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

In the matter of the application of:

MOHSSIN (Urban Housing Communities) (PLN150730)

RESOLUTION NO. 15-053

Resolution by the Monterey County Planning
Commission:

- 1) Finding the Project Consistent with a Community Plan for which an EIR was certified (CEQA Guidelines Section 15183); and
- 2) Approving a Combined Development Permit consisting of: 1) Use Permit to allow the construction of a 36,000 square foot (42-unit; 36 one-bedroom units and 6 two-bedroom unit) apartment veterans housing complex and 3,300 square foot community center building; and 2) Use Permit to allow a reduction in the required parking from 97 spaces to 47 spaces; and 3) Design Approval.

[PLN150730, Idris Mohssin, South of Poole and Merritt Streets (State Highway 183) in Castroville, Castroville Community Plan and North County Non-Coastal Area Plan (APN: 030-171-001-000)]

The Mohssin (Urban Housing Communities) application (PLN150730) came on for public hearing before the Monterey County Planning Commission on December 9, 2015. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is a Combined Development Permit consisting of: 1) Use Permit to allow the construction of a 36,000 square foot (42-unit; 36 one-bedroom units and 6 two-bedroom unit) apartment veterans housing complex and 3,300 square foot community center building; and 2) Use Permit to allow a reduction in the required parking from 97 spaces to 47 spaces; and 3) Design Approval.
EVIDENCE: The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN150730.

2. **FINDING:** **CONSISTENCY/SITE SUITABILITY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development. The site is physically suitable for the use proposed.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Castroville Community Plan; and

- North County Non-Coastal Area Plan;
- Monterey County Zoning Ordinance (Title 21);

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The property is located at South of Poole and Merritt Streets (State Highway 183) in Castroville. The proposal is consistent with the Castroville Community Plan land use plan designation of MU-C, which allows residential and commercial, office and/or public uses on the same site or in the same building (primarily retail, office, and/or public uses to encourage activity centers and pedestrian orientation).
- c) The parcel is zoned CP (Community Plan) which implements the Community Plan land use designation of Mixed Use which allows a 36,000 square foot (42-unit; 36 one-bedroom units and 6 two-bedroom unit) apartment veterans housing complex and 3,300 square foot community center building, on a 1.5 acre lot subject to approval of Use Permit and Design Approval. Therefore the project is an allowed land use for this site.
- d) The project planner conducted a various site inspections to verify that the project on the subject parcel conforms to the plans listed above.
- e) Design Approval – The Castroville Community Plan Policy 2.2 requires that new development including infill development, be reviewed subject to the appropriate Community Plan Architectural Design Guidelines (Appendix A) and Development Standards (Appendix B) to ensure quality of design and compatibility. The proposed construction materials and color palette is consistent with the Design Guidelines and Development Standards.
- f) The Architectural Design Guidelines of the Castroville Community Plan allow contemporary designs when the development is not in close proximity to existing historical buildings with identifiable architectural styles. This site is not in proximity to any historic building and uses a contemporary architectural style.
- g) The Architectural Design Guidelines of the Castroville Community Plan require the use of high quality materials. The stucco exterior walls, iron balcony rails, and tile shingle roof are consistent with this requirement.
- h) Reduction of Parking – The project proposes shared parking of 47 parking spaces to accommodate the 42 unit housing complex and community center. Per Monterey County Code (MCC), the project is required to provide a total of 97 parking spaces [1.5 spaces for each one-bedroom unit ($1.5 \times 36 = 54$), 2 spaces for each two-bedroom unit ($2 \times 6 = 12$), 1 guest space/every 4 units ($1 \times 42/4 = 11$), and 1 space for every 4 seats of the Community Center ($1 \times 80/4 = 20$)]. Therefore the applicant is requesting a reduction in parking via a Use Permit (pursuant to MCC Section 21.58.050.C). The project is intended to house disabled, home-less, and handicapped veterans, who generally do not own and/or operate motor vehicles, and the primary users of the community center would be persons residing on site; therefore the provision of parking for both the residential complex and the community center, as separate parking generating uses, would create a redundancy of parking, and would result in the project site being “over-

parked”. The sharing of 47 parking stalls, including 3 accessible stalls, is provides 1 space per residential unit, with 5 additional spaces for visitors and employees.

- i) The project was referred to the Castroville Citizen’s Advisory Committee (CAC) for review on December 7, 2015.
- j) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, North County Fire Protection District; RMA-Public Works Department; RMA- Environmental Services; Economic Development Department (Jane Barr); Environmental Health Bureau; and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
- k) Staff identified potential impacts to Biological Resources, Archaeological Resources, and Soil Stability. The following reports have been prepared:
 - “Biological Survey for the Idris Mohssin Property on July 27, 2007” (LIB100083) prepared by Ed Mercurio, Salinas, California, dated July 27, 2007.
 - “Biological Survey for the Idris Mohssin Property on May 2, 2008” (LIB100081) prepared by Ed Mercurio, Salinas, California, dated May 2, 2008.
 - “Preliminary Cultural Resources Reconnaissance of APN: 030-171-001-000 Located at Poole Street South of Merritt Street, Castroville, Monterey County, California” (LIB080509) prepared by Lynne Mounday, M.A., dated July 8, 2008.
 - “Geotechnical Investigation for Proposed Residential Building Sub Sites #1 and #4 at Merritt Street at Poole Street, Castroville, CA 95012” (LIB070062) prepared by Ali M. Oskooruchi, Ph.D., P.E., G.E., dated November 21, 2006.
 - “Geotechnical Investigation for Proposed Residential Building Sub Site #5 and #6 at Merritt Street at Poole Street, Castroville, CA 95012” (LIB070063) prepared by Ali M. Oskooruchi, Ph.D., P.E., G.E., dated November 21, 2006.
 - “Reconnaissance of Geologic Investigation, Lands of Mohssin, Merritt and Poole Streets, Monterey County, California” prepared by UPP Geotechnology, Inc.” (LIB070061) dated December 27, 2006.
 - “Phase 1 Environmental Site Assessment” (LIB100102) prepared by Environmental Investigations, Inc., dated April 5, 2009.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- l) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN150730.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of

this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by the RMA - Planning, North County Fire Protection District; RMA-Public Works Department; RMA-Environmental Services; Economic Development Department (Jane Barr); Environmental Health Bureau; and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood. The applicant has agreed to these conditions as evidenced by the application and accompanying materials and conditions.
 - b) Necessary public facilities are available. The project would not require the construction of new water or waste treatment facilities. Water is provided by the Castroville Community Services District.
 - c) See preceding and following Findings and Evidence.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a various site inspections and researched County records to assess if any violation exists on the subject property.

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

- EVIDENCE:**
- a) In April 2007, the Board of Supervisors adopted the Castroville Community Plan (CCP), which is intended to guide future growth and development within the Plan boundaries. The CCP was approved after the Board of Supervisors certified a Final EIR for build out of the Plan area. The subject site is within the Merritt Street Opportunity Area as defined in the Castroville Community Plan.
 - b) In October 2010, the Board of Supervisors adopted a countywide General Plan (2010 Monterey County General Plan) which incorporated the North County Area Plan (Chapter 9.G), which includes the Castroville Community Plan as a "Community Area".
 - c) CEQA Section 21083.3 (a) states: *If a parcel has been zoned to accommodate a particular density of development or has been designated in a community plan to accommodate a particular density of development and an environmental impact report was certified for that zoning or planning action, the application of this division to the approval of any subdivision map or other project that is consistent with*

the zoning or community plan shall be limited to effects upon the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report.

- d) The 42 units proposed on 1.5 acres is between the 15 and 30 units per acre specified in the Community Plan.
- e) A series of studies were conducted (see Finding 3, evidence b above) which found there were not any peculiar environmental impacts associated with development of this site.

6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
EVIDENCE: Section 21.80.040.D of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.


DECISION

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

- 1. Find the Project Consistent with a Community Plan for which an EIR was certified (CEQA Guidelines Section 15183); and
- 2. Approve a Combined Development Permit consisting of: 1) Use Permit to allow the construction of a 36,000 square foot (42-unit; 36 one-bedroom units and 6 two-bedroom unit) apartment veterans housing complex and 3,300 square foot community center building; and 2) Use Permit to allow a reduction in the required parking from 97 spaces to 47 space; and 3) Design Approval, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 9th day of December, 2015 upon motion of Commissioner Vandevere, seconded by Commissioner Roberts, by the following vote:

AYES: Vandevere, Getzelman, Diehl, Roberts, Mendez
NOES: Rochester, Padilla
ABSENT: Brown, Hert
ABSTAIN: None



Mike Novo, Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON **DEC 11 2015**

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **DEC 21 2015**

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

NOTES

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

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

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

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

Monterey County RMA Planning

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

PLN150730

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN150730) consists of: 1) Use Permit to allow the construction of a 36,000 square foot (42-unit; 36 one-bedroom units and 6 two-bedroom unit) apartment veterans housing complex and 3,300 square foot community center building; and 2) Use Permit to allow a reduction in the required parking from 97 spaces to 47 spaces; and 3) Design Approval. The property is located south of Poole Street and Merritt Streets (State Highway 183) in Castroville (Assessor's Parcel Number 030-171-001-000), Castroville Community Plan and North County Non-Coastal Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Use Permit (Resolution Number 15-053) was approved by the Monterey County Planning Commission for Assessor's Parcel Number 030-171-001-000 on December 9, 2015. The permit was granted subject to 39 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (RMA - Planning)

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

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

Responsible Department: RMA-Planning

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

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

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

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

4. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (RMA - Planning)

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

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

5. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

6. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of RMA - Planning . A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning)

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

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by RMA-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to RMA-Building Services.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to Monterey County RMA - Planning.

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

7. PD013 - STREET LIGHTING

Responsible Department: RMA-Planning

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

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

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

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to the issuance of building permits.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

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

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

9. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on December 7, 2018, unless use of the property or actual construction has begun within this period.
(RMA-Planning)

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

10. PD035 - UTILITIES UNDERGROUND

Responsible Department: RMA-Planning

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

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

11. PD041 - HEIGHT VERIFICATION

Responsible Department: RMA-Planning

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

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

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

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

12. PD052 - PRE-CONSTRUCTION MEETING

Responsible Department: RMA-Planning

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

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

13. PDSP001 - CHANGE OF RESIDENTIAL USE / PERMIT AMENDMENT REQUIREMENT (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Project is approved for Veteran's Supportive Housing. In the event the owner/applicant or successor desires to convert the use of the site to another residential use, the permit shall be modified to allow a different residential use on the site, including addressing changes to parking requirements.

Compliance or Monitoring Action to be Performed: Prior to a change in the residential use (Veteran's Housing) of the development, a Permit Amendment shall be applied for, considered, and approved by the appropriate Hearing Authority. The amendment shall consider and analyze all impacts from the change of use, including parking requirements and the removal of affordability requirements (if required).

14. PDSP002 - ONE ACTIVE PROJECT APPROVAL (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Only one project may proceed forward on this site. The issuance of building permits for this project (PLN150730) shall expire the permit PLN080163. In the event that building permits are issued for PLN080163, this project (PLN150730) shall expire.

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit for this project (PLN150730), the prior approval (PLN080163) shall be formally expired in the permitting database.

15. EDD001 - INCLUSIONARY HOUSING REQUIREMENT

Responsible Department: Economic Development

Condition/Mitigation Monitoring Measure: Prior to issuance of a building or grading permit for the project, the developer/owner shall execute an Inclusionary Housing Developer Inclusionary Rental Agreement (Agreement), in a form that is acceptable to the Director of Economic Development Department, to be recorded on the subject property to implement the affordability provisions of the inclusionary housing ordinance requiring units to meet the affordability provisions of the ordinance and the 25% affordability requirement of the 2010 Monterey County General Plan. Units which are more affordable can be used to satisfy the affordability requirements of higher income units.

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

16. EHBSP01: RECYCLABLES AND ORGANIC WASTE DIVERSION IN RENTAL HOUSING (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Recyclables and organic waste must be separated from refuse, collected, stored and properly recycled for the rental housing unit pursuant to Monterey County Code 10.41 and AB 1826 Chesbro (Chapter 727, Statutes of 2014).

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits, submit a written plan to the Environmental Health Bureau on how recyclables and organic waste will be collected and stored for the rental housing complex to Recycling and Resource Recovery Services of Environmental Health Bureau for review and approval.
Refuse, recycling and organic waste enclosures shall be sized appropriately and located on the construction permit site plan.

17. STORMWATER CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Stormwater Control Plan, prepared by a registered professional engineer, addressing the Post-Construction Stormwater Management Requirements (PCRs) for Development Projects in the Central Coast Region. The plan shall include the location of the drainage facilities and construction details. A report with supporting calculations shall also be provided. The Stormwater Control Plan shall be reviewed by a licensed practitioner to ensure conformance with the Geotechnical Investigation or Engineering Geology Report. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a Stormwater Control Report and a Stormwater Control Plan to RMA-Environmental Services for review and approval.

Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed and approved the Stormwater Control Plan for conformance with the geotechnical recommendations.

18. CALIFORNIA CONSTRUCTION GENERAL PERMIT

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Waste Discharger Identification (WDID) number certifying the project is covered under the California Construction General Permit. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a WDID number certifying the project is covered under the California Construction General Permit.

19. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an erosion control plan in conformance with the requirements of Monterey County Code Chapter 16.12. The erosion control plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit an erosion control plan to RMA-Environmental Services for review and approval.

20. FIELD VERIFICATION OF POST-CONSTRUCTION STORMWATER CONTROL MEASURES

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a registered Professional Engineer that the stormwater control facilities have been constructed in accordance with the approved Stormwater Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall submit a letter to RMA-Environmental Services for review and approval.

21. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project geotechnical report. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

22. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a grading plan incorporating the recommendations from an updated project geotechnical report. The grading plan shall also address the requirements of Monterey County Code Chapter 16.08, and the geotechnical inspection schedule shall be included on the plan. The applicant shall provide certification from the licensed practitioner that the grading plan incorporates their geotechnical recommendations. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a grading plan and updated geotechnical report to RMA-Environmental Services for review and approval.

Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed the grading plan for conformance with the geotechnical recommendations.

23. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, and to verify that pollutants of concern are not discharged from the site. At the time of the inspection, the applicant shall provide certification that all necessary geotechnical inspections have been completed to that point. This inspection requirement shall be noted on the Erosion Control Plan.(RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, the applicant shall schedule an inspection with RMA-Environmental Services.

24. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

25. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

26. MAINTENANCE AGREEMENT

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall enter into a Maintenance Agreement (Agreement) that clearly identifies the responsible party for ongoing maintenance of structural Stormwater Control Measures. The Agreement shall contain provisions for an annual report to be prepared by a registered Professional Engineer. The annual report shall be submitted to RMA-Environmental Services, for review and approval, no later than August 15th. All recommended maintenance shall be completed by October 15th of the same year. If maintenance is required, certification shall be provided that all recommended maintenance has been completed before the start of the rainy season. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the owner/applicant shall submit the signed and notarized Agreement to RMA-Environmental Services for review and approval. The approved Agreement shall be recorded, and a copy of the recorded document shall be provided to RMA-Environmental Services.

A copy of the standard Agreement can be obtained at RMA – Environmental Services.

27. OPERATION AND MAINTENANCE PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an Operation and Maintenance Plan prepared by a registered Professional Engineer that includes, at a minimum, the following:

- a) A site map identifying all structural Stormwater Control Measures requiring O&M practices to function as designed.
- b) O&M procedures for each structural Stormwater Control Measure including, but not limited to, LID facilities, retention/detention basins, and proprietorship devices.
- c) The O&M Plan shall include short- and long-term maintenance requirements, recommended frequency of maintenance, and estimated cost for maintenance.

(RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any building or grading permits, the owner/applicant shall submit the O&M Plan to RMA-Environmental Services for review and approval.

28. PW0003 - ENCROACHMENT (CURB, ETC)

Responsible Department: RMA-Public Works

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

Compliance or Monitoring Action to be Performed: Prior to Building/Grading Permit Issuance Owner/Applicant shall obtain an encroachment permit from DPW and complete improvement prior to occupying or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

29. PW0007 - PARKING STD

Responsible Department: RMA-Public Works

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

Compliance or Monitoring Action to be Performed: Prior to Building/Grading Permits Issuance the Applicant's engineer or architect shall prepare a parking plan, Owner/Applicant/Engineer to submit plans for review and approval.

30. PW0024 - STOP SIGN

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Install a stop sign, limit line and stop stencil on Poole Street at intersection with Merritt Street.

Compliance or Monitoring Action to be Performed: Owner/Applicant shall install improvements prior to occupancy or commencement of use.

31. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: RMA-Public Works

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

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the DPW.

32. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

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

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval.
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

33. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to the DPW.

34. PWSP001- NON- STANDARD CALTRANS ENROACHMENT PERMIT

Responsible Department: RMA-Public Works

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

Compliance or Monitoring Action to be Performed: Prior to Building/Grading Permit Issuance Owner/Applicant shall obtain an encroachment permit from Caltrans and complete improvement prior to occupying or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

35. PWSP002-NON- STANDARD POOLE STREET IMPROVEMENTS

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Construct curb, gutter, sidewalk and road improvements along Poole Street to accommodate two way travel. Install barricade at end of road. Provide improvement plans for approval of the Department of Public Works and that the road be constructed in accordance with the County and or Caltrans standards. All street lighting, fire hydrants or utilities that need to be relocated must be shown on the improvement plans.

Compliance or Monitoring Action to be Performed: Prior to Building/Grading Permit Issuance Owner/Applicant shall submit the design for review and approval of the DPW., obtain an encroachment permit from DPW and complete improvement prior to occupying or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

36. WR031 - FLOODPLAIN NOTICE

Responsible Department: Water Resources Agency

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

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

A copy of the standard notice can be obtained at the Water Resources Agency or online at: www.mcwra.co.monterey.ca.us.

37. WRSP1 - GRADING PLAN

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The apartment building site shall be elevated to a minimum of 15 feet NAVD88 in order to remove a portion of the property, including the proposed apartment building, from the FEMA-defined 100-year floodplain. The applicant shall provide a grading plan, prepared by a registered civil engineer or licensed land surveyor, identifying the portion of property to be removed from the 100-year floodplain. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of the construction permit for grading, the owner/applicant shall submit a grading plan, prepared by a registered civil engineer or licensed land surveyor, to the Water Resources Agency for review and approval.

38. WRSP2 - ELEVATION CERTIFICATION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide certification, from a registered civil engineer or licensed land surveyor, that the building site has been elevated in accordance with the approved grading plan. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of the construction permit for the proposed apartment building, the owner/applicant shall submit a letter, prepared by a registered civil engineer or licensed land surveyor, to the Water Resources Agency for review and approval.

39. WRSP3 - FEMA LETTER OF MAP REVISION BASED ON FILL

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall obtain a FEMA Letter of Map Revision Based on Fill (LOMR-F) officially removing a portion of the property, including the proposed apartment building, from the FEMA-defined 100-year floodplain. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Within 60 days of project completion, the applicant shall submit a LOMR-F application to FEMA.

Prior to submitting the application to FEMA, the applicant shall submit it to the Water Resources Agency for review and approval.

The LOMR-F shall be provided to the Water Resources Agency.

PROJECT INFORMATION

APN : 030-171-001
 Lot Area : 1.535 Acres = 66,864 s.f.
 Allowable Bldg. Area : 1.5 to 1 = 1,5x66,864 = 100,296 s.f.
 Proposed Building Area :
 Community Center Building = 3,300 s.f.
 Residential Building = 12,000 Per Floor x 3 Floors = 36,000 s.f.
 Total Building Area = 39,300 s.f.
 Allowable Lot Coverage : 50% = 33,432 s.f.
 Proposed Lot Coverage : 15,300 s.f. = +/- 23%

Project Address :
 Poole Street (& Merritt Street)
 Castroville, CA 95012

Property Owner :
 Idris Mohsin
 PO Box 880
 Castroville, CA 95012

Applicant :
 Urban Housing Communities, Inc.
 2000 E. Fourth Street, 205
 Santa Ana, CA 92705

Architect:
 ISA In Studio Architecture
 132 W. Gablian Street, #204
 Salinas, CA 93901

Zoning : MLC Mixed Use
 Occupancy Group :
 Residential Building = R-2 Apartment Houses
 Community Center Building = A-3/B
 Site Landscaping : Required - 10% = 6,686 s.f.
 Provided - 10.5% = 7,000 s.f.
 Plus and additional +/- 16,000 s.f. of undeveloped area adjacent to the slough to be landscaped with native plants

Construction Type : Type V-B
 Number of Stories :
 Residential Building = 1 Story
 Community Center Building = 3 Stories
 Fire Sprinklers : To be provided.

Grading Information Estimated :
 Cut = 305 Cubic Yards
 Fill = 2,665 Cubic Yards

Parking Required :
 Residence : 1.5 Stall per 1 Bedroom Unit = 1.5x36 = 54
 Residence : 2 Stalls per 2 Bedroom Units = 2x6 = 12
 Residence Visitor : 1 Stall per Unit = 42/4 = 11
 Community Center Bldg : 1 Stall per 4 Seats = 80/4 = 20
 Total Required = 97
 Parking Provided:
 47 Parking Stalls Provided Including 3 Accessible Stalls
 50 Parking Stall Reduction Proposed



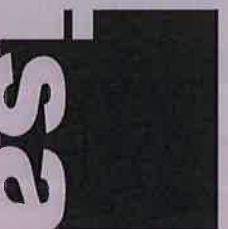
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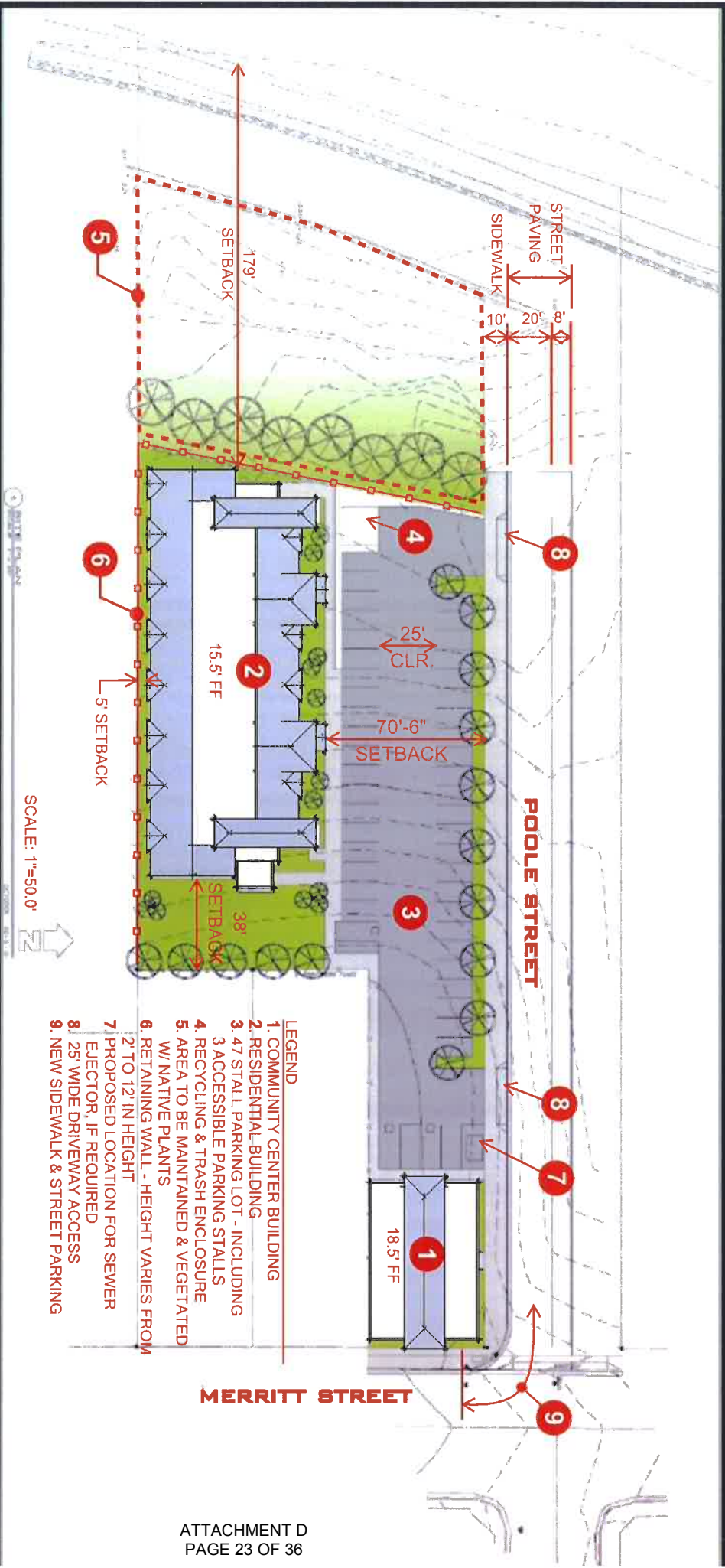
Vicinity & Project Information

Urban Housing Communities, Castroville CA



OCTOBER 12, 2015





- LEGEND**
- 1 COMMUNITY CENTER BUILDING
 - 2 RESIDENTIAL BUILDING
 - 3 47 STALL PARKING LOT - INCLUDING
 - 4 ACCESSIBLE PARKING STALLS
 - 5 RECYCLING & TRASH ENCLOSURE
 - 6 AREA TO BE MAINTAINED & VEGETATED W/ NATIVE PLANTS
 - 7 RETAINING WALL - HEIGHT VARIES FROM 12' TO 12' IN HEIGHT
 - 8 PROPOSED LOCATION FOR SEWER EJECTOR, IF REQUIRED
 - 9 25' WIDE DRIVEWAY ACCESS
 - 9. NEW SIDEWALK & STREET PARKING

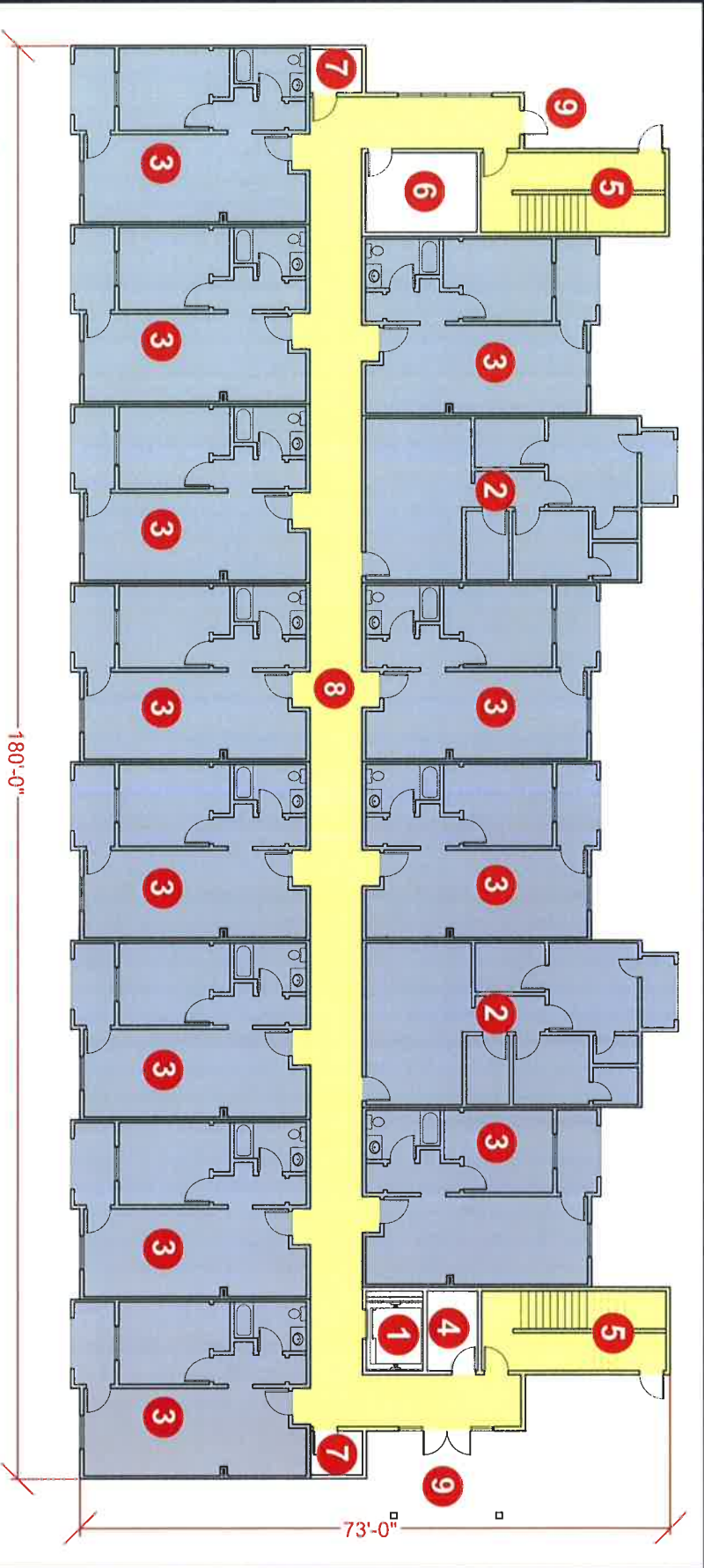
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Site Plan

Urban Housing Communities, Castroville CA





- LEGEND**
- 1. ELEVATOR
 - 2. 2-BEDROOM UNIT
 - 3. 1-BEDROOM UNIT
 - 4. ELEVATOR MECH. ROOM
 - 5. STAIRS
 - 6. LAUNDRY ROOM
 - 7. STORAGE / MECHANICAL
 - 8. INTERIOR HALLWAY
 - 9. ENTRY

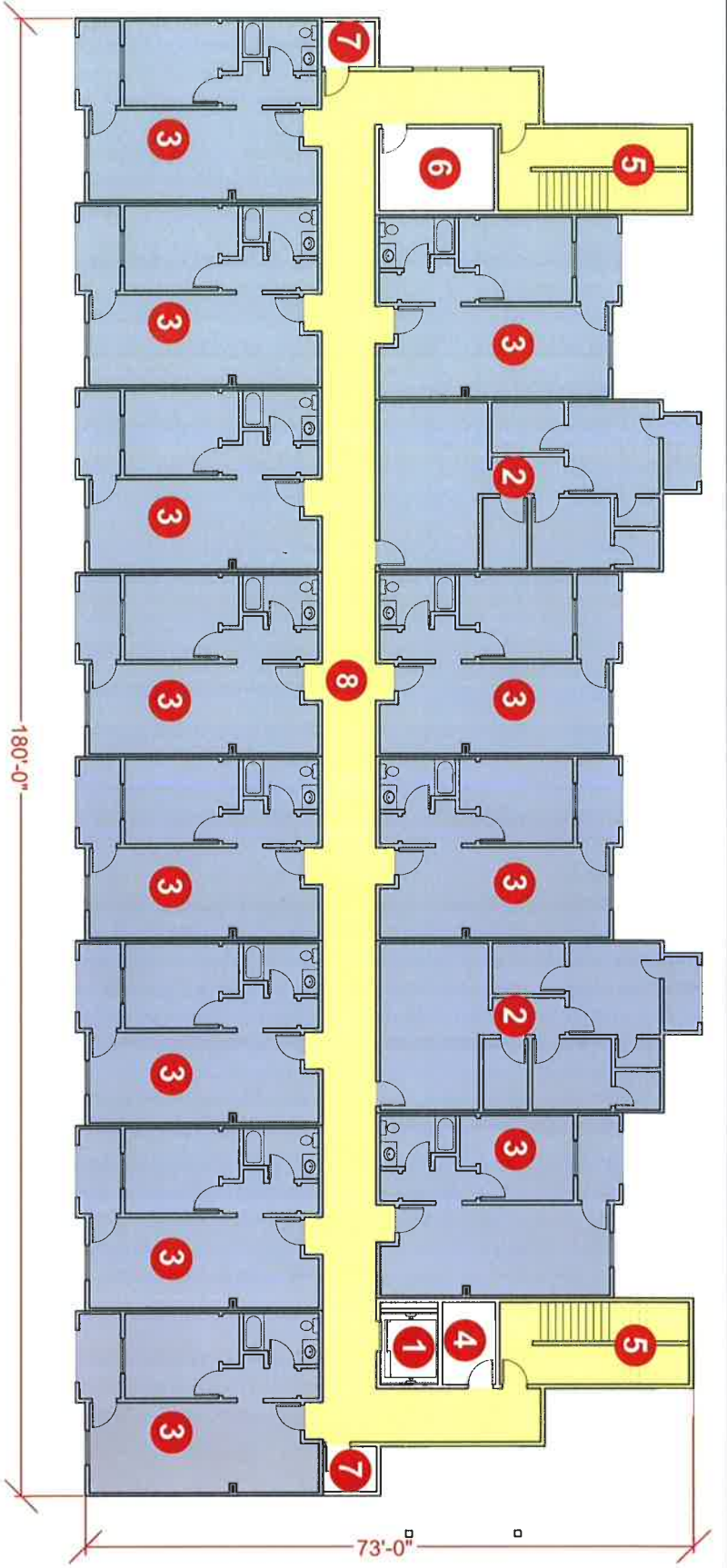
1 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 0 6 16 FEET



Apartment Building

Urban Housing Communities, Castroville CA





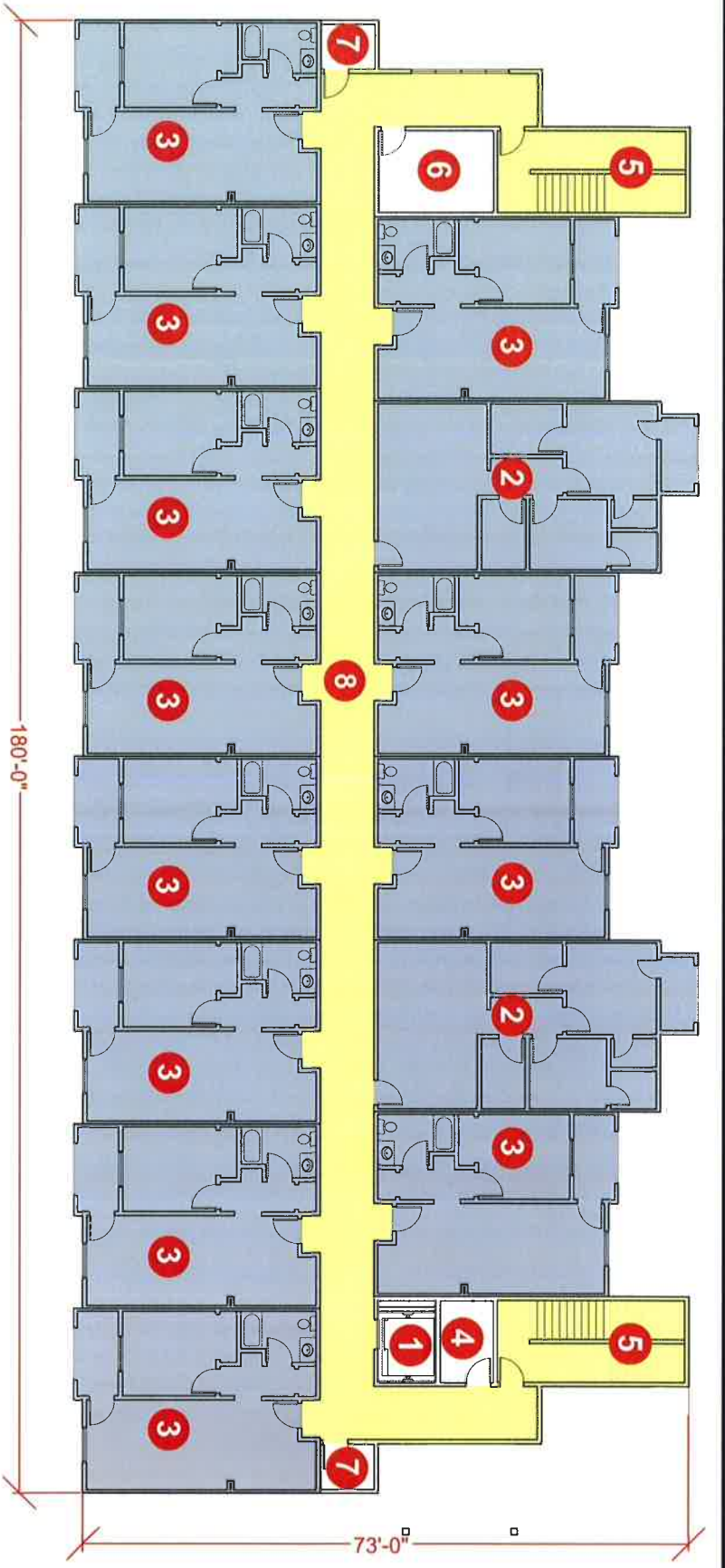
1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
1/8" F.I.T.



Apartment Building

Urban Housing Communities, Castroville CA





1 THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 1/6 FIRST



Apartment Building
 Urban Housing Communities, Castroville CA



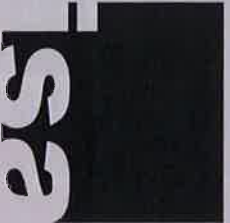


1 FLOOR FLOOR PLAN



Community Building

Urban Housing Communities, Castroville CA





East Elevation View

Urban Housing Communities, Castroville CA





North & East Elevation View

Urban Housing Communities, Castroville CA





North & East Elevation View

Urban Housing Communities, Castroville CA





North Elevation View

Urban Housing Communities, Castroville CA





North & East elevation view

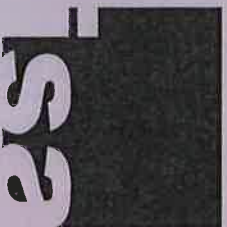
Urban Housing Communities, Castroville CA

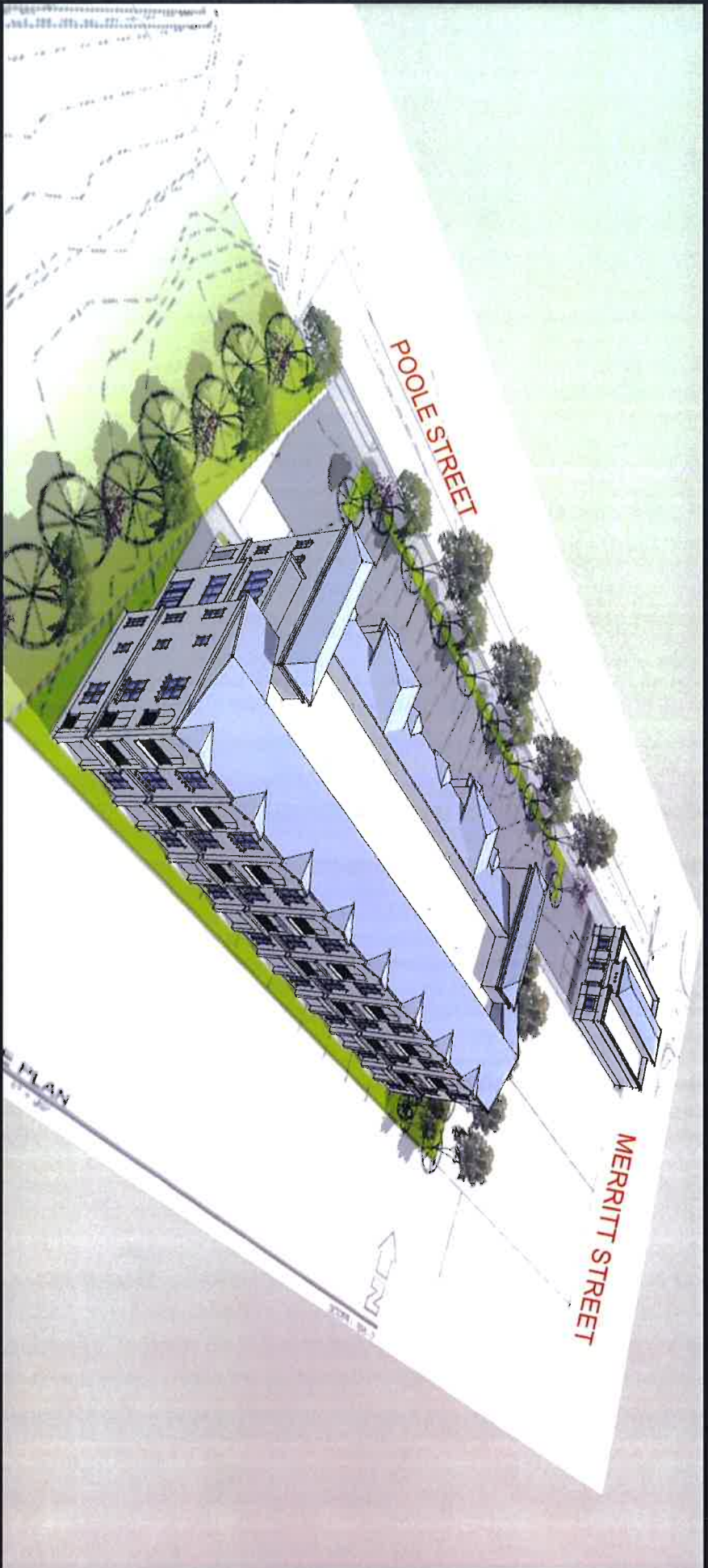




South & East elevation View

Urban Housing Communities, Castroville CA





South & West Elevation View

Urban Housing Communities, Castroville CA





North Elevation View

Urban Housing Communities, Castroville CA

