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MIKE NOVO, INTERIM DIRECTOR  
RESOURCE MANAGEMENT AGENCY  
PLANNING DEPARTMENT



STATE OF CALIFORNIA  
COUNTY OF MONTEREY

RESOLUTION NO. 060581

A.P.N. #: 030-096-001-000

**FINDINGS & DECISION**

In the matter of the application of  
**RALPH G. MICHELETTI & THOMAS M. GOODE (PLN060581)**

for a Minor Subdivision in accordance with Title 19, Chapter 19.04 (Minor Subdivisions), of the Monterey County Code, to allow a the division of a 15,051 square foot lot into three lots of approximately 5,016 square feet each. Grading is approximately 150 cubic yards. The property is located to the south of Poole and Haight Streets, Castroville (Assessor's Parcel Number 030-096-001-000) North County Non-Coastal Area.

Said Director of the Resource Management Agency - Planning Department, having considered the application and the evidence presented relating thereto,

**FINDINGS OF FACT**

**1. FINDING: CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, North County Area Plan, North County Area Plan Inventory and Analysis, and the Monterey County Zoning Ordinance (Title 21), the Monterey County Subdivision Ordinance (Title 19) which designates this area as appropriate for residential development.

- EVIDENCE:**
- (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
  - (b) The property is located to the south of Poole and Haight Streets, Castroville (Assessor's Parcel Number 030-096-001-000) North County Non-Coastal Area. The parcel is zoned High Density Residential/Improvement ("HDR/Z\*") ("\*" refers to Castroville HDR districts, for lots less than 7,500 square feet, the maximum density is 8.7 units/acre, for lots 7,500 square feet or more, maximum density is 15 units per acre). The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21, and is therefore suitable for the proposed development.
  - (c) The minor subdivision will result in a net increase of three new residential units, which according to the County's Inclusionary Housing Ordinance (No. 04185) as codified in Chapter 18.40.60 of the Monterey County Code, requires residential development

consisting of three or more lots or residential units to contribute to the Inclusionary Housing Program in the amount equal to 20% of the total number of lots being created.

- (d) The parcel is shown on the Map of Castroville Volume 1 page 58, Block 4, XII. The subject parcel is determined to be a legal lot.
- (e) Staff conducted a site inspection on September 7, 2006 and May 4, 2007 to verify that the site is suitable for this use.
- (f) The project was referred to a Land Use Advisory Committee (LUAC) for review on February 7, 2007. The members recommended unanimously for approval with 6 ayes and, 0 noes, and 0 abstentions. Conditions recommended included: 1) require 15-gallon oak trees; 2) distance between homes will be broken up by fencing; and 3) the appearance of the front exterior of the home be materials other than T1-11 siding and that paint be different colors.
- (g) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN060581.

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

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

- (b) Technical reports by outside geotechnical 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 concurs. The following reports have been prepared:
  1. Preliminary Archaeological Reconnaissance for Assessor's Parcel 030-096-001, Castroville, Monterey County, CA. Archaeological Consulting, October 26, 2006.
  2. Geotechnical Investigation – Design Phase for Proposed Lot Split for 3 New Single Family Residences, Haight and Poole Streets, Castroville, CA, A.P.N. 030-096-001. Tharp and Associates, Inc. Job No. 06-37. November, 2006.
  3. Geologic Hazard Assessment, 2 New Single Family Residences Geil Street (APN's 030-101-15 & 16) Castroville, Monterey County, California. Butano Geotechnical Engineering, Inc. March 13, 2007.
  4. A Soil Engineering and Geological Report for the Lands of Goode (APN 030-048-004-000) was prepared by LandSet Engineers. June 2004.
- (c) The property is located to the south of Poole and Haight Streets, Castroville (Assessor's Parcel Number 030-096-001-000), North County Area Plan. The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21, and is therefore suitable for the proposed development.
- (d) Staff conducted a site inspection on September 7, 2006 and May 4, 2007 to verify that the site is suitable for this use.
- (e) Materials in Project File PLN060581.

**3. FINDING: CEQA – NEGATIVE DECLARATION** - The proposed project will not have a potentially significant adverse impact on the environment. A Negative Declaration has been prepared and is on file (File No. PLN060581) in the Planning Department. Potential environmental effects have been studied, and there is no substantial evidence in the record, as a whole, that supports a fair argument that the project, as designed, may have a significant effect on the environment. The Negative Declaration reflects the independent judgment and analysis of the County based upon the findings and conclusions drawn in the Initial Study and the testimony and information received, and scientific and factual data presented as evidence during the public review process. The Monterey County Planning Department, located at 168 West Alisal Street, 2<sup>nd</sup> Floor, Salinas is the custodian of the documents and the materials that constitute the record of proceedings upon which the adoption of the Negative Declaration is based.

**EVIDENCE:** (a) The application, plans, and support materials submitted by the project applicant to the Monterey County Planning Department for the proposed development, found in the project file.

(b) With assistance by County Consultant Rincon Consultants of Paso Robles, California, County staff prepared an Initial Study for the project in compliance with the California Environmental Quality Act (CEQA) and Guidelines. The Initial Study provided substantial evidence that the project, with the addition of mitigation measures, would not have significant environmental impacts. A Negative Declaration was filed with the County Clerk on June 8, 2007, and noticed for public review. All comments received on the Initial Study/Negative Declaration have been considered as well as all evidence in the record, which includes studies, data, and reports supporting the Initial Study; additional documentation requested by staff in support of the Initial Study findings; information presented or discussed during public hearings; staff reports that reflect the County's independent judgment and analysis regarding the above referenced studies, data, and reports; application materials; and expert testimony. Among the studies, data, and reports analyzed as part of the environmental determination are the following:

- a) Project Application and Plans (dated January 10, 2007).
- b) North County Area Plan adopted July 2, 1985 and amended October 2, 1990.
- c) Monterey County General Plan, adopted September 30, 1982.
- d) Monterey County Planning and Building Inspection Department GIS System, Property Report for Selected Parcel – APN 030-096-001-000.
- e) Preliminary Archaeological Reconnaissance for Assessor's Parcel 030-096-001, Castroville, Monterey County, CA. Archaeological Consulting, October 26, 2006.
- f) Geotechnical Investigation – Design Phase for Proposed Lot Split for 3 New Single Family Residences, Haight and Poole Streets, Castroville, CA, A.P.N. 030-096-001. Tharp and Associates, Inc. Job No. 06-37, November, 2006.

- g) Geologic Hazard Assessment, 2 New Single Family Residences Geil Street (APN's 030-101-15&16) Castroville, Monterey County, California. Butano Geotechnical Engineering, Inc. March 13, 2007.
- h) Monterey Bay Unified Air Pollution Control District.
  - a. June 2004. *CEQA Air Quality Guidelines*.
  - b. September 2004. *2004 Air Quality Management Plan for the Monterey Bay Region*.
  - c. *Compliance Assistance for the Asbestos NESHAP and NESHAP Fee Worksheet*.
- i) Monterey County Health Department, Water Quality Monitoring Program.
- j) Site visit by Project Planner on March 14, 2007.
- k) Interdepartmental Review, Agency Comments and Conditions (January 29, 2007).
- l) Monterey County Municipal Code: Health and Safety, Chapter 10.60.
- m) Association of Monterey Bay Area Governments (AMBAG), [www.ambag.org](http://www.ambag.org).
- n) Castroville Community Plan, Monterey County Redevelopment Agency. Adopted by the Monterey County Board of Supervisors April 10, 2007.
- o) Castroville Water District, Water and Sewer Service Verification, September 13, 2006.

**4. FINDING: FISH AND GAME FEES** – Filing of Notice of Determination. For Purposes of the Fish and Game Code, the project will have a potential for adverse impact on fish and wildlife resources upon which the wildlife depends.

**EVIDENCE:** (a) Staff analysis contained in the Initial Study and the record as a whole indicate the project may or will result in changes to the resources listed in Section 753.5(d) of the Department of Fish and Game regulations. Implementation of the project described herein will affect changes to native and non-native plant life and soils, and the biological analyses identified potential impacts to wildlife and special status species.

(b) Initial Study and Negative Declaration contained in the project file.

(c) Evidence in Finding No. 3 above.

**5. 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. Zoning violation abatement costs, if any, have been paid.

**EVIDENCE:** (a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.

**6. FINDING: HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in

the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

**EVIDENCE:** (a) Preceding findings and supporting evidence.

7. **FINDING: TENTATIVE MAP** – None of the findings found in Section 19.04.025.I of Monterey County Code, Title 19 (Subdivision Ordinance) can be made.

**EVIDENCE:** (a) Section 19.04.025.I requires that the subdivision be denied if any one of the findings is made. Planning staff has analyzed the project against the findings for denial outlined in this section.

- (1) The proposed map is consistent with the General Plan designation for zone, and with the North County Area Plan.
  - (2) Future potential improvements on the property are consistent with High Density Residential/Improvement (“HDR/Z\*”) North County Area Plan in allowing three single family residences on a two newly created parcel. The subdivision has been conditioned by the various County land use agencies to assure that any future residential development on the parcels shall comply with appropriate sections of the Monterey County Code.
  - (3) The site is physically suitable for the proposed density of development as shown by the evidence under Finding No. 2 of this report.
  - (4) The design of the subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the proposed use none of these resources are located on this site. The project is not exempt from CEQA, and a Negative Declaration was prepared for the project, and was filed with the County Clerk on June 8, 2007, and noticed for public review. Future potential improvements are allowed by the Monterey County ordinances including one single-family dwelling per lot.
  - (5) The subdivision and type of improvements is not likely to cause serious public health problems. The location of the property is in an urban unincorporated area with existing utilities, water and sewer.
  - (6) The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large. It is a urban residential area with future driveways to be located on Poole Street and new curbs gutters and sidewalks were be constructed as required by the zoning.
- (b) The application plans, and support materials submitted by the project applicant to the Monterey County Planning Department for the proposed subdivision, found in the project file (PLN060581).

8. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Board of Supervisors.

**EVIDENCE:** Sections 19.16.020(A) of the Monterey County Subdivision Ordinance (Title 19).

**DECISION**

THEREFORE, it is the decision of said Director of the Resource Management Agency - Planning Department that said application for a Minor Subdivision be granted as shown on the attached sketch and subject to the attached conditions.

\*

**PASSED AND ADOPTED** this 25<sup>th</sup> day of July, 2007.



MIKE NOVO, INTERIM DIRECTOR  
RESOURCE MANAGEMENT AGENCY  
PLANNING DEPARTMENT

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON JUL 25 2007

THIS APPLICATION IS APPEALABLE TO THE MONTEREY COUNTY **BOARD OF SUPERVISORS** PURSUANT TO ORDINANCE 19.16.020A. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE AUG 04 2007

THIS DECISION, IF THIS IS THE FINAL ADMINISTRATIVE DECISION, IS SUBJECT TO JUDICIAL REVIEW PURSUANT TO CALIFORNIA CODE OF CIVIL PROCEDURE SECTION 1094.5 AND 1094.6. ANY PETITION FOR WRIT OF MANDATE MUST BE FILED WITH TH COURT NO LATER THAN THE 90<sup>TH</sup> DAY FOLLOWING THE DATE ON WHICH THIS DECISION BECOMES FINAL.

## NOTES

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

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

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Resource Management Agency - Planning Department and Monterey County Building Inspection Department.

2. This permit expires **two years** after the above date of granting thereof and as provided by the Subdivision Map Act (Government Code 66410).

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

**Project Name:** RALPH G. MICHELETTI AND THOMAS M. GOODE  
**File No:** PLN060581      **APN:** 030-096-001-000  
**Approved by:** RMA- Director of Planning      **Date:** July 25, 2007

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

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1.		<b>PD001 - SPECIFIC USES ONLY</b> This Minor Subdivision to allow the division of a 15,051 square foot lot into three lots of approximately 5,016 square feet each. Grading is approximately 150 cubic yards. The property is located to the south of Poole and Haight Streets, Castroville (Assessor's Parcel Number 030-096-001-000) North County Non-Coastal Area. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		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. [Resource Management Agency (RMA) - Planning Department]				
2.		<b>PD002 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A permit (Resolution No. 060581) was approved by the Planning Director for Assessor's Parcel Number 030-096-001-000 on July 25, 2007. The permit was granted subject to 19 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)	Proof of recordation of this notice shall be furnished to RMA - PD	Owner/ Applicant	Prior to Parcel Map recordation	
3.		<b>PD003(A) - CULTURAL RESOURCES - NEGATIVE ARCHAEOLOGICAL REPORT</b> 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	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are	Owner/ Applicant/ Archaeologist	Ongoing	

Permit Cond. Number	Mitig. Number	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		<p>find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society 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 the discovery. (RMA - Planning Department)</p>	<p>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.</p>			
4.		<p><b>PBDD004 - INDEMNIFICATION AGREEMENT</b>  The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period</p>	<p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to PBI.</p>	Owner/Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the Parcel Map, whichever	

Permit Cond. Number	Mitig. Number	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		<p>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. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the Parcel Map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. <b>(RMA - Planning Department)</b></p>			<p>occurs first and as applicable</p>	

Permit Cond. Number	Miting. Number	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
5.	<p><b>PD005 - (NON-STANDARD) FISH AND GAME FEE-NEG DEC/EIR</b></p> <p>Pursuant to the State Public Resources Code § 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. <b>(RMA - Planning Department)</b></p>	<p>The applicant shall submit a check, payable to the <i>County of Monterey</i>, to the Director of the RMA - Planning Department.</p> <p>If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the <i>County of Monterey</i>, to the Director of the RMA - Planning Department. As of 1/1/07 the F&amp;G fee for a Negative Declaration is \$1,850 (including the \$50 County fee).</p>	<p>Owner/ Applicant</p> <p>Owner/ Applicant</p>	<p>Within 5 working days of project approval</p> <p>Prior to the recordation of the Parcel Map, the start of use or the issuance of building or grading permits</p>		
6.	<p><b>PD007 - GRADING-WINTER RESTRICTION</b></p> <p>No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. <b>(RMA - Planning Department and Building Services Department)</b></p>	<p>Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.</p>	<p>Owner/ Applicant</p>	<p>Ongoing</p>		

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
7.		<p><b>PD015 - NOTE ON MAP-STUDIES</b></p> <p>A note shall be placed on the final/Parcel Map or a separate sheet to be recorded with the Parcel Map stating that:</p> <ol style="list-style-type: none"> <li>1. "A Preliminary Archaeological Reconnaissance for Assessor's Parcel 030-096-001, Castroville, Monterey County, CA (LIB# 04.17.19), was prepared by Archaeological Consulting, dated October 26, 2006, and is on file in the Monterey County Resource Management Agency - Planning Department."</li> <li>2. "A Geotechnical Investigation - Design Phase for Proposed Lot Split for 3 New Single Family Residences, Haight and Poole Streets, Castroville, CA, A.P.N. 030-096-001 (LIB#070053) was prepared by Tharp and Associates, Inc. Job No. 06-37, dated November, 2006, was prepared and is on file in the Monterey County Resource Management Agency - Planning Department."</li> <li>3. "A Geologic Hazard Assessment, 2 New Single Family Residences Geil Street (APN's 030-101-15&amp;16) Castroville,</li> </ol>	<p>Final recorded map with notes shall be submitted to the RMA - Planning Department and Public Works for review and approval.</p>	Owner/Applicant	Prior to recordation of the Parcel Map	

Permit Cond. Number	Mittg. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>Monterey County, California. Was prepared by Butano Geotechnical Engineering, Inc., dated March 13, 2007, and is on file in the Monterey County Resource Management Agency - Planning Department.”</p> <p>4. “A Soil Engineering and Geological Report for the Lands of Goode (APN 030-048-004-000) was prepared by LandSet Engineers, dated June 2004 and is on file in the Monterey County Resource Management Agency - Planning Department.”</p> <p>The note shall be located in a conspicuous location, subject to the approval of the County Surveyor. <b>(RMA - Planning Department)</b></p>				
8.		<p><b>SP001 (NONSTANDARD) HOUSING AND REDEVELOPMENT</b></p> <p>Prior to recordation of the Parcel Map, the applicant shall comply with the County’s Inclusionary Housing Ordinance No. 04183 by paying or securing, to the satisfaction of the Housing Office Program Manager, and in-lieu fee of \$40,687.80, consistent with the adopted Inclusionary Housing Administrative Manual.</p>	Subdivider shall pay the fee to the Housing Office Program Manager, Housing and Redevelopment Agency.	Owner/ Applicant	Prior to Recordation of Parcel Map	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (date/late)
		(Housing and Redevelopment Agency)				
9.		<p><b>SP001 NONSTANDARD - MONTEREY BAY UNIFIED AIR POLLUTION CONTROL DISTRICT (MBUAPCD)</b></p> <p>The applicant shall contact the Monterey Bay Unified Air Pollution Control District to determine the current feasibility of diesel particulate matter emission controls and alternative diesel fuels. An emission control plan shall be developed in consultation with the District for submittal to the County Building Department. <b>(MBUAPCD)</b></p>	Subdivider shall contact the Monterey Bay Unified Air Pollution Control District Control District.	Owner/Applicant	Prior to issuance of a grading or building permit	
10.		<p><b>WR7 - DRAINAGE NOTE</b></p> <p>A note shall be recorded on the final map stating: "Any future development on these parcels will require a drainage plan to be prepared by a registered civil engineer or architect addressing on-site and off-site impacts. The plan shall be submitted to the Water Resources Agency for approval." The applicant shall provide the Water Resources Agency a copy of the map to be recorded. <b>(Water Resources Agency)</b></p>	Submit a copy of the final map to be recorded, with appropriate note, to the Water Resources Agency for review and approval.	Owner/Applicant	Prior to recordation of the final map	

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11.		<p><b>WR41 - NOTICE OF WATER CONSERVATION REQUIREMENTS</b></p> <p>A notice shall be recorded on the deed for each lot stating: "All new construction shall incorporate the use of low water use plumbing fixtures and drought tolerant landscaping, in accordance with County Water Resources Agency Ordinance No. 3932." Prior to recordation of the Parcel Map, a copy the completed notice shall be provided to the Water Resources Agency for approval. (<b>Water Resources Agency</b>)</p>	<p>Submit a recorded notice to the Water Resources Agency for review and approval.</p> <p>(A copy of the County's standard notice can be obtained at the Water Resources Agency.)</p>	Owner/Applicant	Recordation of the notice shall occur concurrently with the Parcel Map	
12.		<p><b>WR42 - LANDSCAPING REQUIREMENTS</b></p> <p>A notice shall be recorded on the deed for each lot stating: "The front yards of all homes shall be landscaped at the time of construction. Low water use or drought tolerant plants shall be used together with water efficient irrigation systems." Prior to recordation of the Parcel Map, a copy the completed notice shall be provided to the Water Resources Agency for approval. (<b>Water Resources Agency</b>)</p>	<p>Submit the recorded notice to the Water Resources Agency for review and approval.</p> <p>(A copy of the County's standard notice can be obtained at the Water Resources Agency.)</p>	Owner/Applicant	Recordation of the notice shall occur concurrently with the Parcel Map	

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13.		<p><b>PW0003 – NONSTANDARD ENCROACHMENT (CURB, ETC)</b>            Obtain and encroachment permit from the Department of Public Works and construct curb, gutter, sidewalk and pave-out along the frontage of Poole and Haight Street. <b>(Public Works)</b></p>	<p>Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupying or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.</p>	Owner/ Applicant	Prior to Building/ Grading Permit Issuance	
14.		<p><b>PW0015 – UTILITY'S COMMENTS</b>            Submit the approved tentative map to impacted utility companies. Subdivider shall submit utility company recommendations, if any, to the Department of Public Works for all required easements. <b>(Public Works)</b></p>	<p>Subdivider shall provide tentative map to impacted utility companies for review. Subdivider shall submit utility comments to DPW</p>	Owner/ Applicant	Prior to Recordation of Map	
15.		<p><b>PW0031 – PARCEL MAP</b>            File a Parcel Map delineating all existing and required easements or rights-of-way and monument new lines. <b>(Public Works)</b></p>	<p>Applicant's surveyor shall prepare Parcel Map; submit to DPW for review and approval.</p>	Owner/ Applicant/ Engineer	Prior to Recordation of Parcel Map	
16.		<p><b>PW0033 – SURVEYOR CHECK-LIST</b>            Thirty days prior to expiration date of the tentative map, Step A (8-Items) of the County Surveyor's Check Off List for Parcel Map Processing shall be completed. <b>(Public Works)</b></p>	<p>Subdivider shall submit items included in County Surveyors Check Off List to DPW for review and approval.</p>	Subdivider	Prior to Recordation of Parcel Map	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed- Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
17.		<p>PWSP001 – NONSTANDARD – CASTROVILLE FEES</p> <p>Prior to recordation of the parcel map, applicant shall contribute \$12,492 to County of Monterey as payment of the projects pro rata share at the cost of future improvements to roadways in the Castroville Area. <b>(Public Works)</b></p>	<p>Owner shall contact the Public Works Department and pay the fees.</p>	Owner/ Surveyor	Prior to Recordation of Parcel Map	
18.		<p>PWSP002 – NONSTANDARD – TAMC FEES</p> <p>Prior to issuance of building permits, applicant shall pay the Transportation Agency for Monterey County (TAMC) regional traffic mitigation fee identified in the TAMC nexus study. <b>(Public Works)</b></p>	<p>Owner shall contact the Public Works Department and pay the fees.</p>	Owner/ Surveyor	Prior to Recordation of Parcel Map	
19.		<p>PKS002 – RECREATION REQUIREMENTS/FEES</p> <p>The Applicant shall comply with Section 19.12.010 - Recreation Requirements, of the Subdivision Ordinance, Title 19, Monterey County Code, by paying a fee in lieu of land dedication. The Parks Department shall determine the fee in accordance with provisions contained in Section 19.12.010(D) <b>(Parks Department)</b></p>	<p>Contact Lynn Burgess at the Parks Department at 831 755-4895 at least 60 days prior to filing the Parcel Map to determine the parks and recreation in-lieu fee.</p>	Owner/ Applicant	Prior to Recordation of Parcel Map	

End of conditions



**VICINITY MAP**

**SUBMITTER'S STATEMENT**

**PROPERTY LOCATION:**  
 SUBMITTER'S STATEMENT  
 THOMAS BAY ENGINEERS, INC.  
 801 BAY STREET, SUITE 100  
 OAKLAND, CA 94612  
 TELEPHONE: (415) 779-1000  
 FACSIMILE: (415) 779-1001  
 PROJECT: SUBMITTER'S STATEMENT  
 SHEET: 1 OF 1

**GENERAL NOTES:**  
 1. ALL DIMENSIONS ARE IN FEET.  
 2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.  
 5. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE RAILROAD UNLESS OTHERWISE NOTED.  
 6. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE CANAL UNLESS OTHERWISE NOTED.  
 7. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE DITCH UNLESS OTHERWISE NOTED.  
 8. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE TRENCH UNLESS OTHERWISE NOTED.  
 9. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE CURB UNLESS OTHERWISE NOTED.  
 10. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE SIDEWALK UNLESS OTHERWISE NOTED.  
 11. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE DRIVE UNLESS OTHERWISE NOTED.  
 12. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ALLEY UNLESS OTHERWISE NOTED.  
 13. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.  
 14. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE BLOCK UNLESS OTHERWISE NOTED.  
 15. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE CITY UNLESS OTHERWISE NOTED.

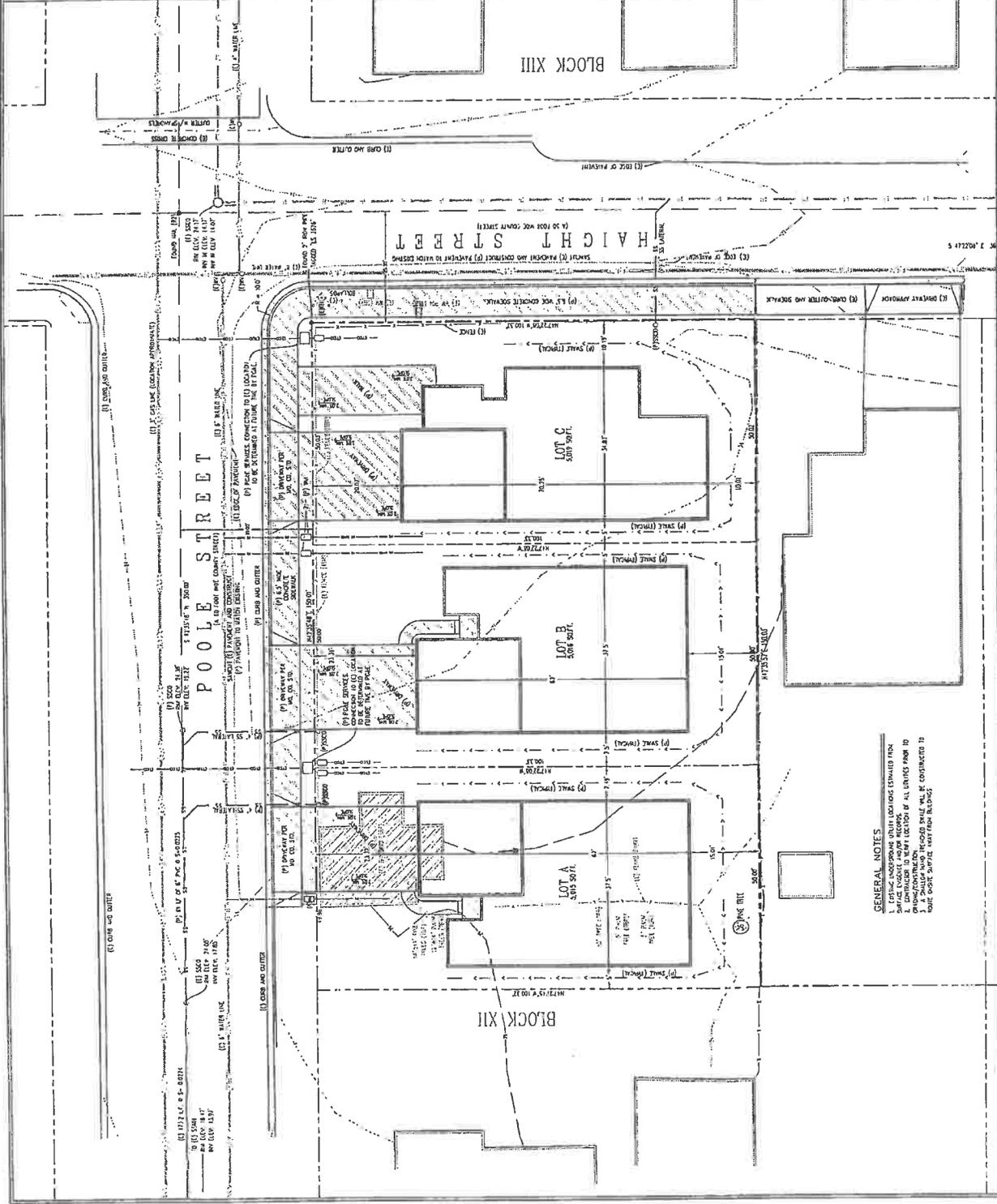
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**PROPOSED MINOR SUBDIVISION**  
 Block A, portion of Lot A, Block 14  
 Volume 1, Case and Document No. 55  
 Assessor's Parcel No. 030-081-001

**DATE OF DIVISION:**  
 THOMAS BAY ENGINEERS, INC.  
 801 BAY STREET, SUITE 100  
 OAKLAND, CA 94612  
 SCALE: 1" = 10'

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**GENERAL NOTES**

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