

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

RESOLUTION NO. 08023

AP # 030-031-011-000

In the matter of the application of
Josefina & Dionisio Perez (PLN070192)

FINDINGS AND DECISION

for a **Standard Subdivision** in accordance with Chapter 19.03, Title 19 (Subdivision) of the County of Monterey Code, to allow a Standard Subdivision Vesting Tentative Map to allow the division of a 1.036 acre parcel into 15 parcels ranging in size from 2,300 square feet to 3,299 square feet each, respectively. The project includes demolition of existing structures, the construction of 15 single family dwellings and site improvement plans. The property is located at 11680 Poole Street, Castroville, Castroville Community Plan Area, and came on regularly for hearing before the Planning Commission on June 11, 2008.

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

FINDINGS OF FACT

- 1. FINDING: CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Castroville Community Plan (CCP), North County Area Plan, North County Area Plan Inventory and Analysis, Monterey County Zoning Ordinance (Title 21), and the Monterey County Subdivision Ordinance (Title 19) which designates this area as appropriate for development.
- EVIDENCE:**
- (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
 - (b) The property is located at 11680 Poole Street, Castroville (Assessor's Parcel Number 030-031-011-000), Castroville Community Plan. The parcel is zoned High Density Residential ("HDR/*Z"). The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21, and is therefore suitable for the proposed development.
 - (c) The project planner conducted a site inspection on May 15, 2007 to verify that the project on the subject parcel conforms to the plans listed above.
 - (d) The project is consistent with the Design Guidelines and Development Standards of the CCP (see Finding No. 3).
 - (e) Pursuant to Policy No. 2.3 of the CCP, the project was referred to the Castroville Advisory Committee (CAC) for review on July 18, 2007 and March 25, 2008. The CAC found that the project was in compliance with the CCP and recommended approval of the project to the Planning Commission. The CAC expressed concerns regarding parking; however, the project as proposed is in compliance with the applicable parking regulations (see "f" below).
 - (f) Parking regulations are not outlined within the CCP. Thus, items contained within the Zoning Ordinance but not addressed within the CCP remain as requirements. Therefore, the project shall meet the parking regulations outlined in Section 21.58.050.F of the Monterey County Zoning Ordinance (Title 21), one covered parking space and one

uncovered parking space not within the front setback. The project proposes to have two covered spaces and two uncovered spaces per dwelling unit; with the exception of the two inclusionary houses. Those are proposed with one covered parking space and two uncovered parking spaces.

- (g) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN070192.

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

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

- (b) Technical reports by outside biological, archaeological, geological and traffic consultants indicate that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff concurs. The following reports have been prepared:

- *"Biological Survey" (LIB070316) prepared by Ed Mercurio, Salinas, CA, June 24, 2007.*
- *"Alta Vista Project California Red-Legged Frog And California Tiger Salamander Site Assessments With Comments On Santa Cruz Long-Toed Salamanders" (LIB080133) A supplemental biological report prepared by Melanie Mayer Consulting, Moss Landing, CA February 25, 2008.*
- *"Preliminary Cultural Resources Reconnaissance" (LIB070317) prepared by Susan Morely, Pacific Grove, CA, June 12, 2007.*
- *"Geotechnical Engineering Report" (LIB070328) prepared by Earth Systems Pacific, Hollister, CA May 31, 2007.*
- *"Traffic Analysis" (LIB070315) prepared by Higgins Associates, Gilroy, CA June 15, 2007.*

- (c) Staff conducted a site inspection on May 15, 2007 to verify that the site is suitable for this use.

- (d) Materials in Project File PLN070192.

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

EVIDENCE: (a) Policy No. 10.1 requires that development meets urban infrastructure and service standards. The project as proposed will create a new private street as well as extend the existing Poole and Union streets. The project will be serviced by the Castroville Water District for water and sewer (See Finding No. 6, Evidence b & c.) and new storm drains will be installed and tied into the existing storm drain under Union Street.

- (b) Policy No. 10.2 requires that development contribute to the cost of infrastructure and service. The project is required to pay district connection fees for water and sewer

- service as well as pay a fair share cost for local and regional transportation improvement (see mitigation measure No. 7).
- (c) Policy No. 10.3 requires implementation of flood control improvements in order to reduce the threat of flooding to the existing community and provide opportunities for new development in areas currently subject to flood hazards. The project site is required to raise the grade above the 8 foot Base Flood Elevation (BFE) (see condition No. 31) and the lowest floor level shall be at least one foot above the 8 foot BFE. (Also see mitigation measure Nos. 6a, b, c, d, e, and f of Exhibit E.)
 - (d) Policy No. 10.6 requires that development provide adequate park and recreational facilities which meet the needs of the community. The project was reviewed by the Monterey County Parks Department and it was found that the payment of an in lieu fee (see condition No. 58) would service the community better than requiring onsite park and recreational facilities. There exist several facilities near the proposed project, specifically the Japanese School House Park. An in lieu fee would better serve the residents of the proposed subdivision as well as the Community of Castroville than an onsite lot. The fees paid would assist in the maintenance and improvements to the Japanese School House Park and additional recreational facilities within the community.
 - (e) Under the CCP, the proposed lots are considered "small lot single family". The proposed project meets the minimum 3,000 square foot building site, 15 foot front setback, 10 foot rear set back, and 3 foot side yard setback. Parking regulations are not outlined within the CCP. Thus, items contained within the Zoning Ordinances but not addressed within the CCP remain as requirements; therefore the project shall meet the parking regulation outlined in Section 21.58.050.F of the Monterey County Zoning Ordinance (Title 21). The minimum parking requirement is one covered parking space and one uncovered parking space not within the front setback. The project proposes to have two covered spaces and two uncovered spaces. With the exception of the two inclusionary houses. Those are proposed with one covered parking space and two uncovered parking spaces.
 - (f) The proposed architectural style of the single family dwellings, craftsman, meet the Design objectives contained in Appendix A of the CCP.

4. FINDING: **CEQA:** - The proposed project, including all permits and approvals, will not have any significant adverse impacts on the environment and a Mitigated Negative Declaration has been prepared and is on file in the RMA-Planning Department (File No. PLN070192). Potential environmental effects have been studied and there is no substantial evidence in the record, as a whole, that supports a fair argument that the project, as designed, mitigated and conditioned, may cause a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment and analysis of the County based upon the findings and conclusions drawn in the Initial Study and in consideration of testimony and information received, and scientific and factual data presented in evidence during the public review process. No facts, reasonable assumptions predicated on facts, testimony supported by adequate factual foundation, or expert opinions supported by facts have been submitted that refute the conclusions reached by these studies, data, and reports. Nothing in the record alters the environmental determination, as presented by staff, based on investigation and the independent assessment of those studies, data, and reports. Conditions of project approval and/or mitigation measures have been identified in the Initial Study and included into the Mitigation Monitoring / Condition Compliance Reporting Plan to reduce any impact to an insignificant level. These conditions have been agreed to by the applicant. The custodian of the documents and materials that constitute the record of proceedings upon which the

adoption of the Mitigated Negative Declaration is based on the Monterey County RMA-Planning Department located at 168 W. Alisal St., 2nd floor, Salinas, CA 93901.

- EVIDENCE:** (a) During the review process of the Castroville Community Plan (CCP), an Environmental Impact Report (EIR) was prepared to evaluate environmental impacts and a Final EIR (SCH# 2005061132) was adopted in November 2006. Environmental impacts caused by the implementation of the CCP were analyzed, therefore mitigations requiring conditions of approval that pertain to the Perez project have been incorporated; specifically for Air Quality, Hazards/Hazardous Materials, Hydrology/Water Quality, and Utilities. This EIR is considered a program-level EIR and pursuant to Section 15168(c) (1) of the CEQA Guidelines, a new Initial Study was conducted to address project specific issues that were not previously examined in the program EIR. Further discussions regarding specific impacts, mitigations and conditions are found on Section VI of the Mitigated Negative Declaration (Exhibit E).
- (b) The project as proposed will have a less than significant impact on Air Quality based on compliance with the Monterey Bay Unified Air Pollution Control District's (MBUAPCD) Air Quality Plan for the Monterey Bay Region; the project will not violate any air quality standards; and the project will not result in a cumulatively considerable net increase of any pollutant. Temporary construction related impacts will be less than significant as the project will be required to comply with the MBUAPCD guidelines which address dust control, truck idling and etc. Conditions of approval (condition Nos. 22, 23, and 24) require the applicant to implement best-available control measures (BACM) to reduce emissions of toxic air contaminants and reduce criteria air pollutants of ROG, NO_x, CO and PM₁₀ as recommended by the Monterey Bay Unified Air Pollution Control District and in accordance with Policy 20.25.5 of the Monterey County General Plan. (For a more detailed discussion, please refer to Section VI.3 of Exhibit E.)
- (c) Although the adjacent parcel contains vernal marsh habitat, the area is not prime breeding habitat for the California red-legged frog, the California tiger salamander or the Santa Cruz long-toed salamander as determined in the Supplemental Biological Report prepared by Melanie Meyer Consulting dated February 25, 2008. It is also highly unlikely that the amphibians would use the area dispersal habitat. Therefore, there will be no impact on these federally protected species. (For a more detailed discussion, please refer to Section VI.4 of Exhibit E.)
- (d) An archaeological report, dated June 12, 2007 prepared by Susan Morley (Library No. LIB070317) did not reveal any of the indicators normally found on a prehistoric site in this region. However, the project site is at the same elevation and contains the same soil type as several prehistoric sites in the neighborhood. Therefore, there is a potential to create a significant impact on cultural resources. Mitigation measures have been incorporated to reduce the impact to less than significant by requiring the applicant to record an agreement informing the contractor of the possibility of encountering buried cultural materials and human remains as well as contracting with an Archaeologist to monitor the site during grading activities. (See mitigation measure No. 2.) The existing substandard single family dwelling to be demolished was built in 1948, which meets the 50 year criteria of a potentially historical structure. However, the original design has been severely comprised by illegal additions and therefore will not qualify as a significant historical resource. Therefore, the demolition of the structure will have no impact to a historical resource. (For a more detailed discussion, please refer to Section IV.5 of Exhibit E.)
- (e) Potential significant impacts to life or structure caused by geology and soils include the potential for liquefaction, undocumented fill and organic debris included in a report

prepared by Earth Systems Pacific dated May 31, 2007. The northeastern edge of the property is adjacent to an area having high liquefaction potential. Mitigations have been incorporated for foundation design in order to ensure that in the event of liquefaction occurs, the structures will remain intact. (See mitigation Nos. 3 and 4.) Undocumented fill and organic debris were also present on the site. Mitigations have been incorporated which require all undocumented fill and organic material to be over-excavated in order to prevent future ground settlement. With mitigations incorporated, the potential impacts are reduced to less than significant. (For a more detailed discussion, please refer to Section IV6 of Exhibit E.)

- (f) Potential hazards expected during project construction which include: exposure to small amounts of flammable materials, moving equipment, and noise. However, these potential impacts are considered less than significant because of safety measures incorporated into the project design and construction operations. (For a more detailed discussion, please refer to Section VI.7 of Exhibit E.)
- (g) The project has the potential to create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Mitigations have been incorporated to reduce the potential to low by requiring the compliance with a NPDES General Permit, the submission of a SWPP and the installation of a storm drain facility. This will ensure that grading and construction activities be in accordance with current state regulations and that urban runoff contaminants and sediment are minimized. (For a more detailed discussion, please refer to Section VI8 of Exhibit E.)
- (h) The subject property is partially located within Zone A, 100-year Floodplain of the Castroville Slough, as shown on FEMA Flood Insurance map, 060195-0055 F, dated August 5, 1986. The Base Floodplain Elevation (BFE) is 8 ft. MSL which represents the water surface elevation corresponding to a flood having a one percent probability of being equaled or exceeded in one given year. A condition and mitigations have been incorporated to reduce the potential for floodplain hazard to less than significant. (See condition No. 31 and mitigation measure Nos. 5 & 6.) This condition and mitigations include requiring the project to bring the grade level above the BFE, submit and application for a Conditional Letter of Map Revision (CLOMR) to FEMA and the lowest floor for each building shall be at least one foot above the BFE. (For a more detailed discussion, please refer to Section VI8 of Exhibit E.)
- (i) See preceding and following findings and supporting evidence.

5. FINDING: SUBDIVISION ORDINANCE (TITLE 19) SOURCE CAPACITY AND WATER QUALITY- The source capacity and water quality for the proposed lots created through the subdivision meet all the requirements of all applicable health and safety regulations contained in Section 19.05.040.L of Title 19.

EVIDENCE: (a) The applicant submitted an Initial Water Use/Nitrate Impact Questionnaire which was forwarded to the Environmental Health Department and the Water Resources Agency for review. There has been no indication that impacts caused by the proposed development will be detrimental to the water supply, an intensification of water use was not determined. No ground water will be used; the single family dwellings will be serviced by the Castroville Water District (see Finding No. 6 evidence b).

(b) Public health and safety impacts associated with the water use for the subdivision have been evaluated. A can and will serve letter was provided by the applicant from the Castroville Water District and 15 new service connections will be made available.

6. FINDING: SUBDIVISION ORDINANCE (TITLE 19) – None of the findings found in Section 19.03.025.F of the Subdivision Ordinance can be made.

EVIDENCE: (a) Section 19.03.025.F requires that the subdivision be denied if any one of the findings can be made. Planning staff has analyzed the project against the findings for denial outlined in this section:

1. The proposed map is not consistent with the general plan, area plan, coastal land use plan, or specific plan.
The Project is consistent with the Castroville Community Plan (see Finding No. 3) in that the project area is designated for High Density Residential uses with a density of 15 dwelling units per acre. The proposed subdivision map will provide for residential development of at least 3,000 square foot minimum lot sizes.
2. That the design or improvements of the proposed subdivision is not consistent with the applicable general plan, area plan, coastal land use plan, master Plan or specific plan.
The design and improvements of the proposed Perez Standard Subdivision have been reviewed by Planning staff and as conditioned, will be consistent with the Castroville Community Plan.
3. That the site is not physically suitable for the type of development.
The site is physically suitable for residential development in that the property will be served by the Castroville Water District for water and sewer services for the proposed Standard Subdivision. (See Finding No. 7) Although the environmental analysis revealed potential impacts to biological resources, cultural resources, geology/soils, hydrology/water quality, transportation/traffic, and utilities/service systems, these will be mitigated to a less than significant level, subject to implementation of 7 mitigation measures, which have been incorporated into the project.
4. That the site is not physically suitable for the proposed density of development.
The site is physically suited for the proposed density of development. The Castroville Community Plan requires high density residential lots to have a density between 12 to 20 dwelling units per acre. The project as proposed is 15 dwelling units per acre.
5. That the design of the subdivision or type of improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
The subject property is adjacent to vernal marsh habitat to the northeast. The habitat is highly unlikely to provide prime habitat for red legged frogs, California tiger salamanders and the Santa Cruz long toed salamander. Therefore, the design of the subdivision or type of improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. (See Finding No. 4 Evidence c.)
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
The application has been referred to all appropriate land use department and it was found that the design of the subdivision or type of improvements is not likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

The project will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision. The project will only have one private street accessible from Union and Poole streets.

8. That the subdivision fails to meet any of the requirements or conditions imposed by the Subdivision Map Act or this Title (Title 19).

The proposed subdivision map meets the requirements and conditions of the California Subdivision Map Act and Monterey County Subdivision Ordinance (Title 19) in that the map has been prepared by the applicant according to the required form and contents of the Act and Ordinance, and conditions of approval and mitigation measures have been proposed by staff to assure compliance with codes.

As none of these findings requiring denial can be made for the Perez Subdivision proposal, the project is supportable under the Monterey County Subdivision Ordinance.

- (b) The application, project plans, and related support materials submitted by project applicant to the Monterey County Resource Management Agency-Planning Department for the proposed development found in Project File PLN070192.

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

EVIDENCE: (a) The proposed project has been reviewed by the Resource Management Agency – Housing and Redevelopment Office for conformance with the Inclusionary Housing Ordinance.

- (b) Section 18.40.070 of the Monterey County Code requires that all residential development which provides inclusionary units on-site must construct inclusionary units in the amount equal or greater to 20% of the total number of units. The project proposes to demolish one single family dwelling and construct 15 new single family dwellings. Therefore, the project shall contribute 2.8 inclusionary housing units. Two of the single family dwellings are dedicated as inclusionary housing and fees will be paid for the remainder .8 of a unit. (See condition No. 20.)

8. FINDING: VIOLATIONS - There currently exists a violation (CE070052) on the subject property. The proposed development includes the demolition of the substandard structures that are involved in the violation. Demolition will abate the violation and bring the property in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. Zoning violation abatement costs, if any, have been paid.

EVIDENCE: (a) Condition No. 16 requires that the applicant apply for a demolition permit of the substandard structures, remove the structures and receive a final from the Monterey County RMA-Building Services Department prior to the recordation of the final map.

- (b) The violation also included storage of old cars and "junk" on the property. The property owner has since removed the debris as noted in the Code Enforcement file and Project File No. PLN070192.

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

EVIDENCE: (a) Preceding findings and supporting evidence.

- (b) Water Service for the 15 Single Family Dwellings within the subdivision will be provided by the Castroville Water District.

- (c) Sewer connections for the 15 Single Family Dwellings within the subdivision will be provided by the Castroville Water District.
- (d) Solid waste will be collected by the Carmel Marina Corporation (Waste Management, Inc.)

10. FINDING: APPEALABILITY - The decision on this project is appealable to the Board of Supervisors.
EVIDENCE: Section 19.16.020.C of the Monterey County Subdivision Ordinance (Title 19).

DECISION

THEREFORE, it is the decision of the Planning Commission of the County of Monterey that the Mitigated Negative Declaration and Program for Monitoring and/or Reporting on Conditions of Approval be adopted and said application for a Standard Subdivision Vesting Tentative Map be granted as shown on the attached sketch and subject to the attached conditions.

PASSED AND ADOPTED this 11th day of **June, 2008**, by the following vote:

AYES: Brown, Pessagno, Diehl, Rochester, Isakson, Salazar, Ottone, Sanchez, Vandevere
NOES: None
ABSENT: Padilla



MIKE NOVO, SECRETARY

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON: **AUG - 6 2008**

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **AUG 16 2008**

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

NOTES

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

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

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

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

**Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan**

Project Name: Perez

File No: PLN070192

Approved by: Planning Commission

APN: 030-031-011-000

Date: June 11, 2008

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

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1.		PD001 - SPECIFIC USES ONLY This Standard Subdivision Vesting Tentative Map (PLN070192) allows the division of a 1,036 acre parcel into 15 parcels ranging in size from 2,300 square feet to 3,299 square feet each, respectively; the construction of 15 single family dwellings and site improvement plans. The property is located at 11680 Poole Street, Castroville (Assessor's Parcel Number 030-031-011-000), Castroville Community Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent 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	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)				
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 08023) was approved by the Planning Commission for Assessor's Parcel Number 030-031-011-000 on June 11, 2008. The permit was granted subject to 68 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the recordation of the final map.	
3.		PD004 - INDEMNIFICATION AGREEMENT The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, 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	Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County. Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (RMA - Planning Department)				
4.		PD005 - FISH AND GAME FEE-NEG DEC/EIR Pursuant to the State Public Resources Code § 735.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA - Planning Department)	The applicant shall submit a check, payable to the <i>County of Monterey</i> , to the Director of the RMA - Planning Department.	Owner/ Applicant	Within 5 working days of project approval.	
			If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the <i>County of Monterey</i> , to the Director of the RMA - Planning Department.	Owner/ Applicant	Prior to the recordation of the final map, the start of use or the issuance of building or grading permits	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
5.		PD006 - MITIGATION MONITORING PROGRAM The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. (RMA - Planning Department)	1) Enter into agreement with the County to implement a Mitigation Monitoring Program. 2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.	Owner/ Applicant	Within 60 days after project approval or prior to recordation of the final map.	
6.		PD008 - GEOTECHNICAL CERTIFICATION (NON-STANDARD) Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA - Planning Department)	Submit certification by the geotechnical consultant to the RMA - Planning Department showing the project's grading in compliance with the geotechnical report.	Owner/ Applicant/ Geotech- nical Consultant	Prior to final inspection of the improvements of the subdivision.	
			Submit certification by the geotechnical consultant to the RMA - Planning Department showing foundation designs in compliance with the geotechnical report.	Owner/ Applicant/ Geotech- nical Consultant	Prior to inspection of the foundations for individual dwellings.	
7.		PD010 - EROSION CONTROL PLAN AND SCHEDULE The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA – Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control	An Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.	Owner/ Applicant	Prior to the issuance of grading and building permits for the improvement plans for the subdivision.	

<i>Permit Cond. Number</i>	<i>Map Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. (RMA - Planning Department and RMA - Building Services Department)	Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.	Owner/ Applicant	Throughout development of the site.	
			Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department	Owner/ Applicant	Prior to final inspection	
8.		PD012(B) - LANDSCAPE PLAN AND MAINTENANCE (NON-STANDARD) A note shall be placed on the final map stating "The front yards of the individual lots shall be landscaped. At least 60 days prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the property owner and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. The retaining wall at	Final recorded map with notes shall be submitted to PBI & Public Works for review and approval.	Owner/ Applicant	Prior to recordation of final map.	
			Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	At least 60 days prior to final inspection of the improvement plans for the subdivision.	
			Landscaping shall be installed in the individual lots per the approved plans.	Owner/ Applicant	Prior to the final inspection of the individual sites.	

<i>Permit Cond. Number</i>	<i>Ming. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		the northeastern and southern property lines shall have vegetation planted adjacent to it as to screen the wall for aesthetic purposes from Highway 156 and properties to the northeast and south. This vegetation shall also be kept in healthy growing condition and be maintained by the HOA. (RMA – Planning Department)	All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. The vegetation adjacent to the proposed retaining wall shall be kept in healthy growing condition and shall be maintained by the HOA.	Owner/ Applicant	Ongoing	
9.		PD013 – LIGHTING - STREET LIGHTS All street lights in the development shall be approved by the Director of the RMA - Planning Department. (RMA – Planning Department)	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner/ Applicant	Prior to the issuance of grading or building permits for street lights.	
			The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to Occupancy/ Ongoing	
10.		PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN (NON-STANDARD) All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture for models “A”,	Place note on map or a separate sheet and submit to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to recordation of final map	
			Submit three copies of the lighting plans for models “A”, “B” and “C” to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner/ Applicant	Prior to the issuance of building permits for individual dwellings.	

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		"B" and "C". The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)	The lighting shall be installed and maintained in accordance with the approved plans.	Owner/ Applicant	Prior to Occupancy/ Ongoing	
11.		PD015 - NOTE ON MAP-STUDIES A note shall be placed on the final map or a separate sheet to be recorded with the final map stating that: "A Biological report dated June 24, 2007, has been prepared on this property by Ed Mercurio, and is on file in the Monterey County RMA - Planning Department. The recommendations contained in said report shall be followed in all further development of this property." The note shall be located in a conspicuous location, subject to the approval of the County Surveyor. (RMA – Planning Department)	Final recorded map with notes shall be submitted to the RMA - Planning Department and Public Works for review and approval.	Owner/ Applicant	Prior to recording of final map	
12.		PD015 - NOTE ON MAP-STUDIES A note shall be placed on the final map or a separate sheet to be recorded with the final map stating that: "A Supplemental Biological report dated February 25, 2008, has been prepared on this property by Melanie Mayer Consulting, and is on file in the Monterey County RMA - Planning Department. The recommendations contained in said report shall be followed in all further development of this property." The note shall be located in a conspicuous location, subject to the approval of the County Surveyor. (RMA – Planning Department)	Final recorded map with notes shall be submitted to the RMA - Planning Department and Public Works for review and approval.	Owner/ Applicant	Prior to recording of final map	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
13.		PD015 - NOTE ON MAP-STUDIES A note shall be placed on the final map or a separate sheet to be recorded with the final map stating that: "A Geotechnical Engineering report dated May 31, 2007, has been prepared on this property by Earth Systems Pacific, and is on file in the Monterey County RMA - Planning Department. The recommendations contained in said report shall be followed in all further development of this property." The note shall be located in a conspicuous location, subject to the approval of the County Surveyor. (RMA – Planning Department)	Final recorded map with notes shall be submitted to the RMA - Planning Department and Public Works for review and approval.	Owner/ Applicant	Prior to recordation of final map	
14.		PD015 - NOTE ON MAP-STUDIES A note shall be placed on the final map or a separate sheet to be recorded with the final map stating that: "A Traffic Analysis dated June 15, 2007, has been prepared on this property by Higgins Associates, and is on file in the Monterey County RMA - Planning Department. The recommendations contained in said report shall be followed in all further development of this property." The note shall be located in a conspicuous location, subject to the approval of the County Surveyor. (RMA – Planning Department)	Final recorded map with notes shall be submitted to the RMA - Planning Department and Public Works for review and approval.	Owner/ Applicant	Prior to recordation of final map	
15.		PD036 – UTILITIES – SUBDIVISION A note shall be placed on the final map or a separate sheet to be recorded with the final map indicating that "Underground utilities are required in this subdivision in accordance with Chapter 19.10.095, Title 19 of the Monterey County Code." Such facilities shall be installed or bonded prior to filing the final map. The note shall be located in a conspicuous manner subject to the	Place note on map or a separate sheet and submit to the RMA - Planning Department for review and approval. Install or bond for the underground utility facilities.	Owner/ Applicant	Prior to the recordation of final map.	

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		approval of the Director of Public Works. (RMA – Planning Department)				
16.		PD– DEMOLITION PERMIT – VIOLATION ABATEMENT (NON-STANDARD) The applicant shall apply for a demolition permit with the Monterey County RMA-Building Department to remove the existing structures on the property. The applicant shall receive a final inspection from the Building Department and submit verification of final inspection to Code Enforcement in order to abate violation No. CE070052. (RMA – Planning Department)	The applicant shall submit verification of final inspection for the demolition of structures on the property to Code Enforcement in order to abate violation No. CE070052.	Owner/ Applicant	Prior to the recordation of final map.	
17.		PD– MBUAPCD RULE 439 (NON-STANDARD) In accordance with Monterey Unified Air Pollution Control District Rule 439, the following work practice standards shall be implemented during demolition or deconstruction of structures: 1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process; 2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building; 3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour. (RMA – Planning Department)	Applicant shall incorporate this condition as enumerate as “Demolition/Deconstruction Notes” on the demolition site plan.	Applicant / Owner / Contractor	Prior to issuance of a demolition permit.	
			Contractor shall conduct all deconstruction or demolition activities in accordance with the work practice standards set forth in Monterey Unified Air Pollution Control District Rule 439.	Applicant / Owner / Contractor	During Demolition.	

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18.		PDSP002 – ASBESTOS SURVEY (NON-STANDARD) The applicant shall have a Certified Asbestos Consultant conduct an asbestos survey of the structures to be demolished. A report shall be prepared and submitted to the Monterey Bay Unified Air Pollution Control District for review and approval a minimum of the (10) working days prior to commencing asbestos removal, or if no asbestos is present, a minimum of ten (10) working days prior to demolition. (RMA-Planning Department)	A Certified Asbestos Consultant shall conduct an asbestos survey of the single family dwelling to be demolished. A report shall be submitted to the MBUAPCD for review and approval a minimum of ten (10) working days prior to commencing asbestos removal. If no asbestos is present, a report shall be submitted to the MBUAPCD for review and approval a minimum of ten (10) working days prior to demolition.	Certified Asbestos Consultant/ Owner/ Applicant	Prior to issuance of a demolition permit.	
19.		PD034 – SUBDIVISION SITE PLAN APPROVAL The property owner shall prepare a site plan for the Perez Subdivision to be approved by the Director of the RMA - Planning Department. The site plan shall: (1) define the individual lots; (2) establish maximum building dimensions; (3) identify natural vegetation that should be retained; (4) identify landscape screening as appropriate. A note shall be placed on the final map stating that a site plan has been prepared for this subdivision and that the property may be subject to building and/or use restrictions. (RMA – Planning Department)	Submit site plan to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the recordation of final map.	
			Place note on the map.	Owner/ Applicant	Prior to the recordation of final map.	
20.		HRD001 - INCLUSIONARY HOUSING REQUIREMENTS (NON-STANDARD) The project is subject to the County's Inclusionary Housing Ordinance, #04185, which requires the project to contribute 2.8 Inclusionary Housing Units. Prior to the recordation of the Final Map, the project applicants shall execute an Inclusionary Housing Agreement with the County, in a form	The applicant shall provide the RMA-Housing and Redevelopment Agency an executed Inclusionary Housing Agreement with the County of Monterey. The agreement shall specify at least two Inclusionary Housing Units to be provided on the project site with one at a moderate-income level and one at a low-income level. The agreement shall also include the type	Owner/ Applicant	Prior to the recordation of map.	

Permit Cond. Number	Map Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		acceptable to the County, which specifies that at least two Inclusionary Housing Units shall be provided on the project site with one at a moderate-income level and one at a low-income level. The fractional .8- unit may be paid as an in-lieu fee, based on the adopted Inclusionary In-Lieu Fee Schedule in place at the time the project application was deemed complete by the County. The Agreement shall address (but not be limited to) the type and size of the unit, the location of the unit, pricing, selection of buyers and/or tenants, and the phasing of the inclusionary unit construction related to the release of building permits for the market rate units. (RMA – Housing and Redevelopment Agency)	and size of the unit, location of the unit, pricing, selection of buyers and/or tenants, and the phasing of the Inclusionary unit construction related to the release of building permits for the market rate units. An Inclusionary In-Lieu Fee shall be paid to the Housing and Redevelopment Agency for the remaining fractional .8 unit.			
21.		PD001 - CASTROVILLE COMMUNITY PLAN REQUIRED CONDITION – AESTHETICS (NON-STANDARD) The County of Monterey shall require that the project applicant(s), for General Development Plans and other development approvals associated with the proposed Community Plan restrict the use of reflective materials to minimize daytime glare within the planning area. (RMA – Planning Department)	Place note on map or a separate sheet and submit to the RMA - Planning Department for review and approval. The applicant shall provide color and material samples to the RMA-Planning Department for review and approval of RMA-Director of Planning.	Subdivider / Owner/ Applicant	Prior to recordation of final map	
				Subdivider / Owner/ Applicant	Prior to approval of building permits	
22.		PD002 - CASTROVILLE COMMUNITY PLAN REQUIRED CONDITION – AIR QUALITY (NON-STANDARD) The applicant shall implement best-available control measures (BACM) to reduce emissions of particulate matter, as recommended by the MBUAPCD and in accordance with Policy 20.2.5 of the Monterey County General Plan	The applicant shall provide proof of implementation of best-available control measures (BACM) reducing emissions of particulate matter during construction activities. Should measures not be met, or are not successful, the RMA-Director of Planning	Subdivider/ Owner/ Applicant	During construction activities associated with all discretionary approvals.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		<p>during construction activities. BACM typically recommended by the MBUAPCD include, but are to limited to, the following:</p> <ul style="list-style-type: none"> • Water all active construction areas at least twice daily. Frequency should be based on the type of operation, soil and wind exposure; • Prohibit all grading activities during periods of high wind (over 15 mph); • Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days); • Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations and hydroseed areas; • Cover all trucks hauling soil, sand , and other loose materials or required all trucks to maintain at least 2 feet of freeboard; • Replant vegetation in disturbed areas as quickly as possible; • Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles, such as dirt, sand, etc; • Sweep daily, with water sweepers, if visible soil materials are carried onto adjacent public streets; • Limit traffic speeds on unpaved roads to 15 mph; • Install sandbags or other erosion control measures to prevent silt runoff to public roadways; ad • Limit areas of active disturbance to no more 	<p>shall require work to be halted until required measures are in place to reduce emissions of particulate matter during construction activities.</p>			

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		<p>than 2.2 acres per day for initial site preparation activities that involve extensive earth-moving activities (grubbing, excavation, rough grading), or 8.1 acres per day for activities that involve minimal earth Moving (e.g., finish grading)</p> <p>(RMA – Planning Department)</p>				
23.		<p>PD003 - CASTROVILLE COMMUNITY PLAN REQUIRED CONDITION – AIR QUALITY (NON-STANDARD)</p> <p>The applicant shall implement best-available control measures (BACM) to reduce emissions of toxic air contaminants, as recommended by the MBUAPCD and in accordance with Policy 20.2.5 of the <i>Monterey County General Plan</i> during construction activities. Examples of BACM typically recommended by the MBUAPCD include, but are not limited to, the following:</p> <p>Diesel equipment used onsite should be year 2003, or newer, equipped with emission control technology (e.g., diesel-oxidation catalyst), or use alternative fuels (e.g., biodiesel) that sufficiently reduces diesel-exhaust emissions at nearby receptors to within acceptable levels, as defined by the MBUAPCD. For equipment retrofitted to operate with diesel exhaust emissions control technology, the CERP shall include verification of installation or presence of these devices for review by the MBUAPCD. Additional controls may be required, such as restrictions on equipment use/location, construction phasing, and/or hours of construction, to be determined on a project-by-</p>	<p>The applicant shall provide proof of implementation of best-available control measures (BACM) reduce emissions of toxic air contaminants during construction activities.</p> <p>Should measures not be met, or are not successful, the RMA-Director of Planning shall require work to be halted until required measures are in place to reduce emissions of toxic air contaminants during construction activities.</p>	Subdivider/ Owner/ Applicant	During construction activities associated with all discretionary approvals.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		project basis. (RMA – Planning Department)				
24.		<p>PD004 - CASTROVILLE COMMUNITY PLAN REQUIRED CONDITION – AIR QUALITY (NON-STANDARD)</p> <p>The County of Monterey shall require that project applicant(s), for General Development Plan and other discretionary approvals associated with the proposed Community Plan, implement best-available control measures to reduce criteria air pollutants of ROG, NO_x, CO and PM₁₀ as recommended by the MBUAPCD and in accordance with Policy 20.2.5 of the <i>Monterey County General Plan</i> (1982), during operations. Best available control measures typically recommended by the MBUAPCD include, but are not limited to, the following:</p> <p><u>Residential Uses</u></p> <ul style="list-style-type: none"> • Use gas-fired fireplaces; • Provide pedestrian sidewalks and bicycle paths that link to adjacent land uses and external networks; and • Incorporate energy-efficient appliance into residential uses. <p><u>All Uses</u></p> <ul style="list-style-type: none"> • Orient buildings to minimize heating and cooling needs; • Provide shade trees to reduce cooling needs; • Include energy-efficient lighting systems; • Include solar water heaters or centralized water heating systems; and <p>Increase insulation beyond Title 24 requirements to minimize heating and cooling needs. (RMA –</p>	<p>The applicant shall provide proof of implementation of best-available control measures (BACM) measures to reduce criteria air pollutants of ROG, NO_x, CO and PM₁₀ into final improvement plans subject to review and approval by the County of Monterey Planning and Building Inspection Department.</p> <p>Should measures not be met, or are not successful, the RMA-Director of Planning shall require work to be halted until required measures are in place to reduce measures to reduce criteria air pollutants of ROG, NO_x, CO and PM₁₀ into final improvement plans.</p>	Subdivider/ Owner/ Applicant	During operations associated with all discretionary approvals.	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (none/date)
		Planning Department)				
25.	1.	<p>PD – MITIGATION MEASURE 1 – BIOLOGY (NON-STANDARD)</p> <p>In order to minimize potential impacts to the nearby vernal marsh habitat from development on lots 9-15, no fill, soil through construction activities or any other debris shall enter areas of vernal marsh vegetation on the adjacent property to the northeast (APN# 030-024-001-000) of the subject property. Plastic sheet barrier fencing (silt fencing) shall be erected before the start of construction between the area of construction and the adjacent property. This will prevent silt and soil from the construction area from entering the vernal marsh habitat as well as keep small animals from entering the area of construction. A construction survey shall be conducted by a qualified biologist within one week of the start of construction. The survey shall primarily determine the presence of sensitive species of amphibians, but also shall assess possible impacts to other species including breeding birds. Should protected species be present onsite during the survey, further grading and/or building activities shall be done in consultation with the USFWS and the DFG to determine whether incidental take authorization is required. (RMA – Planning Department / RMA-Public Works)</p>	<p>The following note shall be enumerated on the improvement plans for the subdivision and the site plans for lots 9-15:</p> <ul style="list-style-type: none"> No fill, soil or any other debris shall enter areas of vernal marsh habitat on the adjacent property (APN# 030-024-001-000) to the northeast of the subject property. Silt fencing shall be erected prior to the start of construction between the area of construction and the adjacent property. Temporary sediment settling basins and structures such as sediment fencing, straw bales, or other appropriate erosion control measures shall be used to delineate the project area boundaries and prevent sediment-laden runoff from entering the drainage channels and riparian corridors. <p>The plans shall be reviewed for compliance and approval by the Director of RMA-Planning Department.</p>	Subdivider/ Owner/ Applicant	Prior to the approval of the improvement plans for the subdivision and prior to issuance of grading and building permits for development of lots 9-15.	
			<p>The applicant shall submit a Construction Management Plan (CMP) for review and approval to the Director of RMA-Public Works Department including the following:</p> <ul style="list-style-type: none"> The duration of the construction hours of operation an estimate of the number of truck trips that will be generated truck routes (The applicant shall avoid 	Subdivider/ Owner/ Applicant	Prior to the issuance of permits for subdivision improvements	

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			<p>left-hand turns onto and off of Merritt Street at non-signalized intersections. Trucks traffic on roadways adjacent to the Castroville Elementary School is restricted during pick up and drop off hours.)</p> <ul style="list-style-type: none"> • number of construction workers • parking areas for both equipment and workers • locations of truck staging areas. (All staging areas and all refueling and maintenance of vehicles and other equipment shall occur at least 60 feet from any riparian habitat, pond, stream, creek or other water body to ensure that habitat contamination does not occur from such activities.) • Food and trash items associated with construction workers shall be enclosed in sealed containers and regularly removed from the project site to deter potential predators. <p>Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. The project contractor shall submit monthly reports certifying compliance with this monitoring action for review and approval by the RMA-Director of Planning.</p>			

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			The applicant shall contract with a biologist to conduct a construction survey within one week of the start of construction. The applicant shall submit a report with the biologist's findings to the RMA-Planning Director for review. Should protected species be present onsite during the survey, construction shall be halted and resume only in consultation with the USFWS and the DFG to determine whether incidental take authorization is required.	Subdivider/ Owner/ Applicant	Prior to the issuance of grading or building permits,	
26.	2	PD – MITIGATION MEASURE 2 – CULTURAL RESOURCES (NON-STANDARD) In order to mitigate impacts to potential archaeological resources, paleontological resources, and/or disturb human remains, the applicant shall adhere to the recommendations contained in the Preliminary Cultural Resources Reconnaissance prepared by Susan Morely, M.A. (June 12, 2007). Specifically, before any grading or land clearing begins and when grading activities commence on the project parcel, a qualified archaeologist must be present to monitor these <u>preliminary</u> grading activities. (RMA – Planning Department)	The applicant shall record an agreement, created by an Archaeologist and signed by the contractors, informing them of the possibility of encountering buried cultural materials and human remains and a requirement to contract an archaeologist for archaeological monitoring during initial earth disturbing activities associated with land clearing and grading activities. The monitor shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials or features. Prior to the issuance of a grading permit, the applicant shall provide the Director of Planning with a copy of the recorded agreement.	Subdivider/ Owner/ Applicant	Concurrent with recordation of the final map.	
			All work shall be halted on the parcel if, at any time, intact cultural features are discovered or potentially significant cultural materials are exposed or disturbed by the project. If human remains are identified, all work shall be halted on the parcel and the Monterey County Coroner shall be notified immediately. If it is	Subdivider/ Owner/ Applicant	Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
			determined that the remains are likely to be Native American, the Native American Heritage Commission will be notified as required by law. Prior to the issuance of grading and building permits, the applicant shall enumerate these notes on the plans. The plans shall be submitted for review and approval by the Director of the RMA-Planning Department.			
27.	3	PD – MITIGATION MEASURE 3 - GEOLOGY AND SOILS (NON-STANDARD) In order to minimize geotechnical impacts and the potential of liquefaction, the development of the site shall adhere to the special recommendations contained in the Geotechnical-Soils Foundation & Geoseismic Report dated May 31, 2007 and addendum letter dated June 19, 2007 prepared by Earth Systems Pacific. The highly organic soil and undocumented fill must be entirely removed during site preparation and grading. The applicant shall design the foundation of the individual homes as recommended by Earth Systems Pacific with the use of conventional spread footings and all interior footings shall be connected to the perimeter footings by a system of tie beams. (RMA – Planning Department)	The applicant shall submit grading and building plans that have been reviewed and approved by a registered geotechnical engineer, and verified as consistent with the special recommendations of the Geotechnical Engineering Report. Accompanying the grading and building plans shall be a letter prepared by the consulting registered geotechnical engineer stating that the plans are consistent with the special recommendations described in Mitigation Measure No. 3 to be reviewed by the Director of Planning for compliance.	Subdivider/ Owner/ Applicant	Prior to the issuance of grading and building permits.	
28.	4	PD – MITIGATION MEASURE 4 – GEOLOGY AND SOILS (NON-STANDARD) In order to reduce the potential of future ground settlement the existing fill and highly organic material found in the upper soils shall be overexcavated in areas that are to receive fill and below the proposed retaining walls and other	The applicant shall contract with a geotechnical engineer to remain onsite during excavation. The geotechnical engineer shall give recommendations based on the conditions observed at the time of grading. Prior to the issuance of grading or building permits, the applicant shall submit	Subdivider/ Owner/ Applicant	Prior to the issuance of grading or building permits	

<i>Permit Cond. Number</i>	<i>Ming. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		planned improvements. The depth of the existing fill and highly organic material was found to be four feet at boring locations. However, the actual depths may be greater at other locations, the depth and extent of the material to be removed should be recommended by the geotechnical engineer based on conditions observed at the time of grading. (RMA – Planning Department)	proof of the contract to the Director of the RMA-Planning Department.			
29.		PD005 - CASTROVILLE COMMUNITY PLAN REQUIRED CONDITION – HAZARDS (NON-STANDARD) The applicant shall contract with a qualified professional to conduct a site-specific Phase I Environmental Site Assessment (Phase I ESA) to assess whether soils have been contaminated by the storage of hazardous materials or use of pesticides. To the extent that soil contamination is detected during the initial assessment or during subsequent investigations, the project applicant(s) shall develop a remediation program to ensure that the hazardous materials contamination is remediated to the standards of the Monterey County Environmental Health Department; Regional Water Quality Control Board and DTSC prior to grading activities. (RMA – Planning Department)	The applicant shall contract with a qualified professional to conduct a site-specific Phase I Environmental Site Assessment (Phase I ESA). Based on findings of the Phase I ESA, a Phase II ESA and subsequent remediation program may be required to be submitted for review and approval by the Monterey County Environmental Health Department; Regional Water Quality Control Board and DTSC if hazardous materials are found.	Subdivider/ Owner/ Applicant	Prior to recordation of the final map.	
			If contamination is detected during the initial assessment or during subsequent assessments, remediation would be required to the standards of the Monterey County Environmental Health Department; Regional Water Quality Control Board and DTSC.	Subdivider/ Owner/ Applicant	Prior to issuance of a grading permit.	

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30.	5	PD – MITIGATION MEASURE 5 – HYDROLOGY AND WATER QUALITY (NON-STANDARD) In order to reduce impacts caused by stormwater runoff, the applicant shall obtain coverage under the NPDES General Permit, in accordance with current state regulations. The applicant shall provide the Water Resources Agency with a drainage plan prepared by a registered civil engineer addressing on-site and off-site impacts. Concurrent with preparation of drainage plan and prior to issuance of grading permit, the project applicant(s) shall prepare a Stormwater Pollution Prevention Plan (SWPPP) that documents best management practices to ensure that urban runoff contaminants and sediment are minimized. The SWPPP shall document best management practices (filters, traps, bio-filtration swales, etc.) to ensure that urban runoff contaminants and sediment are minimized. The erosion and sediment control plan shall specify which erosion control measures necessary to control runoff shall be in place during the rainy season (November 1 through April 15) and which measures shall be in place year round. The SWPPP shall be consistent with CCWQCB standards. (RMA – Planning Department)	The applicant shall obtain coverage under the NPDES General Permit, in accordance with the current state regulations. The applicant shall submit proof of the permit to the RMA-Director of Planning.	Subdivider/ Owner/ Applicant	Prior to filing the final map.	
			Prior to filing of the final map, the applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer addressing on-site and off-site impact with supporting calculations and construction details. The plan shall include detention facilities to mitigate the impact of impervious surface stormwater runoff. Drainage improvement shall be constructed in accordance with plans approved by the Water Resources Agency.	Subdivider/ Owner/ Applicant	Prior to filing the final map.	
			The applicant shall provide the Water Resources Agency certification from a registered civil engineer or license contractor that the stormwater detention/retention facilities have been constructed in accordance with approved plans.	Subdivider/ Owner/ Applicant	Prior to the final of any building permits.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (time/date)</i>
31.		PD006 - CASTROVILLE COMMUNITY PLAN REQUIRED CONDITION – HYDROLOGY AND WATER QUALITY (NON-STANDARD) The County of Monterey shall require that the project applicant(s), for General Development Plans and other discretionary approvals associated with the proposed Community Plan and within Special Flood Hazard Area, submit two copies of the FEMA Conditional Letter of Map Revision (CLOMR) application including all supporting documentation to the Monterey County Water Resources Agency with discretionary permit-applications or sooner. All flood studies, site plans, topography, and other elevation data should reference the datum on the effective FEMA Flood Insurance Rate Maps. Prior to final inspection of the project's grading permit the applicant shall submit two copies of the FEMA Letter of Map Revision (LOMR) application including all supporting documentation to the Monterey County Water Resources Agency. (RMA – Planning Department / Water Resources Agency)	The applicant shall submit copies of FEMA Conditional Letter of Map Revision (CLOMR) application including all supporting documentation to Monterey County Water Resources Agency.	Subdivider/ Owner/ Applicant	Prior to issuance of grading permits.	
			Submit copies of FEMA Letter of Map Revision (LOMR) and supporting documentation to Monterey County Water Resources Agency.	Subdivider/ Owner/ Applicant	Prior to final grading inspection.	
32.	6	PD – MITIGATION MEASURE 6 – HYDROLOGY AND WATER QUALITY (NON-STANDARD) In order to reduce impacts to life and/or structure caused by floodway waters, the applicant shall submit certification from a registered civil engineer or licensed land surveyor to the Water Resources Agency confirming that the lowest floor of each building is at a minimum elevation of 9 feet above mean sea level (NGVD 1929). Should a garage have a proposed slab elevation	The lowest floor and attendant utilities for each building shall be constructed at a minimum elevation of 9 feet above mean sea level (NGVD 1929). Prior to the issuance of grading or building permits, the applicant shall provide to 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 flood proofing and certification of	Subdivider/ Owner/ Applicant	Prior to the issuance of grading or building permits.	

Permit Cond. Number	Ming. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		to be below 9 feet mean sea level, the applicant shall provide a wet floodproofing plan for review and approval by the Water Resources Agency. All interior walls, ceilings and floors below 9 feet mean sea level, they shall be unfinished or constructed of flood resistant materials. (RMA – Planning Department / Water Resources Agency)	the lowest floor elevation.			
			A wet floodproofing plan shall be provided for each garage with a proposed slab elevation below 9 feet mean sea level (NGVD1929). All interior walls, ceilings and floors below 9 feet mean sea level (NGVD 1929) shall be unfinished or constructed of flood resistant materials. Prior to issuance of any grading or building permits, the applicant shall provide the Water Resources Agency a wet floodproofing plan for review and approval.	Subdivider/ Owner/ Applicant	Prior to the issuance of grading or building permits.	
			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.	Subdivider/ Owner/ Applicant	Prior to each foundation inspection.	
			The applicant shall provide the Water Resources Agency a FEMA Elevation Certificate for each building, completed by a registered civil engineer or licensed surveyor certifying the lowest floor elevation, venting, external grades and internal grades are compliant with Chapter 16.16 of the Monterey County Code.	Subdivider/ Owner/ Applicant	Prior to each stemwall inspection.	
			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 edifying that structure has been constructed in accordance with Chapter	Subdivider/ Owner/ Applicant	Prior to final inspection for all building permits.	

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			16.16 of the Monterey county Code.			
			The applicant shall provide the Water Resources Agency a FEMA Floodproofing certificate, for each wet floodproofed garage, certifying each was construction in accordance with approved plans.	Subdivider/ Owner/ Applicant	Prior to final inspection for all building permits.	
33.		PD007- CASTROVILLE COMMUNITY PLAN REQUIRED CONDITION – UTILITIES (NON-STANDARD) The applicant shall contract with a certified engineer to prepare wastewater system plans in accordance with CSA-14 guidelines. These plans shall confirm that the estimated amount of wastewater flow generated by the proposed development does not exceed the projected 0.64 MGD of additional flow to the Castroville Regional Pump Station. (RMA – Planning Department)	The applicant shall contract with certified engineer to prepare wastewater system plans in accordance with CSA-14 guidelines. These plans shall be submitted to Castroville Water District for review and approval.	Subdivider/ Owner/ Applicant	Prior to approval of site improvement plans.	
			The applicant shall provide proof that the plans have been approved by the Castroville Water District.	Subdivider/ Owner/ Applicant	Prior to approval of site improvement plans.	
34.		PD008 - CASTROVILLE COMMUNITY PLAN REQUIRED CONDITION – UTILITIES (NON-STANDARD) The applicant shall pay connection fees to Monterey Regional Water Pollution Control Agency and Castroville Water District. The MRWPCA connection fees are based on type of use. The CWD fees are to be determined during the wastewater system master planning level analysis to be prepared by Castroville Water District. (RMA – Planning Department)	The applicant shall pay connection fees to Monterey Regional Water Pollution Control Agency and Castroville Water District and provide evidence to the RMA-Planning Department.	Subdivider/ Owner/ Applicant	Prior to issuance of building permits.	

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35.		PD009 - CASTROVILLE COMMUNITY PLAN REQUIRED CONDITION – UTILITIES (NON-STANDARD) The applicant shall contract with a certified engineer to determine the amount of water supply, and water treatment and distribution improvements required by the proposed development to meet the requirements of Castroville Water District and North County Fire Protection District. (RMA – Planning Department)	The applicant shall contract with a certified engineer to determine the amount of water supply, and water treatment and distribution improvements required by the proposed development to meet the requirements of Castroville Water District and North County Fire Protection District.	Subdivider/ Owner/ Applicant	Prior to approval of site improvement plans.	
36.		PW0015 – UTILITY’S COMMENTS Submit the approved tentative map to impacted utility companies. Subdivider shall submit utility company recommendations, if any, to the Department of Public Works for all required easements. (Public Works)	Subdivider shall provide tentative map to impacted utility companies for review. Subdivider shall submit utility comments to DPW	Owner/ Applicant	Prior to Recordation of Map	
37.		PW0016 – MAINTENANCE OF SUBDIVISIONS Pay for all maintenance and operation of subdivision improvements from the time of installation until acceptance of the improvements for the Subdivision by the Board of Supervisors as completed in accordance with the subdivision improvement agreement and until a homeowners association or other agency with legal authorization to collect fees sufficient to support the services is formed to assume responsibility for the services. (Public Works)	Subdivider shall be responsible to maintain improvements until maintenance is assumed by another entity.	Subdivider	Ongoing	
38.		PW0020 – PRIVATE ROADS Designate all subdivision roads as private roads. (Public Works)	Subdivider’s Surveyor shall designate private roads on final map.	Subdivider	Ongoing	

<i>Permit Cond. Number</i>	<i>Map Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
39.		PW0021 – ROAD NAMES Submit all proposed road names to the Department of Public Works for approval by County Communications. (Public Works)	Subdivider shall submit proposed road names to DPW. DPW will submit to County Communications for Approval.	Subdivider	Prior to Recordation of Final Map	
40.		PW0023 – IMPROVEMENT PLANS Provide improvement plans for approval of the Department of Public Works and that the roads be constructed in accordance with the typical section shown on the tentative map. (Public Works)	Subdivider shall submit improvement plans prepared by his Engineer to DPW for approval. Improvements to be bonded prior to recordation of final map.	Subdivider	Prior to Recordation of Final Map	
41.		PW0024 – STOP SIGN Install and maintain a stop sign on Union Street and Davis Street. Installation of the stop sign shall be subject to the approval of the Department of Public Works. (Public Works)	Subdivider/Applicant shall install and maintain stop sign. Installation of the stop sign shall be subject to the approval of the Department of Public Works	Subdivider/ Applicant	Ongoing	
42.		PW0030 – HOMEOWNERS ASSOCIATION Form a homeowners association for road and drainage maintenance. Prepare an operation and maintenance plan for all facilities. Implement a fee program to fund operation and maintenance, and have appropriate documentation recorded against each parcel within the subdivision. (Public Works)	Subdivider shall submit documentation to DPW and WRA for formation of homeowners association or other entity to maintain roads and drainage improvements.	Subdivider	Prior to Recordation of Final Map	
43.		PW0032 – AS BUILT PLANS A Registered Civil Engineer shall file as built plans (originals) in the Department of Public Works with a letter certifying improvements have been made in conformance to improvement plans and local ordinance. (Public Works)	Subdivider's Engineer shall submit as built plans and stamped notice of completion letter to DPW for review and approval.	Subdivider/ Engineer	Prior to Release of Bonds	

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44.		PW0036 – EXISTING EASEMENTS AND ROW Provide for all existing and required easements or rights of way. (Public Works)	Subdivider's Surveyor shall include all existing and required easements or rights of way on Final Map.	Subdivider/ Surveyor	Prior to Recordation of Final Map	
45.	7	PW – CASTROVILLE TRAFFIC MITIGATION FEES (NON-STANDARD) Prior to recordation of the final map applicant shall contribute \$76,538 to the County as payment of the project's pro rata share of the cost of improvements to roadways in the Castroville area. Should the fees proposed per PM peak hour trip change, the applicant may submit an addendum to the traffic report to the Director of Public Works prior to allowing a reduction of the fee. (Public Works)	Prior to the recordation of the final map the applicant shall submit proof of payment of the Castroville Traffic Mitigation Fee to the Director of Public Works.	Owner/ Applicant	Prior to Recordation of Final Map	
46.	7	PW- TAMC FEES (NON-STANDARD) In order to minimize traffic impacts resulting from the proposed development, the applicant shall pay a regional transportation improvement fee contribution (\$87,836) to the Transportation Agency for Monterey County (TAMC) based on the TAMC nexus study and Exhibit 7 of the traffic analysis. Should the fees proposed per unit change, the applicant may submit an addendum to the traffic report to the Director of Public Works prior to allowing a reduction of the fee. (Public Works)	Prior to the issuance of building permits the applicant shall submit proof of payment of the regional transportation improvement fee to the Director of Public Works.	Owner/ Applicant	Prior to issuance of the first building permit.	
47.		WR41 - NOTICE OF WATER CONSERVATION REQUIREMENTS A notice shall be recorded on the deed for each lot stating: "All new construction shall incorporate the use of low water use plumbing fixtures and drought tolerant landscaping, in	Submit a recorded notice to the Water Resources Agency for review and approval. (A copy of the County's standard notice can be obtained at the Water Resources Agency.)	Owner/ Applicant	Recordation of the notice shall occur concurrently with the final map	

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		accordance with County Water Resources Agency Ordinance No. 3932.” Prior to recordation of the final map, a copy the completed notice shall be provided to the Water Resources Agency for approval. (Water Resources Agency)				
48.		WR42 - LANDSCAPING REQUIREMENTS A notice shall be recorded on the deed for each lot stating: “The front yards of all homes shall be landscaped at the time of construction. Low water use or drought tolerant plants shall be used together with water efficient irrigation systems.” Prior to recordation of the final map, a copy the completed notice shall be provided to the Water Resources Agency for approval. (Water Resources Agency)	Submit the recorded notice to the Water Resources Agency for review and approval. (A copy of the County’s standard notice can be obtained at the Water Resources Agency.)	Owner/ Applicant	Recordation of the notice shall occur concurrently with the final map	
49.		WR47 - WASTE MANAGEMENT PLAN The applicant shall provide the Water Resources Agency a Construction Site Waste Management Plan prepared by a registered civil engineer that addresses the proper disposal of building materials and other construction site wastes including, but not limited to, discarded building materials, concrete truck washout, chemicals, litter and sanitary wastes. The Site Waste Management Plan must also address spill prevention, control and clean up of materials such as petroleum products, fertilizers, solvents, pesticides, paints and cleaners. (Water Resources Agency)	Submit the plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	
50.		WR - FLOODPLAIN RECORDATION (NON-STANDARD) Prior to filing the final map, the owner shall provide the Water Resources Agency a Floodplain Notice for each newly created lot,	Submit a recorded floodplain notice to the Water Resources Agency for review and approval. (A copy of the County’s standard agreement can e obtained at the Water Resources Agency.)	Owner/ Applicant	The notice shall be recorded concurrently with the final	

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		stating: "The property is located within or partially within a floodplain and may be subject to building and/or land use restrictions." (Water Resources Agency)			map	
51.		WR - STORMWATER DETENTION (NON-STANDARD) Prior to filing of the final map, the applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer addressing on-site and off-site impacts with supporting calculations and construction details. The plan shall include detention facilities to mitigate the impact of impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the water resources Agency. (Water Resources Agency)	Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to filing of final map	
52.		WR - ROAD AND DRAINAGE AGREEMENT (NON-STANDARD) Developer shall have the sole responsibility for the care, maintenance, and repair of the road and drainage improvements installed as a condition of approval of the subdivision. Upon each conveyance of each lot in the subdivision, developer shall be jointly obligated with the succeeding owners to perform such obligation pro rated on the basis of the remaining number of lots still owned by the developer. Developer's obligation shall cease upon the conveyance of the last lot in the subdivision. The agreement shall include provisions for a yearly report by a registered civil engineer and the monitoring of impacts of drainage and maintenance of drainage facilities. The report	Submit the signed and notarized original Agreement to the Water Resources Agency for review and approval prior to recordation. Submit an annual report to the Water Resources Agency for review and approval.	Owner/ Applicant	Concurrently with the final map	

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		shall be approved by the County Water Resources Agency. Prior to filing the final map, a copy of a signed and notarized <i>Road and Drainage Agreement</i> shall be provided to the Water Resources Agency for approval. The agreement shall be recorded concurrently with the final map. (Water Resources Agency)				
53.		WR – COMPLETION CERTIFICATION (NON-STANDARD) Prior to issuance of any building permits, the applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that the stormwater detention/retention facilities have been construction in accordance with approved plans. (Water Resources Agency)	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or license contractor, certifying compliance with approved drainage plan.	Owner/ Applicant	Prior to the issuance of any building permits	
54.		EH3 - WATER SYSTEM IMPROVEMENTS (STATE PERMITTED SYSTEM) Design the water system improvements to meet the standards as found in Titles 17 and 22 of the California Code of Regulations and as found in the Residential Subdivision Water Supply Standards. (Environmental Health)	Submit engineered plans for the water system improvements to Castroville Water District for review and approval. Submit evidence to the Director of Environmental Health that the proposed water system improvements have been approved by the Castroville Water District prior to installing or bonding the improvements	CA Licensed Engineer /Owner/ Applicant	Prior to filing final map	
55.		EH4 – FIRE FLOW STANDARDS Design the water system improvements to meet fire flow standards as required and approved by the local fire protection agency. (Environmental Health)	Submit evidence to the Division of Environmental Health that the proposed water system improvements have been approved by the local fire protection agency.	CA Licensed Engineer /Owner/ Applicant	Prior to installing or bonding water system improvements	
56.		EH5 – INSTALL/BOND WATER SYSTEM IMPROVEMENTS The developer shall install the water system improvements to and within the subdivision and any appurtenances needed or shall enter into a	The developer shall install the water system improvements to and within the subdivision and any appurtenances needed or shall enter into a Subdivision Improvement Agreement with the County to install the water system	CA Licensed Engineer /Owner/ Applicant	Prior to filing final map	

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		Subdivision Improvement Agreement with the County to install the water system improvements and provide security guaranteeing the performance of the Agreement. (Environmental Health)	improvements and provide security guaranteeing the performance of the Agreement.			
57.		EH25 – INSTALL/BOND SEWER SYSTEM IMPROVEMENTS The developer shall install the sewer system improvements to and within the subdivision and any appurtenances needed or shall enter into a Subdivision Improvement Agreement with the County to install the sewer system improvements and provide security guaranteeing the performance of the Agreement. (Environmental Health)	Submit evidence to the Division of Environmental Health that the sewer system improvement installation has been accepted by the regulating agency or that the developer has entered into a Subdivision Improvement Agreement and has provided security acceptable to the County.	Owner/ Applicant	Prior to filing the final map.	
58.		PKS002 – RECREATION REQUIREMENTS/FEES The Applicant shall comply with Section 19.12.010 - Recreation Requirements, of the Subdivision Ordinance, Title 19, Monterey County Code, by paying a fee in lieu of land dedication. The Parks Department shall determine the fee in accordance with provisions contained in Section 19.12.010(D) (Parks Department)	The Applicant shall comply with the Recreation Requirements contained in Section 19.12.010 of the Subdivision Ordinance Title 19, Monterey County Code.	Owner/ Applicant	Prior to the Record-ation of the Final Map	
59.		FIRE010 -ROAD SIGNS All newly constructed or approved roads and streets shall be designated by names or numbers, posted on signs clearly visible and legible from the roadway. Size of letters, numbers and symbols for street and road signs shall be a minimum 4-inch letter height, ½-inch stroke, and shall be a color that is reflective and clearly contrasts with the background color of the sign. All numerals shall be Arabic. Street and road	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on improvement plans.	Applicant or owner	Prior to filing of final map.	

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		signs shall be non-combustible and shall be visible and legible from both directions of vehicle travel for a distance of at least 100 feet. Height, visibility, legibility, and orientation of street and road signs shall be meet the provisions of Monterey County Ordinance No. 1241. This section does not require any entity to rename or renumber existing roads or streets, nor shall a roadway providing access only to a single commercial or industrial occupancy require naming or numbering. Signs required under this section identifying intersecting roads, streets and private lanes shall be placed at the intersection of those roads, streets and/or private lanes. Signs identifying traffic access or flow limitations (i.e., weight or vertical clearance limitations, dead-end road, one-way road or single lane conditions, etc.) shall be placed: (a) at the intersection preceding the traffic access limitation; and (b) not more than 100 feet before such traffic access limitation. Road, street and private lane signs required by this article shall be installed prior to final acceptance of road improvements by the Reviewing Fire Authority. (North County Rural Fire District)				

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60.		FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (North County Rural Fire District)	Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to issuance of building permit(s) for development on individual lots within the phase of the subdivision.	
			Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

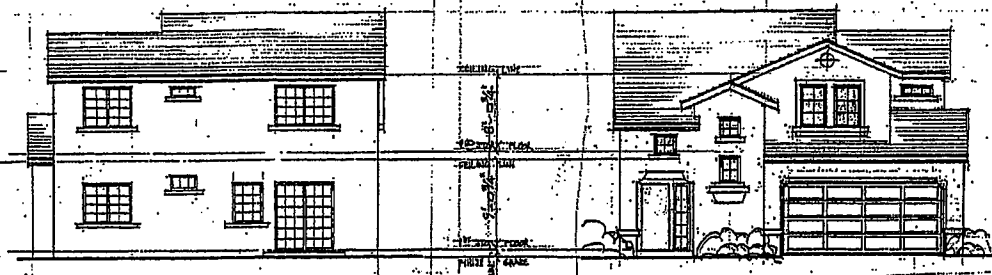
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
61.		FIRE015 - FIRE HYDRANTS/FIRE VALVES A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. (North County Rural Fire District)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
			Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	

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

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
			Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
64.		FIRE030 - PARKING (NON-STANDARD) No on street parking. (North County Rural Fire District)	Place note on map or a separate sheet and submit to the RMA - Planning Department for review and approval.	Subdivider Applicant or owner	Prior to recordation of final map	
			Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Ongoing	
65.		FIRE030 – STREET NAMES AND NUMBERS (NON-STANDARD) Street names and numbers shall be assigned by Monterey County Public Works. (North County Rural Fire District)	Applicant shall submit evidence of assigned street names and numbers to the North County Rural Fire District	Applicant or owner	Prior to the issuance of building permits.	
66.		FIRE030 - SIGNAGE (NON-STANDARD) The street throughout the subdivision shall be posted and painted "NO PARKING", signage, lettering and painting shall be approved by the North County Fire District. (North County Rural Fire District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Ongoing	
67.		FIRE030 – SUBMITTAL OF COPY OF FINAL MAP (NON-STANDARD) Electronic Media Submittal-Prior to the filing of the final map, an electronic copy of the final map shall be submitted to the North County Fire District. The final map shall be drawn using auto CAD 14 or newer or an approved equal. The submitted map shall, at a minimum, contain the following entities: Property Lines Parcel Numbers Roads, streets and driveways Fire Hydrants Assessors parcel numbers	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to recordation of the final map.	

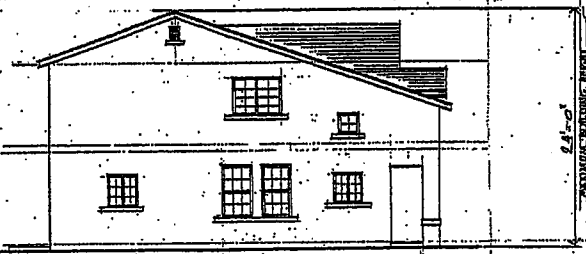
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		Building envelopes Approved media form shall be either CD or e-mail. Files shall be in either *.dwg or *.dxf format only. Electronic mail will be accepted at AA@ncfpd.org . (North County Rural Fire District)				
68.		FIRE030 – FIRE HYFRANT (NON-STANDARD) A Fire Hydrant will need to be installed near lot 1.	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to the issuance of the site improvement plans.	

END OF CONDITIONS

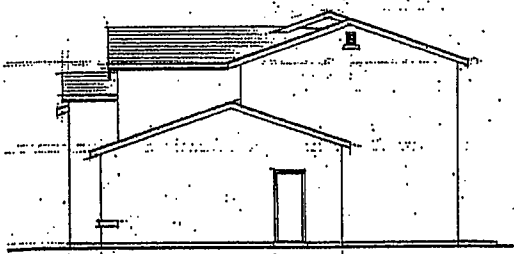


REAR ELEVATION

FRONT ELEVATION



LEFT SIDE ELEVATION

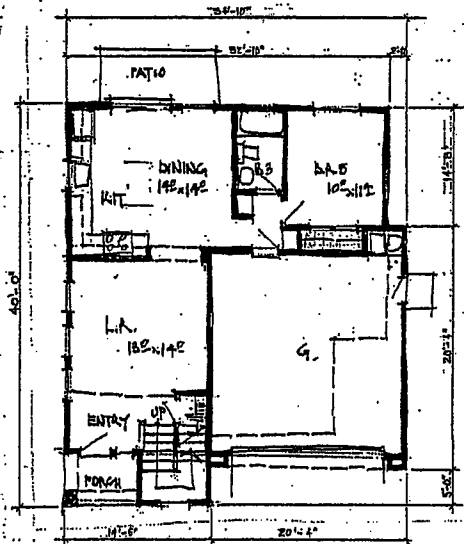
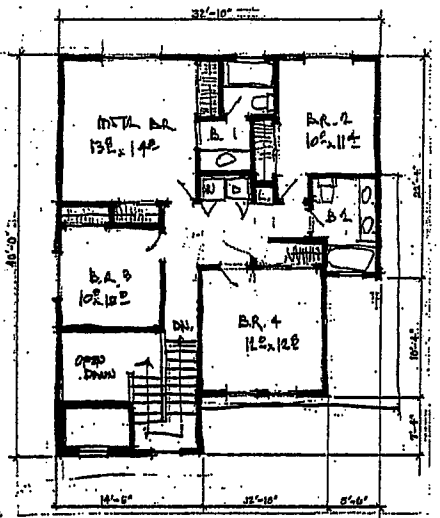


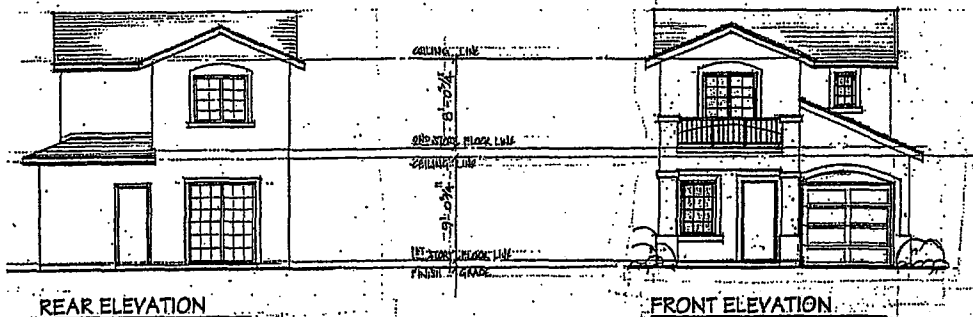
RIGHT SIDE ELEVATION

1ST STORY FLOOR AREA = 807.6 SF
 2ND STORY FLOOR AREA = 475.5 SF
 TOTAL BLDG AREA = 1283.1 SF
 GARAGE AREA = 420.6 SF
 TOTAL BUILDING AREA = 1703.7 SF

EXTERIOR FINISHES

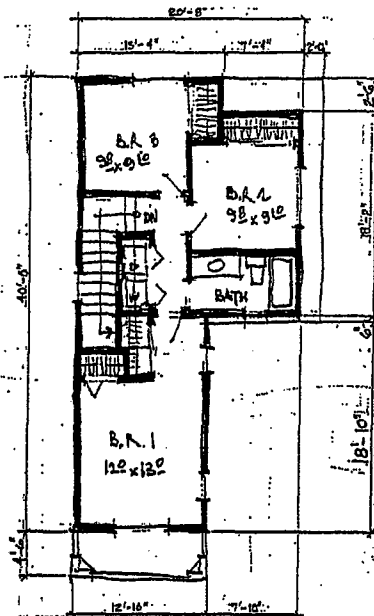
- | | |
|--------------|---|
| ROOF | DIMENSIONAL COMPOSITION SHINGLES |
| EAVES | SHEETMETAL GUTTERS ON 2x6 FASCIA, PAINTED |
| WALLS | TEXTURED STUCCO, PAINTED |
| TRIM | STUCCO OVER FOAM FORMS, PAINTED |
| WINDOWS | VINYL FRAME WITH GRIDS |
| GARAGE DOORS | SECTIONAL OVERHEAD DOORS, PAINTED |



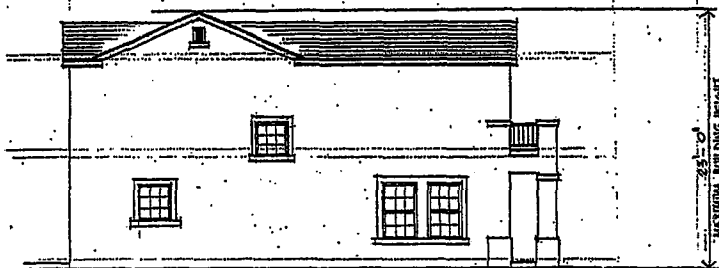


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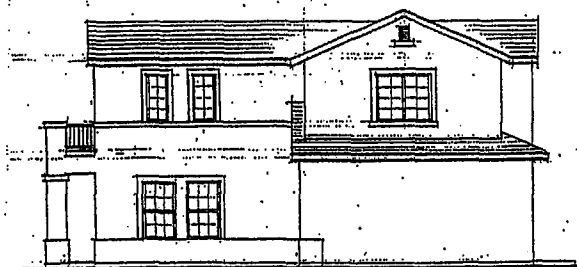
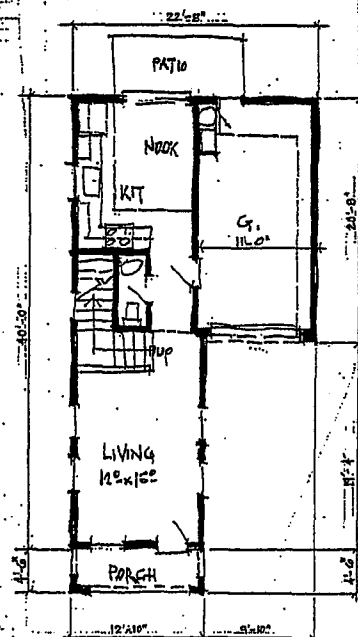
FRONT ELEVATION



1ST STORY FLOOR AREA	= 489 S.F.
2ND STORY FLOOR AREA	= 408 S.F.
TOTAL LIVING AREA	= 1092 S.F.
GARAGE AREA	= 227 S.F.
TOTAL BUILDING AREA	= 1319 S.F.



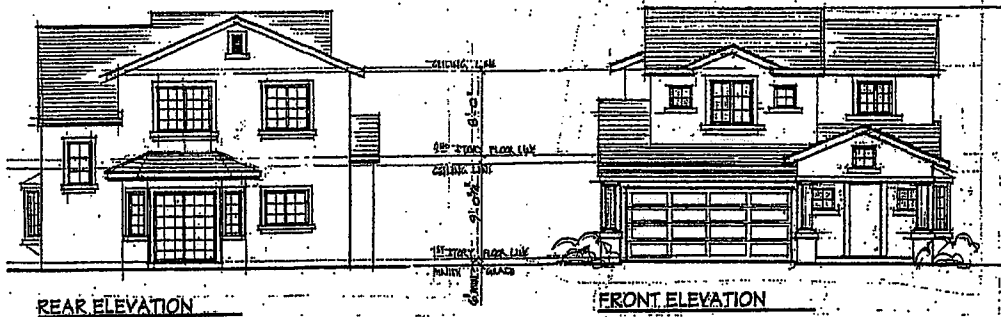
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

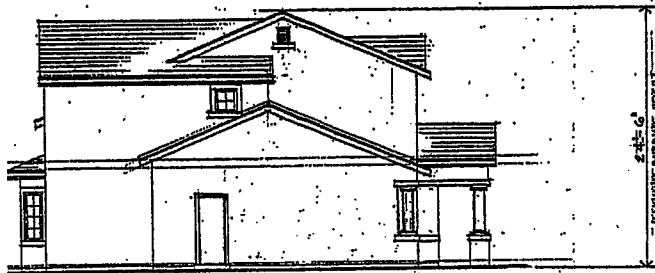
EXTERIOR FINISHES

ROOF	DIMENSIONAL COMPOSITION SHINGLES
EAVES	SHEETMETAL: GUTTERS ON 2" PASCIA, PAINTED
WALLS	TEXTURED STUCCO, PAINTED
TRIM	STUCCO OVER FOAM FORMS, PAINTED
WINDOWS	VINYL FRAME WITH GRIDS
GARAGE DOORS	SECTIONAL OVERHEAD DOORS, PAINTED

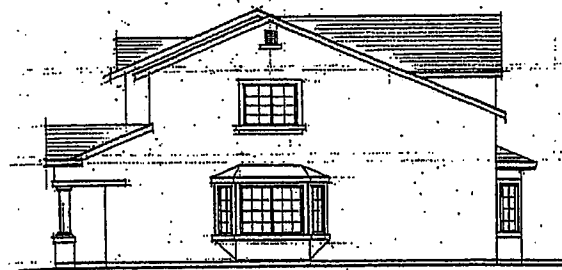


REAR ELEVATION

FRONT ELEVATION



LEFT SIDE ELEVATION

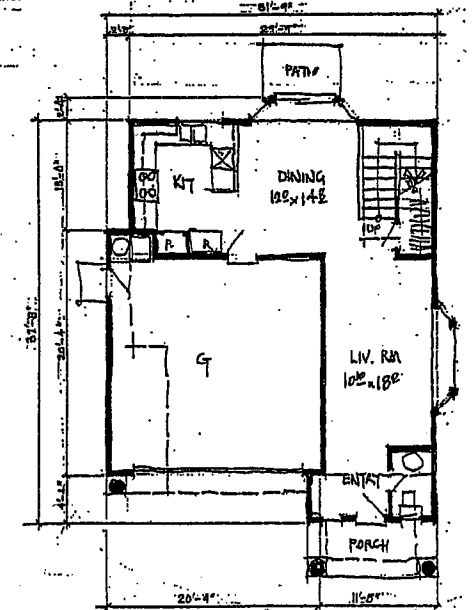
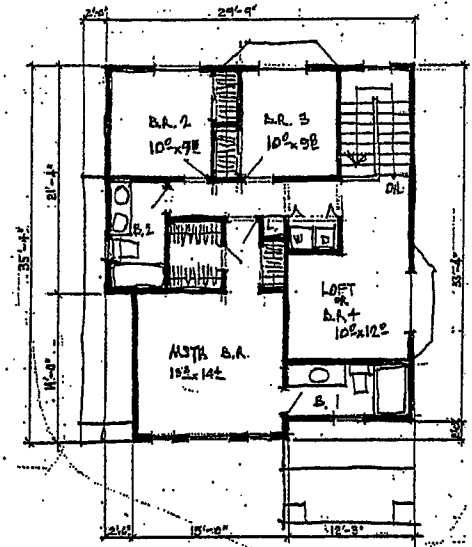


RIGHT SIDE ELEVATION

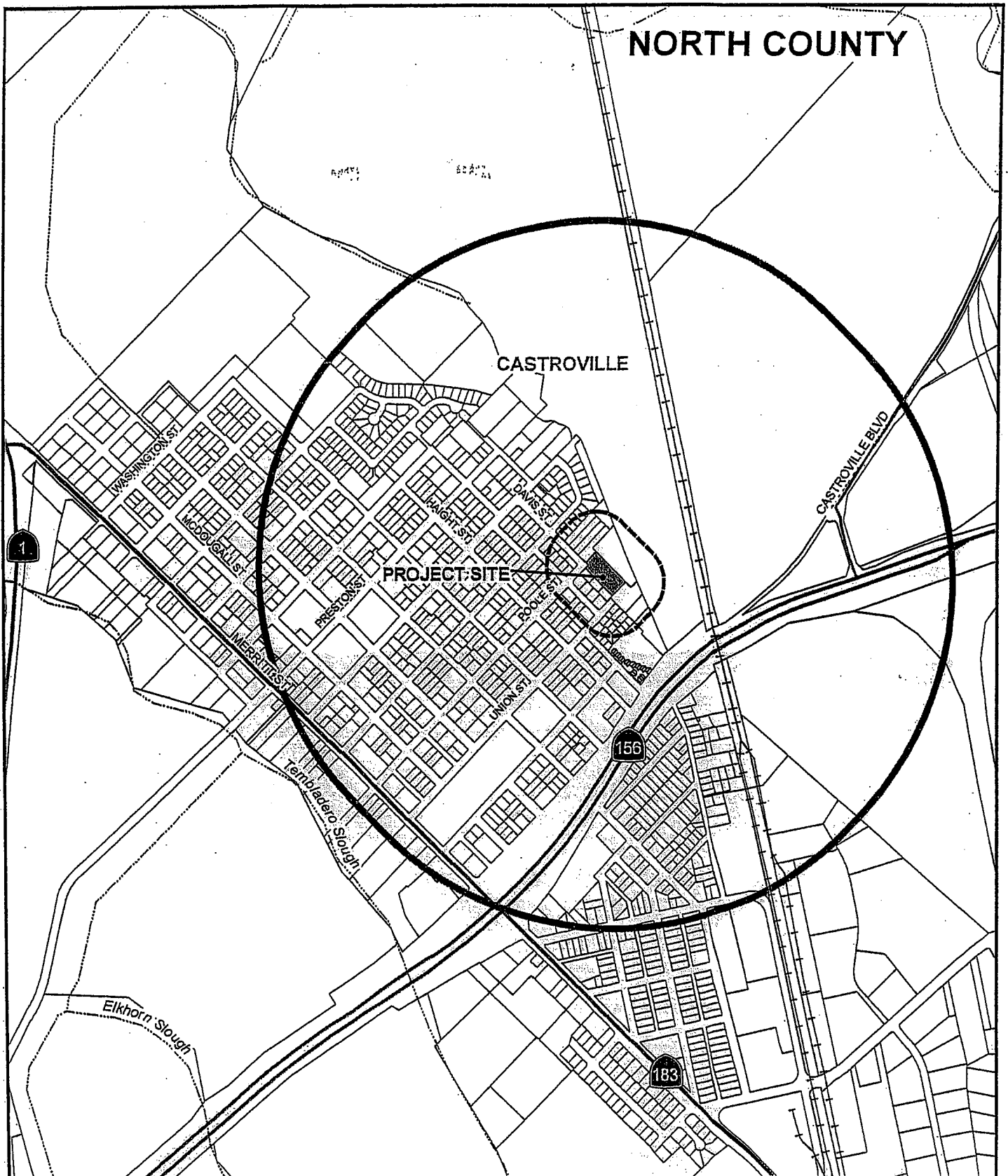
1ST FLOOR AREA 2,740 S.F.
 2ND FLOOR AREA 722 S.F.
 TOTAL LIVING AREA 3,462 S.F.
 GARAGE AREA 420 S.F.
 TOTAL BUILDING AREA 3,882 S.F.

EXTERIOR FINISHES

ROOF	DIMENSIONAL COMPOSITION SHINGLES
EAVES	SHEETMETAL GUTTERS ON 2x6 FASCIA, PAINTED
WALLS	TEXTURED STUCCO, PAINTED
TRIM	STUCCO OVER FOAM FORMS, PAINTED
WINDOWS	VINYL FRAME WITH GRIDS
GARAGE DOORS	SECTIONAL OVERHEAD DOORS, PAINTED



NORTH COUNTY

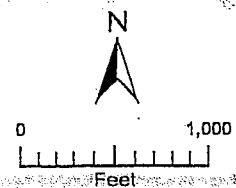


APPLICANT: PEREZ

APN: 030-031-011-000

FILE # PLN070192

300' Limit 2500' Limit City Limits



PLANNER: QUENGA