

Exhibit A

Discussion

Saddle Road Group

PLN050469

Exhibit A Discussion

On June 12, 2008, the Minor Subdivision Committee approved the subdivision of a 20.39 acre parcel into four separate parcels of: 5.10 acres (Parcel A and D); 5.11 acres (Parcel B); and 5.08 acres (Parcel C) respectively at 12173 Saddle Road, Salinas.

The Parcel Map has been reviewed and determined by staff to be in substantial conformance with the approved tentative map and in compliance with all conditions of project approval.

The Housing and Redevelopment Office reviewed the project and determined that the minor subdivision is required to comply with the Inclusionary Housing Ordinance (#04185) as codified in Chapter 18.40 of the County Code. The applicants have complied with the ordinance via the payment of in-lieu fees and executed Deeds of Trust.

The Environmental Health Department reviewed the project and determined that a Subdivision Improvement Agreement is required for this project. The applicants, Saddle Road Group, LLC, have posted two certificates of deposits (CDs) that exceed the total amount needed to secure the Subdivision Improvement Agreement; Security #1 in the amount of \$120,374.37 (Living Trust of Nader & Homejra Daliri) and Security #2 in the amount of \$48,076.00 (Bjorn H Olsson/Dale R. LeClerc) for a total of \$168,450.37.

The Subdivision Improvement Agreement requires a total of \$96,228 to be held by the County for Performance and Labor & Materials Bonds. The remaining excess funds (\$72,222.37) shall be released back to the applicants; \$51,609.85 to Living Trust of Nader & Homejra Daliri and \$20,612.53 to Bjorn H Olsson/Dale R. LeClerc. In order for the applicable banks to release the excess amount to the parties that posted the certificates of deposit, the Board needs to authorize the release.

The Planning Department has been made aware of an internal conflict among the three members of the Saddle Road Group, LLC. Nader Daliri, Executive Manger of the LLC, has provided documentation supporting his contention that he is authorized to act for the LLC. Mr. Daliri has agreed to indemnify the County for claims challenging his authority to act on behalf of Saddle Road Group, LLC in processing the recordation of the final map.

In order to comply with numerous conditions of approval, the following documents are to be concurrently submitted with the Parcel Map to the County Recorder for filing:

TAMC Fee Notice	Building Permit Traffic Fee Notice
Water Conservation Notice	Conservation and Scenic Easement Deed
Subdivision Improvement Agreement	Deed of Trust & Assignments of Rents
Deed Notification – Perc Report	

All documents have been included with the Board Report and Order for signature, authorization, and submittal to the County Recorder.