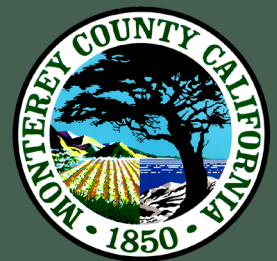


Attachment B

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2022 ANNUAL REPORT

This annual report provides the status of condition compliance for land use projects approved in 2022 which relied on a California Environmental Quality Act (CEQA) Environmental Impact Report (EIR) or Mitigated Negative Declaration (MND) and the status of condition compliance for selected older, previously approved land use projects.



Monterey County
Condition of Approval &
Mitigation and
Monitoring Program

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INTRODUCTION

This is the Annual Report to the Board of Supervisors on the status of compliance with approved Conditions of Approval and Mitigation Monitoring and Reporting Plans for a selection of previously approved land use projects approved by the County of Monterey and other projects approved in 2022 with either an adopted Mitigated Negative Declaration (MND) or certified Environmental Impact Report (EIR). These are both California Environmental Quality Act (CEQA) environmental analysis documents.

This report is required to be prepared and presented to the Board of Supervisors pursuant to Section III.E of the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program (“Program”). Pursuant to Program reporting requirements, the report also includes the following information:

- any related compliance orders or code enforcement actions undertaken for the projects being reported on;
- any proposed actions to modify conditions of approval/mitigation measures for these projects;
- the Responsible Departments’ annual reports; and
- evidence of Program training completed by staff within the Responsible Departments. “Responsible Departments” are those departments that apply, monitor and/or report on status of compliance with approved mitigation measures and conditions of approval of land use projects.

2022 ANNUAL REPORT SUMMARY

Projects Approved in 2022 with an EIR or MND

As to land use projects it approved in 2022, the County prepared an addendum to a certified EIR, adopted six single-project MNDs, and relied on a Programmatic Initial Study for eleven MNDs. These recent projects, identified on **Table 1**, are currently working towards compliance with their conditions of approval and/or mitigation measures (herein referred to as “COA/MM”). No modifications to the approved COA/MM were requested, and there were no compliance issues described in the certifications from Responsible Departments for these projects.

On December 1, 2020, the Board of Supervisors certified a Programmatic Initial Study and MND for forty-five pending applications requesting entitlements for cannabis operations within unincorporated areas of the Salinas Valley (Reso. No. 20-207). Of these, twelve processed planning permits in 2021 and another eleven were permitted in 2022. These projects are grouped as numbers nine to nineteen in Tables 1 and 3.

Pursuant to the Program section II.B.I (a through d), projects previously approved with either an EIR or MND in 2022, but which are in litigation or on appeal to the California Coastal Commission, are exempt from the Condition Compliance verification process and therefore not included in this report. One of the 2022 Projects, project No. 8, is in litigation. In January, when Responsible Departments were preparing their Responsible Department Annual Reports, the permit holder was pursuing condition compliance. Therefore, the project is included in this Annual Report. Going forward, the permit holder may pause condition compliance, as is permitted pursuant to this section, without an issue of non-compliance.

Table 1 – Projects Approved in 2022 with an EIR or MND

Project List No.	Planning Permit No.	Planning Permit Title	EIR or MND
1	PLN040183-AMD1	Paraiso Hot Springs Resort	Addendum to EIR
2	PLN210007	Love, David S. & Jayne D Trust	MND
3	PLN210037	Barone, Claire F	MND
4	PLN200139	Farina, William & Susan P	MND
5	PLN210093	Monterey Bay Aquarium Research Institute	MND
6	PLN200132	Smith, Mary Barton Tr	MND
7	PLN210045	Crockett, Todd & Kim Trust	MND
8	PLN210152	Rio Vista Group LLC	MND
9	PLN170290	Mundo PM LP (New Leaf Family Farms Inc.)	MND
10	PLN200133	RGC Holdings LLC (Rich Joshua)	MND
11	PLN170302	Cardenas, Norma Perez (LCG Business Enterprises LLC)	MND
12	PLN170272	Encinal Productions LE (Flrish Farms LLC)	MND
13	PLN170019	Hackett, Michael L & Sylvia Trust (Riverview Farms)	MND
14	PLN170326	PRSC LLC	MND
15	PLN170287	KDM Salinas LLC	MND
16	PLN170208	Qlora Group, Inc. (Byberry Holding Company, Inc.)	MND
17	PLN170203	Del Real, Ramon and Evangelina	MND
18	PLN170249	Emerald Valley Properties LLC	MND
19	PLN170230	Jmahd Ventures LLC	MND

Selected Older Projects

Pursuant to Section III.E.2 of the Program, the Condition of Approval Supervisor (“CAPS”), in consultation with County Counsel, has chosen to report on selected older subdivision projects (see **Table 2 below**). The list includes three of the same selected older previously approved projects reported on in last year’s Annual Report. The five projects are sub-grouped as either a) working on condition compliance milestones, b)

having ongoing post-Final Map conditions, or c) part of a public inquiry pursuant to Program section II.B.2, Responsible Department's Annual Report, "subdivision projects for which the public has raised concerns during the prior calendar year to HCD-Planning about compliance with ongoing or unmet conditions after the filing of the final map".

Group (a)

Rancho Cañada Village and ONE Carmel (September Ranch) (Project Nos. 22 and 23) worked toward compliance milestones with the project COA/MM in 2022.

In January 2023, Responsible Department Certification Reports reflected 75 percent of the actions required for Final Map for Rancho Cañada Village were met. As of this writing, the Final Map has not been brought to hearing due to the need for agreements to be finalized, documents to be recorded, and final reviews of improvement plan materials that are part of the Final Map.

The Board of Supervisors approved the Final Map for Phase 1 of ONE Carmel (September Ranch) on December 8, 2020. ONE Carmel cleared all COA/MM actions required to pull a grading permit for internal roads and infrastructure; the permit was issued in 2022. Responsible Department Annual Reports indicate that PLN110173 was fully compliant with COA/MM in January 2023. There was an application for proposed modifications to the approved COA/MM that was deemed complete in September 2022. The modifications were reviewed under CEQA and found to qualify for an Addendum to the Revised EIR. The project amendment, PLN110173-AMD1, was scheduled for hearing before the Board of Supervisors for March 28, 2023. The Board approved the amendment and now PLN110173-AMD1 is the operative permit for condition compliance.

Group (b)

The selected older projects include two projects with on-going monitoring COA/MM (Projects No. 20 and 21) that require the permit holder to submit annual reports to the County's Responsible Departments for review. Pasadera/Bishop Ranch and Canada Woods North both require ongoing monitoring of water reports. Annual water reports were provided pursuant to applicable COA/MM requirements for these projects and no modifications to the approved COA/MM were requested. Project Nos. 20 and 21 were fully compliant with monitoring reporting and demonstrated compliance with water use restrictions.

Group (c)

Interested parties requested that Project No. 24 (Omni Resources) be included in this Annual Report. Although it is not a subdivision, staff found it could be included in the selection because it includes a lot line adjustment and a General Development Plan. The permit holder was not pursuing condition compliance in 2022. No modifications to the approved COA/MM were requested.

Summary Conclusion

There is a procedure in place for non-compliance issues per sections II.B.1 and III.D.2 of the Program that requires the Responsible Department staff to alert the CAPS. No Responsible Department staff routed concerns about non-compliance with COA/MM to the CAPS for any of the twenty-four projects in the 2022 Project List. Therefore, condition compliance on these projects is in good form.

Table 2 - Previously Approved Projects Selected for This Annual Report

No.	Planning Permit No.	Planning Permit Title	“On-Going” or “Unmet” Conditions	Pursuing Condition Compliance
20	PC07703/PC07704	Pasadera/Bishop Ranch	COA 155 (Annual Water Report)	Yes
21	965120PC	Canada Woods North	COA 153 (Annual Water Report)	Yes
22	PLN040061-AMD1	Rancho Cañada Village	See Dept. Reports	Yes
23	PLN110173/ PLN050001	ONE Carmel (September Ranch)	See Dept. Reports	Yes
24	PLN110077/ PLN020344	Omni Resources	See Dept. Reports	No

SUMMARY TABLE INTRODUCTION

The columns of the following Summary Table (**Table 3**) refer to specific data about each project.

Column 1 – Project as sequentially numbered in the Annual Report

Column 2 – Planning Project number and Project Name in Planning records

Column 3 – Project Description as approved

Column 4 – The decision-making body for the Project and the Resolution number(s) for final decision(s)

Column 5 – Planner who serves as the main point of contact for condition compliance on the project

Column 6 – Type of CEQA environmental analysis document prepared for the Project

Column 7 – Responsible Departments with conditions on a given project are listed in the last column in the summary table. Housing and Community Development (HCD) – Engineering Services (representing Public Works)¹ is abbreviated as PW; HCD-Planning is abbreviated as PLN; HCD-Environmental Services is abbreviated as ES; HCD-Building Services is abbreviated as BLDG; County Environmental Health Bureau is abbreviated as EHB; County Counsel-Risk Management is abbreviated as CC-RM; the Fire Districts are shortened to “Fire” and include either Monterey County Regional Fire District (MCRFD), Mission Soledad Rural Fire Protection District (Mission Soledad RFPD) or Cypress Fire Protection District (Cypress FPD); County Parks is shortened to “Parks.” Environmental Services has taken on the development review responsibilities of Water Resources Agency (WRA) and the Responsible Department is expressed in the Project List as ES for both.

¹ In November 2020, the County Resource Management Agency (RMA) was split into two new County departments, respectively entitled Housing and Community Development (HCD) and Public Work, Facilities and Parks (PWFP). As part of the split, a portion of the former RMA-Public Works staff that conducts development review was assigned to the newly formed Housing and Community Development Department. That team is called “HCD-Engineering Services (representing Public Works).” It prepared the Responsible Department Annual Report for the Public Works conditions of approval on land use project permits.

TABLE 3 -- SUMMARY OF ALL PROJECTS IN THIS REPORT

#	2022 Projects	Project Description	Decision Making Body, Resolution	Cond Comp Project Manager	CEQA	Responsible Departments
1	PLN040183-AMD1 Paraiso Hot Springs Resort	Amendments to a previously approved Combined Development Permit (PLN040183; Planning Commission Resolution No. 19-031) to: 1) consider an Addendum together with the Paraiso Springs Resort Final Environmental Impact Report in accordance with CEQA Guidelines Section 15164; 2) amend the Combined Development Permit to: a) modify Conditions of Approval Numbers 1, 25, 26 & 37 to allow "resort residential" uses & extension of the timeshare use period. These "resort residential" uses will have occupancy limitations such that they cannot become full time residences; b) clarify language for Condition of Approval Numbers 17, 27, 51, 53, 84, 92, 93, 94 & 108; c) modify Condition of Approval Number 20 to extend the project term to 2029; and d) amend Condition of Approval Numbers 3 & 41 as recommended by staff to reflect this amendment with the new number of conditions (#3), to clarify condition language (#41), and add a condition of approval to address inclusionary housing (#154); and 3) adopt a Revised Mitigation Monitoring and Reporting Program. The property is located at 34358 Paraiso Springs Road, Soledad (Assessor's Parcel Numbers [APNs] 418-381-021-000, 418-361-004-000, and 418-381-022-000), Central Salinas Valley Area Plan.	Planning Commission Reso. No. 22-015	Marlene Garcia	EIR w/ Addendum	CC-RM, EHB, ES, Fire (Mission Soledad Rural Fire District), Housing, PLN, PW
2	PLN210007 Love David S. & Jayne D Trust	Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the construction of a 5,123 square foot two-story single family dwelling with a 782 square foot attached garage; 2) Coastal Administrative Permit and Design Approval to allow construction of a 425 square foot attached guesthouse; 3) Coastal Development Permit to allow development within 750 feet of known archaeological resources; 4) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area; 5) Coastal Development Permit to allow development on slopes exceeding 30	Planning Commission Reso. No. 22-020	Fionna Jensen	MND	CC-RM, PLN, PW

		percent; and 6) Coastal Development Permit to allow development within 50 feet of a coastal bluff. The property is located at 30560 Aurora Del Mar, Carmel (APN 243-331-003-000), Otter Cove, Big Sur Coast Land Use Plan, Coastal Zone.				
3	PLN210037 Barone Claire F	Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow demolition of an existing 1,439 square foot single family dwelling and 436 square foot garage; and construction of a new 1,777 square foot single family dwelling with a 341 square foot attached garage; 2) Coastal Development Permit to allow development within 750 feet of known archaeological resources; and 3) Coastal Administrative Permit to allow a modification in parking standards, to allow a tandem driveway parking space for the main residence. The property is located at 2445 Bay View Avenue, Carmel (APN 009-411-005-000), Carmel Land Use Plan, Coastal Zone.	Planning Commission Reso. No. 22- 026	Phil Angelo	MND	CC-RM, ES, PLN, PW
4	PLN200139 Farina William & Susan P	Combined Development Permit consisting of: a) Coastal Development Permit and Design Approval to allow repairs and minor alterations to an existing two-story single family dwelling inclusive of an attached garage while maintaining the existing legal non-conforming structure height; b) Variance to allow a 35.6 percent building site coverage which represents a 0.6 increase above the 35 percent maximum allowed in the Medium Density Residential zoning district and a reduction in the existing site coverage by approximately 16 square feet; from 35.8 percent to 35.6 percent; and c) Coastal Development Permit to allow development within 750 feet of known archaeological resources. The property is located at 26279 Ocean View Avenue, Carmel (APN 009-431-026-000), Carmel Land Use Plan, Coastal Zone.	Planning Commission Reso. No. 22- 005	Kenny Taylor	MND	CC-RM, ES, PLN

5	PLN210093 Monterey Bay Aquarium Research Institute	Combined Development Permit consisting of: 1) a Coastal Development Permit to allow the demolition of an existing 20,609 square foot restaurant and marine research facility building and the construction of a two-story 32,900 square foot marine research facility building; 2) a Coastal Development Permit for development within 100 feet of environmentally sensitive habitat, (coastal dune); and 3) a Coastal Development Permit for a modification in parking standards, by allowing a 10 space reduction in the total required parking for Building G and allowing parking to be considered across the entire MBARI Campus. The property is located at 7600 Sandholdt Road, Moss Landing (APN 133-232-001-000), North County Land Use Plan, Coastal Zone.	Planning Commission Reso. No. 22-008	Phil Angelo	MND	CC-RM, EHB, ES, PLN, PW
6	PLN200132 Smith Mary Barton Trust	Combined Development Permit consisting of: 1) Coastal Administrative Permit and a Design Approval to construct a 1,368 square foot single family dwelling inclusive of an attached garage, and a 373 square foot attached storage area; 2) Coastal Administrative Permit to allow the modification of parking standards; 3) Coastal Development Permit to allow development on slopes exceeding 30 percent; and 4) Coastal Development Permit to allow development w/IN 750 feet of known archaeological resources. The property is located at 2405 San Antonio Avenue, Carmel (APN 009-421-003-000), Carmel Area Land Use Plan, Coastal Zone.	Planning Commission Reso. No. 22-001	Kayla Nelson	MND	CC-RM, ES, PLN, PW
7	PLN210045 Crockett Todd and Kim Trust	Combined Development Permit consisting of: a) Coastal Development Permit and Design Approval to allow exterior landscape modifications surrounding an existing single family dwelling, including construction of 200 linear feet of fencing, 560 square feet of terraces, a 66 square foot landing, 500 square feet of driveway, an exterior a hot tub & fire pit; and b) Coastal Development Permit to allow development within 750 feet of known archaeological resources. The property is located at 26303 Ocean View Avenue, Carmel (Assessor's Parcel Number 009-431-038-000), Carmel Area Land Use Plan, Coastal Zone.	Zoning Admin. Reso. No. 22-017	Mary Israel	MND	ES, PLN, PW

8	PLN210152 Rio Vista Group LLC	Combined Development Permit consisting of: 1) Use Permit to allow the construction of three 16,286 square foot two-story apartment buildings totaling 45 units for agricultural workforce housing and 1 manager unit, and associated site improvements including grading consisting 15,000 cubic yards and improving and enlarging of a County-owned stormwater detention pond; 2) Administrative Permit to allow a 10% setback reduction; and 3) Variance to increase the required building site coverage from 5% to 20%. The property is located at 51, 53, 55 & 57 Susan Street, Royal Oaks (APN 117-361-016-000), North County Area Plan.	Board of Supervisors Reso. No. 22-505 (appeal decision in Board Order)	Fionna Jensen	MND	CC-RM, EHB, ES, Housing, PLN, PW
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#	2022 Cannabis Projects	Project Description	Decision Making Body, Resolution	Cond Comp Project Mgr.	CEQA	Responsible Departments
9	PLN170290 Mundo PM LP (New Leaf Family Farms Inc.)	Administrative Permit to allow the conversion and establishment of a commercial cannabis operation consisting of cultivation, nursery, and distribution in 276,347 sq. ft. of previously existing and renovated greenhouse space. The property is located at 20260 Spence Road, Salinas (APNs 137-121-010-000 & 137-121-013-000), Greater Salinas Area Plan.	Chief of Planning Reso. No. 22-001	Kenny Taylor	ProgIS/MND	CC-RM, EHB, PLN, PW
10	PLN200133 RGC Holdings LLC (Rich Joshua)	Administrative Permit to allow commercial cannabis cultivation and nursery, self-distribution, non-volatile manufacturing, and processing in 231,826 square feet of green house space and 22,721 square feet of warehouse, processing, and distribution space. The property is located at 23760 Potter Road, Salinas (APN 137-051-025-000), Central Salinas Valley Area Plan.	Chief of Planning Reso. No. 22-004	Kenny Taylor	ProgIS/MND	CC-RM, EHB, PLN, PW
11	PLN170302 Cardenas Norma Perez (LCG Business Enterprises LLC)	Administrative Permit to allow cannabis operations including cultivation totaling approximately 57,000 square feet and processing totaling approximately 2,530 square feet, and distribution. The property is located at 25600 Encinal Road, Salinas (APN 137-111-031-000), Central Salinas Valley Area Plan.	Chief of Planning Reso. No. 22-013	Kayla Nelson	ProgIS/MND	CC-RM, EHB, PLN, PW
12	PLN170272 Encinal Production LE (Flrish Farms LLC)	Administrative Permit to allow establishment of a commercial cannabis facility inclusive of cultivation, distribution and nursery within greenhouse space (approximately 328,990 square feet). The property is located at 26889 Encinal Road, Salinas (APN 149-031-038-000), Greater Salinas Area Plan.	Chief of Planning Reso. No. 22-031	Kenny Taylor	ProgIS/MND	CC-RM, ES, PLN, PW

13	PLN170019 Hackett Michael L & Sylvia Trust (Riverview Farms)	Administrative Permit to clear a Code Enforcement violation (17CE00221) to allow 199,200 square feet of greenhouses consisting of 109,560 square feet of existing greenhouse and the construction of 89,640 square feet of new greenhouses for commercial cannabis cultivation, processing, nursery & self-distribution. The processing, including third-party processing, would occur in an existing 5,333 square foot structure & a separate 2,445 square foot structure would be used for storage. The project also includes upgrades to existing electrical, lighting & mechanical equipment for cannabis cultivation and a new 50,000-gallon water tank. The existing residence will remain. The property is located at 23820 Potter Road, Salinas (APN 137-051-024-000), Central Salinas Valley Area Plan.	Chief of Planning Reso. No. 22-030	Kenny Taylor	ProgIS/MND	CC-RM, EHB, PLN, PW
14	PLN170326 PRSC LLC (Molecular Farms LLC)	Administrative Permit to allow cannabis operations including cultivation totaling approximately 99,288 square feet and processing totaling approximately 7,769 square feet, and distribution. 23700 Potter Road, Salinas (APN 137-051-026-000), Central Salinas Valley Area Plan.	Chief of Planning Reso. No. 22-035	Kenny Taylor	ProgIS/MND	CC-RM, EHB, ES, PLN, PW
15	PLN170287 KDM Salinas LLC	Administrative Permit to use previously existing greenhouse structures for cannabis cultivation & nursery activities for a total canopy area of approximately 272,670 square feet; and 12,294 square feet of processing, drying, distribution & storage. In addition there will be improvement to the interior of the existing greenhouses & improvements to the infrastructure on site. The property is located at 20200 Spence Road, Salinas (APN 137-121-005-000), Greater Salinas Area Plan.	Chief of Planning Reso. No. 22-034	Kenny Taylor	ProgIS/MND	CC-RM, EHB, PLN, PW
16	PLN170208 Qlora Group, Inc. (Byberry Holding Company, Inc.)	Administrative Permit to allow 283,648 square feet of greenhouses consisting of 209,248 square feet of existing greenhouse and the construction of 74,400 square feet of new greenhouses for commercial cannabis cultivation, processing, nursery, and distribution. The processing, including third party processing, would occur in an existing 5,043 square foot structure and a separate 1,958 square foot structure would be used for storage and distribution, including third-party distribution. The proposal also includes transportation to support the supply chain. The project also includes upgrades to existing electrical, lighting, and mechanical equipment for cannabis cultivation and other infrastructure upgrades to support on the cannabis operations. 20180 Spence Road,	Chief of Planning Reso. No. 22-058	Kenny Taylor	ProgIS/MND	EHB, ES, PLN, PW

		Salinas, CA 93908, (APN 137-121-006-000) Greater Salinas Area Plan.				
17	PLN170203 Del Real Ramon G & Evangelina (Cultivar Inc.)	Administrative Permit to allow commercial cannabis cultivation, nursery, processing, non-volatile manufacturing, and self-distribution of products produced on-site. The Permit includes a) Commercial cannabis cultivation and nursery within: 1) three existing greenhouses (149,035 square feet) and 2) within three greenhouses proposed to be reconstructed (107,750 square feet) b) Processing, non-volatile manufacturing, and self-distribution of commercial cannabis within two existing packing sheds (11,647 and 6,567 square feet), within an existing structure previously used as a boiler shed (1,200 square feet), and within a new shed/warehouse (3,200 square feet) proposed to be constructed. 26800 Encinal Road, Salinas (APN 137-061-029-000) Greater Salinas Area Plan.	Chief of Planning Reso. No. 22-064	Kenny Taylor	ProgIS/MND	PLN, PW
18	PLN170249 Emerald Valley Properties LLC	Administrative Permit for demolition of two existing mobile homes, demolition and reconstruction of existing greenhouses resulting in a total of approximately 212,741 square feet to house cannabis operations (cultivation and nursery), construction of 2 metal building totaling 17,600 square feet to house processing and non-volatile manufacturing, and reuse of an existing 3,468 square foot structure to house distribution and administrative operations. The property is located at 20220 Spence Road, Salinas (APN 137-121-004-000), Greater Salinas Area Plan.	Chief of Planning Reso. No. 22-012	Kayla Nelson	ProgIS/MND	CC-RM, EHB, PLN, PW
19	PLN170230 Jmahd Ventures LLC	Administrative Permit for establishment of a commercial cannabis operation consisting of up to 200,000 square feet of mixed-light cannabis cultivation and nursery in existing greenhouses, the use of an existing 5,196 square foot building for non-volatile manufacturing and the construction of a new 9,000 square foot building for third party cannabis processing (drying, trimming and storage). 26900, 26900A & 26900B Encinal Road, Salinas (APN 137-061-026-000), Greater Salinas Area Plan.	Chief of Planning Reso. No. 22-088	Kayla Nelson	ProgIS/MND	CC-RM, EHB, ES, PLN, PW

Table 3, *continued.*

#	Selected Older Projects	Project Description	Decision Making Body, Reso.	Cond Comp Project Mgr.	CEQA	Resp. Depts.
20	PC07704 Bishop Ranch COA 155 (Annual Water Report)	Combined Development Permit consisting of: 1) A Resolution intention to Amend the Greater Monterey Peninsula Area Plan; 2) Reclassification; 3) Request for waiver of policy prohibiting development on slopes in excess of 30%; 4) Standard Subdivision Vesting Tentative Map to allow division of a 564.7 acre parcel into 254 parcels consisting of 160 single parcels averaging 2.19 acres in size, 8.25 acres consisting of 38 low and moderate housing units, 17.13 acre parcels consisting of 55 unit townhouse developments and 179 acres for an 18 hole golf course; 6) Use permit for expansion of wastewater treatment plant; 7) Design Approval for Bishop Ranch Subdivision (APN 173-071-053-000, 173-071-044-000, 173-071-045-000) Laguna Seca area.	Board of Supervisors Reso. No. 95-574	Luis Rodriguez	EIR	ES
21	965120PC Cañada Woods North COA 153 (Annual Water Report)	Combined Development Permit for Vesting Tentative Map to allow the creation of 34 residential parcels, 10 recreation and open space parcels, use permit to allow a golf course and accessory uses, development on slopes in excess of 30%, tree removal. (APN 259-111-007-000) Property is on Hwy 68 between York & Olmstead Roads, Carmel Valley Master Plan.	Board of Supervisors Reso. No. 96-518	Luis Rodriguez	EIR	ES

22	PLN040061-AMD1 Rancho Cañada Village (Rancho Canada Ventures)	<p>Combined Development Permit for a refinement of the Rancho Cañada Village "Increased Unit, Greater Affordability Project" (Alternative 6B of the Second Final EIR) for a total of 145 housing units, including: (a) Vesting Tentative Subdivision Map subdividing 77 acres into 106 residential lots with common areas and roadways, and approximately 38-acres of habitat preserve on two open space lots. The Subdivision includes the adjoining Monterey Peninsula Regional Parks District parcels for the purposes of adjusting the project's common boundary; (b) A blanket Administrative Permit (Site Plan Approval) allowing development on 93 single family residential lots (parcels to be zoned MDR Medium Density Residential), 12 townhomes, and 40 units of affordable/workforce housing (parcels to be zoned HDR High Density Residential) within the S Site Plan Review Zoning Overlay District; (c) An Administrative Permit for development within the S District of a 1.5 acre community park and 8.6 acres of common areas, grading of up to 220,000 cubic yards and infrastructure installation, including installation of a below-grade drainage pipe and culvert to improve area-wide flood control and drainage; (d) Use Permit for development in the Carmel Valley Floodplain; and (e) Use Permit for removal of up to 37 trees.</p> <p>The properties are located between Carmel Valley Road and the Carmel River, east of Val Verde Drive, Carmel (APNs 015-162-009-000, 015-162-017-000, 015-162-025-000, 015-162-026-000, 015-162-040-000, 015-162-048-000, 015-162-049-000; and portions of 015-162-043-000 and 015-162-051-000, Carmel Valley Master Plan.</p>	Board of Supervisors Reso. Nos. 21-307 (Final SEIR), 21-308 (GP Amended), 21-309 (project)	Mary Israel	EIR	CC-RM, EHB, ES, Fire (Cypress FPD), Housing, PLN, PW
23	PLN110173/PLN050001 September Ranch (Carmel Reserve Partners)	<p>Extension request of four (4) year to a Combined Development Permit (PLN050001) consisting of: 1) a Vesting Tentative Map for the subdivision of 891 acres into 73 market-rate residential lots and 22 affordable housing lots (15 inclusionary and 7 deed-restricted workforce housing lots) for a total of 95 residential lots; a 20.2 acre existing equestrian facility and accessory structures related to that use (Parcel E); 300.5 acres of common open space (Parcels A & C); 242.9 acres of public open space for donation/dedication (Parcel D); 250.7 acres of private open space (conservation and scenic easement) on each lot outside of the building envelope; 6.9 acres of open space reserved for future public facilities (Parcel B); annexation to the Carmel Area Wastewater District for sewage disposal; 2) a Use Permit for the public/commercial use of the equestrian center & stables for a maximum of 50 horses and a maximum water use of 3.0 acre-feet per year; 3) a Use Permit for an on-site water system including</p>	Board of Supervisors Reso. Nos. 06-363 & 10-312 as PLN050001 & extension PLN110173 Planning Commission Reso. No. 13-012	Mary Israel	EIR	CC-RM, EHB, ES, Fire (MCRFD) Housing, PLN, Parks, PW

		new wells, backup well(s), booster pumps, water tanks and piping for fire suppression and residents of the subdivision; 4) a Use Permit for removal of a maximum of 819 protected Coast live oaks; 5) an Administrative Permit for up to 100,000 cubic yards of grading in an "S" (Site Plan Review) Overlay Zoning District for subdivision infrastructure and improvements including, but not limited to, development of roads, water tanks, water system, and drainage detention areas; 6) a Use Permit to allow development on slopes greater than 30 percent for affordable housing on Lots 5 through 11, subdivision infrastructure and subdivision improvements; and 7) an Administrative Permit for affordable housing, equestrian center Caretaker Unit/public office, a tract sales office and a security gatehouse. The property is located approximately 2.5 miles east of Highway 1 on the north side of Carmel Valley Road, between Canada Way & Valley Greens Drive, Mid Carmel Valley area (APNs 015-171-010-000, 015-171-012-000, 015-361-013-000 and 015-361-014-000), Carmel Valley Master Plan.				
24	PLN110077/PL NO20344 Omni Resources LLC	Combined Development Permit for 1) Use Permit 2) General Development Plan 3) Design Approval for development of a 99,970 sf retail center known as the Corral de Tierra Neighborhood Retail Village; and 4) Lot Line Adjustment to modify the lot line between two existing parcels (5.6 acres and 5.38 acres in area) to create Parcel A (1.12 acres) and Parcel B (9.86 acres). 5 Corral de Tierra Rd, APN 161-571-003-000 and 161-581-001-000) Toro Area Plan.	Board of Supervisors Reso. Nos. 12-039 (FEIR) & 12-387 (denying B-8 zoning removal)	Mary Israel	EIR	BLDG, CC-RM, EHB, ES, Fire (MCRFD) PLN, PW

RESPONSIBLE DEPARTMENTS' ANNUAL REPORTS

Pursuant to Section II.B.2 of the Program, each Responsible Department that applied COA/MM for projects on the 2022 Annual Project List (as shown in Tables 1 and 2) completed a Responsible Department's Annual Report. The Responsible Departments include:

- Housing and Community Development (HCD) – Engineering Services (representing Public Works)
- HCD - Environmental Services
- HCD – Building Services
- HCD – Housing
- HCD – Planning
- Monterey County Department of Public Works, Facilities and Parks – Parks
- County Counsel-Risk Management
- Environmental Health Bureau – Land Use
- Monterey County Regional Fire District
- Mission Soledad Rural Fire District
- Cypress Fire Protection District

The Responsible Departments' Annual Reports are included below and provide the following documentation:

- 1)The 2022 Project List for the department/agency/group which herein are all referred to as "Responsible Departments;"
- 2)A signed memo from the department head or his/her designee, verifying compliance with the Program; and
- 3) The Responsible Department's Condition Compliance Certification Reports, certifying and verifying the status of each COA/MM being reported on.



HCD-PLANNING 2022 REPORT



MONTEREY COUNTY

HOUSING AND COMMUNITY DEVELOPMENT

Erik V. Lundquist, AICP, Director



HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES

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RESPONSIBLE DEPARTMENTS' ANNUAL REPORT FOR PROJECTS APPROVED WITH CONDITIONS OF APPROVAL AND MITIGATION MEASURES

Date: 1/31/2023

To: Craig Spencer, Chief of Planning
Robert I. Brayer, Deputy County Counsel

From: Anna Quenga, AICP, Principal Planner

Subject: Annual Report Pursuant to County of Monterey Condition of Approval and Mitigation Monitoring Program.

In accordance with Section II.B.2 of the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program (“Program”), adopted by the Monterey County Board of Supervisors Resolution No. 22-311, a list of land use projects (the “Project List”) was provided to the Planning Department. The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning and County Counsel on the projects included on the project list to verify the status of condition compliance. Planning staff reviewed the Project List and confirmed that the set included in **Attachment 1** is complete for Planning’s responsibility to the Program in 2022. Condition Compliance Certification Reports included in **Attachment 2** provides the listed projects’ conditions of approval/mitigation measures (COA/MMs) and current statuses as noted in Accela. Accordingly, Planning staff has reviewed each COA/MM listed and made any necessary corrections, both to the report and in Accela. Staff has verified, through initialing, the current status of each COA/MM.

CERTIFICATION

On behalf of Monterey County HCD – Planning, I hereby certify that the Planning COA/MMs identified in the adopted Mitigated Negative Declaration or certified Environmental Impact Report pursuant to the California Environmental Quality Act for the projects included on the Project List have been verified as indicated in the attached Condition Compliance Certification Reports. All applicable Condition Compliance Forms (CCFs) and supporting documentation have been submitted into the County’s electronic database: Accela Automation, also known as “Accela” and are available for the public to review.

Respectfully,

Anna Quenga, AICP, Principal Planner

2022 Project List for HCD-Planning	Planning Project Number and Brief Title
Project Number 1	PLN040183-AMD1 Paraiso Hot Springs Resort
Project Number 2	PLN210007 Love David S. & Jayne D Trust
Project Number 3	PLN210037 Barone Claire F
Project Number 4	PLN200139 Farina William & Susan P
Project Number 5	PLN210093 Monterey Bay Aquarium Research Institute
Project Number 6	PLN200132 Smith Mary Barton Trust
Project Number 7	PLN210045 Crockett Todd and Kim Trust
Project Number 8	PLN210152 Rio Vista Group LLC
Project Number 9	PLN170290 Mundo PM LP
Project Number 10	PLN200133 RGC Holdings LLC
Project Number 11	PLN170302 Cardenas Norma Perez
Project Number 12	PLN170272 Encinal Production LE
Project Number 13	PLN170019 Hackett Michael L & Sylvia Trust
Project Number 14	PLN170326 PRSC LLC
Project Number 15	PLN170287 KDM Salinas LLC
Project Number 16	PLN170208 Qlora Group, Inc.
Project Number 17	PLN170203 Del Real Ramon G & Evangelina
Project Number 18	PLN170249 Emerald Valley Properties LLC
Project Number 19	PLN170230 Jmahd Ventures LLC
Project Number 22	PLN040061-AMD1 Rancho Cañada Village
Project Number 23	PLN110173/PLN050001 September Ranch
Project Number 24	PLN110077/PLN020344 Omni Resources

Condition Compliance Certification Report

PLN040183-AMD1

PARAISO SPRINGS RESORT LLC (THOMPSON HOLDINGS LLC)

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		M.G.
2.	PDSP001 - PROJECT MODIFICATIONS	Not Met		M.G.
3.	PD002 - NOTICE PERMIT APPROVAL	Met		M.G.
4.	VILLA TIMESHARE REDESIGN	Not Met		M.G.
5.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met		M.G.
6.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Not Met	READY FOR OWNER'S NOTARIZED SIGNATURE; DOCUMENTS HAND DELIVERED TO AGENT.	M.G.
7.	PD006(A) - CONDITION COMPLIANCE FEE	Not Met	GENERATED CC INVOICE #183951 AND EMAILED AGENT IN REGARD TO THIS. IT IS CURRENTLY PENDING PAYMENT, THEREFORE CONDITION IS STILL UNMET.	M.G.
8.	PD007- GRADING WINTER RESTRICTION	Not Met		M.G.
9.	PD011 - TREE AND ROOT PROTECTION	Not Met		M.G.
10.	PD011(A) - TREE REMOVAL	Not Met		M.G.
11.	PD047 - DEMOLITION/DECONSTRUCTION (MBUAPCD RULE 439)	Not Met		M.G.
12.	PD052 - PRE-CONSTRUCTION MEETING	Not Met		M.G.
14.	MISSION-SOLEIDAD FIRE DISTRICT	Met		M.G.
15.	PD013 - STREET LIGHTING	Not Met		M.G.
16.	PD015 - NOTE ON MAP-STUDIES	Not Met		M.G.
17.	PD024 - ANNEX TO FIRE DISTRICT	Not Met		M.G.
18.	PD026 - BANNER, FLAGS, PENNANTS	Not Met		M.G.
19.	PDSP014 SIGN PROGRAM	Not Met		M.G.

Condition Compliance Certification Report

PLN040183-AMD1

PARAISO SPRINGS RESORT LLC (THOMPSON HOLDINGS LLC)

Planning Department

20.	PD032(A) - PERMIT EXPIRATION	Not Met	N.G.
21.	PDSP002 NO PUBLIC EVENTS	Not Met	N.G.
22.	PDSP012 REVISED PHASING PLAN	Not Met	N.G.
23.	PDSP004 EXTERIOR LIGHTING PLAN AND BIOLOGIST INPUT	Not Met	N.G.
24.	PDSP010 LANDSCAPING PLAN ADDITIONAL REQUIREMENTS	Not Met	N.G.
25.	PDSP009 RESIDENTIAL USES ALLOWED	Not Met	N.G.
26.	PDSP011 TIMESHARE/RESIDENTIAL SALES	Not Met	N.G.
27.	PDSP0018 - LANDSCAPE PLAN & MAINTENANCE (OTHER) NON STANDARD	Not Met	N.G.
28.	PD035 - UTILITIES UNDERGROUND	Not Met	N.G.
29.	PD036 - UTILITIES-SUBDIVISION	Not Met	N.G.
30.	PD038 - WATER TANK APPROVAL	Not Met	N.G.
31.	PDSP003: FINAL FIRE PROTECTION PLAN ADDITIONAL INFORMATION	Not Met	N.G.
32.	PDSP005 EXTERIOR LIGHTING MAINTENANCE	Not Met	N.G.
33.	PDSP006 PHASING	Not Met	N.G.
34.	PDSP007 COMPLIANCE WITH GENERAL DEVELOPMENT PLAN	Not Met	N.G.
35.	PDSP008 SOLID FUEL PROHIBITED	Not Met	N.G.
36.	PDSP013 FINAL EIR DELIVERY	Not Met	N.G.
37.	DEED RESTRICTION-TIMESHARE USE PERIOD	Not Met	N.G.
38.	PDSP0014-CONSERVATION AND SCENIC EASEMENT	Not Met	N.G.
39.	Property Taxes	Not Met	N.G.
40.	TIMESHARE SALES	Not Met	N.G.
			N.G.

Condition Compliance Certification Report

PLN040183-AMD1

PARAISO SPRINGS RESORT LLC (THOMPSON HOLDINGS LLC)

Planning Department

41.	TRANSIENT OCCUPANCY TAX	Not Met	N.G.
93.	MITIGATION MEASURE 3.1-1: AESTHETICS & VISUAL RESOURCES	Not Met	N.G.
94.	MITIGATION MEASURE 3.1-2 - AESTHETICS & VISUAL RESOURCES	Not Met	N.G.
95.	MITIGATION MEASURE 3.2-1: AIR QUALITY	Not Met	N.G.
96.	MITIGATION MEASURE 3.3-2a: BIOLOGICAL RESOURCES	Not Met	N.G.
97.	MITIGATION MEASURE 3.3-2b: BIOLOGICAL RESOURCES	Not Met	N.G.
98.	MITIGATION MEASURE 3.3-2b (CONTINUED): BIOLOGICAL RESOURCES	Not Met	N.G.
99.	MITIGATION MEASURE 3.3-2c: BIOLOGICAL RESOURCES	Not Met	N.G.
100.	MITIGATION MEASURE 3.3-2d: BIOLOGICAL RESOURCES	Not Met	N.G.
101.	MITIGATION MEASURE 3.3-2e: BIOLOGICAL RESOURCES	Not Met	N.G.
102.	MITIGATION MEASURE 3.3-3: BIOLOGICAL RESOURCES	Not Met	N.G.
103.	MITIGATION MEASURE 3.3-4a: BIOLOGICAL RESOURCES	Not Met	N.G.
104.	MITIGATION MEASURE 3.3-4b: BIOLOGICAL RESOURCES	Not Met	N.G.
105.	MITIGATION MEASURE 3.3-6a: BIOLOGICAL RESOURCES	Not Met	N.G.
106.	MITIGATION MEASURE 3.3-6b: BIOLOGICAL RESOURCES	Not Met	N.G.
107.	MITIGATION MEASURE 3.3-6c: BIOLOGICAL RESOURCES	Not Met	N.G.
108.	MITIGATION MEASURE 3.4-1: CLIMATE CHANGE	Not Met	N.G.
109.	MITIGATION MEASURE 3.4-1-b: CLIMATE CHANGE	Not Met	N.G.
110.	MITIGATION MEASURE 3.5-1a: CULTURAL RESOURCES	Not Met	N.G.
111.	MITIGATION MEASURE 3.5-1a (CONDITION CONTINUED): CULTURAL RESOURCES	Not Met	N.G.
112.	MITIGATION MEASURE 3.5-1b: CULTURAL RESOURCES	Not Met	N.G.

Condition Compliance Certification Report

PLN040183-AMD1

PARAISO SPRINGS RESORT LLC (THOMPSON HOLDINGS LLC)

Planning Department

113.	MITIGATION MEASURE 3.5-1c: CULTURAL RESOURCES	Not Met	N.G.
114.	MITIGATION MEASURE 3.5-1d: CULTURAL RESOURCES	Not Met	N.G.
115.	MITIGATION MEASURE 3.5-2a: CULTURAL RESOURCES	Not Met	N.G.
116.	MITIGATION MEASURE 3.5-2b: CULTURAL RESOURCES	Not Met	N.G.
117.	MITIGATION MEASURE 3.5-2b (CONDITION COMPLIANCE): CULTURAL RESOURCES	Not Met	N.G.
118.	MITIGATION MEASURE 3.5-2c: CULTURAL RESOURCES	Not Met	N.G.
119.	MITIGATION MEASURE 3.5-3a: CULTURAL RESOURCES	Not Met	N.G.
120.	MITIGATION MEASURE 3.5-b: CULTURAL RESOURCES	Not Met	N.G.
121.	MITIGATION MEASURE 3.5-b (CONDITION CONTINUED): CULTURAL RESOURCES	Not Met	N.G.
122.	MITIGATION MEASURE 3.5-3c: CULTURAL RESOURCES	Not Met	N.G.
123.	MITIGATION MEASURE 3.5-4a: CULTURAL RESOURCES	Not Met	N.G.
124.	MITIGATION MEASURE 3.5-4b	Not Met	N.G.
125.	MITIGATION MEASURE 3.6-1a: GEOLOGY & SOILS	Not Met	N.G.
126.	MITIGATION MEASURE 3.6-1b: GEOLOGY & SOILS	Not Met	N.G.
127.	MITIGATION MEASURE 3.6-2: GEOLOGY & SOILS	Not Met	N.G.
128.	MITIGATION MEASURE 3.6-3a: GEOLOGY & SOILS	Not Met	N.G.
129.	MITIGATION MEASURE 3.6-3b: GEOLOGY & SOILS	Not Met	N.G.
130.	MITIGATION MEASURE 3.6-3c	Not Met	N.G.
131.	MITIGATION MEASURE 3.6-4: GEOLOGY & SOILS	Not Met	N.G.
132.	MITIGATION MEASURE 3.6-4b: GEOLOGY & SOILS	Not Met	N.G.
133.	MITIGATION MEASURE 3.6-5: GEOLOGY & SOILS	Not Met	N.G.
			N.G.

Condition Compliance Certification Report

PLN040183-AMD1

PARAISO SPRINGS RESORT LLC (THOMPSON HOLDINGS LLC)

Planning Department

134.	MITIGATION MEASURE 3.7-3a: HAZARDS & HAZARDOUS MATERIALS	Not Met	N.G.
135.	MITIGATION MEASURE 3.7-3b: HAZARDS & HAZARDOUS MATERIALS	Not Met	N.G.
136.	MITIGATION MEASURE 3.7-4: HAZARDS & HAZARDOUS MATERIALS	Not Met	N.G.
137.	MITIGATION MEASURE 3.7-5: HAZARDS & HAZARDOUS MATERIALS	Not Met	N.G.
138.	MITIGATION MEASURE 3.7-6a: HAZARDS & HAZARDOUS MATERIALS	Not Met	N.G.
139.	MITIGATION MEASURE 3.7-6a (CONTINUED)	Not Met	N.G.
140.	MITIGATION MEASURE 3.7-6b: HAZARDS & HAZARDOUS MATERIALS	Not Met	N.G.
141.	MITIGATION MEASURE 3.7-7a: HAZARDS & HAZARDOUS MATERIALS	Not Met	N.G.
142.	MITIGATION MEASURE 3.7-7b: HAZARDS & HAZARDOUS MATERIALS	Not Met	N.G.
143.	MITIGATION MEASURE 3.7-7c: HAZARDS & HAZARDOUS MATERIALS	Not Met	N.G.
144.	MITIGATION MEASURE 3.7-7D: HAZARDS & HAZARDOUS MATERIALS	Not Met	N.G.
145.	MITIGATION MEASURE 3.7-9: HAZARDS & HAZARDOUS MATERIALS	Not Met	N.G.
146.	MITIGATION MEASURE 3.8-2: HYDROLOGY & WATER HYDROLOGY	Not Met	N.G.
147.	MITIGATION MEASURE 3.8-3: HYDROLOGY & WATER HYDROLOGY	Not Met	N.G.
148.	MITIGATION MEASURE 3.8-8: HYDROLOGY & WATER HYDROLOGY	Not Met	N.G.
149.	MITIGATION MEASURE 3.8-9: HYDROLOGY & WATER HYDROLOGY	Not Met	N.G.
150.	MITIGATION MEASURE 3.10-3: NOISE	Not Met	N.G.
151.	MITIGATION MEASURE 3.10-4: NOISE	Not Met	N.G.
152.	MITIGATION MEASURE 3.11-2: PUBLIC SERVICES & UTILITIES	Not Met	N.G.
153.	PDSP0015-STATE FIRE STANDARDS	Met	N.G.
154.	H01 - Housing, Inclusionary Housing	Not Met	N.G.

Condition Compliance Certification Report

PLN040183-AMD1

PARAISO SPRINGS RESORT LLC (THOMPSON HOLDINGS LLC)





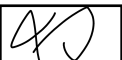

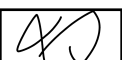

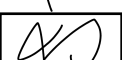
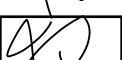





Planning Department

Condition Compliance Certification Report

PLN210007

LOVE DAVID S & JAYNE D TRS

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Met	Met for Grading/Construction Permit.	
3.	PD003(B) - CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT	Partially Met	Partially Met for Grading/Construction Permit. Requires submittal of a signed archaeological services contract.	
8.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Met	Met for Grading/Construction Permit.	
9.	PD011 - TREE AND ROOT PROTECTION	Not Met	Under Review for Grading/Construction Permit.	
10.	PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN	Not Met	Under Review for Grading/Construction Permit.	
11.	PD019(B) - DEED RESTRICTION-GUESTHOUSE (COASTAL)	Met	Met for Grading/Construction Permit.	
12.	PDSP0001 - RE-VEGETATION AND LANDSCAPE PLAN	Partially Met	Met for Grading/Construction Permit.	
13.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met	Met for Grading/Construction Permit.	
15.	PD050 - RAPTOR/MIGRATORY BIRD NESTING	Not Met	Under Review for Grading/Construction Permit.	
16.	PDMM001 - CONSTRUCTION FENCING AND EROSION CONTROL	Not Met	under Review for Grading/Construction Permit.	
17.	PDMM002 - ARCHAEOLOGICAL MONITOR AND CULTURAL AWARENESS TRAINING	Not Met	under Review for Grading/Construction Permit.	
18.	PDMM003 - TRIBAL MONITOR	Partially Met	Met for Grading/Construction Permit.	
19.	PDSP0002 - CEMENT COLOR	Partially Met	Met for Grading/Construction Permit.	
20.	PDSP0004 - COASTAL HAZARDS DEED RESTRICTION	Not Met	Under Review for Grading/Construction Permit.	

Condition Compliance Certification Report

PLN210037

BARONE CLAIRE F

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		PA
2.	PD002 - NOTICE PERMIT APPROVAL	Met		PA
3.	PD003(B) - CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT	Not Met		PA
4.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met		PA
5.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Not Met		PA
6.	PD011(A) - TREE REMOVAL	Not Met		PA
7.	PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)	Partially Met	Landscaping plan submitted and approved. Landscaping to be installed prior to fully clearing condition.	PA
8.	PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN	Partially Met	Lighting to be installed prior to fully clearing condition.	PA
9.	PD035 - UTILITIES UNDERGROUND	Not Met		PA
10.	PD050 - RAPTOR/MIGRATORY BIRD NESTING	Not Met		PA
11.	PDSP001 - MITIGATION MEASURE NO. 1 - ONSITE TRIBAL MONITOR	Partially Met	Construction schedule and plans with note submitted. Contract with tribal monitor required prior to permit issuance.	PA
12.	PDSP002 - MITIGATION MEASURE NO. 2 - PRE-CONSTRUCTION CULTURAL SENSITIVITY TRAINING	Not Met		PA

Condition Compliance Certification Report

PLN200139

FARINA WILLIAM & SUSAN P

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		KT
2.	PD002 - NOTICE PERMIT APPROVAL	Met		KT
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	Partially Met		KT
4.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met		KT
5.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Met		KT
6.	PD032(A) - PERMIT EXPIRATION	On-Going		KT
7.	MM 1 - On-Site Archaeological Monitor	Partially Met		KT
8.	MM 2 - On-Site Tribal Monitor	Partially Met		KT

Condition Compliance Certification Report

PLN210093

MONTEREY BAY AQUARIUM RESEARCH INSTITUTE

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		PA
2.	PD002 - NOTICE PERMIT APPROVAL	Met		PA
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	On-Going		PA
4.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met		PA
5.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Met		PA
6.	PD012(H) - LANDSCAPING PLAN (NO. COUNTY NATIVE)	Met		PA
7.	PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN	Partially Met	Lighting Plan approved. Fixtures need to be installed before condition can be fully cleared.	PA
8.	PD016 - NOTICE OF REPORT	Met	CCF stacked with Cond. #2	PA
9.	PD022(C) - EASEMENT-CONSERVATION AND SCENIC (COASTAL)	Partially Met	Conservation and Scenic Easement Deed prepared and sent to applicant, who signed and notarized.	PA
10.	PD041 - HEIGHT VERIFICATION	Partially Met	Benchmark for height verification shown on plan set and established in field.	PA
11.	PD047 - DEMOLITION/DECONSTRUCTION (MBUAPCD RULE 439)	On-Going		PA
12.	PD052 - PRE-CONSTRUCTION MEETING	Met		PA
13.	PDSP001 - PRE-CONSTRUCTION BIRD SURVEY (Mitigation Measure No. 1)	Met		PA
14.	PDSP002 - PROTECTIVE FENCING (Mitigation Measure No. 2)	Partially Met	Exclusionary fence plan approved, fencing established, and pre-construction meeting completed.	PA
15.	PDSP003 - DUNE RESTORATION PLAN (Mitigation Measure No. 3)	Partially Met	Dune restoration plan reviewed and approved, and contract with a qualified biologist established for monitoring.	PA

Condition Compliance Certification Report

PLN210093

MONTEREY BAY AQUARIUM RESEARCH INSTITUTE

Planning Department

16.	PDSP004 - FINISH FLOOR ELEVATION (Mitigation Measure No. 4)	Partially Met	Drawings with finish floor submitted and benchmark placed on property.	PA
17.	PDSP005 - COASATL HAZARDS DEED RESTRICTION (Non-Standard) Part 1	Met		PA
17.	PDSP005 - COASATL HAZARDS DEED RESTRICTION (Non-Standard) Part 2	Met		PA
18.	PDSP006 - REMOVAL OF STORAGE CONTAINERS	Not Met		PA
19.	PDSP007 - PARKING AGREEMENT	Partially Met	Applicant submitted draft agreement, which was reviewed and approved. Agreement must be recorded.	PA
20.	PDSP008 - ACCESS MANAGEMENT PLAN (Non-Standard)	Partially Met	Applicant submitted draft access management plan which was reviewed and commented on. Access management plan must be approved, and new easement or dedication recorded.	PA

Condition Compliance Certification Report

PLN200132

SMITH MARY BARTON TR

Planning Department

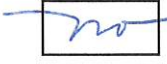

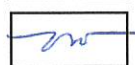
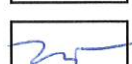
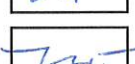
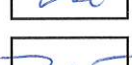
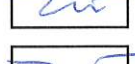
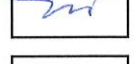
Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		KN
2.	PD002 - NOTICE PERMIT APPROVAL	Met		KN
3.	PD003(B) – DISCOVERY OF CULTURAL RESOURCES (NON-STANDARD)	On-Going		KN
4.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met		KN
5.	PD006(A) - CONDITION COMPLIANCE FEE	Met		KN
6.	PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN	Not Met	APPLICANT HAS NOT APPLIED FOR A CONSTRUCTION PERMIT OR SUBMITTED AN EXTERIOR LIGHTING PLAN.	KN
7.	PD041 - HEIGHT VERIFICATION	Not Met	APPLICANT HAS NOT APPLIED FOR A CONSTRUCTION PERMIT.	KN
8.	PD032(A) - PERMIT EXPIRATION	Not Met	APPLICANT HAS NOT APPLIED FOR A CONSTRUCTION PERMIT.	KN
9.	PD035 - UTILITIES UNDERGROUND	On-Going		KN
13.	MITIGATION MEASURE NO. 1: ONSITE ARCHAEOLOGICAL MONITOR	Partially Met	CONTRACT WITH ARCHAEOLOGICAL MONITOR REMAINS IN PLACE DURING CONSTRUCTION.	KN
14.	MITIGATION MEASURE NO. 2: ONSITE TRIBAL MONITOR	Partially Met	CONTRACT WITH TRIBAL MONITOR REMAINS IN PLACE DURING CONSTRUCTION.	KN
15.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Met		KN

Condition Compliance Certification Report

PLN210045

CROCKETT TODD & KIM L TRS

Planning Department

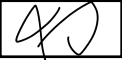

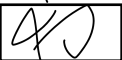

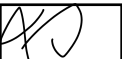

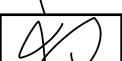

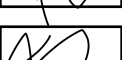


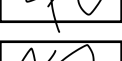
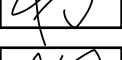
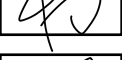




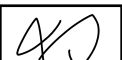
Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Met		
3.	PD003(B) - CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT	Partially Met	MONITORING UNDER WAY	
7.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met		
8.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Met		
9.	PDSP001: MITIGATION MEASURE 1 -- ONSITE ARCHAEOLOGICAL MONITOR	Partially Met	MONITORING UNDERWAY	
10.	PDSP002: MITIGATION MEASURE 2 -- ONSITE TRIBAL MONITOR	Partially Met	MONITORING UNDERWAY	
11.	PD012(E) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-OTHER)	Partially Met		

Condition Compliance Certification Report

PLN210152

RIO VISTA GROUP LLC (FORMERLY KALL ROBERT E & JANET ROSE)

Planning Department


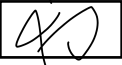
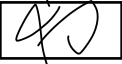



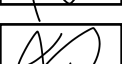
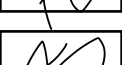

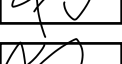
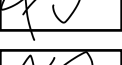
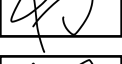
Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Met		
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	Not Met	Under Review for Construction/Grading Permit	
4.	AGRICULTURAL VEGETATIVE SCREENING & AGRICULTURAL BUFFER LINE ON CONSTRUCTION PLANS (NON-STANDARD CONDITION)	Not Met	Under Review for Construction/Grading Permit	
11.	PDSP001-Can and Will Serve Letter (PCSD)	Not Met		
18.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Met	Met for Construction/Grading Permit	
19.	PDSP002 - DUST CONTROL	Not Met	Under Review for Construction/Grading Permit	
20.	MM BIO-1 EMPLOYEE EDUCATION PROGRAM	Not Met	Under Review for Construction/Grading Permit	
21.	MM BIO-2 BOTANICAL SURVEY	Met	Met for Construction/Grading Permits	
22.	MM BIO-3 RAPTOR/MIGRATORY NESTING BIRD	Not Met		
23.	MM BIO-4 CRLF BIOLOGIST SURVEY	Not Met	Under Review for Construction/Grading Permits	
24.	MM BIO-5 CRLF - GROUND DISTURBANCE & VEGETATION REMOVAL SURVEY	Not Met	Under Review for Construction/Grading Permit	
25.	MM BIO-6 CRLF CONSTRUCTION MONITOR	Not Met	Under Review for Construction/Grading Permit	
26.	MM BIO-7 DAILY LOG	Not Met		
27.	MM BIO-8 COVERED HOLES	Not Met	Under Review for Construction/Grading Permit	
28.	MM BIO-9 CRLF EROSION CONTROL MATERIALS	Not Met	Under Review for Construction/Grading Permit	
29.	MM BIO-10 CRLF CONSTRUCTION HOURS	Not Met	Under Review for Construction/Grading Permit	
30.	MM BIO-11	Not Met		
31.	MM CR-2	Not Met	Under Review for Construction/Grading Permit	

Condition Compliance Certification Report

PLN210152

RIO VISTA GROUP LLC (FORMERLY KALL ROBERT E & JANET ROSE)

Planning Department






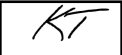


32.	MM GEO-1	Not Met	Under Review for Construction/Grading Permit	
33.	MM GEO-4	Not Met		
34.	MM HYD-1	Not Met		
35.	MM NOISE-1 CONSTRUCTION NOISE REDUCTION	Not Met	under Review for Construction/Grading Permit	
36.	MM TCR-1 CONTRACTOR SENSITIVITY TRAINING	Not Met		
37.	MM TCR-2 ON-SITE TRIBAL MONITOR	Not Met	Under Review for Construction/Grading Permit	
38.	MM USS-1 FINAL STORMWATER CONTROL PLAN	Not Met	Under Review for Construction/Grading Permit	
40.	PDSP004 - AGRICULTURAL EMPLOYEE HOUSING RECREATION AND LANDSCAPE PLAN	Not Met	Under Review for Construction/Grading Permit	
41.	H01 - Housing, Inclusionary Housing	Not Met	Under Review for Construction/Grading Permit	
42.	MM CR-1	Not Met	Under Review for Construction/Grading Permit	
43.	PSDP007 - EMERGENCY ACTION PLAN	Not Met	Under Review for Construction/Grading Permit	
44.	PDSP008 - RECREATION AND LANDSCAPING	Not Met	Under Review for Construction/Grading Permit	
45.	PDSP009 - Donation to Pajaro Park	Not Met		

Condition Compliance Certification Report

PLN170290

MUNDO PM LP (NEW LEAF FAMILY FARMS INC)

Planning Department




Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Met		
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	Not Applicable	No grading or excavation is proposed onsite. Therefore, this condition is not applicable.	
4.	PD006(A) - CONDITION COMPLIANCE FEE	Not Met	Condition compliance fee has a current outstanding balance for the amount of \$7,946.00 that was invoiced on 09/16/22. Therefore this condition remains unmet.	
5.	PDSP001-OPERATIONAL COMPLIANCE INSPECTIONS	Not Met	The following Commercial Cannabis Permit #190082 remains incomplete. Therefore, this condition remains unmet until the Monterey County Cannabis Program approves the permit, or the applicant applies for a new Commercial Cannabis Permit for approval.	
6.	PDSP002 – INSPECTION OF RECORDS	Not Met	The following Commercial Cannabis Permit #190082 remains incomplete. Therefore, this condition remains unmet until the Monterey County Cannabis Program approves the permit, or the applicant applies for a new Commercial Cannabis Permit for approval.	
7.	PDSP003 – COMMERCIAL CANNABIS PERMIT	Not Met	The following Commercial Cannabis Permit #190082 remains incomplete. Therefore, this condition remains unmet until the Monterey County Cannabis Program approves the permit, or the applicant applies for a new Commercial Cannabis Permit for approval.	
				

Condition Compliance Certification Report

PLN170290

MUNDO PM LP (NEW LEAF FAMILY FARMS INC)

Planning Department








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|-----|--|---------|--|---|
| 8. | PDSP004 – GROUNDS FOR REVOCATION | Not Met | The following Commercial Cannabis Permit #190082 remains incomplete. Therefore, this condition remains unmet until the Monterey County Cannabis Program approves the permit, or the applicant applies for a new Commercial Cannabis Permit for approval. |  |
| 9. | PDSP005 – COMPLIANCE WITH OPERATIONS PLANS | Not Met | The following Commercial Cannabis Permit #190082 remains incomplete. Therefore, this condition remains unmet until the Monterey County Cannabis Program approves the permit, or the applicant applies for a new Commercial Cannabis Permit for approval. |  |
| 11. | PDSP006 – ODOR CONTROL | Not Met | The following Commercial Cannabis Permit #190082 remains incomplete. Therefore, this condition remains unmet until the Monterey County Cannabis Program approves the permit, or the applicant applies for a new Commercial Cannabis Permit for approval. |  |

Condition Compliance Certification Report

PLN200133

RICH JOSHUA (RGC HOLDINGS LLC)

Planning Department



Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Met		
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	Not Met	No building or construction permits have been submitted related to for staff to review prior to permit approval of 01/19/22. Therefore, this condition remains unmet.	
11.	PDSP001-OPERATIONAL COMPLIANCE INSPECTIONS	Not Met	The following Commercial Cannabis Permit #220003 remains incomplete. Therefore, this condition remains unmet until the Monterey County Cannabis Program approves the permit, or the applicant applies for a new Commercial Cannabis Permit for approval.	
12.	PDSP002 – INSPECTION OF RECORDS	Not Met	The following Commercial Cannabis Permit #220003 remains incomplete. Therefore, this condition remains unmet until the Monterey County Cannabis Program approves the permit, or the applicant applies for a new Commercial Cannabis Permit for approval.	
13.	PDSP003 – COMMERCIAL CANNABIS PERMIT	Not Met	The following Commercial Cannabis Permit #220003 remains incomplete. Therefore, this condition remains unmet until the Monterey County Cannabis Program approves the permit, or the applicant applies for a new Commercial Cannabis Permit for approval.	
				

Condition Compliance Certification Report

PLN200133

RICH JOSHUA (RGC HOLDINGS LLC)

Planning Department









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| 14. | PDSP004 – GROUNDS FOR REVOCATION | Not Met | The following Commercial Cannabis Permit #220003 remains incomplete. Therefore, this condition remains unmet until the Monterey County Cannabis Program approves the permit, or the applicant applies for a new Commercial Cannabis Permit for approval. |  |
| 15. | PDSP005 – COMPLIANCE WITH OPERATIONS PLANS | Not Met | The following Commercial Cannabis Permit #220003 remains incomplete. Therefore, this condition remains unmet until the Monterey County Cannabis Program approves the permit, or the applicant applies for a new Commercial Cannabis Permit for approval. |  |

Condition Compliance Certification Report

PLN170302

CARDENAS NORMA PEREZ (LCG BUSINESS ENTERPRISES LLC)

Planning Department


Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Met		
3.	PD006(A) - CONDITION COMPLIANCE FEE	Not Met	The applicant was provided invoiced fees (#181623) and is working on payment.	
4.	PDSP001-OPERATIONAL COMPLIANCE INSPECTIONS	On-Going	Provisional Cannabis Business Permit #190046 issued by The Monterey County Cannabis Program. The permit is granted for one year. Therefore condition is ongoing till the permit is extended, or the final Commercial Cannabis Permit is approved.	
5.	PDSP002 – INSPECTION OF RECORDS	On-Going	Provisional Cannabis Business Permit #190046 issued by The Monterey County Cannabis Program. The permit is granted for one year. Therefore condition is ongoing till the permit is extended, or the final Commercial Cannabis Permit is approved.	
6.	PDSP003 – COMMERCIAL CANNABIS PERMIT	Partially Met	Commercial Cannabis Permit #190046 is under review by Monterey County Cannabis Program.	
7.	PDSP004 – GROUNDS FOR REVOCATION	On-Going	Provisional Cannabis Business Permit #190046 issued by The Monterey County Cannabis Program. The permit is granted for one year. Therefore condition is ongoing till the permit is extended, or the final Commercial Cannabis Permit is approved.	
				

Condition Compliance Certification Report

PLN170302

CARDENAS NORMA PEREZ (LCG BUSINESS ENTERPRISES LLC)

Planning Department

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| 8. | PDSP005 – COMPLIANCE WITH OPERATIONS PLANS | On-Going | Provisional Cannabis Business Permit #190046 issued by The Monterey County Cannabis Program. The permit is granted for one year. Therefore condition is ongoing till the permit is extended, or the final Commercial Cannabis Permit is approved. |  |
| 9. | PDSP006 – ODOR CONTROL | Not Met | The applicant has not submitted an odor control plan for planning staff to review and this is due by final Commercial Cannabis Permit #190046. |  |

Condition Compliance Certification Report

PLN170272

ENCINAL PRODUCTIONS RE, LLC

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		KT
2.	PD002 - NOTICE PERMIT APPROVAL	Met		KT
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	Not Applicable	No grading or excavation is proposed onsite. Therefore, this condition is not applicable.	KT
4.	PDSP001-OPERATIONAL COMPLIANCE INSPECTIONS	On-Going		KT
5.	PDSP002 – INSPECTION OF RECORDS	On-Going		KT
6.	PDSP003 – COMMERCIAL CANNABIS PERMIT	Met	CNB #190009 issued	KT
7.	PDSP004 – GROUNDS FOR REVOCATION	On-Going		KT
8.	PDSP005 – COMPLIANCE WITH OPERATIONS PLANS	On-Going		KT
9.	PDSP006 – ODOR CONTROL	Met		KT

Condition Compliance Certification Report

PLN170019

HACKETT MICHAEL L & SYLVIA HACKETT TRS (SATSUMA PACIFIC FARMS)

Planning Department








Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		KT
2.	PD002 - NOTICE PERMIT APPROVAL	Met		KT
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	Partially Met		KT
4.	PDSP001- MMTRA-1: TRA-1 (FAIR SHARE CONTRIBUTION – DIRECT IMPACT)	Met		KT
5.	PDSP002 - MMTRA-2: TAMC RDIF	Not Met	TAMC RDIF fee (invoice #173267) has a current balance of \$19,415.82. No payment has been submitted to pay due balance therefore this condition is not met.	KT
6.	PDSP003 - MMTRA-3 CUMULATIVE IMPACT FEES	Not Met	Cum. Impact fee (invoice #173267) has a current balance of \$19,415.82. No payment has been submitted to pay due balance therefore this condition is not met.	KT
7.	PDSP0004 - OPERATIONAL COMPLIANCE INSPECTIONS	On-Going		KT
8.	PDSP005 - INSPECTION OF RECORDS	On-Going		KT
9.	PDSP006 - COMMERCIAL CANNABIS PERMIT	Partially Met		KT
10.	PDSP007 - GROUNDS FOR REVOCATOIN	On-Going		KT
11.	PDSP008 - COMPLIANCE WITH OPERATIONS	On-Going		KT
12.	PDSP009 - ODOR CONTROL	On-Going		KT

Condition Compliance Certification Report

PLN170326

PRSC LLC (MOLECULAR FARMS LLC)

Planning Department




Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Not Met	Emailed Agent regarding document status. Mailed to Gary Hiller, per their instructions. This condition remains unmet until documents are submitted to planning staff for processing.	
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	Not Applicable	No grading or excavation is proposed onsite. Therefore, this condition is not applicable.	
4.	PDSP001-OPERATIONAL COMPLIANCE INSPECTIONS	Not Met	Commercial Cannabis Permit #190001 remains incomplete. Therefore, this condition remains unmet until the Monterey County Cannabis Program approves the permit, or the applicant applies for a new Commercial Cannabis Permit for approval.	
5.	PDSP002 – INSPECTION OF RECORDS	Not Met	Commercial Cannabis Permit #190001 remains incomplete. Therefore, this condition remains unmet until the Monterey County Cannabis Program approves the permit, or the applicant applies for a new Commercial Cannabis Permit for approval.	
6.	PDSP003 – COMMERCIAL CANNABIS PERMIT	Not Met	Commercial Cannabis Permit #190001 remains incomplete. Therefore, this condition remains unmet until the Monterey County Cannabis Program approves the permit, or the applicant applies for a new Commercial Cannabis Permit for approval.	
				

Condition Compliance Certification Report

PLN170326

PRSC LLC (MOLECULAR FARMS LLC)

Planning Department








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| 7. | PDSP004 – GROUNDS FOR REVOCATION | Not Met | Commercial Cannabis Permit #190001 remains incomplete. Therefore, this condition remains unmet until the Monterey County Cannabis Program approves the permit, or the applicant applies for a new Commercial Cannabis Permit for approval. |  |
| 8. | PDSP005 – COMPLIANCE WITH OPERATIONS PLANS | Not Met | Commercial Cannabis Permit #190001 remains incomplete. Therefore, this condition remains unmet until the Monterey County Cannabis Program approves the permit, or the applicant applies for a new Commercial Cannabis Permit for approval. |  |
| 11. | PDSP006 – ODOR CONTROL | Not Met | Commercial Cannabis Permit #190001 remains incomplete. Therefore, this condition remains unmet until the Monterey County Cannabis Program approves the permit, or the applicant applies for a new Commercial Cannabis Permit for approval. |  |

Condition Compliance Certification Report

PLN170287

KDM SALINAS LLC

Planning Department




Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Met		
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	Not Met	No building or construction permits have been submitted related to for staff to review prior to permit approval of 6/15/22. Therefore, this condition remains unmet.	
4.	PDSP001-OPERATIONAL COMPLIANCE INSPECTIONS	Not Met	Commercial Cannabis Permit remains suspended #190035. Therefore, this condition remains unmet until the Monterey County Cannabis Program approves the permit, or the applicant applies for a new Commercial Cannabis Permit for approval.	
5.	PDSP002 – INSPECTION OF RECORDS	Not Met	Commercial Cannabis Permit remains suspended #190035. Therefore, this condition remains unmet until the Monterey County Cannabis Program approves the permit, or the applicant applies for a new Commercial Cannabis Permit for approval.	
6.	PDSP003 – COMMERCIAL CANNABIS PERMIT	Not Met	Commercial Cannabis Permit remains suspended #190035. Therefore, this condition remains unmet until the Monterey County Cannabis Program approves the permit, or the applicant applies for a new Commercial Cannabis Permit for approval.	
				

Condition Compliance Certification Report

PLN170287

KDM SALINAS LLC

Planning Department




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|----|--|---------|---|--|
| 7. | PDSP004 – GROUNDS FOR REVOCATION | Not Met | Commercial Cannabis Permit remains suspended #190035. Therefore, this condition remains unmet until the Monterey County Cannabis Program approves the permit, or the applicant applies for a new Commercial Cannabis Permit for approval. |  |
| 8. | PDSP005 – COMPLIANCE WITH OPERATIONS PLANS | Not Met | Commercial Cannabis Permit remains suspended #190035. Therefore, this condition remains unmet until the Monterey County Cannabis Program approves the permit, or the applicant applies for a new Commercial Cannabis Permit for approval. |  |
| 9. | PDSP006 – ODOR CONTROL | Not Met | The applicant has not submitted odor control plan for planning staff to review as required in condition approval. Therefore, this condition remains unmet. |  |

Condition Compliance Certification Report

PLN170208

RY HOLDING COMPANY INC (FORMERLY MONTEREY HOLDING CO INC) [QLORA GROU

Planning Department









Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Met		
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	Partially Met		

Condition Compliance Certification Report

PLN170203

DEL REAL RAMON G & EVANGELINA DEL REAL TRS (CULTIVAR INC)

Planning Department




Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Not Met	Staff emailed the applicant requesting the status of the permit approval notice to update the condition. No documentation has been sent to the planning staff to process the permit approval notice; therefore, this condition still unmet.	
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	Not Met	Building and construction permits have yet to be submitted for staff to review prior to permit approval on 9/21/22. Therefore, this condition remains unmet.	
4.	PD006(A) - CONDITION COMPLIANCE FEE	Met		
5.	PDSP001-OPERATIONAL COMPLIANCE INSPECTIONS	Not Met	The following Commercial Cannabis Permits remain incomplete #190053, #190052, #190051 (suspended), and #190050. Therefore, this condition remains unmet until the Monterey County Cannabis Program approves permits.	
6.	PDSP002 – INSPECTION OF RECORDS	Not Met	The following Commercial Cannabis Permits remain incomplete #190053, #190052, #190051 (suspended), and #190050. Therefore this condition remains unmet until the Monterey County Cannabis Program approves permits.	
7.	PDSP003 – COMMERCIAL CANNABIS PERMIT	Not Met	The following Commercial Cannabis Permits remain incomplete #190053, #190052, #190051 (suspended), and #190050. Therefore, this condition remains unmet until the Monterey County Cannabis Program approves permits.	
				

Condition Compliance Certification Report

PLN170203

DEL REAL RAMON G & EVANGELINA DEL REAL TRS (CULTIVAR INC)

Planning Department




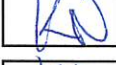




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|-----|--|---------|--|---|
| 8. | PDSP004 – GROUNDS FOR REVOCATION | Not Met | The following Commercial Cannabis Permits remain incomplete #190053, #190052, #190051 (suspended), and #190050. Therefore, this condition remains unmet until the Monterey County Cannabis Program approves permits. |  |
| 9. | PDSP005 – COMPLIANCE WITH OPERATIONS PLANS | Not Met | The following Commercial Cannabis Permits remain incomplete #190053, #190052, #190051 (suspended), and #190050. Therefore, this condition remains unmet until the Monterey County Cannabis Program approves permits. |  |
| 10. | PDSP006 – ODOR CONTROL | Not Met | The applicant has not submitted odor control plan for planning staff to review as required in condition approval. Therefore, this condition remains unmet. |  |

Condition Compliance Certification Report

PLN170249

EMERALD VALLEY PROPERTIES LLC

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Met		
3.	PDSP001-OPERATIONAL COMPLIANCE INSPECTIONS	On-Going		
4.	PDSP002 – INSPECTION OF RECORDS	On-Going		
5.	PDSP003 – COMMERCIAL CANNABIS PERMIT	Partially Met	Commercial Cannabis Permit #220009 is under review by Monterey County Cannabis Program	
6.	PDSP004 – GROUNDS FOR REVOCATION	On-Going		
7.	PDSP005 – COMPLIANCE WITH OPERATIONS PLANS	On-Going		
8.	PDSP006 – ODOR CONTROL	Partially Met	Commercial Cannabis Permit #220009 is under review by Monterey County Cannabis Program.	

Condition Compliance Certification Report

PLN170230

JMAHD VENTURES LLC (FORMERLY SUR FARMS LLC)

Planning Department






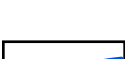














Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		KD
2.	PD002 - NOTICE PERMIT APPROVAL	Met		KD
3.	PDSP001-OPERATIONAL COMPLIANCE INSPECTIONS	On-Going		KD
4.	PDSP002 – INSPECTION OF RECORDS	On-Going		KD
5.	PDSP003 – COMMERCIAL CANNABIS PERMIT	Partially Met	Commercial Cannabis Permit #190091 is under review by Monterey County Cannabis Program	KD
6.	PDSP004 – GROUNDS FOR REVOCATION	On-Going		KD
7.	PDSP005 – COMPLIANCE WITH OPERATIONS PLANS	On-Going		KD
8.	PDSP006 – ODOR CONTROL	Not Met	Commercial Cannabis Permit #190091 is under review by Monterey County Cannabis Program	KD
9.	PD006(A) - CONDITION COMPLIANCE FEE	Met		KD

Condition Compliance Certification Report

PLN040061-AMD1

AND GROUP I LP & MONTEREY PENINSULA REGIONAL PARK DISTRICT (RANCHO CAN,

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Met		
3.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met	MET FOR FINAL MAP	
4.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Partially Met	MMRP WITH AGENT; DEPOSIT PAID	
5.	PD011 - TREE AND ROOT PROTECTION	Partially Met	RELATED TO CONSTRUCTION PERMITS, NOT FINAL MAP	
6.	PD013 - STREET LIGHTING	Not Met	RELATED TO CONSTRUCTION PERMITS, NOT FINAL MAP	
7.	PD015 - NOTE ON MAP-STUDIES	Partially Met	NOTE ON DRAFT FINAL MAP UNDER REVIEW	
8.	PD032(A) - PERMIT EXPIRATION	On-Going		
9.	PD036 - UTILITIES-SUBDIVISION	Partially Met	SUBDIVISION AGREEMENT BEING DRAFTED	
13.	RESERVED	Not Applicable		
14.	RESERVED	Not Applicable		
18.	RESERVED	Not Applicable		
29.	RESERVED	Not Applicable		
30.	RESERVED	Not Applicable		
31.	RESERVED	Not Applicable		
32.	RESERVED	Not Applicable		
34.	RESERVED	Not Applicable		
57.	AES-1	On-Going	MET FOR FINAL MAP	
58.	AIR-1	Met	MET FOR FINAL MAP	
				

Condition Compliance Certification Report

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AND GROUP I LP & MONTEREY PENINSULA REGIONAL PARK DISTRICT (RANCHO CAN,

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59.	RESERVED	Not Applicable		
60.	RESERVED	Not Applicable		
61.	BIO-4	Partially Met	MET FOR FINAL MAP	
62.	BIO-1	Partially Met	MET FOR FINAL MAP	
63.	BIO-2	Partially Met	MET FOR FINAL MAP	
64.	BIO-3	Partially Met	MET FOR FINAL MAP	
65.	RESERVED	Not Applicable		
66.	BIO-5	Partially Met	MET FOR FINAL MAP	
67.	BIO-6	Partially Met	MET FOR FINAL MAP	
68.	BIO-7	Partially Met	MET FOR FINAL MAP	
69.	BIO-8	Partially Met	NOTE ON DRAFT FINAL MAP UNDER REVIEW	
70.	BIO-9	Partially Met	MET FOR FINAL MAP	
71.	BIO-10	Partially Met	MET FOR FINAL MAP	
72.	BIO-11	Partially Met	MET FOR FINAL MAP	
73.	BIO-12	Partially Met	MET FOR FINAL MAP	
74.	BIO-13	Partially Met	MET FOR FINAL MAP	
75.	BIO-14	Partially Met	MET FOR FINAL MAP	
76.	BIO-15	Partially Met	MET FOR FINAL MAP	
77.	BIO-16	Partially Met	MET FOR FINAL MAP	
78.	BIO-17	Partially Met	MET FOR FINAL MAP	
79.	BIO-18	Partially Met	MET FOR FINAL MAP	
80.	BIO-19	Partially Met	MET FOR FINAL MAP	

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AND GROUP I LP & MONTEREY PENINSULA REGIONAL PARK DISTRICT (RANCHO CAN,

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81.	CR-1	On-Going	MET FOR FINAL MAP	
82.	CR-2	On-Going	MET FOR FINAL MAP	
83.	CR-3	On-Going	MET FOR FINAL MAP	
84.	CR-4	On-Going	MET FOR FINAL MAP	
85.	CR-5	Partially Met	CC&Rs UNDER REVIEW	
90.	RESERVED	Not Applicable		
91.	GHG-1	Partially Met	NOTES ON SIP ABOUT BMP; TIMING IS PRIOR TO CONSTRUCTION PERMITS	
92.	GHG-2	On-Going	MET FOR FINAL MAP	
96.	HAZ-4	Not Met		
100.	HYD-4	Partially Met	REVIEW OF SWPPP AND HAZ PLAN UNDERWAY	
101.	HYD-5	Partially Met	MET FOR FINAL MAP	
103.	RESERVED	Not Applicable		
104.	NOI-1	Not Met	NOT REQUIRED UNTIL CONSTRUCTION PERMITS	
105.	NOI-2	Partially Met	MET FOR FINAL MAP	
106.	PDSP001 -- PSU-1	On-Going	MET FOR FINAL MAP	

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PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

Planning Department














Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
1.	PD001 (A) - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Met	Met for all phases.	
3.	PBDSP001 - CONSERVATION AND SCENIC EASEMENT (NON-STANDARD CONDITION)	Partially Met	Met for recordation of Phase 1 final map, next step at construction permits.	
4.	PBDSP004 - EROSION CONTROL PLAN AND SCHEDULE (NON-STANDARD CONDITION)	Partially Met	Met for Phase 1	
5.	PD008 - GEOLOGIC CERTIFICATION	Not Met	Timed with construction permits.	
6.	PBDSP032 - HOURS OF CONSTRUCTION ACTIVITY	Partially Met	Met for Phase 1 internal road grading permit.	
7.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met	Met for all phases of September Ranch development. (Phases 1 and 2) by payment of filing fee.	
8.	PD007- GRADING WINTER RESTRICTION	Partially Met	Met for Phase 1 internal road grading permit.	
9.	PD004 - INDEMNIFICATION AGREEMENT	Met	Met for all phases of September Ranch development (Phases 1 and 2) by proof of recordation of the IA.	
10.	PBD018(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY)	Partially Met	Met for recordation of Phase 1 final map.	
11.	PBD018(B) - LANDSCAPE PLAN AND MAINTENANCE (OTHER THAN SINGLE FAMILY DWELLING)	Partially Met	Met for recordation of Phase 1 final map by note on final map and CC&Rs.	
12.	PBDSP031 - LIGHTING (NON-STANDARD CONDITION)	Partially Met	Met for recordation of Phase 1 final map.	
13.	PBDSP002 - CONDITION COMPLIANCE AND MITIGATION MONITORING PROGRAM	Met		
14.	PBD024 - NOTE ON MAP-STUDIES	Partially Met	Met for Phase 1	
15.	PBD024 - NOTE ON MAP-STUDIES	Partially Met	Met for Phase 1	
16.	PBD024 - NOTE ON MAP-STUDIES	Partially Met	Met for Phase 1	

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SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

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17.	PBD024 - NOTE ON MAP-STUDIES	Partially Met	Met for Phase 1	
18.	PBD024 - NOTE ON MAP-STUDIES	Partially Met	Met for recordation of Phase 1 final map by note on final map and in CC&Rs Appendix but status will remain partially met as it applies to approval of future phases of the subdivision.	
19.	PBDSP007 - NOTE ON MAP-STUDIES (NON-STANDARD)	Partially Met	Met for recordation of Phase 1 final map by note on final map and in CC&Rs Appendix but status will remain partially met as it applies to approval of future phases of the subdivision.	
20.	PBDSP005 ¿ SUBDIVISION BUILDING ENVELOPE APPROVAL (NON-STANDARD CONDITION)	Partially Met	Met for recordation of Phase 1 final map by note on final map and CC&Rs but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits.	
21.	PBD032(B) ¿ TREE AND ROOT PROTECTION	Partially Met	Met for Phase 1 internal road grading permit.	
22.	PBD033 ¿ UTILITIES ¿ SUBDIVISION	Partially Met	Met for Phase 1	
23.	PBDSP028 - WATER TANK APPROVAL (NON-STANDARD CONDITION)	Partially Met	Met for Phase 1 final map, only. Next step is color and landscaping review by Planning prior to Construction Permit.	
24.	PBDSP033 ¿ GRADING/EASEMENT STAKING	Partially Met	Met for Phase 1 roadway grading permit.	
25.	PBD042 ¿ GRADING PERMITS REQUIRED	Partially Met	Met for Phase 1.	
26.	PBDSP006 ¿ SECOND UNITS (NON-STANDARD CONDITION)	Partially Met	This condition has separate actions. Met for Phase 1 Final Map and concurrent CC&Rs recordation.	
27.	PBDSP009 ¿ GRADING PERMIT (NON-STANDARD CONDITION)	Not Met	Timing per individual lots development.	
28.	PBDSP011 ¿ DESIGN APPROVAL (NON-STANDARD CONDITION)	Partially Met	Met for Phase 1 recordation by note on final map.	
				

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SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

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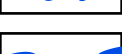


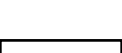






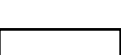
29.	PBDSP013 ¿ SWPPP COMPLIANCE AND EROSION CONTROL INSPECTIONS (NON-STANDARD CONDITION)	On-Going		
30.	PBDSP014 ¿ OPEN SPACE (NON-STANDARD CONDITION)	Partially Met	Met for recordation of Phase 1 final map by rezone request submittal but status will remain partially met as portions of Parcel A - Open Space is within future phases of the subdivision.	
31.	PBDSP015 ¿ DEVELOPMENT IN CONSERVATION AND SCENIC EASEMENTS (NON-STANDARD CONDITION)	Partially Met	Met for Phase 1	
32.	PBDSP016 ¿ NON-NATIVE INVASIVES (NON-STANDARD CONDITION)	Partially Met	Met for Phase 1	
33.	PBDSP017 ¿ WATER INTENSIVE USES (NON-STANDARD CONDITION)	Partially Met	Met for Phase 1	
34.	PBDSP018 ¿ MAPPED LANDSLIDES (NON-STANDARD CONDITION)	Partially Met	Met for Phase 1	
35.	PBDSP019 ¿ ANTENNAS (NON-STANDARD CONDITION)	Partially Met	Met for Phase 1	
36.	PBDSP020 ¿ PHASING (NON-STANDARD CONDITION)	Partially Met	Met for recordation of Phase 1 final map; next step is triggered by building permits.	
37.	PBDSP021 ¿ ¿ B-6¿ COMBINING DISTRICT (NON-STANDARD CONDITION)	Partially Met	Met for recordation of Phase 1 final map by rezoning request letter submittal but status will remain partially met as it applies to approval of future phases of the subdivision.	
38.	PBDSP022 ¿ FENCING PARCELS (NON-STANDARD CONDITION)	Partially Met	Met for Phase 1	
39.	PBDSP023 ¿ TREE REMOVAL (NON-STANDARD CONDITION)	Partially Met	Met for Phase 1	
40.	PBDSP025 ¿ CONNECTION TO CAL-AM PROHIBITED (NON-STANDARD CONDITION)	Partially Met	Met for recordation of Phase 1 final map recordation, only.	
41.	PBD006 - DEED RESTRICTION - USE	Met		
42.	PBDSP027 ¿ VEHICLE TRIP REDUCTION ORDINANCE (NON-STANDARD CONDITION)	Partially Met	Met for Phase 1	
43.	PBDSP030 ¿ HISTORIC STRUCTURES (NON-STANDARD CONDITION)	Met	Met for phase 1 and 2 by County acceptance of Phase 1 Historic Report, Phase 2 report not required.	

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44.	PBDSP008 ¿ SPECIAL SETBACKS (NON-STANDARD CONDITION)	Partially Met	Met for Phase 1	
45.	PBDSP003 ¿ WATER USE PLAN (NON-STANDARD CONDITION)	Partially Met	Met for Phase 1 final map; next step is sale of lots	
46.	PBDSP012 ¿ WATER USE REPORT (NON-STANDARD CONDITION)	On-Going		
47.	SOSP001 ¿ PUBLIC SAFETY AND SECURITY (NON-STANDARD CONDITION)	Not Met	Compliance with this condition is timed with building permits and occupancy.	
128.	MITIGATION MEASURE (4.2-1) - GEOLOGY & SOILS	Partially Met	Met for Phase 1	
129.	MITIGATION MEASURE 4.2-2 - GEOLOGY AND SOILS	Partially Met	Met for Phase 1	
130.	MITIGATION MEASURE (4.2-3) GEOLOGY AND SOILS	Partially Met	Met for Phase 1	
131.	MITIGATION MEASURE (4.2-4) GEOLOGY AND SOILS	Partially Met	Met for Phase 1	
132.	MITIGATION MEASURE (4.2-5) GEOLOGY AND SOILS	Partially Met	Met for Phase 1 internal roadway grading permit.	
133.	MITIGATION MEASURE (4.2-6) GEOLOGY AND SOILS	Partially Met	Met for Phase 1 internal roadway grading permit.	
134.	MITIGATION MEASURE (4.2-7) GEOLOGY AND SOILS	Partially Met	Met for Phase 1 internal roadway grading permit.	
135.	MITIGATION MEASURE (4.2-8) GEOLOGY AND SOILS	Partially Met	Met for Phase 1 internal roadway grading permit.	
136.	MITIGATION MEASURE (4.2-9) GEOLOGY AND SOILS	Partially Met	Met for recordation of Phase 1 final map. Next step is related to grading for structures on lots.	
137.	MITIGATION MEASURE (4.2-10) GEOLOGY AND SOILS	Partially Met	Met for Phase 1 Grading Permit.	
138.	MITIGATION MEASURE (4.2-11) GEOLOGY AND SOILS	Partially Met	Met for Phase 1 Grading Permit.	
139.	MITIGATION MEASURE (4.2-12) GEOLOGY AND SOILS	Partially Met	Met for Phase 1 Grading Permit.	
140.	MITIGATION MEASURE (4.2-13) GEOLOGY AND SOILS	Partially Met	Met for recordation of Phase 1 final map; next step for construction permits.	
141.	MITIGATION MEASURE (4.2-14) GEOLOGY AND SOILS	Partially Met	Met for recordation of Phase 1 final map; next step is grading of individual lots (irrigation systems).	
				
				
				
				

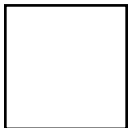
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142.	MITIGATION MEASURE (4.2-15) GEOLOGY AND SOILS	Partially Met	Met for recordation of Phase 1 final map; next step is for construction permits on structures.	
143.	MITIGATION MEASURE (4.2-16) GEOLOGY AND SOILS	Partially Met	Met for Phase 1 internal road grading permit.	
144.	MITIGATION MEASURE (4.2-17) GEOLOGY AND SOILS	Partially Met	Met for Phase 1 internal road grading permit.	
145.	MITIGATION MEASURE (4.2-18) GEOLOGY AND SOILS	Partially Met	Met for Phase 1 internal road grading permit.	
146.	MITIGATION MEASURE (4.3-1) WATER SUPPLY AND AVAILABILITY	On-Going		
147.	MITIGATION MEASURE (4.3-2) WATER SUPPLY AND AVAILABILITY	Partially Met	Met for recordation of Phase 1 final map but status will remain partially met as it applies to issuance of well permits.	
148.	MITIGATION MEASURE (4.4-1) HYDROLOGY AND WATER QUALITY	Partially Met	Met for Phase 1 internal road grading permit.	
149.	MITIGATION MEASURE (4.4-2) HYDROLOGY AND WATER QUALITY	Partially Met	Met for Phase 1 internal road grading permit.	
150.	MITIGATION MEASURE (4.4-3) HYDROLOGY AND WATER QUALITY	Partially Met	Met for Phase 1 internal road grading permit.	
159.	MITIGATION MEASURE (4.7-1) AIR QUALITY	Partially Met	Met for Phase 1 internal road grading permit.	
160.	MITIGATION MEASURE (4.8-1) NOISE	Not Applicable	Lots indicated for balconies and decks to face certain way now part of Parcel A open space, so not applicable.	
161.	MITIGATION MEASURE (4.8-2) NOISE	Not Applicable	Lots indicated for window closure requirements now part of Parcel A open space, so not applicable.	
162.	MITIGATION MEASURE (4.9-1) BIOLOGICAL RESOURCES	Partially Met	This condition has separate actions. Partially met by Open Space Mgmt Plan approval, notation on Phase 1 final map and CC&Rs in conformance, and conservation and scenic easement Deed recordation with Phase 1 final map recordation.	













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163.	MITIGATION MEASURE (4.9-2) BIOLOGICAL RESOURCES	Partially Met	This condition has separate actions. Partially met by Open Space Mgmt Plan approval, notation on Phase 1 final map and CC&Rs in conformance, and conservation and scenic easement Deed recordation with Phase 1 final map recordation.	
164.	MITIGATION MEASURE (4.9-3) BIOLOGICAL RESOURCES	Partially Met	Met for Phase 1 final map	
165.	MITIGATION MEASURE (4.9-4) BIOLOGICAL RESOURCES	Partially Met	Met for Phase 1 internal roadway grading permit.	
166.	MITIGATION MEASURE (4.9-5) BIOLOGICAL RESOURCES	Partially Met	Met for Phase 1 internal road grading permit.	
167.	MITIGATION MEASURE (4.9-6) BIOLOGICAL RESOURCES	Partially Met	Met for Phase 1 Final Map	
168.	MITIGATION MEASURE (4.9-7) BIOLOGICAL RESOURCES	Partially Met	Met for Phase 1 internal road grading permit. Next step is during OSMP operations and individual lot construction permits.	
169.	MITIGATION MEASURE (4.9-8) BIOLOGICAL RESOURCES	Partially Met	Met for Phase 1 internal road grading permit.	
170.	MITIGATION MEASURE (4.9-9) BIOLOGICAL RESOURCES	Partially Met		
171.	MITIGATION MEASURE (4.9-10) BIOLOGICAL RESOURCES	Partially Met	Cleared for Phase 1 internal road grading permit.	
172.	MITIGATION MEASURE (4.9-11) BIOLOGICAL RESOURCES	Partially Met	Met for Phase 1 final map; next step is during Lot 13-17 development.	
173.	MITIGATION MEASURE (4.9-12) BIOLOGICAL RESOURCES	Partially Met		
174.	MITIGATION MEASURE (4.9-13) BIOLOGICAL RESOURCES	Partially Met		
175.	MITIGATION MEASURE (4.9-14) BIOLOGICAL RESOURCES	Partially Met		
176.	MITIGATION MEASURE (4.10-1) CULTURAL RESOURCES	Partially Met	On-going for Phase 1 and Partially Met for Phase 2	
177.	MITIGATION MEASURE (4.11-1) AESTHETICS	Partially Met	Met for recordation of Phase 1 final map; next step for Building Permits	
				

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178.	MITIGATION MEASURE (4.11-2) AESTHETICS	Partially Met	Met for recordation of Phase 1 final map; next step for Building Permits	
179.	MITIGATION MEASURE (4.11-3) AESTHETICS	Partially Met	Partially met by recordation of Conservation and Scenic Easement but will require actions on future phases of the subdivision.	
180.	MITIGATION MEASURE (4.11-4) AESTHETICS	Partially Met	Met for recordation of Phase 1 final map; next step for Building Permits	
181.	MITIGATION MEASURE (4.11-5) AESTHETICS	Partially Met	Met for recordation of Phase 1 final map; next step for Building Permits and Phase 2	
182.	MITIGATION MEASURE (4.13.4-1) PUBLIC SERVICES AND UTILITIES	On-Going		
183.	MITIGATION MEASURE (4.13.5-1) PUBLIC SERVICES AND UTILITIES	Met		
184.	MITIGATION MEASURE (4.13.5-2) PUBLIC SERVICES AND UTILITIES	Met		
186.	MITIGATION MEASURE (4.4-2A) HYDROLOGY AND WATER QUALITY.	Partially Met	Met for Phase 1 grading permits.	
187.	MITIGATION MEASURE (4.9-1A) BIOLOGICAL RESOURCES	Partially Met	Met for Phase 1	
188.	MITIGATION MEASURE (4.9-1B) BIOLOGICAL RESOURCES	Partially Met	Met for Phase 1	
189.	MITIGATION MEASURE (4.9-3A) BIOLOGICAL RESOURCES	Partially Met	Met for Phase 1	
191.	PBDSP003 (A) ¿ WATER USE PLAN (NON-STANDARD CONDITION)	Partially Met	Met for Phase 1 Final Map; notice required with Construction Permits on individual lots	
192.	PBDSP005 (A) - SUBDIVISION BUILDING ENVELOPE APPROVAL (NON-STANDARD CONDITION)	Partially Met	Met for Phase 1	

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OMNI RESOURCES LLC

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Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Met	Condition met.	
3.	PD032(A) - PERMIT EXPIRATION	Met	The authorized use to the satisfaction of the Director of Planning.	
4.	PD004 - INDEMNIFICATION AGREEMENT	Met	Indemnification Agreement recorded.	
5.	PD005 - Fish and Game Fee- Neg Dec/EIR	Met	Notice of Determination filed.	
6.	PD006 - MITIGATION MONITORING PROGRAM	Met	Mitigation Monitoring Reporting Plan recorded.	
8.	PD011- TREE AND ROOT PROTECTION	Partially Met	This condition is partially met since photo evidence was provided prior to demolition construction. Ongoing evidence during all construction phases is still required.	
9.	PD012(G) - LANDSCAPE PLAN AND MAINTENANCE (OTHER THAN SINGLE FAMILY DWELLING) (NON-STANDARD)	Not Met		
10.	PDSP001 - LIGHTING - EXTERIOR LIGHTING PLAN (VISUAL SENSITIVITY DISTRICT / TORO AREA) (NON-STANDARD)	Not Met		
12.	PDSP002 - UNDERGROUND UTILITY LINES (NON-STANDARD) (FEIR 4.1.6)	Not Met		
13.	PD047 - DEMOLITION/DECONSTRUCTION OF STRUCTURES (MBUAPCD RULE 439)	Met	Demolition notes recorded on the Demolition Site Plan. Complied with the Air District permits and required activities.	
14.	PDSP003 - PARTICULATE MATTER (NON-STANDARD) (FEIR 4.2.1)	Not Met		
15.	PDSP004 - DIESEL EMISSIONS (NON-STANDARD) FEff 4.2.2)	Not Met		
16.	PDSP005 - msTORICAL OR ARCHEOLOGICAL MATERIALS (NON- STANDARD) (FEIR 4.4.1)	Not Met		
17.	PDSP006 - HUMAN REMAINS (NON-STANDARD) (FEIR 4.4.2)	Not Met		
				

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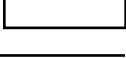
18.	PDSP0007 - ARCHAEOLOGICAL SITES (NON-STANDARD) (FEIR 4.4.3)	Not Met		
19.	PDSP0008 - EMERGENCY ACCESS AND EVACUATION PLANS (NON-STANDARD) (FEm 4.6.3)	Not Met		
20.	PDSP0009 - STORM WATER POLLUTION PREVENTION PLAN (NON-STANDARD) (FEff 4.6.2)	Not Met		
21.	PDSP010 - STORM WATER POLLUTION PREVENTION PLAN (NON-STANDARD) (FEIR 4.7.1)	Not Met		
22.	PDSP011 - GENERAL CONSTRUCTION STORM WATER NPDES PERMIT COVERAGE (NON-STANDARD) (FEIR 4.7.2)	Not Met		
23.	PDSP012 - STORM WATER NPDES PERMIT COVERAGE (NON-STANDARD) (FEIR 4.7.3)	Not Met		
24.	PDSP013 - EROSION CONTROL PLAN (NON-STANDARD) (FEIR 4.7.4)	Not Met		
25.	PDSP014 - NOTICE OF WATER CREDIT - STORMWATER RUNOFF (NON-STANDARD) (FEIR 4.7.9)	Met	Notice recorded.	
26.	PDSP015 - SOUND MUFFLING (NON-STANDARD) (FEIR 4.9.1a)	Not Met		
27.	PDSP016 - STATIONARY EQUIPMENT (NON-STANDARD) (FEIR 4.9.1b)	Not Met		
28.	PDSP017 - EQUIPMENT STAGING AREAS (NON-STANDARD) (FEIR 4.9.1c)	Not Met		
29.	PDSP018 - CONSTRUCTION ACTIVITY HOURS (NON-STANDARD) (FEIR 4.9.1d)	Not Met		
30.	PDSP019 - BUILDING COLORS AND MATERIALS (NON-STANDARD)	Not Met		
31.	PDSP020 - GENERAL DEVELOPMENT PLAN AND USES ALLOWED	Not Met		
32.	PDSP020 - GENERAL DEVELOPMENT PLAN - MODIFICATIONS TO PLANS	Partially Met	The Updated GDP was submitted and approved. The final building plans and landscaping plans must comply with the approved updated GDP that includes the required project modifications once submitted.	
33.	PDSP020 - SIGNAGE PLAN (NON-STANDARD)	Not Met		
34.	PD045 - CERTIFICATES OF COMPLIANCE (LOT LINE ADJUSTMENTS)	Met	Certificates of Compliance recorded.	
36.	PDSP021 - RECIPROCAL ACCESS AND PARKING	Met	Agreement recorded.	

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68.	PDSP005 REMOVAL OF GAS STATION	Partially Met	Demo Permit issued and finalized for the removal of the Gas Station building and Canopy only. All other improvements will be removed at a later date.	
69.	MM3 (FEIR 4.1.3) BUILDING AESTHETICS/HARDSCAPE ELEMENTS	Not Met		
70.	MM4 (FEIR 4.1.4) LANDSCAPE PLAN	Not Met		
71.	MM5 (FEIR 4.1.5) LIGHTING PLAN SPECIFICATIONS	Not Met		
72.	MM6 (FEIR 4.3.1) SPECIAL STATUS BAT SPECIES	Not Met		
73.	MM7 (FEIR 4.3.2) NESTING BIRDS	Not Met		
74.	MM8 (FEIR 4.3.3) BURROWING OWL	Not Met		
75.	MM9 (FEIR 4.3.4) CALIFORNIA TIGER SALAMANDER	Not Met		
75.	MM9 (FEIR 4.3.4) CALIFORNIA TIGER SALAMANDER	Not Met		
76.	MM10 (FEIR 4.3.5) CALIFORNIA RED-LEGGED FROG AND WESTERN SPADEFOOT TOAD	Not Met		
76.	MM10 (FEIR 4.3.5) CALIFORNIA RED-LEGGED FROG AND WESTERN SPADEFOOT TOAD	Not Met		
77.	MM11 (FEIR 4.3.6) MONTEREY DUSKY-FOOTED WOODRAT	Not Met		
78.	MM12 (FEIR 4.5.1) UNIFORM BUILDING CODE FOR SEISMIC ZONE IV.	Not Met		
79.	MM13 (FEIR 4.5.2) GROUND LURCHING	Not Met		
80.	MM14 (FEIR 4.5.3) EROSION CONTROL PLAN	Not Met		
81.	MM15 (FEIR 4.5.4) DESIGN LEVEL GEOTECHNICAL REPORT	Not Met		
82.	MM16 (FEIR 4.5.5) BUILDING CONSTRUCTION	Not Met		
85.	MM19 (FEIR 4.7.7) RETAINING WALLS	Not Met		
87.	MM21 (FEIR 4.9.2a) LOADING DOCK	Not Met		
88.	MM22 (FEIR 4.9.2h) LOADING DOCK	Not Met		

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OMNI RESOURCES LLC

Planning Department

89.	MM23 (FEIR 4.12.1) IMPACT FEE FOR PROJECT IMPACTS AT SR-68/SAN BENANCIO ROAD; SR-68/CORRAL DE TIERRA ROAD; AND SR-68/LAURELES GRADE	Not Met	
90.	MM24 (FEIR 4.12.2) STREET FRONTAGE AND ACCESS WAYS	Not Met	
92.	MM26 (FEIR 4.12.4) IMPACT FEE FOR CUMULATIVE TRAFFIC IMPACTS AT SR-68/SAN BENANCIO ROAD; SR-68/CORRAL DE TIERRA ROAD; AND SR-68/LAURELES GRADE	Not Met	
93.	MM27 (FEIR 4.13.1) PASSIVE SOLAR DESIGN ELEMENTS	Not Met	
94.	MM28 (FEIR 4.13.2) ENERGY EFFICIENT BUILDING EQUIPMENT AND DESIGN ELEMENTS	Not Met	
95.	MM29 (FEIR 4.13.3) ENERGY MANAGEMENT DESIGN SYSTEMS	Not Met	
96.	MM30 (FEIR 4.13.4) LANDSCAPE DESIGN PLAN	Not Met	
97.	MM31 (FEIR 4.13.5) ALTERNATIVE TRANSPORTATION DESIGN	Not Met	
98.	MM32 (FEIR 4.13.6) LEED COMPLIANCE	Not Met	
99.	MM33 (FEIR 4.13.7) CAPACITY OF WASTEWATER TREATMENT FACILITY	Not Met	
100.	MM34 (FEIR 4.14.1) CONSTRUCTION AND BUILDING MATERIALS	Not Met	
101.	MM35 (FEIR 4.14.2) WATER CONSERVATION AND EFFICIENCY MEASURES	Not Met	
102.	MM36 (FEIR 4.14.3) INCENTIVES FOR THE REDUCTION OF AUTOMOBILE TRIPS	Not Met	
103.	MM37 (FEIR 4.14.4) WASTE DISPOSAL	Not Met	



HCD-ENGINEERING SERVICES
(REPRESENTING PUBLIC WORKS)
2022 REPORT



MONTEREY COUNTY

HOUSING AND COMMUNITY DEVELOPMENT

Erik V. Lundquist, AICP, Director

HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES

1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527



(831)755-5025
www.co.monterey.ca.us

RESPONSIBLE DEPARTMENTS' ANNUAL REPORT FOR PROJECTS APPROVED WITH CONDITIONS OF APPROVAL AND MITIGATION MEASURES

Date: 01/30/2023

To: Craig Spencer, Chief of Planning
Robert I. Brayer, Deputy County Counsel

From: Armando Fernandez, Senior Civil Engineer, HCD – Engineering Services on behalf
of Public Works

Subject: Annual Report Pursuant to County of Monterey Condition of Approval and
Mitigation Monitoring Program.

In accordance with Section II.B.2 of the County of Monterey Condition of Approval and Mitigation Monitoring and in Reporting Program (“Program”), adopted by the Monterey County Board of Supervisors in Resolution No. 22-311, a list of land use projects (the “Project List”) was provided to Engineering Services. The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning and County Counsel on the projects included on the project list to verify the status of condition compliance. Engineering Services staff reviewed the Project List and confirmed that the set included in **Attachment 1** is complete for Engineering Services’ responsibility to the Program in 2022. Condition Compliance Certification Reports included in **Attachment 2** provides the listed projects’ conditions of approval/mitigation measures (COA/MMs) and current statuses as noted in Accela. Accordingly, Engineering Services staff has reviewed each COA/MM listed and made any necessary corrections, both to the report and in Accela. Staff has verified, through initialing, the current status of each COA/MM.

CERTIFICATIONS

On behalf of Monterey County HCD – Engineering Services on behalf of Public Works, I hereby certify that the Public Works COA/MMs identified in the adopted Mitigated Negative Declaration or certified Environmental Impact Report pursuant to the California Environmental Quality Act for the projects included on the Project List have been verified as indicated in the attached Condition Compliance Certification Reports. All applicable Condition Compliance Forms (CCFs) and supporting documentation have been submitted into the County’s electronic database: Accela Automation, also known as “Accela” and are available for the public to review.

Respectfully,

Armando Fernandez

Armando Fernandez, Senior Civil Engineer, HCD – Engineering Services on behalf of Public Works

2022 Project List for HCD-Engineering Services (representing Public Works)	Planning Project Number and Brief Title
Project Number 1	PLN040183-AMD1 Paraiso Hot Springs Resort
Project Number 2	PLN210007 Love David S. & Jayne D Trust
Project Number 3	PLN210037 Barone Claire F
Project Number 5	PLN210093 Monterey Bay Aquarium Research Institute
Project Number 6	PLN200132 Smith Mary Barton Trust
Project Number 7	PLN210045 Crockett Todd and Kim Trust
Project Number 8	PLN210152 Rio Vista Group LLC
Project Number 9	PLN170290 Mundo PM LP
Project Number 10	PLN200133 RGC Holdings LLC
Project Number 11	PLN170302 Cardenas Norma Perez
Project Number 12	PLN170272 Encinal Production LE
Project Number 13	PLN170019 Hackett Michael L & Sylvia Trust
Project Number 14	PLN170326 PRSC LLC
Project Number 15	PLN170287 KDM Salinas LLC
Project Number 16	PLN170208 Qlora Group, Inc.
Project Number 17	PLN170203 Del Real Ramon G & Evangelina
Project Number 18	PLN170249 Emerald Valley Properties LLC
Project Number 19	PLN170230 Jmahd Ventures LLC
Project Number 22	PLN040061-AMD1 Rancho Cañada Village
Project Number 23	PLN110173/PLN050001 September Ranch
Project Number 24	PLN110077/PLN020344 Omni Resources

Condition Compliance Certification Report

PLN040183-AMD1

PARAISO SPRINGS RESORT LLC (THOMPSON HOLDINGS LLC)

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
42.	PW0007 - PARKING STANDARD	Not Met		BA
43.	PW0015 - UTILITY COMPANY COMMENTS	Not Met		BA
44.	PW0020 - PRIVATE ROADS	Not Met		BA
45.	PW0021 - ROAD NAMES	Not Met		BA
46.	PW0032 - AS-BUILT PLANS	Not Met		BA
47.	PWSP001 - PROJECT IMPROVEMENTS - ONSITE	Not Met		BA
48.	PW0036 - EASEMENTS AND RIGHTS-OF-WAY	Not Met		BA
49.	PW0044 - CONSTRUCTION MANAGEMENT PLAN	Not Met		BA
50.	PW0045 - COUNTWIDE TRAFFIC FEE	Not Met		BA
51.	PWSP002 - PARAISO SPRINGS ROAD IMPROVEMENTS - OFFSITE	Not Met		BA
52.	PWSP003 - CUL-DE-SAC IMPROVEMENTS	Not Met		BA
53.	PWSP004 - ROAD MAINTENANCE AGREEMENT	Not Met		BA
54.	PWSP005 - ROAD & DRAINAGE MAINTENANCE	Not Met		BA
55.	PWSP006 - VEHICLE TRIP MANAGEMENT	Not Met		BA

Condition Compliance Certification Report

PLN210007

LOVE DAVID S & JAYNE D TRS

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
4.	PW0031 – BOUNDARY SURVEY	Not Met		BA
5.	PW0043 - REGIONAL DEVELOPMENT IMPACT FEE	Not Met	INVOICED UNDER 22CP02408	BA
6.	PW0044 - CONSTRUCTION MANAGEMENT PLAN	Met		BA
7.	PW0045 – COUNTYWIDE TRAFFIC FEE	Not Met	INVOICED UNDER 22CP02408	BA

Condition Compliance Certification Report

PLN210037

BARONE CLAIRE F

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
13.	PW0005 – DRIVEWAY IMPROVEMENTS	Not Met		BA
14.	PW0031 – BOUNDARY SURVEY	Not Met		BA

Condition Compliance Certification Report

PLN210093

MONTEREY BAY AQUARIUM RESEARCH INSTITUTE

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
30.	PW0001 – FRONTAGE IMPROVEMENTS	Met		BA
31.	PW0007 - PARKING STANDARD	Met		BA

Condition Compliance Certification Report

PLN200132

SMITH MARY BARTON TR

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
11.	PW0043 - REGIONAL DEVELOPMENT IMPACT FEE	Not Met		BA
12.	PW0045 - COUNTYWIDE TRAFFIC FEE	Not Met		BA

Condition Compliance Certification Report

PLN210045

CROCKETT TODD & KIM L TRS

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
4.	PW0005 – DRIVEWAY IMPROVEMENTS	Met		BA
5.	PW0044 - CONSTRUCTION MANAGEMENT PLAN	Met		DA

Condition Compliance Certification Report

PLN210152

RIO VISTA GROUP LLC (FORMERLY KALL ROBERT E & JANET ROSE)

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
5.	PW0005 – DRIVEWAY IMPROVEMENTS	Not Met		BA
6.	PW0007 - PARKING STANDARD	Not Met		BA
7.	PW0010 - SEWER CONNECTION	Not Met		BA
8.	PW0043 - REGIONAL DEVELOPMENT IMPACT FEE	Not Met		BA
9.	PW0044 - CONSTRUCTION MANAGEMENT PLAN	Not Met		BA
10.	PW0045 – COUNTYWIDE TRAFFIC FEE	Not Met		BA
12.	PWSP001 – SUSAN STREET OFFSITE IMPROVEMENTS	Not Met		BA
13.	PWSP002 – SAN JUAN ROAD OFFSITE IMPROVEMENTS	Not Met		BA
14.	PWSP003 – SUSAN STREET	Not Met		BA
15.	MM USS-2 DRAINAGE STUDY	Not Met		BA
16.	PWSP005 - ACCEESS EASEMENT (MAINTENANCE)	Not Met		BA
17.	PWSP006 - ENCROACHMENT PERMIT (STORM DRAIN CONNECTION)	Not Met		BA

Condition Compliance Certification Report

PLN170290

MUNDO PM LP (NEW LEAF FAMILY FARMS INC)

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
14.	PW0045 – COUNTYWIDE TRAFFIC FEE	Not Met	TRA2 & TRA3 INVOICED, INVOICE #175809. TRA1 PAID.	BA
15.	PWSP0001 – DRIVEWAY IMPROVEMENTS	Met		BA

Condition Compliance Certification Report

PLN200133

RICH JOSHUA (RGC HOLDINGS LLC)

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
4.	PWSP0001 – DRIVEWAY AND FRONTAGE IMPROVEMENTS	Not Met		BA
5.	PW0045 – COUNTYWIDE TRAFFIC FEE	Not Met	TRA2 & TRA3 INVOICED, INVOICE #173250. TRA1 PAID.	BA
6.	PW0043 - REGIONAL DEVELOPMENT IMPACT FEE	Not Met	TRA2 & TRA3 INVOICED, INVOICE #173250. TRA1 PAID.	BA
7.	PW0007 - PARKING STANDARD	Not Met		BA

Condition Compliance Certification Report

PLN170302

CARDENAS NORMA PEREZ (LCG BUSINESS ENTERPRISES LLC)

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
12.	MM TRA-1: "TRA-1 (FAIR SHARE CONTRIBUTION – DIRECT IMPACT)	Met		BA
13.	MM TRA-2: TAMC RDIF	Not Met	INVOICED - NOT PAID	BA
14.	MM TRA-3 CUMULATIVE IMPACT FEES	Not Met	INVOICED - NOT PAID	BA

Condition Compliance Certification Report

PLN170272

ENCINAL PRODUCTIONS RE, LLC

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
22.	MM TRA-1: TRA-1 (FAIR SHARE CONTRIBUTION – DIRECT IMPACT)	Met		BA
23.	MM TRA-2	Met		BA
24.	MM TRA-3	Met		BA

Condition Compliance Certification Report

PLN170019

HACKETT MICHAEL L & SYLVIA HACKETT TRS (SATSUMA PACIFIC FARMS)

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
4.	PDSP001- MMTRA-1: TRA-1 (FAIR SHARE CONTRIBUTION – DIRECT IMPACT)	Met		BA
5.	PDSP002 - MMTRA-2: TAMC RDIF	Not Met		BA
6.	PDSP003 - MMTRA-3 CUMULATIVE IMPACT FEES	Not Met		BA

Condition Compliance Certification Report

PLN170326

PRSC LLC (MOLECULAR FARMS LLC)

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
12.	PWSP0001 – FRONTAGE IMPROVEMENTS (DRAINAGE)	Not Met		BA
13.	MM TRA-1	Not Met		BA
14.	MM TRA-2: TAMC RDIF	Not Met	INVOICED - NOT PAID	BA
15.	MM TRA-3: CUMULATIVE IMPACT FEES	Not Met	INVOICED - NOT PAID	BA

Condition Compliance Certification Report

PLN170287

KDM SALINAS LLC

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
10.	PWSP0001 – DRIVEWAY AND FRONTAGE IMPROVEMENTS	Not Met		BA
14.	MM TRA-1	Not Met		BA
15.	MM TRA-2: TAMC RDIF	Not Met	INVOICED - NOT PAID	BA
16.	MM TRA-3: CUMULATIVE IMPACT FEES	Not Met	INVOICED - NOT PAID	BA

Condition Compliance Certification Report

PLN170208

RY HOLDING COMPANY INC (FORMERLY MONTEREY HOLDING CO INC) [QLORA GROU

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
8.	PWSP0001 – FRONTAGE IMPROVEMENTS	Met		BA
9.	PW0045 – COUNTYWIDE TRAFFIC FEE	Met	TRA-1 PAID	BA
10.	MM TRA-2: TAMC RDIF	Not Met	INVOICED - NOT PAID	BA
11.	MM TRA-3: CUMULATIVE IMPACT FEES	Not Met	INVOICED - NOT PAID	BA

Condition Compliance Certification Report

PLN170203

DEL REAL RAMON G & EVANGELINA DEL REAL TRS (CULTIVAR INC)

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
11.	MM TRA-1	Not Met		BA
12.	MM TRA-2: TAMC RDIF	Not Met	INVOICED - NOT PAID	BA
13.	MM TRA-3: CUMULATIVE IMPACT FEES	Not Met	INVOICED - NOT PAID	BA

Condition Compliance Certification Report

PLN170249

EMERALD VALLEY PROPERTIES LLC

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
9.	MM TRA-1: TRA-1 (FAIR SHARE CONTRIBUTION – DIRECT IMPACT)	Met		BA
10.	MM TRA-2: TAMC RDIF	Met	TRA-2 PAID.	BA
11.	MM TRA-3 CUMULATIVE IMPACT FEES	Met	TRA-3 PAID.	BA

Condition Compliance Certification Report

PLN170249

EMERALD VALLEY PROPERTIES LLC

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
16.	PWSP0001 – DRIVEWAY AND FRONTAGE IMPROVEMENTS	Met		BA

Condition Compliance Certification Report

PLN170230

JMAHD VENTURES LLC (FORMERLY SUR FARMS LLC)

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
16.	MM TRA-1	Met		BA
17.	MM TRA-2: TAMC RDIF	Not Met	INVOICED - NOT PAID	BA
18.	MM TRA-3: CUMULATIVE IMPACT FEES	Not Met	INVOICED - NOT PAID	BA

Condition Compliance Certification Report

PLN040061-AMD1

AND GROUP I LP & MONTEREY PENINSULA REGIONAL PARK DISTRICT (RANCHO CAN.

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
41.	PW0001 - ROADWAY IMPROVEMENT	Partially Met	IMPROVEMENT PLANS UNDER REVIEW BY HCD & PWF&P STAFF.	BA
42.	PW0014 - DRAINAGE IMPROVEMENT STUDY	Partially Met	DRAINAGE STUDY BY BALANCE HYDROLOGIC UNDER REVIEW BY HCD & PWF&P.	BA
43.	PW0015 – UTILITY’S COMMENTS	Met		BA
44.	PW0016 - MAINTENANCE OF SUBDIVISIONS	Partially Met	SIA UNDER REVIEW BY HCD & PWF&P STAFF	BA
45.	PW0017 - DRAINAGE EASEMENT	Partially Met	FINAL MAP UNDER REVIEW BY HCD - ENGINEERING SERVICES	BA
46.	PW0019 - EROSION, CONTROL	Met		BA
47.	PW0020 - PRIVATE ROADS	Partially Met	FINAL MAP UNDER REVIEW BY HCD-ENGINEERIN SERVICES STAFF	BA
48.	PW0021 - ROAD NAMES	Met		BA
49.	PW0030 - HOMEOWNERS ASSOCIATION	Partially Met	CC&R's UNDER REVIEW BY STAFF	BA
50.	PW0032 - AS BUILT PLANS	Partially Met	MET FOR FINAL MAP RECORDATION ONLY	BA
51.	PW0036 – EXISTING EASEMENTS AND ROW	Partially Met	FINAL MAP UNDER REVIEW BY HCD ENGINEERING SERVICES	BA
52.	PWSP01 – NON-STANDARD	Partially Met	INTERSECTION IMPROVEMENT PLANS UNDER REVIEW BY HCD ENGINEERING SERVICES	BA
53.	PWSP02 – ENCROACHMENT NON-STANDARD	Partially Met	INTERSECTION IMPROVEMENT PLANS UNDER REVIEW BY HCD-ENGINEERING SERVICES. CONDITION MET FOR FINAL MAP RECORDATION ONLY.	BA
54.	PWSP03 – SUBDIVISION IMPROVEMENTS	Partially Met	SIP AND IMPROVEMENT PLANS UNDER REVIEW BY STAFF	BA

Condition Compliance Certification Report

PLN040061-AMD1

AND GROUP I LP & MONTEREY PENINSULA REGIONAL PARK DISTRICT (RANCHO CAN.

Public Works Department

55.	PWSP04 – DRAINAGE IMPROVEMENTS	Not Met		
56.	PWSP05 – BICYCLE/PEDESTRIAN PATHS	Partially Met	IMPROVEMENT PLANS UNDER REVIEW BY HCD AND PWF&P STAFF	
108.	PSU-3	Partially Met	SIP BEING REVIEWED	
109.	TR-1	Partially Met	MET FOR FINAL MAP RECORDATION	
110.	TR-2	Partially Met	MET FOR FINAL MAP RECORDATION	
111.	TR-3	Partially Met	CONDITION IS MET FOR FINAL MAP RECORDATION ONLY.	

Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
73.	PW0018 ¿ ROUGH GRADING FOR SLOPE	Partially Met	Met for Phase 1.	BA
74.	PW0026 ¿ PLANTING FOR GRADED AREAS	Partially Met	Met for Phase 1.	BA
75.	PWSP002-GRADING (NON-STANDARD CONDITION)	Partially Met	Met for Phase 1.	BA
76.	PWSP003-UTILITIES (NON-STANDARD CONDITION)	Partially Met	Met for Phase 1.	BA
77.	PWSP006-TRANSIT STOP (NON-STANDARD CONDITION)	Met	Condition met	BA
78.	PWSP007¿ FRONTAGE IMPROVEMENTS (NON-STANDARD CONDITIONS)	Partially Met	Met for Phase 1.	BA
79.	PWSP016 ¿ UTILITIES (NON-STANDARD CONDITION)	Partially Met	Met for Phase 1	BA
80.	PWSP017 ¿ PAYMENT OF FEES (NON-STANDARD CONDITION)	Partially Met	Met for Final Map Phase 1 Recordation Only.	BA
81.	PWSP008 ¿ MAP/PLAN SUBMISSION (NON-STANDARD CONDITION)	Partially Met	Met for Phase I	BA
82.	PWSP018 ¿ NATURAL DRAINAGE EASEMENTS (NON-STANDARD CONDITION)	Partially Met	Met for Phase 1.	BA
83.	PWSP015 ¿ MAINTENANCE (NON-STANDARD CONDITION)	Partially Met	SIA EXECUTED FOR PHASE 1	BA
84.	PWSP009-CROSS SECTIONS (NON-STANDARD CONDITION)	Partially Met	Met for Phase 1	BA
85.	PW0020 ¿ PRIVATE ROADS	Partially Met	Met for Phase 1	BA
86.	PW0021 ¿ ROAD NAMES	Partially Met	Met for Phase 1	BA
87.	PWSP019 ¿ ROADWAYS (NON-STANDARD CONDITION)	Partially Met	MET FOR PHASE 1 ONLY	BA
88.	PWSP004-TAMC (NON-STANDARD CONDITION)	Partially Met	MET FOR FINAL MAP PHS 1 RECORDATION ONLY.	BA
89.	PWSP005-DRAINAGE PLAN (NON-STANDARD CONDITION)	Partially Met	CONDITION MET FOR PHS 1 ONLY	BA
90.	PWSP010-SIGNS (NON-STANDARD CONDITION)	Met		BA
91.	PWSP026 ¿ CONSTRUCTION LOGISTICS PLAN (NONSTANDARD CONDITION)	Partially Met	MET FOR PHASE 1	BA
92.	PW0023 ¿ IMPROVEMENT PLANS	Partially Met	MET FOR PHS1	BA

Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

Public Works Department

93.	PWSP023 ¿ HOMEOWNERS ASSOCIATION (NON-STANDARD CONDITION)	Partially Met	MET FOR PHS1	BA
94.	PWSP024 ¿ HOMEOWNERS ASSOCIATION OMP (NON-STANDARD CONDITION)	Partially Met	MET FOR PHS1	BA
95.	PWSP025 ¿ HOMEOWNERS ASSOCIATION OMP (NON-STANDARD CONDITION)	Partially Met	MET FOR PHS1	BA
96.	PW0032 ¿ AS BUILT PLANS	Partially Met	County holds bonds until stamped notice of completion is submitted to PWF&P for review and approval.	BA
97.	PWSP012 ¿ FRONTAGE IMPROVEMENTS (NON-STANDARD CONDITIONS)	Partially Met	Met for Final Map Phase 1.	BA
98.	PWSP021 ¿ CARMEL AREA WASTEWATER DISTRICT (NON-STANDARD CONDITION)	Met		BA
99.	PWSP022 ¿ SEWER SYSTEM IMPROVEMENTS (NON-STANDARD CONDITION)	Partially Met	MET FOR PHS1	BA
151.	MITIGATION MEASURE (4.6-1) TRANSPORTATION AND CIRCULATION	Partially Met	Phase 1 Construction of improvements has not started.	BA
152.	MITIGATION MEASURE (4.6-2) TRANSPORTATION AND CIRCULATION	Partially Met	Phase 1 Construction of improvements has not started.	BA
153.	MITIGATION MEASURE (4.6-3) TRANSPORTATION AND CIRCULATION	Partially Met	Phase 1 Construction of improvements has not started.	BA
154.	MITIGATION MEASURE (4.6-4) TRANSPORTATION AND CIRCULATION	Partially Met	Met for Final Map Phase 1 Recordation Only.	BA
155.	MITIGATION MEASURE (4.6-5) TRANSPORTATION AND CIRCULATION	Partially Met	Phase 1 Construction of improvements has not started.	BA
156.	MITIGATION MEASURE (4.6-6) TRANSPORTATION AND CIRCULATION	Partially Met	Phase 1 Construction of improvements has not started.	BA
157.	MITIGATION MEASURE (4.6-7) TRANSPORTATION AND CIRCULATION	Partially Met	Phase 1 Construction of improvements has not started.	BA
158.	MITIGATION MEASURE (4.6-8) TRANSPORTATION AND CIRCULATION	Partially Met	Condition Met for Phase 1.	BA
190.	MITIGATION MEASURE (5-1) CUMULATIVE IMPACTS ¿ TRANSPORTATION & CIRCULATION	Partially Met	Phase 1 Construction of improvements has not started.	BA

Condition Compliance Certification Report

PLN110077

OMNI RESOURCES LLC

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
35.	PW0035 - RECORD OF SURVEY	Met	Record of Survey showing new line and monuments filed in Volume 34, page 30 of Surveys on January 16, 2019.	BA
37.	PWSP001 - ENCROACHMENT (NON- STANDARD)	Not Met		BA
38.	PWSP002 - ROAD IMPROVEMENT AGREEMENT (NON-STANDARD)	Not Met		BA
39.	PW0007 - PARKING STD	Not Met		BA
40.	PWSP003 - DEDICATION (NON-STANDARD)	Met	Right of way dedication document was recorded by the applicant (Doc. No. 2019004947).	BA
41.	PWSP004 - UTILITIES COMMENTS (NON STANDARD)	Not Met		BA
42.	PWSP005 - IMPROVEMENT PLANS (NON-STANDARD)	Not Met		BA
43.	PWSP006 - CONSTRUCTION MANAGEMENT PLAN (NON-STANDARD)	Not Met		BA
91.	MM25 (FEIR 4.12.3) CLASS II BIKEWAY	Not Met		BA



HCD-ENVIRONMENTAL SERVICES 2022 REPORT



MONTEREY COUNTY

HOUSING AND COMMUNITY DEVELOPMENT

Erik V. Lundquist, AICP, Director

HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES

1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527



(831)755-5025
www.co.monterey.ca.us

RESPONSIBLE DEPARTMENTS' ANNUAL REPORT FOR PROJECTS APPROVED WITH CONDITIONS OF APPROVAL AND MITIGATION MEASURES

Date: January 31, 2023

To: Craig Spencer, Chief of Planning
Robert I. Brayer, Deputy County Counsel

From: Josh Bowling, Chief of Building Services

Subject: Annual Report Pursuant to County of Monterey Condition of Approval and Mitigation Monitoring Program.

In accordance with Section II.B.2 of the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program ("Program"), adopted by the Monterey County Board of Supervisors in Resolution No. 22-311, a list of land use projects (the "Project List") was provided to Environmental Services. The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning and County Counsel on the projects included in the project list to verify the status of condition compliance. Environmental Services staff reviewed the Project List and confirmed that the set included in **Attachment 1** is complete for the team's responsibility to the Program in 2022. Condition Compliance Certification Reports included in **Attachment 2** provides the listed projects' conditions of approval/mitigation measures (COA/MMs) and current statuses as noted in Accela. Accordingly, Environmental Services staff has reviewed each COA/MM listed and made any necessary corrections, both to the report and in Accela. Staff has verified, through initialing, the current status of each COA/MM.

CERTIFICATION

On behalf of Monterey County HCD – Environmental Services, I hereby certify that the Environmental Services and Water Resources Agency COA/MMs identified in the adopted Mitigated Negative Declaration or certified Environmental Impact Report pursuant to the California Environmental Quality Act for the projects included on the Project List have been verified as indicated in the attached Condition Compliance Certification Reports. All applicable Condition Compliance Forms (CCFs) and supporting documentation have been submitted into the County's electronic database: Accela Automation, also known as "Accela" and are available for the public to review.

Respectfully,



Josh Bowling, Chief of Building Services

2022 Project List for HCD- Environmental Services	Planning Project Number and Brief Title
Project Number 1	PLN040183-AMD1 Paraiso Hot Springs Resort
Project Number 3	PLN210037 Barone Claire F
Project Number 4	PLN200139 Farina William & Susan P
Project Number 5	PLN210093 Monterey Bay Aquarium Research Institute
Project Number 6	PLN200132 Smith Mary Barton Trust
Project Number 7	PLN210045 Crockett Todd and Kim Trust
Project Number 8*	PLN210152 Rio Vista Group LLC
Project Number 12	PLN170272 Encinal Production LE
Project Number 14	PLN170326 PRSC LLC
Project Number 16	PLN170208 Qlora Group, Inc.
Project Number 19	PLN170230 Jmahd Ventures LLC
Project Number 20	PC07704 Bishop Ranch Cond. No. 155
Project Number 21	965120PC Cañada Woods North Cond. No. 153
Project Number 22	PLN040061-AMD1 Rancho Cañada Village
Project Number 23	PLN110173/PLN050001 September Ranch
Project Number 24	PLN110077/PLN020344 Omni Resources

*Because Project No. 8 was recently approved, the Mitigation Measures that would be administered by Environmental Services (Condition of Approval Nos. 15, 32, 33, and 38) were only included in the HCD-Planning Certification Report for the Project.

Condition Compliance Certification Report

PLN040183-AMD1

PARAISO SPRINGS RESORT LLC (THOMPSON HOLDINGS LLC)

Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
56.	AS-BUILT CERTIFICATION	Not Met	NO ACTIVITY	LRR
57.	DRAINAGE AND FLOOD CONTROL SYSTEMS AGREEMENT	Not Met	NO ACTIVITY	LRR
58.	EROSION CONTROL PLAN	Not Met	NO ACTIVITY	LRR
59.	GEOTECHNICAL PLAN REVIEW	Not Met	NO ACTIVITY	LRR
60.	GRADING PLAN	Not Met	NO ACTIVITY	LRR
61.	STREAM SETBACK	Not Met	NO ACTIVITY	LRR

Condition Compliance Certification Report

PLN210037

BARONE CLAIRE F

Environmental Services


Condition	Condition Title	Status	Status Comment	Staff Initial
15.	STORMWATER CONTROL PLAN	Met		LRR
16.	WINTER INSPECTIONS - AREA OF SPECIAL BIOLOGICAL SIGNIFICANCE (ASBS)	Not Met		LRR

Condition Compliance Certification Report

PLN200139

FARINA WILLIAM & SUSAN P

Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
10.	WINTER INSPECTIONS - AREAS OF SPECIAL BIOLOGICAL SIGNIFICANCE (ASBS)	Not Met		

Condition Compliance Certification Report

PLN210093

MONTEREY BAY AQUARIUM RESEARCH INSTITUTE

Environmental Services


Condition	Condition Title	Status	Status Comment	Staff Initial
25.	FEMA LETTER OF MAP REVISION BASED ON FILL	Partially Met	Conditional letter of map revision application has been submitted to FEMA and LOMR process has started.	LRR
26.	FIELD VERIFICATION OF POST-CONSTRUCTION STORMWATER CONTROL MEASURES (PR 2-4)	Not Met		LRR
27.	FLOODPLAIN NOTICE	Partially Met	Floodplain notice uploaded to Accela documents and must be completed, signed and recorded.	LRR
28.	MAINTENANCE AGREEMENT (PR 2-4)	Not Met		LRR
29.	OPERATION AND MAINTENANCE PLAN (PR 2-4)	Partially Met	Preliminary Operation & Maintenance plan has been submitted.	LRR
32.	STORMWATER CONTROL PLAN (PR2-4)	Partially Met	Preliminary Stormwater Control Plan has been submitted.	LRR

Condition Compliance Certification Report

PLN200132

SMITH MARY BARTON TR

Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
10.	WINTER INSPECTIONS - AREAS OF SPECIAL BIOLOGICAL SIGNIFICANCE (ASBS)	Not Met		

Condition Compliance Certification Report

PLN210045

CROCKETT TODD & KIM L TRS

Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
6.	WINTER INSPECTIONS - AREA OF SPECIAL BIOLOGICAL SIGNIFICANCE (ASBS)	Partially Met	INSPECTIONS ARE CONTINUING DURING THE CONSTRUCTION	LRP

Condition Compliance Certification Report

PLN170272

ENCINAL PRODUCTIONS RE, LLC

Environmental Services


Condition	Condition Title	Status	Status Comment	Staff Initial
11.	AS-BUILT CERTIFICATION	Not Met		LRP
12.	CALIFORNIA CONSTRUCTION GENERAL PERMIT	Not Met		LRP
13.	EROSION CONTROL PLAN	Met		LRP
14.	GEOTECHNICAL REVIEW CERTIFICATION	Not Met		LRP
15.	GRADING PLAN	Met		LRP
16.	INSPECTION-DURING ACTIVE CONSTRUCTION	Not Met		LRP
17.	INSPECTION-FOLLOWING ACTIVE CONSTRUCTION	Not Met		LRP
18.	INSPECTION-PRIOR TO LAND DISTURBANCE	Not Met		LRP
19.	STORMWATER CONTROL PLAN	Met		LRP

Condition Compliance Certification Report

PLN170272

ENCINAL PRODUCTIONS RE, LLC

Water Resources Agency

Condition	Condition Title	Status	Status Comment	Staff Initial
21.	WRSP1 - STORMWATER MANAGEMENT PLAN	Met		

Condition Compliance Certification Report

PLN040061-AMD1

AND GROUP I LP & MONTEREY PENINSULA REGIONAL PARK DISTRICT (RANCHO CAN.

Environmental Services


Condition	Condition Title	Status	Status Comment	Staff Initial
11.	CALIFORNIA CONSTRUCTION GENERAL PERMIT	Met	N/A MET FOR FINAL MAP	LPR
12.	FIELD VERIFICATION OF POST-CONSTRUCTION STORMWATER CONTROL MEASURES (PR4)	Not Met	N/A MET FOR FINAL MAP	LPR
15.	CLOMR APPLICATION	Partially Met	N/A MET FOR FINAL MAP. A CLOMR APPLICATION HAS BEEN SUBMITTED, COMMUNITY ACKNOWLEDGMENT FORM UNDER REVIEW.	LPR
16.	FEMA LETTER OF MAP REVISION BASED ON FILL	Not Met	N/A MET FOR FINAL MAP. A CLOMR APPLICATION HAS BEEN SUBMITTED, COMMUNITY ACKNOWLEDGMENT FORM UNDER REVIEW.	LPR
17.	OTHER AGENCY PERMITS	Not Met	N/A MET FOR FINAL MAP	LPR
86.	GEO-1	Met	N/A MET FOR FINAL MAP. A CONSTRUCTION PERMIT APPLICATION HAS NOT BEEN RECEIVED.	LPR
87.	GEO-2	Met	N/A MET FOR FINAL MAP. A CONSTRUCTION PERMIT APPLICATION HAS NOT BEEN RECEIVED.	LPR
88.	GEO-3	Met	N/A MET FOR FINAL MAP. A CONSTRUCTION PERMIT APPLICATION HAS NOT BEEN RECEIVED.	LPR
89.	GEO-4	Not Met	N/A MET FOR FINAL MAP. A CONSTRUCTION PERMIT APPLICATION HAS NOT BEEN RECEIVED.	LPR
97.	HYD-1	Met	MET FOR FINAL MAP	LPR
98.	HYD-2	Met	MET FOR FINAL MAP	LPR
99.	HYD-3	Partially Met	AN AGREEMENT IS CURRENTLY IN THE EDITING PHASE.	LPR
102.	HYD-6	Met	MET FOR FINAL MAP	LPR

Condition Compliance Certification Report

PLN170326

PRSC LLC (MOLECULAR FARMS LLC)

Water Resources Agency


Condition	Condition Title	Status	Status Comment	Staff Initial
10.	ON-SITE ROOF RUNOFF RETENTION CERTIFICATION	Not Met	NO ACTIVITY	

Condition Compliance Certification Report

PLN170208

RY HOLDING COMPANY INC (FORMERLY MONTEREY HOLDING CO INC) [QLORA GROU

Environmental Services


Condition	Condition Title	Status	Status Comment	Staff Initial
4.	CALIFORNIA CONSTRUCTION GENERAL PERMIT	Not Met	NO ACTIVITY	

Condition Compliance Certification Report

PC07704

PASADERA / BISHOP RANCH SUBDIVISION

Water Resources Agency


Condition	Condition Title	Status	Status Comment	Staff Initial
155.	Annual Water Use Report - Golf Course Irrigation Demand	On-Going	COMPLIANT	

Condition Compliance Certification Report

965120PC

CANADA WOODS NORTH

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
153.	CONDITION NO. 153 (FINAL MAP, IMPROVEMENT PLAN, AND SECURITY)	On-Going	A SUFFICIENT ANNUAL WATER REPORT FOR YEAR 2021 WAS SUBMITTED TO HCD-ENVIRONMENTAL SERVICES BY THE DUE DATE OF 04/02/22.	

Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

Water Resources Agency

Condition	Condition Title	Status	Status Comment	Staff Initial
121.	WR37 - DRAINAGE & FLOOD CONTROL SYSTEMS AGREEMENT	Met	HCD-Environmental Services is in receipt of a recorded Drainage & Flood Control Systems Agreement, signed and notarized by the owner, that includes terms for maintenance, repair, and operation of the stormwater control measures for the subdivision.	MR
122.	WR41 - NOTICE OF WATER CONSERVATION REQUIREMENTS	Met	Received copy of recorded Water Conservation Requirements.	MR
123.	WRSP001 - LANDSCAPING REQUIREMENTS (NON-STANDARD)	Met	Received copy of recorded Landscaping Requirements.	MR
124.	WR46 - C.C.&R. WATER CONSERVATION PROVISIONS	Met	The CCR's include the provisions required by this condition. This condition is Met.	MR
125.	WR47 - WASTE MANAGEMENT PLAN	Partially Met	HCD-Environmental Services is in receipt of a Waste Management Plan for Phase I. This condition is Met for Phase I.	MR
126.	WRSP005 ¿ DRAINAGE PLAN (NON-STANDARD CONDITION)	Partially Met	HCD-Environmental Services approved the drainage plan and supporting calculations for Phase I. This condition is Met for Phase I.	MR
127.	WRSP008 ¿ COMPLETION CERTIFICATION (NON-STANDARD CONDITION)	Partially Met	This condition is Met for Phase I for map recordation only.	MR

Condition Compliance Certification Report

PLN110077

OMNI RESOURCES LLC

Water Resources Agency


Condition	Condition Title	Status	Status Comment	Staff Initial
55.	SPWRA001 - COMPLETION CERTIFICATION (NON-STANDARD)	Not Met	NO ACTIVITY	MR
83.	MM17 (FEIR 4.5.5) DRAINAGE PLAN	Not Met	NO ACTIVITY	MR
84.	MM18 (FEIR 4.7.6) DRAINAGE AND FLOOD CONTROL SYSTEMS AGREEMENT	Not Met	NO ACTIVITY	MR
86.	MM20 (FEIR 4.7.8) WATER USE LIMITATION	Partially Met	Met only for the recordation of the deed restriction (COA 86(4)).	MR

Condition Compliance Certification Report

PLN170230

JMAHD VENTURES LLC (FORMERLY SUR FARMS LLC)

Water Resources Agency

Condition	Condition Title	Status	Status Comment	Staff Initial
15.	WRSP01 - ON-SITE ROOF RUNOFF RETENTION CERTIFICATION	Not Met		



HCD-HOUSING 2022 REPORT



MONTEREY COUNTY

HOUSING AND COMMUNITY DEVELOPMENT

Erik V. Lundquist, AICP, Director



HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES

1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527

(831)755-5025
www.co.monterey.ca.us

RESPONSIBLE DEPARTMENTS' ANNUAL REPORT FOR PROJECTS APPROVED WITH CONDITIONS OF APPROVAL AND MITIGATION MEASURES

Date: 31 January 2023

To: Craig Spencer, Chief of Planning
Robert I. Brayer, Deputy County Counsel

From: Darby Marshall, Housing Program Manager

Subject: Annual Report Pursuant to County of Monterey Condition of Approval and Mitigation Monitoring Program.

In accordance with Section II.B.2 of the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program ("Program"), adopted by the Monterey County Board of Supervisors in Resolution No. 22-311, a list of land use projects (the "Project List") was provided to HCD-Housing. The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning and County Counsel on the projects included on the project list to verify the status of condition compliance. HCD-Housing staff reviewed the Project List and confirmed that the set included in **Attachment 1** is complete for the Bureau's responsibility to the Program in 2022. Condition Compliance Certification Reports included in **Attachment 2** provides the listed projects' conditions of approval/mitigation measures (COA/MMs) and current statuses as noted in Accela. Accordingly, Housing staff has reviewed each COA/MM listed and made any necessary corrections, both to the report and in Accela. Staff has verified, through initialing, the current status of each COA/MM.

CERTIFICATION

On behalf of Monterey County HCD-Housing, I hereby certify that the Housing COA/MMs identified in the adopted Mitigated Negative Declaration or certified Environmental Impact Report pursuant to the California Environmental Quality Act for the projects included on the Project List have been verified as indicated in the attached Condition Compliance Certification Reports. All applicable Condition Compliance Forms (CCFs) and supporting documentation have been submitted into the County's electronic database: Accela Automation, also known as "Accela" and are available for the public to review.

Respectfully,

Darby Marshall, Housing Program Manager

2022 Project List for HCD-Housing	Planning Project Number, Brief Title, Condition Number
Project Number 1*	PLN040183-AMD1 Paraiso Hot Springs Resort, COA No. 154
Project Number 8*	PLN210152 Rio Vista Group LLC, COA No. 41
Project Number 22	PLN040061-AMD1 Rancho Cañada Village, COA No. 112
Project Number 23	PLN110173/PLN050001 September Ranch, COA No. 48


*Because Project Nos. 1 and 8 were recently approved, the Housing Conditions of Approval are still unmet. The Project Planners volunteered to include the Housing conditions in their reports.

Condition Compliance Certification Report

PLN040061-AMD1

AND GROUP I LP & MONTEREY PENINSULA REGIONAL PARK DISTRICT (RANCHO CAN.

Economic Development


Condition	Condition Title	Status	Status Comment	Staff Initial
112.	EDDSP001 - INCLUSIONARY HOUSING REQUIREMENT (NON-STANDARD)	Not Met	UNDER STAFF REVIEW	

Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

Redevelopment

Condition	Condition Title	Status	Status Comment	Staff Initial
48.	OHRSP001 (A) & INCLUSIONARY AND WORKFORCE HOUSING (NON-STANDARD CONDITION)	Met		



HCD-BUILDING SERVICES 2022 REPORT



MONTEREY COUNTY

HOUSING AND COMMUNITY DEVELOPMENT

Erik V. Lundquist, AICP, Director

HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES

1441 Schilling Place, South 2nd Floor
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RESPONSIBLE DEPARTMENTS' ANNUAL REPORT FOR PROJECTS APPROVED WITH CONDITIONS OF APPROVAL AND MITIGATION MEASURES

Date: January 31, 2023

To: Craig Spencer, Chief of Planning
Robert I. Brayer, Deputy County Counsel

From: Josh Bowling, Chief of Building Services

Subject: Annual Report Pursuant to County of Monterey Condition of Approval and Mitigation Monitoring Program.

In accordance with Section II.B.2 of the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program ("Program"), adopted by the Monterey County Board of Supervisors in Resolution No. 22-311, a list of land use projects (the "Project List") was provided to Building Services. The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning and County Counsel on the projects included in the project list to verify the status of condition compliance. Building Services staff reviewed the Project List and confirmed that the set included in **Attachment 1** is complete for the team's responsibility to the Program in 2022. Condition Compliance Certification Reports included in **Attachment 2** provides the listed projects' conditions of approval/mitigation measures (COA/MMs) and current statuses as noted in Accela. Accordingly, Building Services staff has reviewed each COA/MM listed and made any necessary corrections, both to the report and in Accela. Staff has verified, through initialing, the current status of each COA/MM.

CERTIFICATION

On behalf of Monterey County HCD – Building Services, I hereby certify that the Building Services COA/MMs identified in the adopted Mitigated Negative Declaration or certified Environmental Impact Report pursuant to the California Environmental Quality Act for the projects included on the Project List have been verified as indicated in the attached Condition Compliance Certification Reports. All applicable Condition Compliance Forms (CCFs) and supporting documentation have been submitted into the County's electronic database: Accela Automation, also known as "Accela" and are available for the public to review.

Respectfully,



Josh Bowling, Chief of Building Services

2022 Project List for HCD-Building Services	Planning Project Number and Brief Title
Project Number 24	PLN110077/PLN020344 Omni Resources

Condition Compliance Certification Report

PLN110077

OMNI RESOURCES LLC

Building

Condition	Condition Title	Status	Status Comment	Staff Initial
7.	PD007 - Grading- Winter Restriction	On-Going	no grading involved in demolition permit finalized in 2019	EN
11.	PD041- HEIGHT VERIFICATION	Not Met	no building plans have been submitted	EN



ENVIRONMENTAL HEALTH
BUREAU - LAND USE
2022 REPORT



MONTEREY COUNTY

HOUSING AND COMMUNITY DEVELOPMENT

Erik V. Lundquist, AICP, Director



HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES

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RESPONSIBLE DEPARTMENTS' ANNUAL REPORT FOR PROJECTS APPROVED WITH CONDITIONS OF APPROVAL AND MITIGATION MEASURES

Date: January 31, 2023

To: Craig Spencer, Chief of Planning
Robert I. Brayer, Deputy County Counsel

From: Nicki Fowler, Environmental Health Specialist IV, EHB

Subject: Annual Report Pursuant to County of Monterey Condition of Approval and Mitigation Monitoring Program.

In accordance with Section II.B.2 of the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program ("Program"), adopted by the Monterey County Board of Supervisors in Resolution No. 22-311, a list of land use projects (the "Project List") was provided to the Environmental Health Bureau. The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning and County Counsel on the projects included on the project list to verify the status of condition compliance. Environmental Health Bureau staff reviewed the Project List and confirmed that the set included in **Attachment 1** is complete for the Bureau's responsibility to the Program in 2022. Condition Compliance Certification Reports included in **Attachment 2** provides the listed projects' conditions of approval/mitigation measures (COA/MMs) and current statuses as noted in Accela. Accordingly, Bureau staff has reviewed each COA/MM listed and made any necessary corrections, both to the report and in Accela. Staff has verified, through initialing, the current status of each COA/MM.

CERTIFICATION

On behalf of Monterey County Environmental Health Bureau, I hereby certify that the Environmental Health COA/MMs identified in the adopted Mitigated Negative Declaration or certified Environmental Impact Report pursuant to the California Environmental Quality Act for the projects included on the Project List have been verified as indicated in the attached Condition Compliance Certification Reports. All applicable Condition Compliance Forms (CCFs) and supporting documentation have been submitted into the County's electronic database: Accela Automation, also known as "Accela" and are available for the public to review.

Respectfully,

Nicki Fowler, Environmental Health Specialist IV, Environmental Health Bureau

2022 Project List for EHB – Land Use	Planning Project Number and Brief Title
Project Number 1	PLN040183-AMD1 Paraiso Hot Springs Resort
Project Number 5	PLN210093 Monterey Bay Aquarium Research Institute
Project Number 8*	PLN210152 Rio Vista Group LLC
Project Number 9	PLN170290 Mundo PM LP
Project Number 10	PLN200133 RGC Holdings LLC
Project Number 11	PLN170302 Cardenas Norma Perez
Project Number 13	PLN170019 Hackett Michael L & Sylvia Trust
Project Number 14	PLN170326 PRSC LLC
Project Number 15	PLN170287 KDM Salinas LLC
Project Number 16	PLN170208 Qlora Group, Inc.
Project Number 18	PLN170249 Emerald Valley Properties LLC
Project Number 19	PLN170230 Jmahd Ventures LLC
Project Number 22	PLN040061-AMD1 Rancho Cañada Village
Project Number 23	PLN110173/PLN050001 September Ranch
Project Number 24	PLN110077/PLN020344 Omni Resources

*Because Project No. 8 was recently approved, the Mitigation Measure HYD-1 and "Can & Will Serve Letter" Condition of Approval that EHB - Land Use would administer (COA Nos. 11 and 91) are only included in the HCD-Planning Certification Report for this Project.

Condition Compliance Certification Report

PLN040183-AMD1

PARAISO SPRINGS RESORT LLC (THOMPSON HOLDINGS LLC)

Health Department




Condition	Condition Title	Status	Status Comment	Staff Initial
62.	EHSP01 - AMEND PUBLIC WATER SYSTEM PERMIT (NON-STANDARD)	Not Met		CL
63.	EHSP02 - DESIGN WATER SYSTEM IMPROVEMENTS (NON-STANDARD)	Not Met		CL
64.	EHSP03 - BACKFLOW PREVENTION (NON-STANDARD)	Not Met		CL
65.	EHSP04 - FIRE FLOW STANDARDS (NON-STANDARD)	Not Met		CL
66.	EHSP05 - WELL AND WATER SYSTEM EASEMENTS (NON-STANDARD)	Not Met		CL
67.	EHSP06 - WELLS NOT IN SERVICE (NON-STANDARD)	Not Met		CL
68.	EHSP08 - RECYCLED WATER: PRODUCTION (NON-STANDARD)	Not Met		CL
69.	EHSP09 - RECYCLED WATER: STORAGE (NON-STANDARD)	Not Met		CL
70.	EHSP10 - SLUDGE REMOVAL (NON-STANDARD)	Not Met		CL
71.	EHSP11 - RECYCLED WATER: USE (NON-STANDARD)	Not Met		CL
72.	EHSP12 - RECYCLED WATER: POSTING SIGNS (NON-STANDARD)	Not Met		CL
73.	EHSP13 - WASTEWATER TREATMENT AND RECLAMATION FACILITY OPERATING PERMIT (NON-STANDARD)	Not Met		CL
74.	EHSP14 - HAZARDOUS MATERIALS BUSINESS RESPONSE PLAN (NON-STANDARD)	Not Met		CL
75.	EHSP15 - HAZARDOUS WASTE CONTROL (NON-STANDARD)	Not Met		CL
76.	EHSP16 - CALIFORNIA RETAIL FOOD CODE (NON-STANDARD)	Not Met		CL
77.	EHSP17 - POOLS AND SPAS (NON-STANDARD)	Not Met		CL
78.	EHSP18 - SEPARATE RECYCLABLES AND ORGANIC WASTE (NON-STANDARD)	Not Met		CL

Condition Compliance Certification Report

PLN210093

MONTEREY BAY AQUARIUM RESEARCH INSTITUTE

Health Department



Condition	Condition Title	Status	Status Comment	Staff Initial
22.	EHSP01 - HAZARDOUS MATERIALS BUSINESS PLAN (Non-Standard)	Met		
23.	EHSP02 - HAZARDOUS WASTE CONTROL (Non-Standard)	Met		
24.	EHSP03 - ONSITE CROSS-CONNECTION CONTROL SURVEY (Non-Standard)	Partially Met	MET FOR ISSUANCE OF CONSTRUCTION PERMIT	

Condition Compliance Certification Report

PLN170290

MUNDO PM LP (NEW LEAF FAMILY FARMS INC)

Health Department


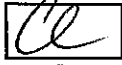

Condition	Condition Title	Status	Status Comment	Staff Initial
12.	EHSP01 - INSTALL CENTRALIZED WATER TREATMENT SYSTEM (Non-Standard)	Not Met		
13.	EHSP02 - PUBLIC WATER SYSTEM PERMIT REQUIREMENT (Non-Standard)	Not Met		

Condition Compliance Certification Report

PLN200133

RICH JOSHUA (RGC HOLDINGS LLC)

Health Department

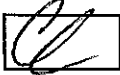
Condition	Condition Title	Status	Status Comment	Staff Initial
8.	EHSP01 – NEW WATER SYSTEM PERMIT (Non-Standard)	Met		
9.	EHSP02 – PUBLIC WATER SYSTEM PERMIT REQUIREMENT (Non-Standard)	Not Met		
10.	EHSP03 - EXISTING ONSITE WASTWATER TREATMENT SYSTEM DEMOLITION AND REPAIR (Non-Standard)	Met		

Condition Compliance Certification Report

PLN170302

CARDENAS NORMA PEREZ (LCG BUSINESS ENTERPRISES LLC)

Health Department

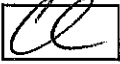


Condition	Condition Title	Status	Status Comment	Staff Initial
10.	EHSP01 - DECLARATION FOR A NON-PUBLIC WATER SYSTEM (NON-STANDARD)	Met		

Condition Compliance Certification Report

PLN170019

HACKETT MICHAEL L & SYLVIA HACKETT TRS (SATSUMA PACIFIC FARMS)

Health Department


Condition	Condition Title	Status	Status Comment	Staff Initial
13.	EHSP01 - DEED RESTRICTION AND DECLARATION FOR A NON-PUBLIC WATER SYSTEM (NON-STANDARD)	Not Met		
14.	EHSP02 - CONSTRUCT PERMANENT RESTROOM FACILITIES (NON-STANDARD)	Not Met		
15.	EHSP03 - DEMOLISH EXISTING ONSITE WASTEWATER TREATMENT SYSTEM (Non-Standard)	Not Met		

Condition Compliance Certification Report

PLN170326

PRSC LLC (MOLECULAR FARMS LLC)

Health Department



Condition	Condition Title	Status	Status Comment	Staff Initial
9.	EHSP01- NEW WATER SYSTEM PERMIT	Met		

Condition Compliance Certification Report

PLN170287

KDM SALINAS LLC

Health Department




Condition	Condition Title	Status	Status Comment	Staff Initial
11.	EHSP01 – AMEND WATER SYSTEM PERMIT (Non-Standard)	Not Met		
12.	EHSP02 – CROSS-CONNECTION CONTROL PREVENTION (Non-Standard)	Not Met		

Condition Compliance Certification Report

PLN170208

RY HOLDING COMPANY INC (FORMERLY MONTEREY HOLDING CO INC) [QLORA GROU

Health Department

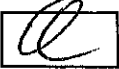


Condition	Condition Title	Status	Status Comment	Staff Initial
5.	EHSP01 – WATER SYSTEM CONNECTION (Non-Standard)	Not Met		
6.	EHSP02 – CROSS CONNECTION CONTROL PROGRAM (Non-Standard)	Not Met		
7.	EHSP03 – DEMOLISH OR REPLACE EXISTING ONSITE WASTEWATER TREATMENT SYSTEM (Non-Standard)	Not Met		

Condition Compliance Certification Report

PLN170249

EMERALD VALLEY PROPERTIES LLC

Health Department




Condition	Condition Title	Status	Status Comment	Staff Initial
13.	EHSP01 – AMEND WATER SYSTEM PERMIT (Non-Standard)	Not Met		
14.	EHSP02 – CROSS-CONNECTION CONTROL SURVEY (Non-Standard)	Not Met		
15.	EHSP03–WELL NOT IN SERVICE (Non-Standard)	Met		

Condition Compliance Certification Report

PLN170230

JMAHD VENTURES LLC (FORMERLY SUR FARMS LLC)

Health Department




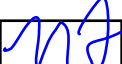


Condition	Condition Title	Status	Status Comment	Staff Initial
11.	EHSP01 – CROSS CONNECTION CONTROL IMPROVEMENTS (Non-Standard)	Met		
12.	EHSP02 – BRINE WASTE STORAGE AND HAULING (Non-Standard)	Met		
13.	EHSP03 – DEMOLISH EXISTING ONSITE WASTEWATER TREATMENT SYSTEMS (Non-Standard)	Not Met		

Condition Compliance Certification Report

PLN040061-AMD1

AND GROUP I LP & MONTEREY PENINSULA REGIONAL PARK DISTRICT (RANCHO CAN,

Health Department

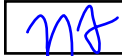
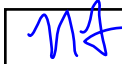
Condition	Condition Title	Status	Status Comment	Staff Initial
33.	EHSP01- DESIGN WATER SYSTEM IMPROVEMENTS (NON-STANDARD)	Partially Met	APPLICANT SHALL PROVIDE EVIDENCE OF CAL-AM ACCEPTANCE THAT SPECIFIES THE DATE OF IMPROVEMENT PLANS REVIEWED. NOT MET FOR FINAL MAP.	
35.	EHSP02 – INSTALL OR BOND WATER SYSTEM IMPROVEMENTS (NON-STANDARD)	Partially Met	APPLICANT SHALL PROVIDE EVIDENCE OF CAL-AM ACCEPTANCE THAT SPECIFIES THE DATE OF IMPROVEMENT PLANS REVIEWED. NOT MET FOR FINAL MAP.	
36.	EHSP03 - FIRE FLOW STANDARDS (NON-STANDARD)	Not Met	APPLICANT SHALL PROVIDE EVIDENCE OF CAL-AM ACCEPTANCE THAT SPECIFIES THE DATE OF IMPROVEMENT PLANS REVIEWED. THE PLANS SHALL ALSO BE ACCEPTABLE TO FIRE. NOT MET FOR FINAL MAP.	
37.	EHSP04 - WELL AND WATER SYSTEM EASEMENTS (NON-STANDARD)	Not Met	APPLICANT SHALL PROVIDE SUMMARY OF ALL WELLS PER CONDITION 38. EHB WILL CONFIRM THAT IMPROVEMENT PLANS INCLUDE EASEMENTS FOR ALL INFRASTRUCTURE THAT WILL BE RETAINED AS PART OF THE CAL-AM DISTRIBUTION SYSTEM.	
38.	EHSP05 – WELL(S) NOT IN SERVICE (NON-STANDARD)	Not Met		
39.	EHSP06 – SEWER SYSTEM IMPROVEMENTS: DESIGN (NON-STANDARD)	Partially Met	APPLICANT SHALL PROVIDE UPDATED ACCEPTANCE FROM CAWD THAT ACKNOWLEDGES THE REVISION DATE OF THE FINAL IMPROVEMENT PLANS. NOT MET FOR FINAL MAP.	

Condition Compliance Certification Report

PLN040061-AMD1

AND GROUP I LP & MONTEREY PENINSULA REGIONAL PARK DISTRICT (RANCHO CAN.

Health Department


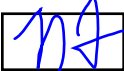


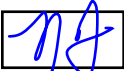





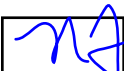
- | | | | | |
|------|--|---------------|--|---|
| 40. | EHSP07 – SEWER SYSTEM IMPROVEMENTS:
INSTALL/BOND (NON-STANDARD) | Partially Met | APPLICANT SHALL PROVIDE
UPDATED ACCEPTANCE
FROM CAWD THAT
ACKNOWLEDGES THE
REVISION DATE OF THE
FINAL IMPROVEMENT
PLANS. NOT MET FOR
FINAL MAP. |  |
| 107. | PSU-2 | Not Met | |  |

Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

Health Department


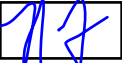

Condition	Condition Title	Status	Status Comment	Staff Initial
107.	EHSP001 ¿ WATER SYSTEM PERMIT (NON-STANDARD CONDITION)	Partially Met	Condition is met for Phase 1. This condition shall be fully met prior to recordation of map for phase 2.	
108.	EHSP002 ¿ WATER SYSTEM IMPROVEMENTS (CO. PERMITTED SYSTEM) (NON-STANDARD CONDITION)	Partially Met	Condition is met for Phase 1. This condition shall be fully met prior to recordation of map for phase 2.	
109.	EH4 ¿ FIRE FLOW STANDARDS	Partially Met	Condition is met for Phase 1. This condition shall be fully met prior to recordation of map for phase 2.	
110.	EH5 ¿ INSTALL /BOND WATER SYSTEM IMPROVEMENTS	Partially Met	Condition is met for Phase 1. This condition shall be fully met prior to recordation of map for phase 2.	
111.	EHSP003 ¿ WELL CONSTRUCTION PERMIT (NON-STANDARD CONDITION)	Met	EHB issued well construction permit no. 18-13000 to allow construction of a new well intended to serve multiple connections.	
112.	EHSP004 ¿ WELL LOTS (NON-STANDARD CONDITION)	Partially Met	Condition is met for Phase 1.	
113.	EHSP010 - ABANDON EXISTING ONSITE WASTEWATER TREATMENT SYSTEM(S) (NON-STANDARD CONDITION)	Partially Met	This condition is met for Phase 1 but status will remain Partially Met as it applies to septic tank demolition that will take place concurrent with construction permits.	
114.	EHSP005 SEWER SERVICE CAN/WILL SERVE (NON-STANDARD CONDITION)	Met	EHB received a can and will serve letter from CAWD.	
115.	EH 25 ¿ INSTALL/BOND SEWER SYSTEM IMPROVEMENTS	Partially Met	Condition is met for Phase 1. This condition shall be fully met prior to recordation of map for phase 2.	
116.	EHSP006 ¿ SEWER SYSTEM IMPROVEMENTS (NON-STANDARD CONDITION)	Partially Met	Condition is met for Phase 1. This condition shall be fully met prior to recordation of map for phase 2.	
117.	EHSP007 ¿ ANIMAL MANURE (NON-STANDARD CONDITION)	On-Going	Condition is met for phase 1. Condition status will remain on-going.	

Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

Health Department















118.	EHSP008 ¿ CAPITAL IMPROVEMENT FUND FOR MUTUAL WATER COMPANY (NON-STANDARD CONDITION)	Met	Applicant has included a separate line item for Capital Account for Mutual Water Company in the Engineer's Bond Estimate by Whitson Engineers.	
119.	EH38 - SEPARATE RECYCLABLES	On-Going	Condition does not apply to filing the final map and will be applied prior to issuance of construction permits.	
120.	EHSP009 ¿ ARTICLES OF INCORPORATION (NON-STANDARD CONDITION)	Met	The applicant has prepared Articles of Incorporation of One Carmel Water Company, a California Nonprofit Mutual Benefit Corporation. The application has been filed with the office of the California Secretary of State.	

Condition Compliance Certification Report

PLN110077

OMNI RESOURCES LLC

Health Department

Condition	Condition Title	Status	Status Comment	Staff Initial
44.	EH1 - WATER SYSTEM PERMIT	Not Met		
45.	EH4 - FIRE FLOW STANDARDS	Not Met		
46.	EH5 - INSTALL WATER SYSTEM IMPROVEMENTS	Not Met		
47.	EH6 - WATER SERVICE CAN/WILL SERVE	Not Met		
48.	EH24 - SEWER SERVICE CAN/WILL SERVE	Not Met		
49.	EH35 - CURFFL	Not Met		
50.	EH37 - RECYCLABLES IN RENTAL BUSINESS PARK (NON-STANDARD)	Not Met		
51.	EH38 - SEPARATE RECYCLABLES	Not Met		
52.	EH40 - MEDICAL WASTE	Not Met		
53.	EHSP001 - SEWER SYSTEM INFRASTRUCTURE AND WASTEWATER TREATMENT CAPACITY	Not Met		
54.	EHSP002 - HAZARDOUS MATERIALS BUSINESS PLAN (NON-STANDARD) (FEIR 4.6.1)	Not Met		
67.	PDSP004 - SOIL REMEDIATION	Met		
104.	EHSP03 UNDERGROUND RECHARGE SYSTEM TREATMENT REQUIREMENTS	Not Met		
105.	EHSP02 MONITORING WELLS	Not Met		



MONTEREY COUNTY REGIONAL
FIRE DISTRICT
2022 REPORT



MONTEREY COUNTY

HOUSING AND COMMUNITY DEVELOPMENT

Erik V. Lundquist, AICP, Director



HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES

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RESPONSIBLE DEPARTMENTS' ANNUAL REPORT FOR PROJECTS APPROVED WITH CONDITIONS OF APPROVAL AND MITIGATION MEASURES

Date: 01/25/2023

To: Craig Spencer, Chief of Planning
Robert I. Brayer, Deputy County Counsel

From: Scott Anderson, Monterey County Regional Fire District Division Chief

Subject: Annual Report Pursuant to County of Monterey Condition of Approval and Mitigation Monitoring Program.

In accordance with Section II.B.2 of the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program ("Program"), adopted by the Monterey County Board of Supervisors in Resolution No. 22-311, a list of land use projects (the "Project List") was provided to the Monterey County Regional Fire District. The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning and County Counsel on the projects included on the project list to verify the status of condition compliance. Fire District staff reviewed the Project List and confirmed that the set included in **Attachment 1** is complete for the Fire District's responsibility to the Program in 2022. Condition Compliance Certification Reports included in **Attachment 2** provides the listed projects' conditions of approval/mitigation measures (COA/MMs) and current statuses as noted in Accela. Accordingly, staff has reviewed each COA/MM listed and made any necessary corrections, both to the report and in Accela. Staff has verified, through initialing, the current status of each COA/MM.

CERTIFICATION

On behalf of Monterey County Regional Fire District, I hereby certify that the Fire COA/MMs identified in the adopted Mitigated Negative Declaration or certified Environmental Impact Report pursuant to the California Environmental Quality Act for the projects included on the Project List have been verified as indicated in the attached Condition Compliance Certification Reports. All applicable Condition Compliance Forms (CCFs) and supporting documentation have been submitted into the County's electronic database: Accela Automation, also known as "Accela" and are available for the public to review.

Respectfully,

Scott Anderson, Monterey County Regional Fire District Division Chief

2022 Project List for MCRFD	Planning Project Number and Brief Title
Project Number 23	PLN110173/PLN050001 September Ranch
Project Number 24	PLN110077/PLN020344 Omni Resources

Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

Fire

Condition	Condition Title	Status	Status Comment	Staff Initial
49.	PBD001 - ANNEX TO FIRE DISTRICT	Met		SA
50.	FIRE001 - ROAD ACCESS	Partially Met	Met for Phase 1 grading permit.	SA
51.	FIRE002 - ROADWAY ENGINEERING	Partially Met	Met for Phase 1 grading permit.	SA
52.	FIRESPO04 - DEAD-END ROADS (NON STANDARD CONDITION)	Partially Met	Met for Phase 1 Grading Permit.	SA
53.	FIRE007 - DRIVEWAYS	Partially Met	Met for Phase 1 Grading Permit.	SA
54.	FIRE008 - GATES	Partially Met	Met for Phase 1 Grading Permit.	SA
55.	FIRE009 - BRIDGES	Partially Met	Met for Phase 1 Grading Permit.	SA
56.	FIRE010 - ROAD SIGNS	Partially Met	Met for Phase 1 Grading Permit.	SA
57.	FIRE011 - ADDRESSES FOR BUILDINGS	Partially Met	CONDITION WILL BE MET AT THE TIME OF GRADING/BUILDING PERMIT ISSUANCE WHEN ADDRESSES ARE ISSUED FOR NEW PARCELS.	SA
58.	FIRE012 - EMERGENCY WATER STANDARDS - WATER SYSTEMS	Partially Met	MET FOR PHASE 1 FINAL MAP AND PARTIALLY MET FOR SUB-DIVISION.	SA
59.	FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL)	Partially Met	Met for Phase 1 Grading Permit.	SA
60.	FIRE015 - FIRE HYDRANTS/FIRE VALVES	Partially Met	Met for Grading Permit. Next step is compliance at the time of water system building permit.	SA
61.	FIRE016 - SETBACKS	Partially Met	MET FOR PHASE 1 GRADING. CONDITION WILL BE MET AT THE TIME OF BUILDING PERMIT ISSUANCE FOR INDIVIDUAL LOT CONSTRUCTION.	SA
62.	FIRE017 - DISPOSAL OF VEGETATION AND FUELS	Partially Met	Met for Phase 1 Grading Permit.	SA
63.	FIRE018 - GREENBELTS	Partially Met	MET FOR PHASE 1 GRADING	SA

Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

Fire

64.	FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS)	Not Met	CONDITION WILL BE MET AT THE TIME OF BUILDING CONSTRUCTION.	SA
65.	FIRE022 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM - (HAZARDOUS CONDITIONS)	Not Met	CONDITION WILL BE MET AT THE TIME OF BUILDING CONSTRUCTION.	SA
66.	FIRE023 - FIRE ALARM SYSTEM - (COMMERCIAL)	Not Met	CONDITION WILL BE MET AT THE TIME OF BUILDING CONSTRUCTION.	SA
67.	FIRE024 - FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING)	Not Met	CONDITION WILL BE MET AT THE TIME OF BUILDING CONSTRUCTION.	SA
68.	FIRE025 - SMOKE ALARMS (SINGLE FAMILY DWELLING)	Not Met	CONDITION WILL BE MET AT THE TIME OF BUILDING CONSTRUCTION.	SA
69.	FIRE028 - ROOF CONSTRUCTION - (CARMEL VALLEY FPD)	Not Met	CONDITION WILL BE MET AT THE TIME OF BUILDING CONSTRUCTION.	SA
70.	FIRESP001 - DEFENSIBLE SPACE REQUIREMENTS FOR MID-SLOPE ROADS (NON-STANDARD CONDITION)	Partially Met	Met for Phase 1 Grading Permit.	SA
71.	FIRESP002 HELICOPTER LANDING ZONES (NON-STANDARD CONDITION)	Partially Met	Met for Phase 1 Grading Permit.	SA
72.	FIRESP003 EMERGENCY SIGNS (NON-STANDARD CONDITION)	Not Met	CONDITION WILL BE MET AT THE TIME OF BUILDING PERMIT ISSUANCE FOR PARK CONSTRUCTION.	SA
185.	FIRE030 - EMERGENCY WATER STANDARDS - FIRE FLOW (NON-STANDARD FIRE CONDITION)	Partially Met	1/27/2020 Partially met for Phase 1 thru improvement plans approved by D. Priolo 11/6/19.	SA

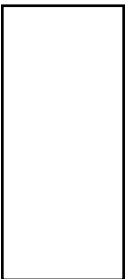
Condition Compliance Certification Report

PLN110077

OMNI RESOURCES LLC

Fire

Condition	Condition Title	Status	Status Comment	Staff Initial
56.	FIRE001 - ROAD ACCESS	Not Met	CONDITION NOT MET. FIRE DISTRICT AWAITING SUBMITTAL OF ROADWAY IMPROVEMENT PLANS.	SA
57.	FIRE008 - GATES	Not Met	CONDITION NOT MET. FIRE DISTRICT AWAITING SUBMITTAL OF ROADWAY IMPROVEMENT PLANS.	SA
58.	FIRE011 - ADDRESSES FOR BUILDINGS	Partially Met	CONDITION PARTIALLY MET.	SA
59.	FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL)	Not Met	CONDITION NOT MET. FIRE DISTRICT AWAITING SUBMITTAL OF WATER SYSTEM IMPROVEMENT PLANS.	SA
60.	FIRE015 - FIRE HYDRANTS/FIRE VALVES	Not Met	CONDITION NOT MET. FIRE DISTRICT AWAITING SUBMITTAL OF WATER SYSTEM IMPROVEMENT PLANS.	SA
61.	FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS)	Not Met	CONDITION NOT MET. FIRE NOTES WILL BE REQUIRED TO BE PRINTED ON CONSTRUCTION PLANS WHEN SUBMITTED PRIOR TO ISSUANCE OF BUILDING PERMIT.	SA
62.	FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)	Not Met	CONDITION NOT MET. FIRE NOTES ABOUT FIRE SPRINKLER SYSTEMS WILL BE REQUIRED TO BE PRINTED ON CONSTRUCTION PLANS WHEN SUBMITTED PRIOR TO ISSUANCE OF BUILDING PERMIT.	SA



Condition Compliance Certification Report

PLN110077

OMNI RESOURCES LLC

Fire

63.	FIRE023 - FIRE ALARM SYSTEM - (COMMERCIAL)	Not Met	CONDITION NOT MET. FIRE NOTES REGARDING THE FIRE ALARM SYSTEMS WILL BE REQUIRED TO BE PRINTED ON CONSTRUCTION PLANS WHEN SUBMITTED PRIOR TO ISSUANCE OF BUILDING PERMIT.	SA
64.	FIRE026 - ROOF CONSTRUCTION (STANDARD)	Not Met	CONDITION NOT MET. FIRE NOTES REGARDING ROOF MATERIALS WILL BE REQUIRED TO BE PRINTED ON CONSTRUCTION PLANS WHEN SUBMITTED PRIOR TO ISSUANCE OF BUILDING PERMIT.	SA
65.	FIRE030-PORTABLE FIRE EXTINGUISHERS (NON-STANDARD)	Not Met	CONDITION NOT MET. FIRE NOTES REGARDING PORTABLE FIRE EXTINGUISHERS WILL BE REQUIRED TO BE PRINTED ON CONSTRUCTION PLANS	SA
66.	FIRE030 - EMERGENCY ACCESS (KEY BOX) (NON-STANDARD)	Not Met	CONDITION NOT MET. FIRE NOTES REGARDING THE KNOX KEY BOX SYSTEM WILL BE REQUIRED TO BE PRINTED ON CONSTRUCTION PLANS	SA



CYPRESS FIRE PROTECTION DISTRICT 2022 REPORT



MONTEREY COUNTY
HOUSING AND COMMUNITY DEVELOPMENT
Erik V. Lundquist, AICP, Director

HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES

1441 Schilling Place, South 2nd Floor
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www.co.monterey.ca.us

RESPONSIBLE DEPARTMENTS' ANNUAL REPORT FOR PROJECTS APPROVED
WITH CONDITIONS OF APPROVAL AND MITIGATION MEASURES

Date: 01/31/2023

To: Craig Spencer, Chief of Planning
Robert I. Brayer, Deputy County Counsel

From: Frank Espinoza, Cypress Fire District Battalion Chief

Subject: Annual Report Pursuant to County of Monterey Condition of Approval and Mitigation Monitoring Program.

In accordance with Section II.B.2 of the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program ("Program"), adopted by the Monterey County Board of Supervisors in Resolution No. 22-311, a list of land use projects (the "Project List") was provided to the Monterey County Regional Fire District. The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning and County Counsel on the projects included on the project list to verify the status of condition compliance. Fire District staff reviewed the Project List and confirmed that the set included in **Attachment 1** is complete for the Fire District's responsibility to the Program in 2022. Condition Compliance Certification Reports included in **Attachment 2** provides the listed projects' conditions of approval/mitigation measures (COA/MMs) and current statuses as noted in Accela. Accordingly, staff has reviewed each COA/MM listed and made any necessary corrections, both to the report and in Accela. Staff has verified, through initialing, the current status of each COA/MM.

CERTIFICATION

On behalf of Monterey County Regional Fire District, I hereby certify that the Fire COA/MMs identified in the adopted Mitigated Negative Declaration or certified Environmental Impact Report pursuant to the California Environmental Quality Act for the projects included on the Project List have been verified as indicated in the attached Condition Compliance Certification Reports. All applicable Condition Compliance Forms (CCFs) and supporting documentation have been submitted into the County's electronic database: Accela Automation, also known as "Accela" and are available for the public to review.

Respectfully,

Frank Espinoza, Cypress Fire District Battalion Chief

2022 Project List for Cypress FPD	Planning Project Number and Brief Title
Project Number 22	PLN040061-AMD1 Rancho Cañada Village

Condition Compliance Certification Report

PLN040061-AMD1

AND GROUP I LP & MONTEREY PENINSULA REGIONAL PARK DISTRICT (RANCHO CAN.

Fire

Condition	Condition Title	Status	Status Comment	Staff Initial
19.	FIRE001 - ROAD ACCESS	Partially Met	MET FOR FINAL MAP	FL
20.	FIRE002 - ROADWAY ENGINEERING	Partially Met	MET FOR FINAL MAP	FL
21.	FIRE007 - DRIVEWAYS	Met	MET FOR FINAL MAP	FL
22.	FIRE010 -ROAD SIGNS	Partially Met	MET FOR FINAL MAP	FL
23.	FIRE011 - ADDRESSES FOR BUILDINGS	Partially Met	SIP REQUIRES EDITS	FL
24.	FIRE012 - EMERGENCY WATER STANDARDS - WATER SYSTEMS	Partially Met	MET FOR FINAL MAP	FL
25.	FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL)	Met	MET FOR FINAL MAP.	FL
26.	FIRE015 - FIRE HYDRANTS/FIRE VALVES	Partially Met	SIP REQUIRES EDITS	FL
27.	FIRE017 - DISPOSAL OF VEGETATION AND FUELS	Partially Met	MET FOR FINAL MAP	FL
28.	FIRE018 - GREENBELTS	Partially Met	MET FOR FINAL MAP	FL

Condition Compliance Certification Report

PLN040061-AMD1

AND GROUP I LP & MONTEREY PENINSULA REGIONAL PARK DISTRICT (RANCHO CAN.

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
93.	HAZ-1	Partially Met	MET FOR FINAL MAP	FL.
94.	HAZ-2	Partially Met	MET FOR FINAL MAP	FL.
95.	HAZ-3	Partially Met	OMP AND SWPPP BEING REVIEWED	FL.



MISSION SOLEDAD RURAL FIRE DISTRICT 2022 REPORT



MONTEREY COUNTY

HOUSING AND COMMUNITY DEVELOPMENT

Erik V. Lundquist, AICP, Director



HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES

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RESPONSIBLE DEPARTMENTS' ANNUAL REPORT FOR PROJECTS APPROVED WITH CONDITIONS OF APPROVAL AND MITIGATION MEASURES

Date: 01/25/2023

To: Craig Spencer, Chief of Planning
Robert I. Brayer, Deputy County Counsel

From: Jim Dias, CSG Consultants on behalf of Mission Soledad Rural Fire District

Subject: Annual Report Pursuant to County of Monterey Condition of Approval and Mitigation Monitoring Program.

In accordance with Section II.B.2 of the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program ("Program"), adopted by the Monterey County Board of Supervisors in Resolution No. 22-311, a list of land use projects (the "Project List") was provided to the Mission Soledad Rural Fire District. The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning and County Counsel on the projects included on the project list to verify the status of condition compliance. Fire District staff reviewed the Project List and confirmed that the set included in **Attachment 1** is complete for the Fire District's responsibility to the Program in 2022. Condition Compliance Certification Reports included in **Attachment 2** provides the listed projects' conditions of approval/mitigation measures (COA/MMs) and current statuses as noted in Accela. Accordingly, staff has reviewed each COA/MM listed and made any necessary corrections, both to the report and in Accela. Staff has verified, through initialing, the current status of each COA/MM.

CERTIFICATION

On behalf of Mission Soledad Rural Fire District, I hereby certify that the Fire COA/MMs identified in the adopted Mitigated Negative Declaration or certified Environmental Impact Report pursuant to the California Environmental Quality Act for the projects included on the Project List have been verified as indicated in the attached Condition Compliance Certification Reports. All applicable Condition Compliance Forms (CCFs) and supporting documentation have been submitted into the County's electronic database: Accela Automation, also known as "Accela" and are available for the public to review.

Respectfully,

A handwritten signature in blue ink, appearing to be "Jim Dias", written over a horizontal line.

Jim Dias, CSG Consultants on behalf of Mission Soledad Rural Fire District



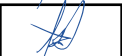

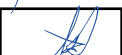





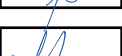



2022 Project List for Mission Soledad Rural Fire District	Planning Project Number and Brief Title
Project Number 1	PLN040183-AMD1 Paraiso Hot Springs Resort

Condition Compliance Certification Report

PLN040183-AMD1

PARAISO SPRINGS RESORT LLC (THOMPSON HOLDINGS LLC)

Fire

Condition	Condition Title	Status	Status Comment	Staff Initial
79.	FIRE STANDARDS CHAPTER 61	Not Met		
80.	FIRE STANDARDS DIVISION 4	Not Met		
81.	FIRE STANDARDS MCC APPENDIX P - ROOFS	Not Met		
82.	FIRE STANDARDS SECTION 304.1.2	Not Met		
83.	FIRE STANDARDS SECTION 403	Not Met		
84.	FIRE STANDARDS SECTION 501.4	Not Met		
85.	FIRE STANDARDS SECTION 506	Not Met		
86.	FIRE STANDARDS SECTION 507	Not Met		
87.	FIRE STANDARDS SECTION 903.2	Not Met		
88.	FIRE STANDARDS SOLAR PHOTOVOLTAIC POWER SYSTEMS	Not Met		
89.	FIRE STANDARDS TITLE 14 DIVISION 1.5 CHPT 7 ARTICLES 2 AND 3	Not Met		
90.	FIRE STANDARDS TITLE 14 DIVISION 1.5 CHPT 7 ARTICLES 4 AND 5	Not Met		
91.	FIRE STANDARDS TITLE 24 PART 2	Not Met		
92.	FIRE STANDARDS TITLE 24 PART 9	Not Met		



PWFP-PARKS
2022 REPORT



MONTEREY COUNTY

HOUSING AND COMMUNITY DEVELOPMENT

Erik V. Lundquist, AICP, Director



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RESPONSIBLE DEPARTMENTS' ANNUAL REPORT FOR PROJECTS APPROVED WITH CONDITIONS OF APPROVAL AND MITIGATION MEASURES

Date: 1/30/2023

To: Craig Spencer, Chief of Planning
Robert I. Brayer, Deputy County Counsel

From: Bryan Flores, Chief of Parks, Public Works, Facilities & Parks

Subject: Annual Report Pursuant to County of Monterey Condition of Approval and Mitigation Monitoring Program.

In accordance with Section II.B.2 of the County of Monterey Condition of Approval and Mitigation Monitoring and in Reporting Program ("Program"), adopted by the Monterey County Board of Supervisors in Resolution No. 22-311, a list of land use projects (the "Project List") was provided to Public Works, Facilities & Parks (PWFP). The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning and County Counsel on the projects included on the project list to verify the status of condition compliance. PWFP staff reviewed the Project List and confirmed that the set included in **Attachment 1** is complete for Parks' responsibility to the Program in 2022. Condition Compliance Certification Reports included in **Attachment 2** provides the listed projects' conditions of approval/mitigation measures (COA/MMs) and current statuses as noted in Accela. Accordingly, PWFP staff has reviewed each COA/MM listed and made any necessary corrections, both to the report and in Accela. Staff has verified, through initialing, the current status of each COA/MM.

CERTIFICATION

On behalf of Monterey County Public Works, Facilities & Parks, I hereby certify that the Parks COA/MMs identified in the adopted Mitigated Negative Declaration or certified Environmental Impact Report pursuant to the California Environmental Quality Act for the projects included on the Project List have been verified as indicated in the attached Condition Compliance Certification Reports. All applicable Condition Compliance Forms (CCFs) and supporting documentation have been submitted into the County's electronic database: Accela Automation, also known as "Accela" and are available for the public to review.

Respectfully,

A handwritten signature in blue ink, appearing to read "Bryan Flores", written over a horizontal line.

Bryan Flores, Chief of Parks, Public Works, Facilities & Parks





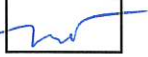


2022 Project List for PWF-Parks	Planning Project Number and Brief Title
Project Number 23	PLN110173/050001 September Ranch

Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

Parks Enforcement

Condition	Condition Title	Status	Status Comment	Staff Initial
100.	PKSSP001 ¿ PARK PARCEL (NON-STANDARD CONDITION)	Met	Irrevocable Offer to Dedicate approved by Parks and recorded. Parcel cleared of construction debris to satisfaction of Parks.	
101.	PKS004 ¿ RECREATIONAL TRAILS EASEMENT	Met	Irrevocable Offer to Dedicate submitted.	
102.	PKSSP002 ¿ PRIVATE TRAILS (NON-STANDARD CONDITION)	Met	Private trails entering into County lands removed. Signs posted at each location.	
103.	PKSSP003 ¿ RECREATION REQUIREMENTS/ LAND DEDICATION (NON-STANDARD CONDITION)	Met	Park and rec facilities maintenance and operation plan, including cost estimates, submitted for review.	
104.	PKSSP004 ¿ HISTORIC RESOURCES (NON-STANDARD CONDITION)	Met	Historic report submitted, no Phase 2 report required.	
105.	PKSSP005 ¿ CONSTRUCTION OF TRAILS (NON-STANDARD CONDITION)	Partially Met	Irrevocable Offer to Dedicate submitted.	
106.	PKSSP006 ¿ LAND DEDICATION (NON-STANDARD CONDITION)	Met	Irrevocable Offer to Dedicate submitted.	
193.	PKSSP003 (A) ¿ RECREATION REQUIREMENTS/ LAND DEDICATION (NON-STANDARD CONDITION)	Met		



COUNTY COUNSEL &
RISK MANAGEMENT
2022 REPORT



MONTEREY COUNTY

HOUSING AND COMMUNITY DEVELOPMENT

Erik V. Lundquist, AICP, Director



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RESPONSIBLE DEPARTMENTS' ANNUAL REPORT FOR PROJECTS APPROVED WITH CONDITIONS OF APPROVAL AND MITIGATION MEASURES

Date: 1-31-23

To: Craig Spencer, Chief of Planning

From: Robert I. Brayer, Deputy County Counsel

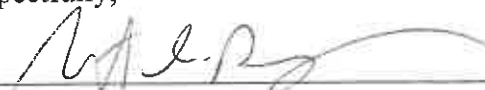
Subject: Annual Report Pursuant to County of Monterey Condition of Approval and Mitigation Monitoring Program.

In accordance with Section II.B.2 of the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program ("Program"), adopted by the Monterey County Board of Supervisors in Resolution No. 22-311, a list of land use projects (the "Project List") was provided to the Office of the County Counsel. The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning and County Counsel on the projects included on the project list to verify the status of condition compliance. County Counsel staff reviewed the Project List and confirmed that the set included in **Attachment 1** is complete for County Counsel/Risk Management's responsibility to the Program in 2022. Condition Compliance Certification Reports included in **Attachment 2** provides the listed projects' conditions of approval/mitigation measures (COA/MMs) and current statuses as noted in Accela. Accordingly, Counsel staff has reviewed each COA/MM listed and made any necessary corrections, both to the report and in Accela. Staff has verified, through initialing, the current status of each COA/MM.

CERTIFICATION

On behalf of the Office of the County Counsel, I hereby certify that the County Counsel/Risk Management COA/MMs identified in the adopted Mitigated Negative Declaration or certified Environmental Impact Report pursuant to the California Environmental Quality Act for the projects included on the Project List have been verified as indicated in the attached Condition Compliance Certification Reports. All applicable Condition Compliance Forms (CCFs) and supporting documentation have been submitted into the County's electronic database: Accela Automation, also known as "Accela" and are available for the public to review.

Respectfully,



Robert I. Brayer, Deputy County Counsel


2022 Project List for County Counsel & Risk Management	Planning Project Number and Brief Title
Project Number 1	PLN040183-AMD1 Paraiso Hot Springs Resort
Project Number 2	PLN210007 Love David S. & Jayne D Trust
Project Number 3	PLN210037 Barone Claire F
Project Number 4	PLN200139 Farina William & Susan P
Project Number 5	PLN210093 Monterey Bay Aquarium Research Institute
Project Number 6	PLN200132 Smith Mary Barton Trust
Project Number 8	PLN210152 Rio Vista Group LLC
Project Number 9	PLN170290 Mundo PM LP
Project Number 10	PLN200133 RGC Holdings LLC
Project Number 11	PLN170302 Cardenas Norma Perez
Project Number 12	PLN170272 Encinal Production LE
Project Number 13	PLN170019 Hackett Michael L & Sylvia Trust
Project Number 14	PLN170326 PRSC LLC
Project Number 15	PLN170287 KDM Salinas LLC
Project Number 18	PLN170249 Emerald Valley Properties LLC
Project Number 19	PLN170230 Jmahd Ventures LLC
Project Number 22	PLN040061-AMD1 Rancho Cañada Village
Project Number 23	PLN110173/PLN050001 September Ranch
Project Number 24	PLN110077/PLN020344 Omni Resources

Condition Compliance Certification Report

PLN040183-AMD1

PARAISO SPRINGS RESORT LLC (THOMPSON HOLDINGS LLC)

County Counsel


Condition	Condition Title	Status	Status Comment	Staff Initial
13.	CC01 INDEMNIFICATION AGREEMENT	Met		

Condition Compliance Certification Report

PLN210007

LOVE DAVID S & JAYNE D TRS

County Counsel-Risk Management


Condition	Condition Title	Status	Status Comment	Staff Initial
14.	CC01 INDEMNIFICATION AGREEMENT	Met		

Condition Compliance Certification Report

PLN210037

BARONE CLAIRE F

County Counsel-Risk Management


Condition	Condition Title	Status	Status Comment	Staff Initial
17.	CC01 INDEMNIFICATION AGREEMENT	Met		

Condition Compliance Certification Report

PLN200139

FARINA WILLIAM & SUSAN P

County Counsel-Risk Management

Condition	Condition Title	Status	Status Comment	Staff Initial
9.	CC01 INDEMNIFICATION AGREEMENT	Met		

Condition Compliance Certification Report

PLN210093

MONTEREY BAY AQUARIUM RESEARCH INSTITUTE

County Counsel-Risk Management


Condition	Condition Title	Status	Status Comment	Staff Initial
21.	CC01 INDEMNIFICATION AGREEMENT	Met		PA

Condition Compliance Certification Report

PLN200132

SMITH MARY BARTON TR

County Counsel-Risk Management


Condition	Condition Title	Status	Status Comment	Staff Initial
16.	CC01 INDEMNIFICATION AGREEMENT	Met		

Condition Compliance Certification Report

PLN210152

RIO VISTA GROUP LLC (FORMERLY KALL ROBERT E & JANET ROSE)

County Counsel-Risk Management


Condition	Condition Title	Status	Status Comment	Staff Initial
39.	CC01 INDEMNIFICATION AGREEMENT	Met		

Condition Compliance Certification Report

PLN170290

MUNDO PM LP (NEW LEAF FAMILY FARMS INC)

County Counsel-Risk Management

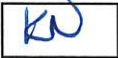
Condition	Condition Title	Status	Status Comment	Staff Initial
10.	CC01 INDEMNIFICATION AGREEMENT	Met		

Condition Compliance Certification Report

PLN200133

RICH JOSHUA (RGC HOLDINGS LLC)

County Counsel-Risk Management


Condition	Condition Title	Status	Status Comment	Staff Initial
17.	CC01 INDEMNIFICATION AGREEMENT	Met		

Condition Compliance Certification Report

PLN170302

CARDENAS NORMA PEREZ (LCG BUSINESS ENTERPRISES LLC)

County Counsel-Risk Management

Condition	Condition Title	Status	Status Comment	Staff Initial
15.	CC01 INDEMNIFICATION AGREEMENT	Met		

Condition Compliance Certification Report

PLN170272

ENCINAL PRODUCTIONS RE, LLC

County Counsel-Risk Management


Condition	Condition Title	Status	Status Comment	Staff Initial
10.	CC01 INDEMNIFICATION AGREEMENT	Met		KN

Condition Compliance Certification Report

PLN170019

HACKETT MICHAEL L & SYLVIA HACKETT TRS (SATSUMA PACIFIC FARMS)

County Counsel-Risk Management

Condition	Condition Title	Status	Status Comment	Staff Initial
16.	CC01 INDEMNIFICATION AGREEMENT	Met		

Condition Compliance Certification Report

PLN170326

PRSC LLC (MOLECULAR FARMS LLC)

County Counsel-Risk Management


Condition	Condition Title	Status	Status Comment	Staff Initial
16.	CC01 INDEMNIFICATION AGREEMENT	Not Met	Draft Indemnification Agreement with Applicant.	

Condition Compliance Certification Report

PLN170287

KDM SALINAS LLC

County Counsel-Risk Management

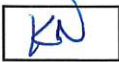
Condition	Condition Title	Status	Status Comment	Staff Initial
13.	CC01 INDEMNIFICATION AGREEMENT	Met		

Condition Compliance Certification Report

PLN170249

EMERALD VALLEY PROPERTIES LLC

County Counsel-Risk Management


Condition	Condition Title	Status	Status Comment	Staff Initial
12.	CC01 INDEMNIFICATION AGREEMENT	Met		

Condition Compliance Certification Report

PLN170230

JMAHD VENTURES LLC (FORMERLY SUR FARMS LLC)

County Counsel-Risk Management


Condition	Condition Title	Status	Status Comment	Staff Initial
10.	CC01 INDEMNIFICATION AGREEMENT	Not Met	Recordation Pending.	

Condition Compliance Certification Report

PLN040061-AMD1

AND GROUP I LP & MONTEREY PENINSULA REGIONAL PARK DISTRICT (RANCHO CAN.

County Counsel-Risk Management


Condition	Condition Title	Status	Status Comment	Staff Initial
10.	CC01 INDEMNIFICATION AGREEMENT	Not Met	READY TO RECORD	

Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

Planning Department


Condition	Condition Title	Status	Status Comment	Staff Initial
9.	PD004 - INDEMNIFICATION AGREEMENT	Met	Met for all phases of September Ranch development (Phases 1 and 2) by proof of recordation of the IA.	

Condition Compliance Certification Report

PLN110077

OMNI RESOURCES LLC

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
4.	PD004 - INDEMNIFICATION AGREEMENT	Met	Indemnification Agreement recorded.	

2022 PROGRAM TRAINING

Pursuant to Section III.B.6, the Program requires the County to train all staff of Responsible Departments that prepare, monitor, or report on compliance with mitigation measures. The training occurs annually. HCD staff is required to provide this training to newly hired planners within sixty days from the hire date. The CAPS trained new planners on July 22, 2022. The in-person training attendance sheet is shown below. The CAPS also provided on-boarding training for new staff in other Responsible Departments who draft, implement, and manage COA/MM for projects.

HCD-Planning and County Counsel provided an all-staff training on the Program for applicable land use departments and agencies on November 17, 2022. See the following page for the Program Training attendance list, which was held as a Zoom meeting. Therefore, the attendance list is a screen shot of participants in the Zoom meeting rather than a sign-in sheets.

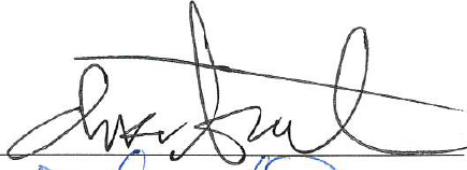


Condition Compliance & Mitigation Monitoring Reporting Program New Planner Training for Current Planners of Housing and Community Development

Location: San Antonio Room
1441 Schilling Place, 2nd Floor
Salinas, CA 93901

Date: July 22, 2022

Trainer: Mary Israel, Senior Planner and CAPS

Attendance Sheet

1. CHRISTINA VU, 
2. MARLENE GARCIA, 
3. Zoe Zapp, 

NOVEMBER 17, 2022, ALL RESPONSIBLE DEPARTMENT STAFF TRAINING PARTICIPANT LIST

Participants (28)		
<input type="text" value="Find a participant"/>		
	Mary Israel (Host, me)	
	Kenny Taylor	
	Armando Fernandez	
	Bora Akkaya	
	Bryan Escamilla (Guest)	
	Christina Vu	
	Connor Cappi (Guest)	
	Darby Marshall	
	Edgar Sanchez (Guest)	
	Evan Nuckles, HCD Buil... (Guest)	
	Fionna Jensen (Guest)	
	Fire Captain - John Rey... (Guest)	
	Jim Dias (Guest)	
	Joel Mendoza (Guest)	
	Kayla Nelson	
	Luis Ricardo Rodriguez	
	Mallory Roberts (Guest)	
	Marlene Garcia (Guest)	
	Nicki Fowler, EHB (Guest)	
	Philip Angelo	
	Rick Magno (MCRFD) (Guest)	
	Rick Rodewald CSG-So... (Guest)	
	Scott Anderson (MCRFD) (Guest)	
	Shandy Carroll	
	Son Pham-Gallardo	
	Taylor Price	
	Wendy Strimling	
	Zoe Zepp	

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