sheriff

**Condition/Mitigation Monitoring Measure:** Lighting of driveway, circulation areas, and ground contiguous to buildings shall be provided with lighting of sufficient wattage to provide adequate illumination to provide a secure environment for all persons, property, and vehicle on site. Submitted lighting plans shall demonstrate the location of all light fixtures.

Lighting design and data shall be included in final site plans. Exterior entrances should be automatically lighted from dusk to dawn.

Yards and ground floor area accessible to windows shall be lighted.

Yard and lamppost type lighting shall be used to eliminate night blind spots through the property.

All exterior doors shall be their own light source that shall adequately illuminate areas at all hours to make clearly visible the presence of any person on or about the premises and provide adequate illumination for persons existing the building.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building permits, the final design plans shall included proposed lighting. Proposed lighting plans shall be reviewed and approved by the Monterey County Sheriff's Office.

Prior to Occupancy, the owner/applicant shall demonstrate that all required and approved lighting has been installed per plan, to the satisfaction of the Monterey County Sherriff's Office.

### 32. MCSO006 - LANDSCAPING

**Responsible Department:** Sheriff

**Condition/Mitigation Monitoring Measure:** Landscaping shall be of the type and situated to maximize external observation while providing the desired degree of esthetics. Security planting materials are encouraged along fence and property lines and under vulnerable windows. Keep doorways, windows, and porches clear when planting bushes and flowers. Prevent second story access by pruning of large trees or not planting trees near buildings. Planting of thorny bushes and shrubs near windows and along fences shall be encouraged. Keep walks and driveways clear of plants that can conceal persons.

Proposed landscaping shall not conceal doors and windows; trees shall not be planted near the building to discourage and prevent second-story and roof access.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building permits, the owner/applicant shall submit proposed landscape plans, for review and approval to RMA-Planning and the Monterey County Sheriffs Office.

Prior to Occupancy, the owner/applicant shall install required landscape plans per the approved plan and satisfaction of the Monterey County Sherriffs Office.

On an on-going basis, landscaped areas shall be maintained to allow external observation and provide a safe, clean, well kept environment.

### 33. MCSO007 - EMERGENCY NOTIFICATION

**Responsible Department:** Sheriff

**Condition/Mitigation Monitoring Measure:** Emergency, on-call, notification/contact information shall be filed with the Monterey County Sheriffs Office.

**Compliance or Monitoring Action to be Performed:** Prior to Occupancy, emergency contact/notification information shall be submitted and approved by the Monterey County Sheriffs Office.

### 34. PARKS001 - RECREATION REQUIRMENT/FEES NON-STANDARD

**Responsible Department:** Parks Enforcement

**Condition/Mitigation Monitoring Measure:** Comply with Section 21.12.070 - Special Regulations of the Zoning Code, Title 21, Monterey County Code (MCC). Applicant shall provide a recreation are for residents of the development. Submit to the RMA-Planning and Monterey County Parks Department for review and approval the following: 1) a site plan of the overall development; 2) the location of the recreation area; 3) a list and location of all facilities for active recreation to be provided; 4) active, functional recreation facilities shall consist of at least 3% of the lot.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building and/or grading permits, the Owner/Applicant shall submit required plans to RMA-Planning and Monterey County Parks for review and approval.

**35. PW003 - ENCROACHMENT (CURB, ETC)**

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** Obtain and encroachment permit from the Department of Public Works and construct curb, gutter, sidewalk and pave-out along the frontage of Poole Street.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permits, the owner/applicant/developer shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupying or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

**36. PW0007 – PARKING STD**

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** The parking shall meet the standards of the Zoning Ordinance and be approved by the Director of Public Works and the Director of Planning and Building Inspection.

**Compliance or Monitoring Action to be Performed:** Prior to Building/Grading Permits, the applicant's engineer or architect shall prepare a parking plan for review and approval.

**37. PW0043 – REGIONAL DEVELOPMENT IMPACT FEE**

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** 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.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of Building Permits, the owner/applicant/developer shall pay Monterey County Building Services Department the traffic mitigation fee.

**38. PW0044 – CONSTRUCTION MANAGEMENT PLAN**

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** The applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information: Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of the Grading Permit or Building Permit, the applicant/owner/developer, shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval.

On an on-going basis, the approved measures shall be implemented during the construction/grading phase of the project

**39. PWSP001 - UTILITY COMPANY PLANS (NON-STANDARD)**

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** Submit plans to impacted utility companies. The owner/applicant/developer shall submit utility company recommendations, if any, to the Department of Public Works for all required easements.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permits, the owner/applicant/developer shall submit utility company recommendations to Public Works.

**40. PWSP002 - STOP SIGN INSTALLATION**

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** Install a stop sign on Poole Street at intersection with Merritt Street.

**Compliance or Monitoring Action to be Performed:** Prior to commencement of use, the owner/applicant/developer shall demonstrate to Public Works that a stop sign has been installed to the satisfaction of Public Works.

**41. PWSP003 - ENCROACHMENT PERMT FROM CAL-TRANS (NON-STANDARD)**

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** Obtain an encroachment permit from Caltrans and construct sidewalk and road improvements along Merritt Street.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building and/or grading permits, the owner/applicant/developer shall obtain an encroachment permit from Cal-Trans to construct sidewalk and road improvements along Merritt Street.

**42. PWSP004 - PRO RATA SHARE CASTROVILLE COMMUNITY PLAN (NON-STANDARD)**

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** The Applicant/Owner/Developer shall contribute a pro rata share of \$148,314.00 (2008 Dollars) as determined by the traffic study prepared by Pinnacle Traffic Engineering on June 13, 2008, of the cost improvements in the Castroville Community Plan.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building and/or grading permits, the Applicant/Owner/Developer shall pay the required improvement fees to the Public Works department.

#### 43. PSWP005 - CURB, GUTTER, SIDEWALK IMPROVEMENTS (NON-STANDARD)

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** Construct curb, gutter, sidewalk, and road improvements along Poole Street. Provide improvement plans for approval of the Department of Public Works and that the roads be constructed in accordance with the County and Cal-Trans standards. If street lighting and fire hydrant or other utilities are to be relocated, show new location on improvement plans

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permit, the Owner/Applicant/Developer shall submit the requirement improvement plans to Public Works for review and approval.

#### 44. WR031 - FLOODPLAIN NOTICE

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall provide a recorded floodplain notice stating: "The property is located within or partially within a Special Flood Hazard Area and may be subject to building and/or land use restrictions." (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any construction permit, the owner/applicant shall submit a signed and notarized floodplain notice to the Water Resources Agency for review and approval. When approved, the applicant shall record the notice.

A copy of the standard notice can be obtained at the Water Resources Agency or online at: [www.mcwra.co.monterey.ca.us](http://www.mcwra.co.monterey.ca.us).

#### 45. WRA001 - DRAINAGE PLAN (NON-STANDARD)

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts, to include oil-grease/water separators for the paved parking areas. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any grading and/or building permit, the owner/applicant/developer shall submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.

#### 46. WRA002 - ZONE AE ELEVATION REQUIREMENTS (NON-STANDARD)

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The lowest floor and attendant utilities for each building shall be constructed at a minimum elevation of 15 feet (NAVD 1988). Prior to issuance of any grading or building permits, the applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed land surveyor that a reference marker has been established at the building site to provide for the floodproofing and certification of the lowest floor elevation.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permit the owner/applicant/developer shall submit a letter to the Water Resources Agency for review and approval.



**47. WRA003 - LEVEE MAINTENANCE EASEMENT (NON-STANDARD)**

**Responsible Department:** Water Resources Agency

**Condition/Mitigation 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 approved documents shall be recorded prior to the issuance of any grading or building permits.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permits the owner/applicant/developer shall submit a grant deed and an indemnification agreement to the Water Resources Agency for review and approval.

**48. WRA004 - CONCRETE SLAB INSPECTION (NON-STANDARD)**

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall provide the Water Resources Agency a FEMA Elevation Certificate for each building, 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.

**Compliance or Monitoring Action to be Performed:** Prior to the foundation pre-pour inspection, the owner/applicant/developer shall submit a completed FEMA Elevation Certificate for each building, based on building under construction, to the Water Resources Agency for review and approval.

**49. WRA005 - ELEVATION CERTIFICATE (NON-STANDARD)**

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall provide the Water Resources Agency a FEMA Elevation Certificate for each building, based on finished construction, completed by a registered civil engineer or licensed surveyor certifying they have been constructed in accordance with Chapter 16.16 of the Monterey County Code.

**Compliance or Monitoring Action to be Performed:** Prior to final inspection, the owner/applicant/developer shall submit a completed FEMA Elevation Certificate for each building, based on finished construction, to the Water Resources Agency for review and approval.

**50. PDSP003 -- VACANT AREA**

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The vacant area near Merritt Street is not approved for any other uses and is reserved for future commercial/retail or office development. The area shall be planted with native grasses and maintained in a clean debris free manner.

**Compliance or Monitoring Action to be Performed:** This is an ongoing condition of the Use Permit and General Development Plan. The native grasses shall be shown on the approved landscape plan, and shall be planted prior to issuance of an occupancy permit.

**51. PDSP 001 BUILDING MATERIALS**

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The asphalt shingles shall be a dimensional shingle with thickness that provides shading and definition to the roof texture, The wood siding shall not be plywood material, but shall consist of materials that are weather resistant and provide definition to the horizontal and vertical elements.

**Compliance or Monitoring Action to be Performed:** All material samples shall be submitted to the Planning Department for approval prior to issuance of building permits.

**52. PDSP002 -- LANDSCAPE MATERIALS**

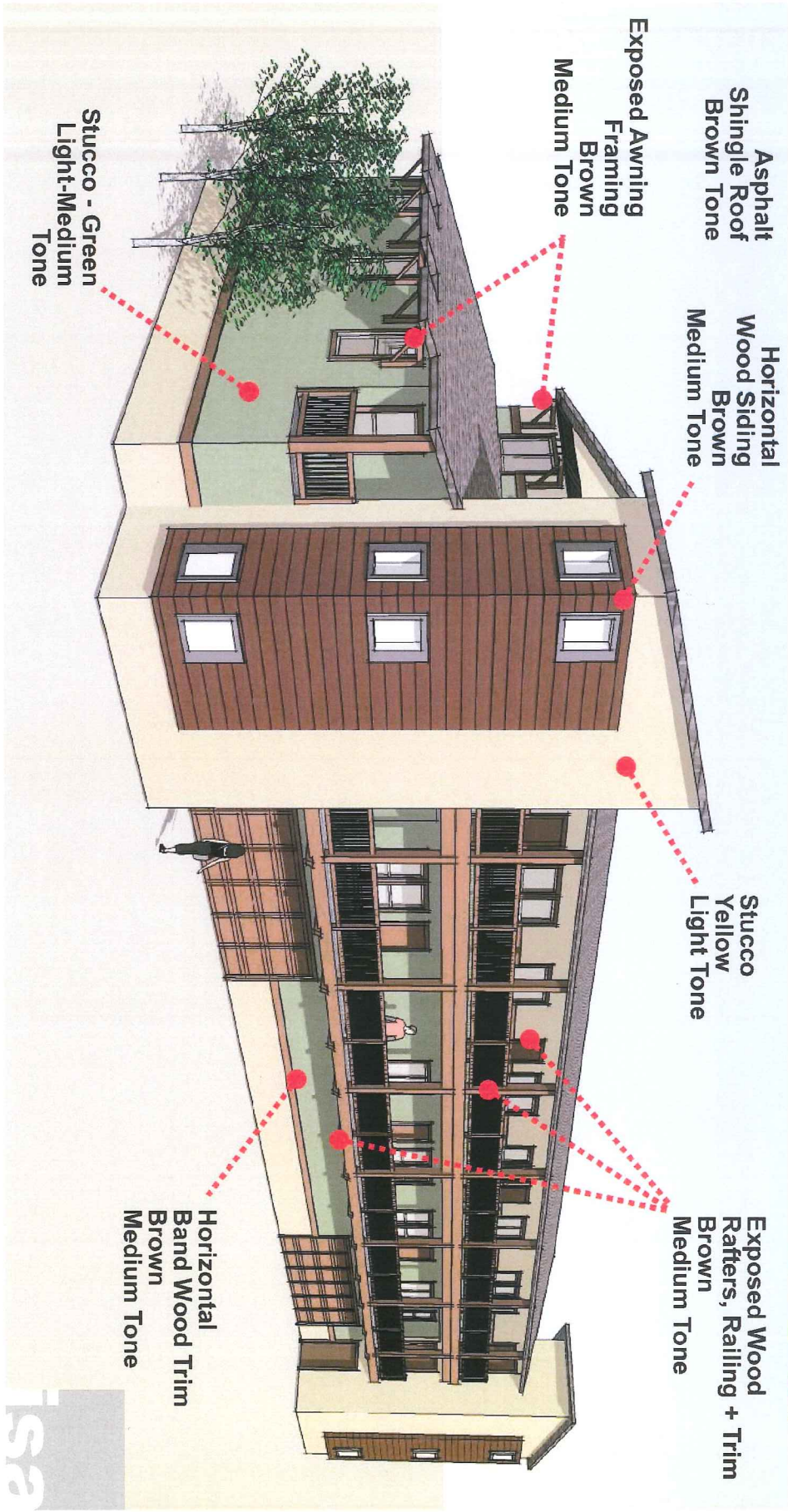
**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The landscape plans shall incorporate shade trees in the larger planning areas, screening trees along the northern property line along the residences capable of providing a visual screen between the residences and the subject site, and smaller trees capable of providing color adjacent to the buildings and throughout the parking areas. The landscape plans shall also include a variety of shrubs and bushes and low growing ground cover to completely fill in the landscape areas. The only area approved for Turf is behind building B. All plant material other than turf shall be drought tolerant.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of a Building Permit a landscape plan shall be submitted to the Planning Department for Review and approval. All plant materials shall be in place prior to issuance of an occupancy permit.

C-2

EXHIBIT

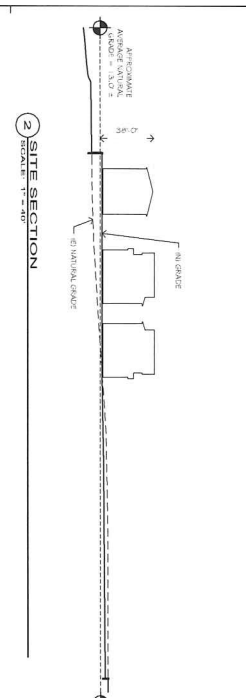


RECEIVED  
 FEB 19 2015  
 MONTEREY COUNTY  
 PLANNING DEPARTMENT

24 Unit Apartment Complex  
 Poole Street + Merritt Street

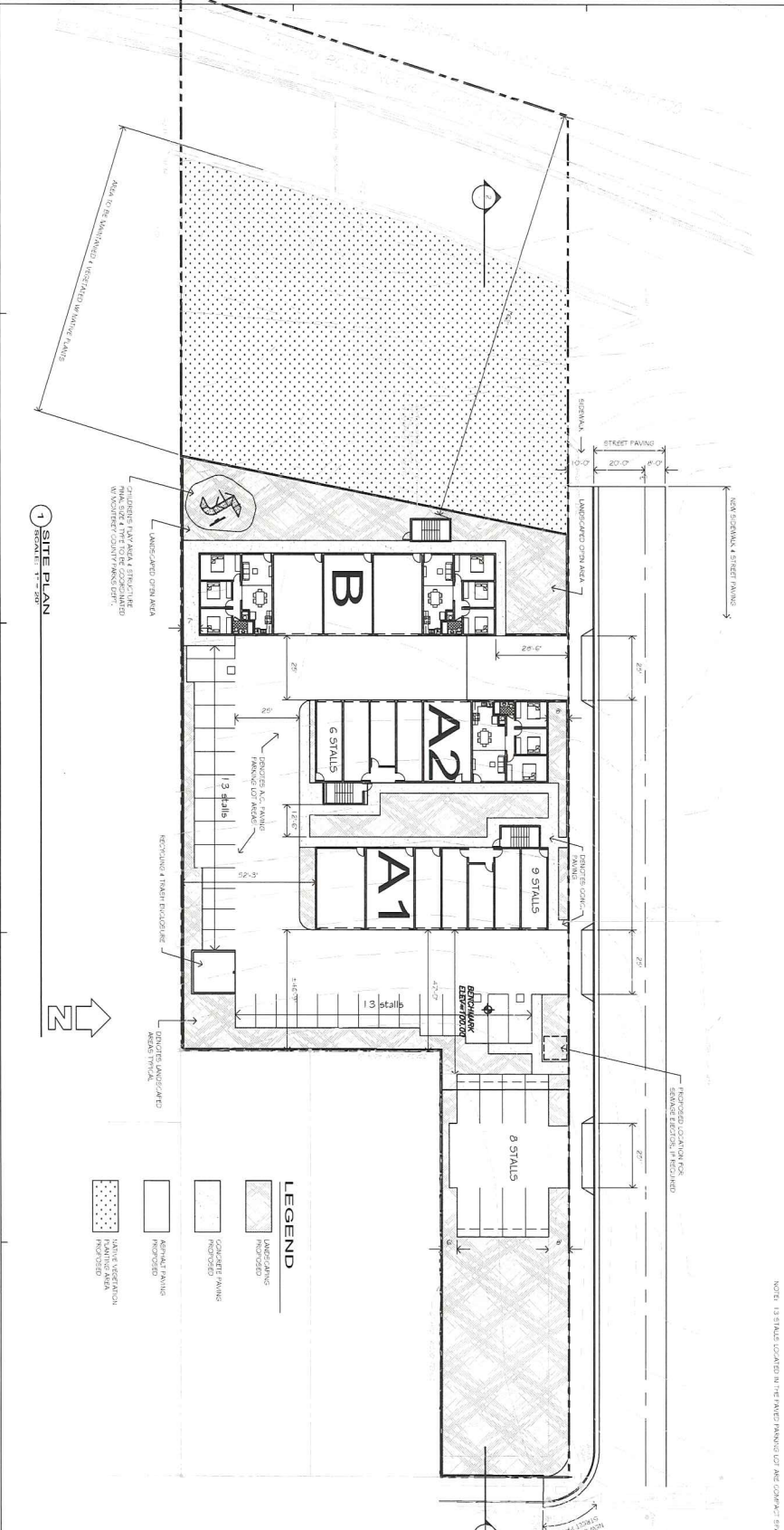
Idris Mohssin  
 Castroville, CA





### PROJECT INFORMATION

AP NUMBER	025-17-020
LOT AREA	1.33 ACRES = 57,600 S.F.
ALLOTTED LOT AREA	1.041 = 46,608 S.F. = 100% OF S.F.
REMOVED LOT COVERAGE	0.289 ACRES = 12,576 S.F.
PROJECT ADDRESS	132 WEST GABILAN STREET, SUITE 204, SALINAS, CA 95072
OWNER	BOSS MOHSSIN HOLDING AND INVESTMENT COMPANY
ZONING	M.U.C. - MIXED USE
CONTRIBUTION TITLE	TITLE 1, 18C
NUMBER OF STORIES	3 STORIES MAX
PERMITTED SYSTEM	TYPE B PERMITTED
SCORE OF WORK	21 UNIT APARTMENT COMPLEX
GRADING INFORMATION	CALL FOR GRADING
FULLY FINISHED AREA	27,400 S.F.
CONCRETE AREA	11,600 S.F.
PAVING AREA	27,400 S.F.
LANDSCAPING AREA	27,400 S.F.
CONCRETE PAVING	11,600 S.F.
LANDSCAPING	15,800 S.F.
CONCRETE PAVING	11,600 S.F.
LANDSCAPING	4,200 S.F.



**CLIENT**  
**IDRIS MOHSSIN**

**PROJECT**  
**A NEW APARTMENT COMPLEX**  
**POOLE STREET**  
**CASTROVILLE, CA 95012**

**SHEET**  
**PROJECT DATA & SITE PLAN**

**PROJECT NUMBER:** 1418  
**ISSUED:** 02-19-2015  
**DRAWN BY:** A.R.  
**CHECKED BY:** A.R.  
**FILENAME:** -

A1.0

**JSA**  
**IN STUDIO ARCHITECTURE**  
**132 W. GABILAN STREET**  
**SUITE 204**  
**SALINAS, CA 95071**  
**831-320-2655**

**DATES** **UPDATED 02-19-15**





**BASIS OF BEARINGS**  
 THE BEARING OF N 44°01'30" E AS MEASURED BETWEEN FOUND BENCHMARK 1215 AND THE POINT OF BEGINNING IS AS PER MAP FILED IN VOLUME X-4, PAGE 117 OF SURVEY MAPS OF THE COUNTY OF MONTEREY, CALIFORNIA. THE BEARING OF THE SOUTH BENCHMARK 1215 FROM THE POINT OF BEGINNING IS AS PER MAP FILED IN VOLUME X-4, PAGE 117 OF SURVEY MAPS OF THE COUNTY OF MONTEREY, CALIFORNIA.

**LEGAL DESCRIPTION**  
 THE ORIGINAL SUBDIVISION MAP DIMENSIONS THE NORTHWESTERLY HALF OF LOT 8, BLOCK 30, OF THE CERRITO MAP ENTITLED "MAP OF THE TOWN OF CARMONVILLE AS FILED IN VOLUME 1, PAGE 26 OF CITIES AND TOWNS OF THE COUNTY OF MONTEREY, CALIFORNIA, MONTEREY COUNTY, CALIFORNIA."

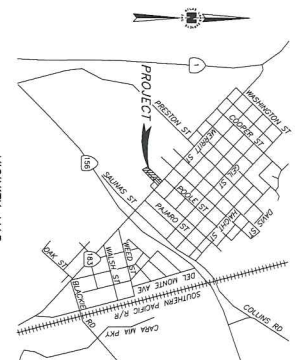
**BENCHMARK**  
 ANY ELEVATION OF 100.00' HAS BEEN "ASSUMED" FOR A SPIKE WITH WITH FOUND FLASHING SET IN OPEN APPROXIMATELY 25' WEST OF THE SOUTHWEST CORNER OF LOT 3 AND 30' FROM BENCHM.

**SURVEYOR'S NOTE**  
 THE ORIGINAL SUBDIVISION MAP DIMENSIONS THE NORTHWESTERLY HALF OF LOT 8, BLOCK 30, OF THE CERRITO MAP ENTITLED "MAP OF THE TOWN OF CARMONVILLE AS FILED IN VOLUME 1, PAGE 26 OF CITIES AND TOWNS OF THE COUNTY OF MONTEREY, CALIFORNIA, MONTEREY COUNTY, CALIFORNIA."

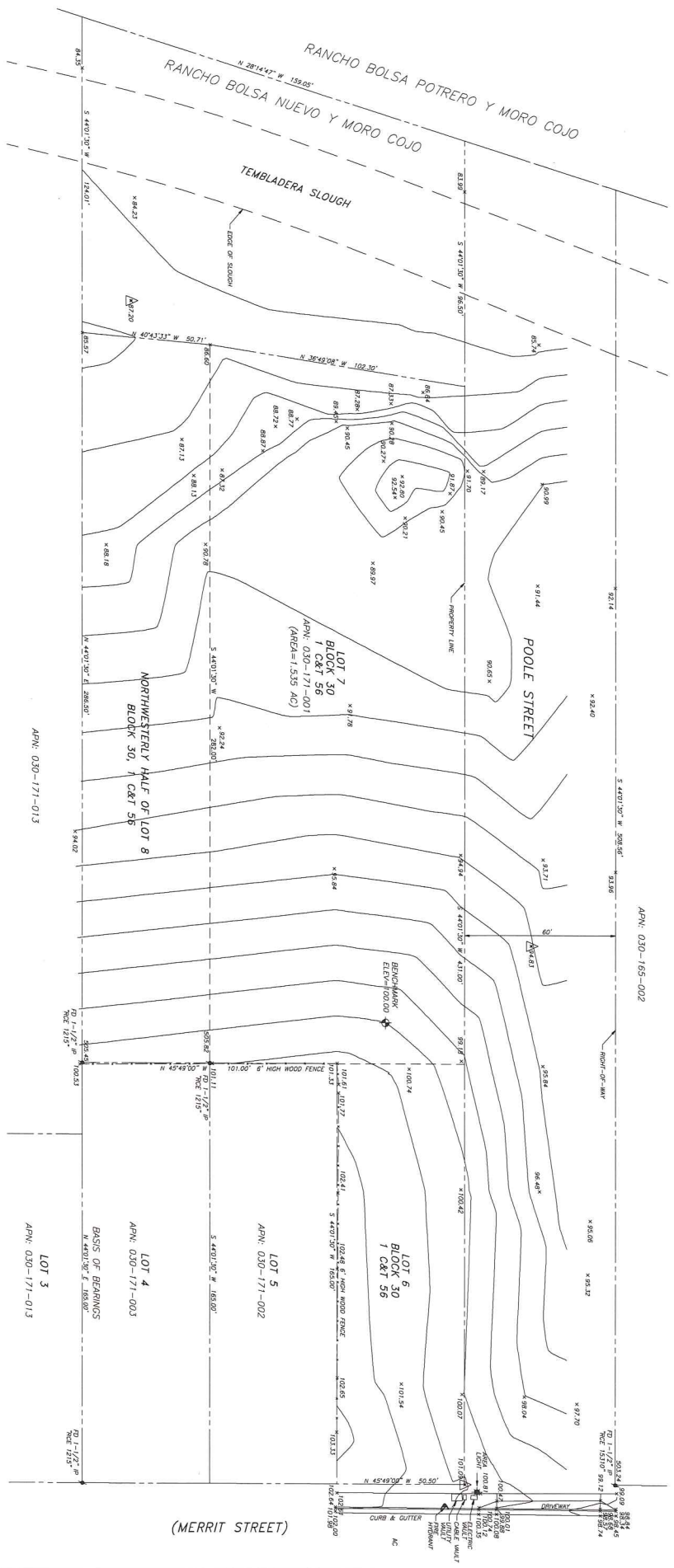
**LEGEND**  
 AC ASPHALTIC CONCRETE  
 APN: ASSESSOR'S PARCEL NUMBER  
 FD FOUND  
 IP FOUND PIPE  
 M FOUND MONUMENT AS SHOWN  
 S FOUND SET CONTROL POINT AS SHOWN

**SURVEYOR'S STATEMENT**  
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT AS THE REQUEST OF MICHAEL MARTIN IN APRIL, 2006.

DATE: \_\_\_\_\_  
 MICHAEL MARTIN



VICINITY MAP  
 NOT TO SCALE  
 UPDATED 02-19-15



SCALE: 1" = 20'  
 DATE: 02/09/2006  
 SHEET: 1 OF 1  
 MOHNSIN/PAUL

PREPARED FOR: MUSED MOHSIN  
**TOPOGRAPHIC SURVEY**  
 LOT 6, LOT 7, & THE NORTHWESTERLY HALF  
 OF LOT 8, BLOCK 30, 1 C&T 56  
 APN:: 030-171-001  
 COUNTY OF MONTEREY, CALIFORNIA

**Atlas Land Surveys, Inc.**  
 75 4th Street, P.O. Box 7131  
 Spreckels, CA 93962-7131  
 831-455-9553 (phone) 831-214-6170 (cell)  
 atlasurveys@sbcglobal.net

REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF CALIFORNIA  
 EXPIRES: 12/31/2006  
 DAVID A. MACKAYEL  
 73888



REVISIONS
1.0 MCHRA COMMENTS

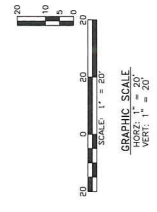
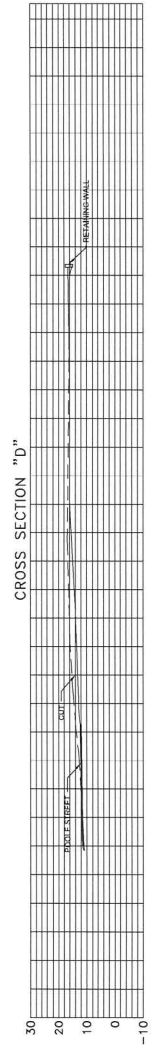
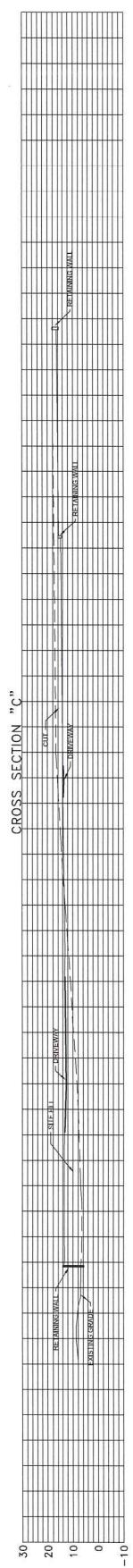
ALL M. OSKOOROVCHI, P.H.D., G.E.  
 GEOTECHNICAL ENGINEER  
 POST OFFICE BOX 66246 SCOTTS VALLEY, CA 95067  
<http://www.allm.com/> (831) 925-1048 P.E. C62004 G.E.2694

**IDRIS DEVELOPMENT**  
 POOL STREET  
 CASTROVILLE, CA

**SECTIONS**

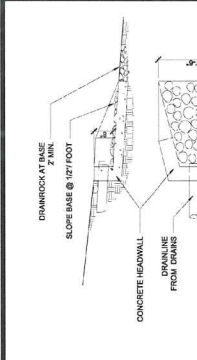
PROJECT	POOL ST. PROJECT
DATE	01-15-2007
SCALE	1"=20'-0"
DRAWN BY	
CHECKED BY	A.M.C.
SHEET	

**C-2**  
 OF 2 SHEETS

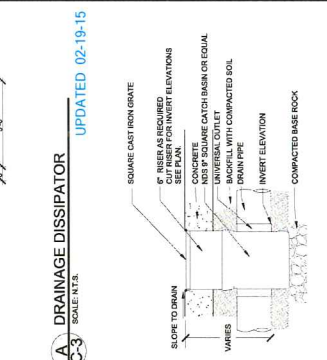


UPDATED 02-19-15

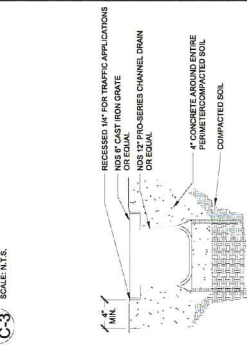




**A DRAINAGE DISSIPATOR**  
SCALE: N.T.S.  
UPDATED 02-19-15



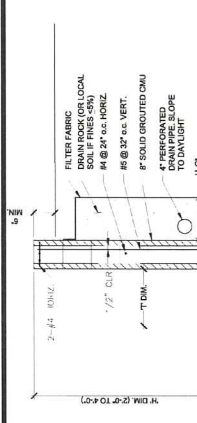
**B CATCH BASIN**  
SCALE: N.T.S.



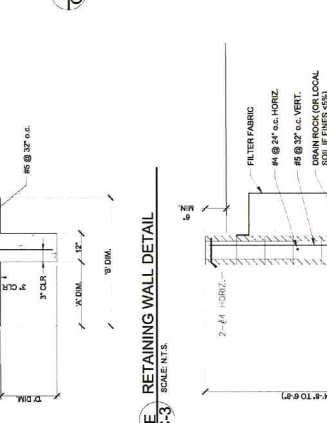
**C CHANNEL DRAIN**  
SCALE: N.T.S.



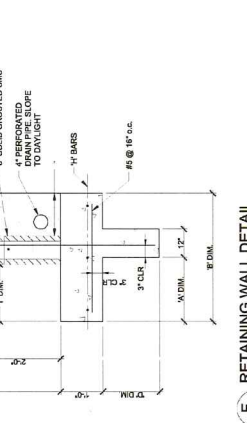
**D MSE RETAINING WALL**  
SCALE: N.T.S.



**E RETAINING WALL DETAIL**  
SCALE: N.T.S.



**F RETAINING WALL DETAIL**  
SCALE: N.T.S.



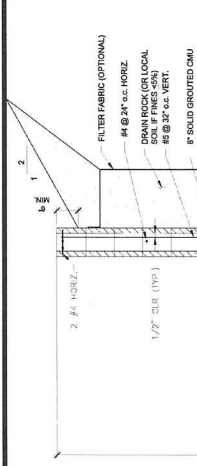
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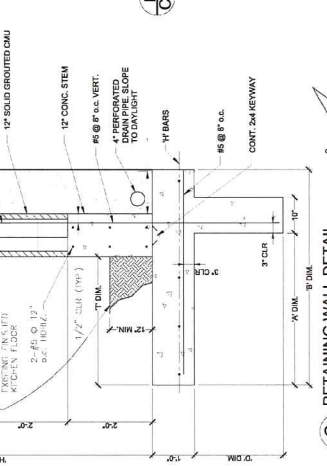
**H RETAINING WALL DETAIL UP TO 12 FT FOR H**  
SCALE: N.T.S.

RETAINING WALL SCHEDULE

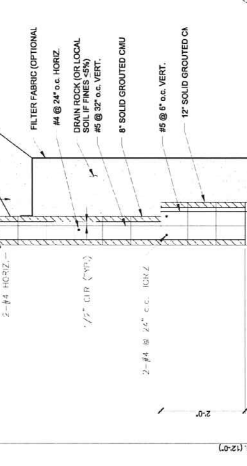
NO.	DESCRIPTION	QTY	UNIT
1	12' CONG. STEM	1	LINEAL FT
2	4' PERFORATED DRAIN PIPE	1	LINEAL FT
3	12' SOLID GROUTED CMU	1	LINEAL FT
4	12' SOLID GROUTED CMU	1	LINEAL FT
5	12' SOLID GROUTED CMU	1	LINEAL FT
6	12' SOLID GROUTED CMU	1	LINEAL FT
7	12' SOLID GROUTED CMU	1	LINEAL FT
8	12' SOLID GROUTED CMU	1	LINEAL FT
9	12' SOLID GROUTED CMU	1	LINEAL FT
10	12' SOLID GROUTED CMU	1	LINEAL FT
11	12' SOLID GROUTED CMU	1	LINEAL FT
12	12' SOLID GROUTED CMU	1	LINEAL FT
13	12' SOLID GROUTED CMU	1	LINEAL FT
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18	12' SOLID GROUTED CMU	1	LINEAL FT
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46	12' SOLID GROUTED CMU	1	LINEAL FT
47	12' SOLID GROUTED CMU	1	LINEAL FT
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49	12' SOLID GROUTED CMU	1	LINEAL FT
50	12' SOLID GROUTED CMU	1	LINEAL FT



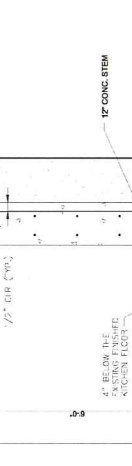
**COMMERCIAL DRIVEWAY APPROACH**



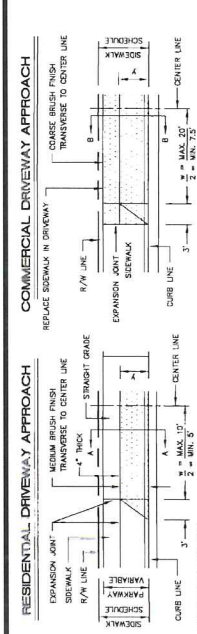
**RESIDENTIAL DRIVEWAY APPROACH**



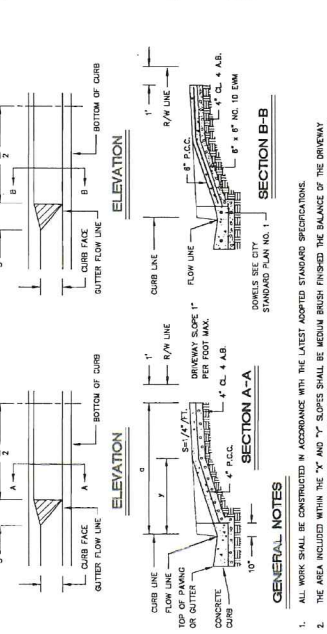
**SIDEWALK CURB DETAIL**  
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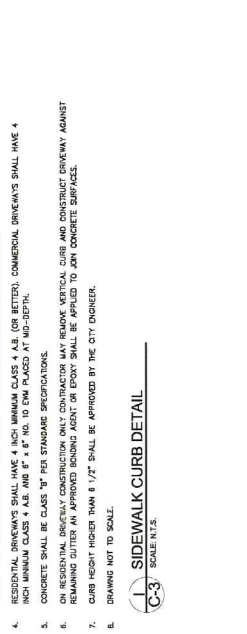
**I RETAINING WALL DETAIL UP TO 12 FT FOR H**  
SCALE: N.T.S.



**GENERAL NOTES**



**SECTION A-A**  
**SECTION B-B**



**SECTION C-C**



**SECTION D-D**



**SECTION E-E**















15017 Karen Drive  
 831 683 2852 (Fax & phone)  
 831 251 4840 (cell)  
 831 251 4840 (office)  
 rick.wise@scgobal.net

**Stowwista**  
 Landscape Designer  
 Dawn Tino

UPDATED 02-19-15

**Conceptual Landscape Plan**

Scale: 1" = 20'-0" Date: 10/11/09

Project: Apartment Complex  
 Poole Street  
 Castrolville CA 95012  
 APN 030-171-001 PLN080163  
 Contact: Alex w/in Studio Architecture 831.320.2655

**IRRIGATION NOTES**

1. All drip emitters for each 1/2" main line P.V.C. will run to the valves.
2. All drip emitters for each 1/2" main line will be drip irrigated. Within the planting beds 1/2" drip tubing will be used with emitters spacing to each plant as follows:
  1. 1 GPH emitters for each 1 gallon plant
  2. 1 GPH emitters for each 2 gallon plant
  3. 1 GPH emitters for each 3 gallon plant
  4. 1 GPH emitters for each 4 gallon plant
3. A backflow device will be used to prevent any contamination of drinking water. The Wilkins 975XL is suggested. Additionally, the following components will be attached to each drip valve:
  1. Filter and pressure regulator.
  2. Backflow preventer.
  3. Backflow preventer.
  4. Hunter Pro-C series is suggested. Attach a Hunter Mini-Click rain sensor for automatic control.
4. All work to conform to state and local codes (i.e. wiring depth of lines, flushing mainlines, and laterals, etc.)
5. Irrigation systems (especially those changes) may be made due to conditions at the site. Irrigation parts are available at: Hydro Turf, 750 Work Street, Salinas (754-2020 office/754-2056 fax).
6. Estimated static pressure at the site is 60psi
7. The low angle, low-volume Hunter MP Reolator will be used on the spray portion of the plan.

**Full Plant Names**

- Trees**
- Arbutus Marina - Marina Madrone
- Shrubs**
- Escallonia 'Frades'
  - Hebe 'Coed'
  - Pittosporum tobira 'Wheeler's Dwarf'
  - Viburnum tinus 'Spring Bouquet'
- Color & Ground Cover**
- Eriogon karwinskianus - Santa Barbara Daisy
  - Lantana montevidensis - Purple Trailing Lantana
  - Limonium perezi - Statice



Sisyrinchium bellum - Blue-Eyed Grass (native)



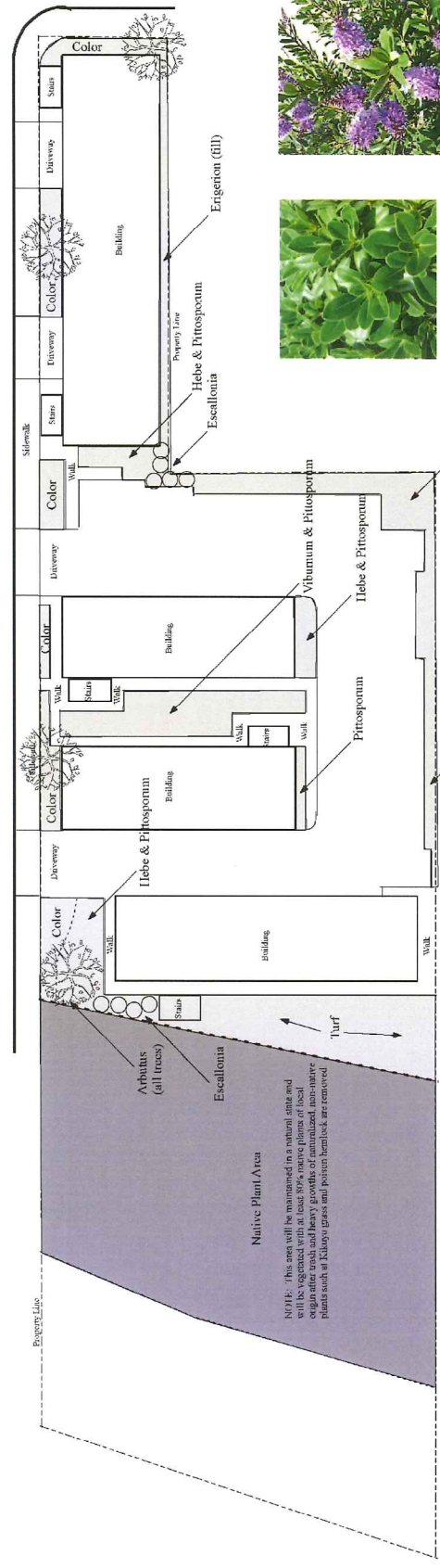
Salix lasiolepis - Arroyo Willow (native)



Bromus carinatus - California Brome (native)



Juncus effusus - Common Rush (native)



Viburnum - Shrub



Lantana - Color



Eriogon - Ground Cover & Color



Limonium - Color



Arbutus Marina - Tree



Eriogon (fill)



Pittosporum - Shrub



Escallonia - Shrub



Hebe - Shrub

## General Plan Development

Poole Street (& Merritt Street), Castroville CA 95012  
APN: 030-171-001

Idris Mohssin, Property Owner  
PO Box 880  
Castroville, CA 95012

### Overview

The project site is located on the corner of Poole Street and Merritt Street. The lot is shaped in a pan handle and currently sits empty with no improvements on the site. Although the lot is zoned MU-C Mixed Use, the applicant proposes multi-family residential use at this time. A future Commercial Use component for the site on Merritt Street is planned pending market demand for such use.

The proposed development consists of three main buildings on the site and will house a 24-Unit apartment complex. All buildings will be three stories tall and only two shall incorporate parking garages on the ground floor. The buildings are to be organized around inner courts and side yards for outdoor use by the residents.

The site poses a few challenges to the design of the project. One major challenge is the proximity to the Tembladero Slough which requires a significant setback towards the back of the lot. This environmental requirement alone renders over a third of the site un-developable for improvements. The topography of the site also makes it tough to develop and makes it necessary to include the design of a varying height retaining wall; up to eight or nine foot tall in some areas. This retaining wall also delineates the boundary of the Tembladero Slough floodway as determined by Monterey County Water Resources Agency (MCWRA).

Based on these site challenges, the apartment buildings are placed towards the center of the lot where the most usable space is left over for development. All buildings and site improvements proposed have been designed to be out of the flood zone.

The front portion of the site is proposed as open space and is being set aside for future commercial opportunities. The purpose of this design choice is to incorporate a future commercial use once the demand for commercial space is warranted for this area in Castroville. Since commercial space in Castroville is at a surplus, the applicant proposes to re-assess the commercial development viability within five to seven years. Uses proposed for this portion of the site shall be including any use that is currently allowed under the MU-C zoning district. It is anticipated that the hours of operation for the future commercial uses shall occur from the hours of 7:00 a.m. to 10:00 p.m.

### Parking & Circulation

The site will be accessed by Poole Street. Construction and the extension of said street will be required as part of this development. The project will require 52 parking stalls which accounts for 2 parking stalls per unit (48 stalls) and 1 guest parking stall per every four residential units (6 stalls).

Three main access points are proposed in order to access the buildings, parking and utility service on-site. Two drives will be interconnected to allow a donut circulation layout for easy in and out access to the site. The third drive will access an eight stall parking lot located towards the front of the site.

There are 53 parking stalls proposed for this project: 18 standard stalls located at the exterior paved lot areas; 12 standard stalls located at the ground floor of the buildings; 13 stalls serving compact cars at the exterior paved lot areas; three stalls that meet the American with Disabilities Act requirements located at the exterior paved lot areas; and seven parking stalls located at the new Poole Street extension.

Note that shared parking opportunities are anticipated once the commercial component is developed. The applicant would like to pursue the opportunity to use the future business' parking stalls after hours to better serve the apartment residents and the surrounding area.

### Landscaping & Lot Coverage

The zoning guidelines require the site be covered in landscape with at least ten percent and shall meet the requirements of Monterey County and the California Building Code. The applicant proposes 18 percent or 12,000 square feet of landscape for the developed areas plus an additional 24 percent or another 16,000 square feet of undevelopable area adjacent to the slough which shall be landscaped with native plants.

The site will include a trash and recycling enclosure which shall be placed towards the back of the site so as to be screened from immediate public viewing areas. The enclosure shall be constructed to accept a stucco finish. Additionally, landscape screening shall be incorporated in the design to soften the trash enclosure structure.

Note that the total building footprint is approximately 10,000 square feet. This area represents approximately 15 percent of the ground floor lot coverage for the site and allows for the required site amenities to be provided.

### Building Design

Building Area: The development includes three buildings with the following areas:

Building A	7,900 sf
Building A	7,900 sf
Building B	11,600 sf
	<u>27,400 sf total</u>

Number of Stories: The buildings shall not exceed 3 stories or 40 feet in height.



Exterior Lighting: The exterior lighting shall conform to meet the requirements set forth by the Monterey County and the California Building Code. It is anticipated that minimum site lighting shall occur daily from dusk till dawn in order to promote and meet the safety zone requirements for the residential and future commercial users.

Exterior Materials: The design and materials selected for the buildings shall lend themselves to accommodate both a commercial and residential appeal. The materials include: painted stucco walls, accent painted doors and window trim; window roof overhang accents; painted board and battens; painted fascia boards and deck railing; comp-shingle roofing; and horizontal belly bands to help break up the façade.

## EXHIBIT A

### Project Information for PLN080163

**Application Name:** Mohssin Idris  
**Location:** 9999 To Be Assigned, To Be Assigned  
**Applicable Plan:** North County  
**Primary APN:** 030-171-001-000  
**Advisory Committee:** North County Non-Coastal Advisory Committee  
**Coastal Zone:** No  
**Permit Type:** Use Permit  
**Final Action Deadline (884):** 2/10/2010  
**Environmental Status:** Previous Environmental Review  
**Zoning:** CP  
**Land Use Designation:** Castroville Community Plan

#### Project Site Data:

<b>Lot Size:</b> 66864	<b>Coverage Allowed:</b> 50%
<b>Existing Structures (sf):</b> 0	<b>Coverage Proposed:</b> 24%
<b>Proposed Structures (sf):</b> 27400	<b>Height Allowed:</b> 42'
<b>Total Sq. Ft.:</b> 27400	<b>Height Proposed:</b> 38'
<b>Special Setbacks on Parcel:</b> N	<b>FAR Allowed:</b> NA
	<b>FAR Proposed:</b> NA

#### Resource Zones and Reports:

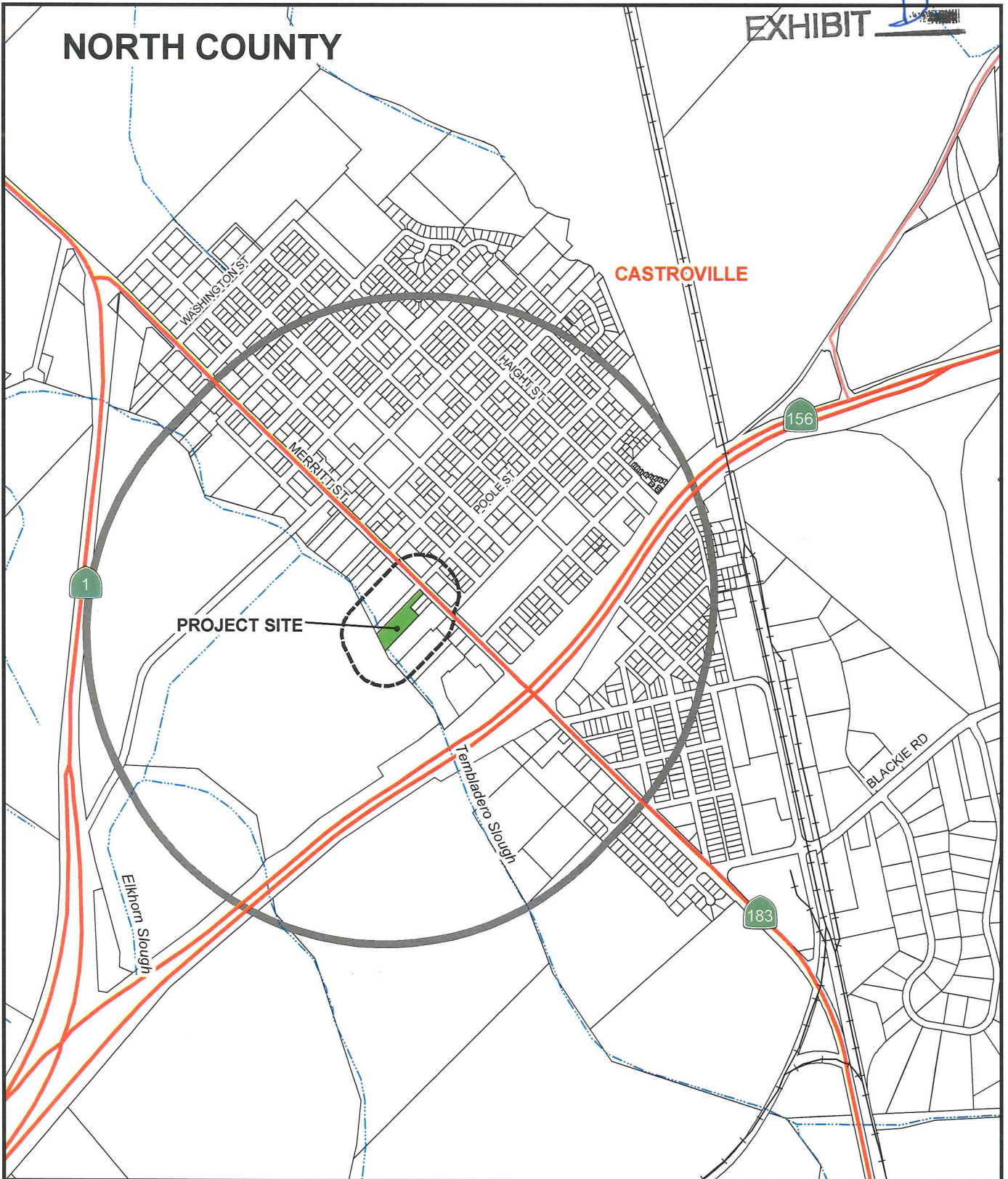
<b>Seismic Hazard Zone:</b> VI	<b>Soils Report #:</b>
<b>Erosion Hazard Zone:</b> Moderate Low	<b>Biological Report #:</b>
<b>Fire Hazard Zone:</b>	<b>Forest Management Rpt. #:</b>
<b>Flood Hazard Zone:</b> AE X (shaded)	<b>Geologic Report #:</b>
<b>Archaeological Sensitivity:</b> high	<b>Archaeological Report #:</b>
<b>Visual Sensitivity:</b> None	<b>Traffic Report #:</b>

#### Other Information:

<b>Water Source:</b> CASTROVILLE CSD	<b>Grading (cubic yds.):</b> 2770
<b>Water Purveyor:</b>	<b>Sewage Disposal (method):</b> CASTROVILLE CSD
<b>Fire District:</b> North County FPD	<b>Sewer District Name:</b> n/a
<b>Tree Removal:</b> N/A	

# NORTH COUNTY

EXHIBIT D



APPLICANT: MOHSSIN

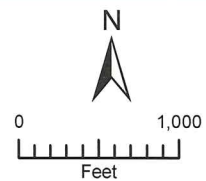
APN: 030-171-001-000

FILE # PLN080163

 300' Limit

 2500' Limit

 City Limits



PLANNER: BRADLEY