

# Attachment C

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# MONTEREY COUNTY

## HOUSING AND COMMUNITY DEVELOPMENT

Carl P. Holm, AICP, Director



HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES

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

(831)755-4800  
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### Attachment C

#### Condition of Approval & Mitigation Measures Certification Forms and Reports

The following documents are the Conditions of Approval and Mitigation Measures Compliance Certification Forms (“Forms”) and Condition Compliance Reports (“Reports”) submitted by each relative County department verifying that all applicable pre-filing Conditions of Approval have been fully met and signed off consistent with the terms and conditions of the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program prior to filing of this Final Map. Included are Forms and Reports from the following County departments/agencies:

- Public Works
- Monterey County Regional Fire
- Housing
- Planning
- Environmental Services
- Environmental Health
- Parks

# MONTEREY COUNTY

## HOUSING AND COMMUNITY DEVELOPMENT

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### DEPARTMENT/AGENCY CONDITIONS OF APPROVAL & MITIGATION MEASURES COMPLIANCE CERTIFICATION FORM

PLN110173/PLN050001  
Carmel Reserve LLC Phase 1 Final Map (September Ranch)  
Public Works/County of Monterey

**Date:** 12/01/2020

**To:** Carl P. Holm, AICP, Chief of Planning

**From:** Armando Fernandez, Civil Engineer, Public Works/County of Monterey

**Subject:** Certifying Compliance with Applicable Conditions of Approval and Mitigation Measures for Project: PLN110173/PLN050001 – Carmel Reserve LLC Phase 1 Final Map (September Ranch)

In accordance with the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program, (adopted by the Monterey County Board of Supervisors Resolution No. 19-270), Public Works/County of Monterey has submitted the attached Condition Compliance Certification Report that lists all Public Works/County of Monterey's Conditions of Approval for the following proposed final map: PLN110173/PLN050001 (Vesting Tentative Map approved on November 9, 2010 by the Monterey County Board of Supervisors (PLN050001/Board Resolution No. 10-312).

I hereby certify that the applicant for the final map has complied with the Public Works/County of Monterey condition(s) of approval required to be met prior to the filing of the final map and that staff has entered the corresponding Condition Compliance Form(s) and supporting documentation into the County's electronic database: Accela Automation, also known as "Accela." If conditions have requirements that apply prior to the final map as well as after the filing of the applicable final map, the condition is met for purposes of the filing of this final map but is listed as "partially met" in Accela to reflect that later compliance actions are also required by the condition.

Armando Fernandez, Civil Engineer, Public Works/County of Monterey

CC: Carl Holm, HCD Director

Attachment: Public Works/County of Monterey Compliance Certification Report for PLN110173/PLN050001

# 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	12/01/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. Armando Fernandez, Civil Engineer.	AF
74.	PW0026 ¿ PLANTING FOR GRADED AREAS	Partially Met	12/01/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. Armando Fernandez, Civil Engineer.	AF
75.	PWSP002-GRADING (NON-STANDARD CONDITION)	Partially Met	12/01/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. Armando Fernandez, Civil Engineer.	AF
76.	PWSP003-UTILITIES (NON-STANDARD CONDITION)	Partially Met	12/01/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. Armando Fernandez, Civil Engineer.	AF
77.	PWSP006-TRANSIT STOP (NON-STANDARD CONDITION)	Met		AF
78.	PWSP007 ¿ FRONTAGE IMPROVEMENTS (NON-STANDARD CONDITIONS)	Partially Met	Met for Final Map Phase 1 Recordation Only.	AF
79.	PWSP016 ¿ UTILITIES (NON-STANDARD CONDITION)	Met		AF
80.	PWSP017 ¿ PAYMENT OF FEES (NON-STANDARD CONDITION)	Partially Met	Met for Final Map Phase 1 Recordation Only.	AF
81.	PWSP008 ¿ MAP/PLAN SUBMISSION (NON-STANDARD CONDITION)	Met		AF

# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Public Works Department

82.	PWSP018 ¿ NATURAL DRAINAGE EASEMENTS (NON-STANDARD CONDITION)	Partially Met	Met for Final Map Phase 1 Recordation Only.	AF
83.	PWSP015 ¿ MAINTENANCE (NON-STANDARD CONDITION)	Met		AF
84.	PWSP009-CROSS SECTIONS (NON-STANDARD CONDITION)	Partially Met	12/01/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. Armando Fernandez, Civil Engineer.	AF
85.	PW0020 ¿ PRIVATE ROADS	Partially Met	Met for Phase 1	AF
86.	PW0021 ¿ ROAD NAMES	Partially Met	Met for Phase 1	AF
87.	PWSP019 ¿ ROADWAYS (NON-STANDARD CONDITION)	Met		AF
88.	PWSP004-TAMC (NON-STANDARD CONDITION)	Partially Met	Met for Final Map Phase 1 Recordation Only.	AF
89.	PWSP005-DRAINAGE PLAN (NON-STANDARD CONDITION)	Met		AF
90.	PWSP010-SIGNS (NON-STANDARD CONDITION)	Met		AF
91.	PWSP026 ¿ CONSTRUCTION LOGISTICS PLAN (NONSTANDARD CONDITION)	Partially Met	Met for Final Map Phase 1 Recordation Only.	AF
92.	PW0023 ¿ IMPROVEMENT PLANS	Met		AF
93.	PWSP023 ¿ HOMEOWNERS ASSOCIATION (NON-STANDARD CONDITION)	Partially Met	Met for Final Map Phase 1 Recordation Only.	AF
94.	PWSP024 ¿ HOMEOWNERS ASSOCIATION OMP (NON-STANDARD CONDITION)	Met	This condition is met for phase 1 Final Map recordation.	AF
95.	PWSP025 ¿ HOMEOWNERS ASSOCIATION OMP (NON-STANDARD CONDITION)	Partially Met	Met for Final Map Phase 1 Recordation Only.	AF
96.	PW0032 ¿ AS BUILT PLANS	Partially Met	Met for Final Map Phase 1 Recordation Only.	AF
97.	PWSP012 ¿ FRONTAGE IMPROVEMENTS (NON-STANDARD CONDITIONS)	Partially Met	Met for Final Map Phase 1 Recordation Only.	AF
98.	PWSP021 ¿ CARMEL AREA WASTEWATER DISTRICT (NON-STANDARD CONDITION)	Met		AF
99.	PWSP022 ¿ SEWER SYSTEM IMPROVEMENTS (NON-STANDARD CONDITION)	Met		AF

# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Public Works Department

151.	MITIGATION MEASURE (4.6-1) TRANSPORTATION AND CIRCULATION	Partially Met	Met for Final Map Phase 1 Recordation Only.	AF
152.	MITIGATION MEASURE (4.6-2) TRANSPORTATION AND CIRCULATION	Partially Met	Met for Final Map Phase 1 Recordation Only.	AF
153.	MITIGATION MEASURE (4.6-3) TRANSPORTATION AND CIRCULATION	Partially Met	Met for Final Map Phase 1 Recordation Only.	AF
154.	MITIGATION MEASURE (4.6-4) TRANSPORTATION AND CIRCULATION	Partially Met	Met for Final Map Phase 1 Recordation Only.	AF
155.	MITIGATION MEASURE (4.6-5) TRANSPORTATION AND CIRCULATION	Partially Met	Met for Final Map Phase 1 Recordation Only.	AF
156.	MITIGATION MEASURE (4.6-6) TRANSPORTATION AND CIRCULATION	Partially Met	Met for Final Map Phase 1 Recordation Only.	AF
157.	MITIGATION MEASURE (4.6-7) TRANSPORTATION AND CIRCULATION	Partially Met	Met for Final Map Phase 1 Recordation Only.	AF
158.	MITIGATION MEASURE (4.6-8) TRANSPORTATION AND CIRCULATION	Met		AF

**MONTEREY COUNTY**  
**HOUSING AND COMMUNITY DEVELOPMENT**  
Carl P. Holm, AICP, Director



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DEPARTMENT/AGENCY CONDITIONS OF APPROVAL & MITIGATION MEASURES  
COMPLIANCE CERTIFICATION FORM

PLN110173/PLN050001  
Carmel Reserve LLC Phase 1 Final Map (September Ranch)  
MONTEREY COUNTY REGIONAL FIRE DISTRICT

**Date:** November 30, 2020

**To:** Carl P. Holm, AICP, Chief of Planning

**From:** Dorothy Priolo, Deputy Fire Marshal, Monterey County Regional Fire District

**Subject:** Certifying Compliance with Applicable Conditions of Approval and Mitigation Measures for Project: PLN110173/PLN050001 – Carmel Reserve LLC Phase 1 Final Map (September Ranch)

In accordance with the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program, (adopted by the Monterey County Board of Supervisors Resolution No. 19-270), MONTEREY COUNTY REGIONAL FIRE DISTRICT has submitted the attached Condition Compliance Certification Report that lists all MONTEREY COUNTY REGIONAL FIRE DISTRICT Conditions of Approval for the following proposed final map: PLN110173/PLN050001 (Vesting Tentative Map approved on November 9, 2010 by the Monterey County Board of Supervisors (PLN050001/Board Resolution No. 10-312).

I hereby certify that the applicant for the final map has complied with the MONTEREY COUNTY REGIONAL FIRE DISTRICT condition(s) of approval required to be met prior to the filing of the final map and that staff has entered the corresponding Condition Compliance Form(s) and supporting documentation into the County's electronic database: Accela Automation, also known as "Accela." If conditions have requirements that apply prior to the final map as well as after the filing of the applicable final map, the condition is met for purposes of the filing of this final map but is listed as "partially met" in Accela to reflect that later compliance actions are also required by the condition.

MONTEREY COUNTY REGIONAL FIRE DISTRICT

CC: Carl Holm, HCD Director

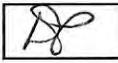
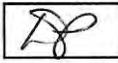
Attachment: MONTEREY COUNTY REGIONAL FIRE DISTRICT Compliance Certification Report for PLN110173/PLN050001

# 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		
52.	FIRES004 - DEAD-END ROADS (NON STANDARD CONDITION)	Partially Met	1/27/2020 Ph. 1 Roadway improvements plan approved 11/6/19. Roads to be installed after Ph. 1 final map and prior to building permits. MET FOR PHASE 1 FINAL MAP RECORDATION ONLY.	
56.	FIRE010 - ROAD SIGNS	Partially Met	1/27/2020 Ph. 1 Roadway improvements plan approved 11/6/19. Subdivision roads signs to be installed during road improvements. MET FOR PHASE 1 FINAL MAP RECORDATION ONLY.	
58.	FIRE012 - EMERGENCY WATER STANDARDS - WATER SYSTEMS	Partially Met	1/27/2020 Ph. 1 Water system improvements plan approved 11/6/19. Subdivision water system to be installed during Ph. 1 road and water improvements. MET FOR PHASE 1 FINAL MAP RECORDATION ONLY.	
63.	FIRE018 - GREENBELTS	Partially Met	1/27/2020 Fire note printed on Phase 1 Improvement Plan approved by D. Priolo on 11/6/19. MET FOR PHASE 1 FINAL MAP RECORDATION ONLY.	
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. Phase 1 improvements to be installed after approval of Phase 1 final map. MET FOR PHASE 1 FINAL MAP RECORDATION ONLY.	

# MONTEREY COUNTY

## HOUSING AND COMMUNITY DEVELOPMENT

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### DEPARTMENT/AGENCY CONDITIONS OF APPROVAL & MITIGATION MEASURES COMPLIANCE CERTIFICATION FORM

PLN110173/PLN050001

Carmel Reserve LLC Phase 1 Final Map (September Ranch)  
Housing and Community Development Department-Housing Section

**Date:** December 1, 2020

**To:** Carl P. Holm, AICP, Director and Acting Chief of Planning

**From:** Melanie Beretti, Housing and Special Programs Services Manager, Housing and Community Development Department-Housing Section

**Subject:** Certifying Compliance with Applicable Conditions of Approval and Mitigation Measures for Project: PLN110173/PLN050001 – Carmel Reserve LLC Phase 1 Final Map (September Ranch)

In accordance with the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program, (adopted by the Monterey County Board of Supervisors Resolution No. 19-270), the Housing and Community Development Department-Housing Section (HCD-Housing) has submitted the attached Condition Compliance Certification Report that lists all HCD-Housing's Conditions of Approval for the following proposed final map: PLN110173/PLN050001 (Vesting Tentative Map approved on November 9, 2010 by the Monterey County Board of Supervisors (PLN050001/Board Resolution No. 10-312).

I hereby certify that the applicant for the final map has complied with the HCD-Housing condition(s) of approval required to be met prior to the filing of the final map and that staff has entered the corresponding Condition Compliance Form(s) and supporting documentation into the County's electronic database: Accela Automation, also known as "Accela." If conditions have requirements that apply prior to the final map as well as after the filing of the applicable final map, the condition is met for purposes of the filing of this final map but is listed as "partially met" in Accela to reflect that later compliance actions are also required by the condition.

Melanie Beretti, Housing and Special Programs Services Manager, HCD-Housing

CC: Carl Holm, HCD Director

Attachment: HCD-Housing (aka Redevelopment) Compliance Certification Report for PLN110173/PLN050001

# 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	11/30/2020: Terms have been reached and Agreement will be fully executed concurrent with recordation of the final. (A. Quenga)	MB

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DEPARTMENT/AGENCY CONDITIONS OF APPROVAL & MITIGATION MEASURES  
COMPLIANCE CERTIFICATION FORM

PLN110173/PLN050001  
Carmel Reserve LLC Phase 1 Final Map (September Ranch)  
Planning Services

**Date:** December 1, 2020

**To:** Carl P. Holm, AICP, Chief of Planning

**From:** Anna V. Quenga, Senior Planner, Planning Services

**Subject:** Certifying Compliance with Applicable Conditions of Approval and Mitigation Measures for Project: PLN110173/PLN050001 – Carmel Reserve LLC Phase 1 Final Map (September Ranch)

In accordance with the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program, (adopted by the Monterey County Board of Supervisors Resolution No. 19-270), Planning Services has submitted the attached Condition Compliance Certification Report that lists all Planning Services' Conditions of Approval for the following proposed final map: PLN110173/PLN050001 (Vesting Tentative Map approved on November 9, 2010 by the Monterey County Board of Supervisors (PLN050001/Board Resolution No. 10-312).

I hereby certify that the applicant for the final map has complied with the Planning Services condition(s) of approval required to be met prior to the filing of the final map and that staff has entered the corresponding Condition Compliance Form(s) and supporting documentation into the County's electronic database: Accela Automation, also known as "Accela." If conditions have requirements that apply prior to the final map as well as after the filing of the applicable final map, the condition is met for purposes of the filing of this final map but is listed as "partially met" in Accela to reflect that later compliance actions are also required by the condition.

  
Anna V. Quenga, Senior Planner, Planning Services

CC: Carl Holm, HCD Director

Attachment: Planning Services Compliance Certification Report for PLN110173/PLN050001

# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
2.	PD002 - NOTICE PERMIT APPROVAL	Met	Met for all phases.	
3.	PBDSP001 - CONSERVATION AND SCENIC EASEMENT (NON-STANDARD CONDITION)	Partially Met	11/30/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga)	
4.	PBDSP004 - EROSION CONTROL PLAN AND SCHEDULE (NON-STANDARD CONDITION)	Partially Met	11/30/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga)	
6.	PBDSP032 - HOURS OF CONSTRUCTION ACTIVITY	Partially Met	This condition is MET for PHASE 1 Final Map recordation.	
7.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met	This condition is MET for all phases of September Ranch development. (Phases 1 and 2).	
8.	PD007- GRADING WINTER RESTRICTION	Partially Met	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga)	
9.	PD004 - INDEMNIFICATION AGREEMENT	Met	This condition is MET for all phases of September Ranch development. (Phases 1 and 2).	
10.	PBD018(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY)	Partially Met	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga)	
				

# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Planning Department

11.	PBD018(B) - LANDSCAPE PLAN AND MAINTENANCE (OTHER THAN SINGLE FAMILY DWELLING)	Partially Met	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga)	
12.	PBDSP031 & LIGHTING (NON-STANDARD CONDITION)	Partially Met	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of construction permits. (A. Quenga)	
13.	PBDSP002 & CONDITION COMPLIANCE AND MITIGATION MONITORING PROGRAM	Met		
14.	PBD024 - NOTE ON MAP-STUDIES	Partially Met	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision. (A. Quenga)	
15.	PBD024 - NOTE ON MAP-STUDIES	Partially Met	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision. (A. Quenga)	
16.	PBD024 - NOTE ON MAP-STUDIES	Partially Met	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision. (A. Quenga)	
17.	PBD024 - NOTE ON MAP-STUDIES	Partially Met	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision. (A. Quenga)	

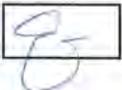


# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Planning Department

18.	PBD024 - NOTE ON MAP-STUDIES	Partially Met	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision. (A. Quenga)	
19.	PBDSP007 - NOTE ON MAP-STUDIES (NON-STANDARD)	Partially Met	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision. (A. Quenga)	
20.	PBDSP005 & SUBDIVISION BUILDING ENVELOPE APPROVAL (NON-STANDARD CONDITION)	Partially Met	11/30/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga)	
21.	PBD032(B) & TREE AND ROOT PROTECTION	Partially Met	MET for PHASE 1 Final Map recordation.	
22.	PBD033 & UTILITIES & SUBDIVISION	Partially Met	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision. (A. Quenga)	
23.	PBDSP028 - WATER TANK APPROVAL (NON-STANDARD CONDITION)	Partially Met	This condition has separate actions Required action prior to filing Phase 1 FM have been MET, but status will remain partially met pending compliance actions for issuance of and final of construction permits for Phase 1 water tank and filing final map fo	
25.	PBD042 & GRADING PERMITS REQUIRED	Partially Met	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga)	

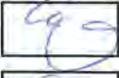


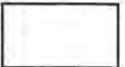
# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Planning Department

26.	PBDSP006 ⚡ SECOND UNITS (NON-STANDARD CONDITION)	Partially Met	This condition has separate actions and current status is PARTIALLY MET as not all the actions have been approved for PHASE 1 Final Map recordation.	
28.	PBDSP011 ⚡ DESIGN APPROVAL (NON-STANDARD CONDITION)	Partially Met	Met for Phase 1 recordation.	
29.	PBDSP013 ⚡ SWPPP COMPLIANCE AND EROSION CONTROL INSPECTIONS (NON-STANDARD CONDITION)	Partially Met	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga)	
30.	PBDSP014 ⚡ OPEN SPACE (NON-STANDARD CONDITION)	Partially Met	11/30/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as portions of Parcel A - Open Space is within future phases of the subdivision. (A. Quenga)	
31.	PBDSP015 ⚡ DEVELOPMENT IN CONSERVATION AND SCENIC EASEMENTS (NON-STANDARD CONDITION)	Partially Met	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision. (A. Quenga)	
32.	PBDSP016 ⚡ NON-NATIVE INVASIVES (NON-STANDARD CONDITION)	Partially Met		
33.	PBDSP017 ⚡ WATER INTENSIVE USES (NON-STANDARD CONDITION)	Partially Met	11/30/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision. (A. Quenga)	
34.	PBDSP018 ⚡ MAPPED LANDSLIDES (NON-STANDARD CONDITION)	Partially Met	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision. (A. Quenga)	



# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Planning Department

35.	PBDSP019 Ț ANTENNAS (NON-STANDARD CONDITION)	Partially Met	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision. (A. Quenga)	
36.	PBDSP020 Ț PHASING (NON-STANDARD CONDITION)	Partially Met	12/01/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga)	
37.	PBDSP021 Ț ȚB-6Ț COMBINING DISTRICT (NON-STANDARD CONDITION)	Partially Met	11/30/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision. (A. Quenga)	
38.	PBDSP022 Ț FENCING PARCELS (NON-STANDARD CONDITION)	Partially Met	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision. (A. Quenga)	
39.	PBDSP023 Ț TREE REMOVAL (NON-STANDARD CONDITION)	Partially Met	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision. (A. Quenga)	
40.	PBDSP025 Ț CONNECTION TO CAL-AM PROHIBITED (NON-STANDARD CONDITION)	Partially Met	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision. (A. Quenga)	
41.	PBD006 - DEED RESTRICTION - USE	Partially Met		



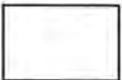
# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Planning Department

42.	PBDSP027 $\zeta$ VEHICLE TRIP REDUCTION ORDINANCE (NON-STANDARD CONDITION)	Partially Met	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision. (A. Quenga)	
43.	PBDSP030 $\zeta$ HISTORIC STRUCTURES (NON-STANDARD CONDITION)	Met		
44.	PBDSP008 $\zeta$ SPECIAL SETBACKS (NON-STANDARD CONDITION)	Partially Met	11/30/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision. (A. Quenga)	
45.	PBDSP003 $\zeta$ WATER USE PLAN (NON-STANDARD CONDITION)	Partially Met	11/30/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision. (A. Quenga)	
128.	MITIGATION MEASURE (4.2-1) - GEOLOGY & SOILS	Partially Met	12/01/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga)	
129.	MITIGATION MEASURE 4.2-2 - GEOLOGY AND SOILS	Partially Met	11/30/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga)	
130.	MITIGATION MEASURE (4.2-3) GEOLOGY AND SOILS	Partially Met	12/01/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga)	

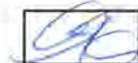


# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Planning Department

131.	MITIGATION MEASURE (4.2-4) GEOLOGY AND SOILS	Partially Met	12/01/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga)	
132.	MITIGATION MEASURE (4.2-5) GEOLOGY AND SOILS	Partially Met	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga)	
133.	MITIGATION MEASURE (4.2-6) GEOLOGY AND SOILS	Partially Met	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga)	
134.	MITIGATION MEASURE (4.2-7) GEOLOGY AND SOILS	Partially Met	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga)	
135.	MITIGATION MEASURE (4.2-8) GEOLOGY AND SOILS	Partially Met	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga)	
136.	MITIGATION MEASURE (4.2-9) GEOLOGY AND SOILS	Partially Met	12/01/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga)	
				

# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Planning Department

137.	MITIGATION MEASURE (4.2-10) GEOLOGY AND SOILS	Partially Met	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga)	
138.	MITIGATION MEASURE (4.2-11) GEOLOGY AND SOILS	Partially Met	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga)	
139.	MITIGATION MEASURE (4.2-12) GEOLOGY AND SOILS	Partially Met	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga)	
140.	MITIGATION MEASURE (4.2-13) GEOLOGY AND SOILS	Partially Met	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga)	
141.	MITIGATION MEASURE (4.2-14) GEOLOGY AND SOILS	Partially Met	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga)	
142.	MITIGATION MEASURE (4.2-15) GEOLOGY AND SOILS	Partially Met	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga)	



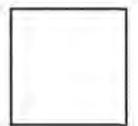
# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Planning Department

143.	MITIGATION MEASURE (4.2-16) GEOLOGY AND SOILS	Partially Met	Environmental Services Condition; This condition has separate actions and current status is PARTIALLY MET as not all the actions have been approved for PHASE 1 Final Map recordation.	
144.	MITIGATION MEASURE (4.2-17) GEOLOGY AND SOILS	Partially Met	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga)	
145.	MITIGATION MEASURE (4.2-18) GEOLOGY AND SOILS	Partially Met	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga)	
147.	MITIGATION MEASURE (4.3-2) WATER SUPPLY AND AVAILABILITY	Partially Met	12/01/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to issuance of well permits. (A. Quenga)	
148.	MITIGATION MEASURE (4.4-1) HYDROLOGY AND WATER QUALITY	Partially Met	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga) This condition has separate actions and current	
149.	MITIGATION MEASURE (4.4-2) HYDROLOGY AND WATER QUALITY	Partially Met	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga)	



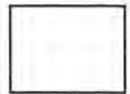
# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Planning Department

150.	MITIGATION MEASURE (4.4-3) HYDROLOGY AND WATER QUALITY	Partially Met	12/01/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga)	
159.	MITIGATION MEASURE (4.7-1) AIR QUALITY	Partially Met	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga)	
162.	MITIGATION MEASURE (4.9-1) BIOLOGICAL RESOURCES	Partially Met	This condition has separate actions and current status is PARTIALLY MET as not all the actions have been approved for PHASE 1 Final Map recordation.	
163.	MITIGATION MEASURE (4.9-2) BIOLOGICAL RESOURCES	Partially Met	11/30/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of construction permits. (A. Quenga)	
164.	MITIGATION MEASURE (4.9-3) BIOLOGICAL RESOURCES	Partially Met	Met for Phase 1 Final Map Recordation Only. Tree replacement plan requirements are required to be placed on all future building permits. A tree planting monitoring report is also required to be submitted to RMA-Planning once a year for 7 years for review	
165.	MITIGATION MEASURE (4.9-4) BIOLOGICAL RESOURCES	Partially Met	11/27/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga)	



# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Planning Department

166.	MITIGATION MEASURE (4.9-5) BIOLOGICAL RESOURCES	Partially Met	11/27/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga)	
167.	MITIGATION MEASURE (4.9-6) BIOLOGICAL RESOURCES	Partially Met	Met for Phase 1 Final Map Recordation Only. Actions required to be taken during construction phases still pending.	
168.	MITIGATION MEASURE (4.9-7) BIOLOGICAL RESOURCES	Partially Met	11/30/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga)	
169.	MITIGATION MEASURE (4.9-8) BIOLOGICAL RESOURCES	Partially Met	11/27/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga)	
170.	MITIGATION MEASURE (4.9-9) BIOLOGICAL RESOURCES	Partially Met	11/30/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of construction permits. (A. Quenga)	
171.	MITIGATION MEASURE (4.9-10) BIOLOGICAL RESOURCES	Partially Met	11/30/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga)	

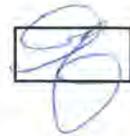


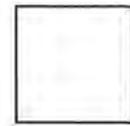
# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Planning Department

172.	MITIGATION MEASURE (4.9-11) BIOLOGICAL RESOURCES	Partially Met	11/30/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of roadway construction permits. (A. Quenga)	
176.	MITIGATION MEASURE (4.10-1) CULTURAL RESOURCES	Partially Met	11/27/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga)	
177.	MITIGATION MEASURE (4.11-1) AESTHETICS	Partially Met	11/27/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga)	
178.	MITIGATION MEASURE (4.11-2) AESTHETICS	Partially Met	12/01/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga)	
179.	MITIGATION MEASURE (4.11-3) AESTHETICS	Partially Met	12/01/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga)	
180.	MITIGATION MEASURE (4.11-4) AESTHETICS	Partially Met	12/01/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision. (A. Quenga)	

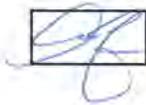


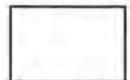
# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Planning Department

181.	MITIGATION MEASURE (4.11-5) AESTHETICS	Partially Met	12/01/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga)	
183.	MITIGATION MEASURE (4.13.5-1) PUBLIC SERVICES AND UTILITIES	Met		
184.	MITIGATION MEASURE (4.13.5-2) PUBLIC SERVICES AND UTILITIES	Met	Parks Condition: This condition has separate actions and current status is PARTIALLY MET as not all the actions have been approved for PHASE 1 Final Map recordation.	
187.	MITIGATION MEASURE (4.9-1A) BIOLOGICAL RESOURCES	Partially Met	11/30/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga)	
188.	MITIGATION MEASURE (4.9-1B) BIOLOGICAL RESOURCES	Partially Met	11/27/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga)	
189.	MITIGATION MEASURE (4.9-3A) BIOLOGICAL RESOURCES	Partially Met	11/30/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. (A. Quenga)	
191.	PBDSP003 (A) WATER USE PLAN (NON-STANDARD CONDITION)	Partially Met	This condition has separate actions and current status is PARTIALLY MET as not all the actions have been approved for PHASE 1 Final Map recordation.	



# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Planning Department

- |      |  |               |  |
|------|--|---------------|--|
| 192. | PBDSP005 (A) - SUBDIVISION BUILDING ENVELOPE APPROVAL (NON-STANDARD CONDITION) | Partially Met | 11/30/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision. (A. Quenga) |
|------|--|---------------|--|



**MONTEREY COUNTY**  
**HOUSING AND COMMUNITY DEVELOPMENT**  
Carl P. Holm, AICP, Director



HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES

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(831)755-4800  
www.co.monterey.ca.us

DEPARTMENT/AGENCY CONDITIONS OF APPROVAL & MITIGATION MEASURES  
COMPLIANCE CERTIFICATION FORM

PLN110173/PLN050001  
Carmel Reserve LLC Phase 1 Final Map (September Ranch)  
HCD-Environmental Services

**Date:** 12/1/2020

**To:** Carl P. Holm, AICP, Chief of Planning

**From:** Joshua Bowling, CBO, Interim Building Official

**Subject:** Certifying Compliance with Applicable Conditions of Approval and Mitigation  
Measures for Project: PLN110173/PLN050001 – Carmel Reserve LLC Phase 1  
Final Map (September Ranch)

In accordance with the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program, (adopted by the Monterey County Board of Supervisors Resolution No. 19-270), has submitted the attached Condition Compliance Certification Report that lists all HCD-ENVIRONMENTAL SERVICES Conditions of Approval for the following proposed final map: PLN110173/PLN050001 (Vesting Tentative Map approved on November 9, 2010 by the Monterey County Board of Supervisors (PLN050001/Board Resolution No. 10-312).

I hereby certify that the applicant for the final map has complied with the HCD-ENVIRONMENTAL SERVICES condition(s) of approval required to be met prior to the filing of the final map and that staff has entered the corresponding Condition Compliance Form(s) and supporting documentation into the County's electronic database: Accela Automation, also known as "Accela." If conditions have requirements that apply prior to the final map as well as after the filing of the applicable final map, the condition is met for purposes of the filing of this final map but is listed as "partially met" in Accela to reflect that later compliance actions are also required by the condition.

A handwritten signature in blue ink that reads "Joshua Bowling".

Joshua Bowling  
Interim Building Official  
Housing and Community Development Department

CC: Carl Holm, HCD Director

Attachment: HCD-ENVIRONMENTAL SERVICES Compliance Certification Report for PLN110173/PLN050001

# 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	Partially Met	This condition is Partially Met for Phase I for map recordation.	AT
122.	WR41 - NOTICE OF WATER CONSERVATION REQUIREMENTS	Partially Met	This condition is Partially Met for Phase I for map recordation.	AT
123.	WRSP001 - LANDSCAPING REQUIREMENTS (NON-STANDARD)	Partially Met	This condition is Partially Met for Phase I.	AT
124.	WR46 - C.C.&R. WATER CONSERVATION PROVISIONS	Partially Met	This condition is Partially Met for Phase I for map recordation. .	AT
125.	WR47 - WASTE MANAGEMENT PLAN	Partially Met	This condition is Met for Phase I for map recordation.	AT
126.	WRSP005 ¿ DRAINAGE PLAN (NON-STANDARD CONDITION)	Partially Met	This condition is Met for Phase I for map recordation.	AT
127.	WRSP008 ¿ COMPLETION CERTIFICATION (NON-STANDARD CONDITION)	Partially Met	This condition is Met for Phase I for map recordation.	AT

**MONTEREY COUNTY**  
**HOUSING AND COMMUNITY DEVELOPMENT**  
Carl P. Holm, AICP, Director



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DEPARTMENT/AGENCY CONDITIONS OF APPROVAL & MITIGATION MEASURES  
COMPLIANCE CERTIFICATION FORM

PLN110173/PLN050001  
Carmel Reserve LLC Phase 1 Final Map (September Ranch)  
Health Department, Environmental Health Bureau

**Date:** November 30, 2020

**To:** Carl P. Holm, AICP, Chief of Planning

**From:** Ric Encarnacion, Assistant Director, Environmental Health Bureau

**Subject:** Certifying Compliance with Applicable Conditions of Approval and Mitigation Measures for Project: PLN110173/PLN050001 – Carmel Reserve LLC Phase 1 Final Map (September Ranch)

In accordance with the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program, (adopted by the Monterey County Board of Supervisors Resolution No. 19-270), the Health Department, Environmental Health Bureau has submitted the attached Condition Compliance Certification Report that lists all Environmental Health Bureau's Conditions of Approval for the following proposed final map: PLN110173/PLN050001 (Vesting Tentative Map approved on November 9, 2010 by the Monterey County Board of Supervisors (PLN050001/Board Resolution No. 10-312).

I hereby certify that the applicant for the final map has complied with the Environmental Health Bureau condition(s) of approval required to be met prior to the filing of the final map and that staff has entered the corresponding Condition Compliance Form(s) and supporting documentation into the County's electronic database: Accela Automation, also known as "Accela." If conditions have requirements that apply prior to the final map as well as after the filing of the applicable final map, the condition is met for purposes of the filing of this final map but is listed as "partially met" in Accela to reflect that later compliance actions are also required by the condition.

A handwritten signature in black ink, appearing to be 'Ric Encarnacion', written over a horizontal line.

Ric Encarnacion, Assistant Director, Environmental Health Bureau

CC: Carl Holm, HCD Director

Attachment: Health Department, Environmental Health Bureau Compliance Certification Report for PLN110173/PLN050001

# 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	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain Partially Met as it applies to approval of future phases of the subdivision. (N. Fowler) 01/24/2020: MATT KRENZ THIS CONDITION SHALL BE FULLY MET PRIOR TO RECORD	
108.	EHSP002 - WATER SYSTEM IMPROVEMENTS (CO. PERMITTED SYSTEM) (NON-STANDARD CONDITION)	Partially Met	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain Partially Met as it applies to approval of future phases of the subdivision and construction permits. (N. Fowler) 01/24/2020: MATT KRENZ THIS CONDITION SHALL BE	
109.	EH4 - FIRE FLOW STANDARDS	Partially Met	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain Partially Met as it applies to approval of future phases of the subdivision and construction permits. (N. Fowler) 01/24/2020: MATT KRENZ THIS CONDITION SHALL BE	
110.	EH5 - INSTALL /BOND WATER SYSTEM IMPROVEMENTS	Partially Met	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain Partially Met as it applies to approval of future phases of the subdivision and construction permits. (N. Fowler) 01/24/2020: MATT KRENZ THIS CONDITION SHALL BE	
111.	EHSP003 - WELL CONSTRUCTION PERMIT (NON-STANDARD CONDITION)	Met		

# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Health Department

112.	EHSP004 - WELL LOTS (NON-STANDARD CONDITION)	Partially Met	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain Partially Met as it applies to approval of future phases of the subdivision and construction permit. (N. Fowler)	
113.	EHSP010 - ABANDON EXISTING ONSITE WASTEWATER TREATMENT SYSTEM(S) (NON-STANDARD CONDITION)	Partially Met	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain Partially Met as it applies to septic tank demolition that will take place concurrent with construction permits. (N. Fowler)	
114.	EHSP005 - SEWER SERVICE CAN/WILL SERVE (NON-STANDARD CONDITION)	Met		
115.	EH 25 - INSTALL/BOND SEWER SYSTEM IMPROVEMENTS	Partially Met	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain Partially Met as it applies to approval of future phases of the subdivision and construction permits. (N. Fowler)	
116.	EHSP006 - SEWER SYSTEM IMPROVEMENTS (NON-STANDARD CONDITION)	Partially Met	11/25/2020: This condition is met for recordation of Phase 1 final map but status will remain Partially Met as it applies to approval of future phases of the subdivision and construction permits. (N. Fowler)	
117.	EHSP007 - ANIMAL MANURE (NON-STANDARD CONDITION)	On-Going		
118.	EHSP008 - CAPITAL IMPROVEMENT FUND FOR MUTUAL WATER COMPANY (NON-STANDARD CONDITION)	Met	01/24/2020: MATT KRENZ THIS CONDITION SHALL BE FULLY MET PRIOR TO RECORDATION OF MAP FOR PHASE 1	
119.	EH38 - SEPARATE RECYCLABLES	On-Going		

# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Health Department

120. EHSP009 *i* ARTICLES OF INCORPORATION  
(NON-STANDARD CONDITION)

Met

01/24/2020: MATT KRENZ  
THIS CONDITION SHALL BE  
FULLY MET PRIOR TO  
RECORDATION OF MAP  
FOR PHASE 1

A rectangular box containing a handwritten signature in blue ink, likely representing Matt Krenz.

# MONTEREY COUNTY

## HOUSING AND COMMUNITY DEVELOPMENT

Carl P. Holm, AICP, Director



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### DEPARTMENT/AGENCY CONDITIONS OF APPROVAL & MITIGATION MEASURES COMPLIANCE CERTIFICATION FORM

PLN110173/PLN050001  
Carmel Reserve LLC Phase 1 Final Map (September Ranch)  
PARKS

**Date:** NOVEMNER 30, 2020

**To:** Carl P. Holm, AICP, Chief of Planning

**From:** John Akeman, Parks Planning Manager

**Subject:** Certifying Compliance with Applicable Conditions of Approval and Mitigation  
Measures for Project: PLN110173/PLN050001 – Carmel Reserve LLC Phase 1  
Final Map (September Ranch)

In accordance with the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program, (adopted by the Monterey County Board of Supervisors Resolution No. 19-270), PARKS has submitted the attached Condition Compliance Certification Report that lists all PARK'S Conditions of Approval for the following proposed final map: PLN110173/PLN050001 (Vesting Tentative Map approved on November 9, 2010 by the Monterey County Board of Supervisors (PLN050001/Board Resolution No. 10-312).

I hereby certify that the applicant for the final map has complied with the PARK'S condition(s) of approval required to be met prior to the filing of the final map and that staff has entered the corresponding Condition Compliance Form(s) and supporting documentation into the County's electronic database: Accela Automation, also known as "Accela." If conditions have requirements that apply prior to the final map as well as after the filing of the applicable final map, the condition is met for purposes of the filing of this final map but is listed as "partially met" in Accela to reflect that later compliance actions are also required by the condition.

John Akeman, Parks Planning Manager

CC: Carl Holm, HCD Director

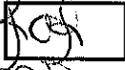
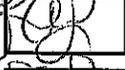
Attachment: Park's Compliance Certification Report for PLN110173/PLN050001

# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Parks Enforcement

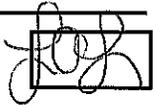
Condition	Condition Title	Status	Status Comment	Staff Initial
100.	PKSSP001 ¿ PARK PARCEL (NON-STANDARD CONDITION)	Met		
101.	PKS004 ¿ RECREATIONAL TRAILS EASEMENT	Met		
102.	PKSSP002 ¿ PRIVATE TRAILS (NON-STANDARD CONDITION)	Met		
103.	PKSSP003 ¿ RECREATION REQUIREMENTS/ LAND DEDICATION (NON-STANDARD CONDITION)	Met		
104.	PKSSP004 ¿ HISTORIC RESOURCES (NON-STANDARD CONDITION)	Met		
106.	PKSSP006 ¿ LAND DEDICATION (NON-STANDARD CONDITION)	Met		
193.	PKSSP003 (A) ¿ RECREATION REQUIREMENTS/ LAND DEDICATION (NON-STANDARD CONDITION)	Met		

# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Parks Enforcement

Condition	Condition Title	Status	Status Comment	Staff Initial
105.	PKSSP005 & CONSTRUCTION OF TRAILS (NON-STANDARD CONDITION)	Partially Met	12/01/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to construction of trails. (A. Quenga)	

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