

Attachment B

This page intentionally left blank.

2024 ANNUAL REPORT

This annual report provides the status of condition compliance for land use projects approved in 2024 which relied on a CEQA Environmental Impact Report (EIR) or Mitigated Negative Declaration (MND) and the status of condition compliance for selected older, previously approved land use projects.



Monterey County
Condition of Approval &
Mitigation and
Monitoring Program

CONTENTS

INTRODUCTION 1

2024 ANNUAL REPORT SUMMARY 1

RESPONSIBLE DEPARTMENTS' ANNUAL REPORTS..... 7

2024 PROGRAM TRAINING 77

INTRODUCTION

This report is the Annual Report to the Board of Supervisors on the status of compliance with approved Conditions of Approval and Mitigation Monitoring and Reporting Plans for land use projects approved by the County of Monterey in 2024 with an adopted Mitigated Negative Declaration (MND) or certified Environmental Impact Report (EIR) and for a selection of previously approved land use projects.

This report is required to be prepared and presented to the Board of Supervisors pursuant to Section III.E of the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program (“Program”). Pursuant to Program reporting requirements, the report also includes the following information: any related compliance orders or code enforcement actions undertaken for the projects being reported on; any proposed actions to modify conditions of approval/mitigation measures for these projects; the Responsible Departments’ annual reports; and evidence of Program training completed by staff within the Responsible Departments. “Responsible Departments” are those departments that apply, monitor and/or report on status of compliance with approved mitigation measures and conditions of approval of land use projects.

2024 ANNUAL REPORT SUMMARY

Projects Approved in 2024 with an EIR or MND

The County certified one Final Supplemental EIR (FSEIR) and adopted nine project-specific MND. These ten recent projects are currently working towards compliance with their conditions of approval and mitigation measures (herein referred to as “COA/MM”). There were no compliance issues described in the certifications from Responsible Departments for these projects in the reporting period.

RESPONSIBLE DEPARTMENT ABBREVIATION CODES:

Responsible Departments with conditions on a given project are listed in “Responsible Departments” column in the summary table, **Table 1** below. Housing and Community Development (HCD) – Engineering Services¹ is abbreviated as PW; HCD-Planning as PLN; HCD-Environmental Services as ES; County Environmental Health Bureau as EHB; County Counsel-Risk Management as CC-RM; the Fire Districts are shortened to “Fire” and County Parks is shortened to “Parks.” In 2018, Environmental Services assumed the development review responsibilities of Water Resources Agency, so both types of conditions of approval are listed below as “ES.”

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

TABLE 1. SUMMARY TABLE 2024 PROJECTS

#	2024 Projects	Project Description	Decision Making Body, Resolution	Cond Comp Project Manager	CEQA	Responsible Departments
1	PLN230035 Bengard Family Partnership et. al.	Use Permit to allow construction of three two-story 16,286 square foot agricultural employee housing apartment buildings (48,858 square feet total) containing one (1) manager’s unit and 45 residential units to accommodate up to 360 farmworker employees, and associated site improvements including a laundry facility, recreation room, open space and informal sports fields. The property is located at 1981, 1983 and 1985 Alisal Road, Salinas (Assessor’s Parcel Number 153-011-064-000), Greater Salinas Area Plan	Planning Commission Reso. No. 24-002	Fionna Jensen	MND	CC-RM, EHB, ES, PLN, PW
2	PLN200315 Packard, Julie E. Trust	Coastal Development Permit to allow expansion of a stormwater detention pond (0.99 acres in total) and improvements to an existing water level control structure and outlet structure within 100 feet of Environmentally Sensitive Habitat Area. The property is next to parcel with addresses of 1957 & 1965 Highway 1, Moss Landing [NO ADDRESS ASSIGNED TO PARCEL 413-081-004-000] (Assessor’s Parcel Numbers 413-081-004-000 and 413-081-003-000), North County Land Use Plan, Coastal Zone.	Zoning Admin Reso. No. 24-020	Fionna Jensen	MND	CC-RM, PLN
3	PLN150372 Riverview at LP Assisted Living	Combined Development Permit consisting of a: 1) Vesting Tentative Map to create 27 residential lots, four (4) of which are designated for inclusionary housing units and an open space parcel; and 2) Use Permit to allow	Board of Supervisors Reso. No. 24-350	Zoe Zepp	FSEIR	CC-RM, EHB, ES, Parks, PLN, PW

		development on slopes in excess of 25% for subdivision improvements. The property is located at the end of Woodridge Court, Salinas [NO ADDRESS ASSIGNED TO PARCEL; ADDRESSES WILL BE ASSIGNED WHEN FINAL MAP IS FILED) (Assessor's Parcel Number 139-211-035-000), Toro Area Plan.				
4	PLN200203 Anthony Nicola Inc.	Combined Development Permit consisting of an: 1) Administrative Permit to demolish an existing 850 square foot single family dwelling, 400 square foot shed, and septic system; 2) Use Permit to construct two three-story buildings for 34 two-bedroom units and one one-bedroom unit with office totaling 36,200 square feet for use as agricultural employee housing of up to 250 workers, a manager's suite, and three very low-income level inclusionary housing units; and 3) Variance for less than 200-foot agricultural buffer. The property is located at 124 Gonda Street, Royal Oaks (Assessor's Parcel Number 117-361-017-000), North County Area Plan.	Board of Supervisors Reso. No. 24-339	Mary Israel	MND	CC-RM, EHB, ES, Housing, Parks, PLN, PW
5	PLN210202 Abalone Creek Estate LLC	Combined Development Permit consisting of an: 1) After-the-Fact Use Permit to allow development on slopes exceeding 25%; 2) Design Approval to allow construction of a 7,452 square foot livestock barn, a 2,400 square foot storage shed, a 1,000 square foot livestock shed, a 7,200 square foot machine and equipment shed, a 216 square foot potting shed, and associated site improvements including perimeter and internal fencing, four (4) 240 square foot concrete material bins, and five (5) water tanks totaling 152,400 gallons;	Planning Commission Reso. No. 24-028	Fionna Jensen	MND	CC-RM, EHB, ES, PLN, PW

		and 3) Use Permit to allow additional development on slopes exceeding 25%. The property is located at 18000 Corral de Cielo, Salinas (Assessor's Parcel Number 416-441-047-000), Toro Area Plan.				
6	PLN150805 Big Sur Land Trust (Lobos Ridge)	Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow the construction to allow construction of an approximately 4,649 square foot two-story single family dwelling, with an attached 1,499 square foot garage, 205 square foot mechanical room, 190 square foot temporary construction trailer and associated site improvements including a driveway, hardscape and conversion of a test well to a domestic production well; 2) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 3) Coastal Development Permit to allow 98 square feet of development on slopes in excess of 30%. The property is located at 3700 Red Wolf Drive, Carmel (Assessor's Parcel Number 416-011-007-000), Carmel Area Land Use Plan, Coastal Zone.	Planning Commission Reso. No. 24-033	Pham Gallardo	MND	CC-RM, EHB, PLN, PW
7	PLN190091 Robert Louis Stevenson School	Approving a General Development Plan and a Combined Development Permit consisting of a: 1) Coastal Administrative Permit to construct (Building L) and replace/expand (Building E, Building F, Building G, and Building J) institutional buildings; 2) Coastal Administrative Permit to construct student and faculty housing (Buildings A and B2); 3)	Planning Commission Reso. No. 24-035	Kayla Nelson	MND	CC-RM, EHB, PLN, PW

		Coastal Development Permit to allow removal of 132 trees; and 4) Coastal Development Permit to allow development within 100 feet of ESHA; and a General Plan Development. The properties are located at 3152 Forest Lake Road [Unit B, Unit C, Unit D, Unit E]; and 1235, 1239, 1241 & 1243 Faculty Drive; and 3151 Forest Lake Road; and 1271 & 1275 Viscaino Road; and 1223 Bristol Lane; and 1225 & 1227 Silver Court; and 1201 & 1203 Benbow Place, Pebble Beach (Assessor's Parcel Numbers 008-022-003-000, 008-022-020-000, 008-022-021-000, 008-022-023-000, 008-022-033-000, 008-022-036-000, 008-022-037-000, 008-022-038-000, 008-031-002-000, 008-031-013-000, 008-532-008-000, 008-532-009-000, 008-532-010-000, 008-571-012-000 and 008-571-013-000), Del Monte Forest Land Use Plan, Coastal Zone.				
8	PLN210268 Yeung, Gabriel M. Trust	Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow demolition of a 292 square foot detached garage, alterations to an existing residence including an existing patio to create a 160 square foot bathroom addition, construction of a 773 square foot detached garage, and a 633 square foot detached art studio, removal of a New Zealand Christmas tree, and associated site improvements including installation of 685 square foot ground-mounted solar system; 2) Coastal Development Permit to allow development within 750 feet of known archaeological resources; and 3) Coastal Development Permit to allow development	Zoning Administrative or Reso. No. 24-049	Fionna Jensen	MND	EHB, ES, PLN, PW

		within 50 feet of a coastal bluff. The property is located at 62 Yankee Point Drive, Carmel (Assessor's Parcel Number 243-152-005-000), Carmel Area Land Use Plan, Coastal Zone.				
9	PLN220122 Castroville Self Storage LLC	Use Permit and Design Approval to allow construction of a 54,409 square foot mini-warehouse storage facility (9 single-story buildings) and a two-story mixed-use building consisting of a 1,294 square foot office on the first floor, a 1,294 square foot residential unit on the second floor, and associated site improvements. Colors and materials include light and dark gray and light green concrete and metal. Project requires up to 16,000 cubic yards of grading/ imported fill. The property is located off of 10520 Tembladera Street, Castroville (Assessor's Parcel Number 030-156-004-000), Castroville Community Plan, North County Area Plan.	Planning Commission Reso. No. 24-037	Kayla Nelson	MND	CC-RM, ES, PLN, PW
10	PLN220272- ISNV LLC	Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow construction of a 2,842 square foot two-story single family dwelling, inclusive of a 436 square attached foot two-car garage; 2) Coastal Development Permit to allow removal of one landmark Monterey Cypress tree; and 3) Coastal Development Permit to allow development within 750 feet of archaeological resources; The property is located at 26399 Scenic Road, Carmel (Assessor's Parcel Number 009-441-017-000), Carmel Land Use Plan, Coastal Zone.	Zoning Administrat or Reso. No. 24-054	Zoe Zepp	MND	CC-RM, PLN, PW

Selected Older Project

Pursuant to Section III.E.2 of the Program, the Condition of Approval Supervisor (“CAPS”), in consultation with County Counsel, has chosen to report on a selected older subdivision project. The Bishop Ranch/Pasadera project (PC07704) was chosen because it has ongoing reporting requirements for a subdivision, and it came to the attention of the CAPS that the subdivision had been sold. The site manager administering Condition of Approval No. 155 for Bishop Ranch/Pasadera is the same although there is new ownership. He was familiar with the reporting requirement and submitted timely reporting. No member of the public came forward within the 2024 calendar year with older subdivision projects to be in this Annual Report pursuant to Program section II.B.2(c) Responsible Department’s Annual Report: “subdivision projects for which the public has raised concerns during the prior calendar year to HCD-Planning about compliance with ongoing or unmet conditions after the filing of the final map.”

RESPONSIBLE DEPARTMENTS’ ANNUAL REPORTS

Pursuant to Section II.B.2 of the Program, each Responsible Department that applied COA/MM for projects on the 2024 Annual Project List (as described above) completed a Responsible Department’s Annual Report. The Responsible Departments include:

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

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

- 1) A signed memo from the department head or his/her designee, verifying compliance with the Program;
- 2) The 2024 Project List for the department; and
- 3) The Responsible Department’s Condition Compliance Certification Reports, certifying and verifying the status of each COA/MM being reported on.



ENVIRONMENTAL HEALTH
BUREAU – LAND USE
2024 REPORT



COUNTY OF MONTEREY

HOUSING AND COMMUNITY DEVELOPMENT

CRAIG W. SPENCER, DIRECTOR



1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527
(831) 755-5025
co.monterey.ca.us

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

Date: January 15, 2025

To: Melanie Beretti, Chief of Planning
Robert I. Brayer, Deputy County Counsel

From: Connor Cappi, Environmental Health Specialist IV (working out of class), EHB

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

In accordance with Section II.B.2 of the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program ("Program"), adopted by the Monterey County Board of Supervisors in Resolution No. 22-311, a list of land use projects (the "Project List") was provided to the Environmental Health Bureau (EHB). The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning and County Counsel on the projects included in the project list to verify the status of condition compliance. EHB staff has reviewed the Project List and confirmed that the set included in **Attachment 1** is complete and that it therefore satisfies the Bureau's responsibility to the Program in 2024. Condition Compliance Certification Reports included in **Attachment 2** provides the listed projects' conditions of approval/mitigation measures (COA/MMs) and current statuses as noted in the County's electronic database, Accela Automation. Accordingly, Bureau staff has reviewed each COA/MM listed and made any necessary corrections to the report and in Accela. Staff has verified, through initialing, the current status of each COA/MM.

CERTIFICATION

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

Respectfully,

Connor Cappi, Environmental Health Specialist IV (working out of class), Environmental Health Bureau

2024 Project List for Environmental Health Bureau	Planning Project Number and Brief Title
Project Number 1	PLN230035 Bengard Family Partnership et. al.
Project Number 3	PLN150372 Riverview at LP Assisted Living
Project Number 4	PLN200203 Anthony Nicola Inc.
Project Number 5	PLN210202 Abalone Creek Estate LLC
Project Number 6	PLN150805 Big Sur Land Trust (Lobos Ridge)
Project Number 7	PLN190091 Robert Louis Stevenson School
Project Number 8	PLN210268 Yeung, Gabriel M. Trust

Condition Compliance Certification Report

PLN230035

BENGARD FAMILY PARTNERSHIP ET AL

Health Department

Condition	Condition Title	Status	Status Comment	Staff Initial
6.	EHSP01 – DTSC REVIEW	Met		
7.	EHSP02 - EMPLOYEE HOUSING PERMIT	Partially Met	Employee Housing Application received, final inspection scheduled.	

Condition Compliance Certification Report

PLN150372

RIVER VIEW AT LAS PALMAS LLC

Health Department

Condition	Condition Title	Status	Status Comment	Staff Initial
41.	EHSP02 - FIRE FLOW STANDARDS (Non-Standard)	Not Met		
42.	EHSP03 – INSTALL OR BOND WATER SYSTEM IMPROVEMENTS (Non-Standard)	Not Met		
43.	EHSP04 - INSTALL/BOND SEWER SYSTEM IMPROVEMENTS	Not Met		
44.	EHSP05 - SEWER SYSTEM IMPROVEMENT DESIGN	Not Met		

Condition Compliance Certification Report

PLN200203

ANTHONY NICOLA INC

Health Department

Condition	Condition Title	Status	Status Comment	Staff Initial
14.	EHSP01 - SEPARATE RECYCLABLES (Non-Standard)	Not Met		

Condition Compliance Certification Report

PLN210202

ABALONE CREEK ESTATE LLC

Health Department

Condition	Condition Title	Status	Status Comment	Staff Initial
8.	EHSP02 – WELLS NOT IN SERVICE (Non-Standard)	Not Met		

Condition Compliance Certification Report

PLN150805

BIG SUR LAND TRUST THE (LOBOS RIDGE)

Health Department

Condition	Condition Title	Status	Status Comment	Staff Initial
16.	EHSP001 - WATER WELL CONSTRUCTION PERMIT	Met		
17.	EHSP002 - NEW WELL SOURCE CAPACITY TEST IN BEDROCK FORMATION	Met		
18.	EHSP003 - NEW WELL WATER QUALITY ANALYSIS	Met		
19.	EHSP004 - LONG-TERM WATER SUPPLY DEED RESTRICTION	Met		

Condition Compliance Certification Report

PLN190091

ROBERT LOUIS STEVENSON SCHOOL

Health Department

Condition	Condition Title	Status	Status Comment	Staff Initial
16.	EHSP01 – EMPLOYEE HOUSING PERMIT	Not Met		
17.	EHSP02 - SEPARATE RECYCLABLES	Not Met		

Condition Compliance Certification Report

PLN210268

YEUNG GABRIEL M TR

Health Department

Condition	Condition Title	Status	Status Comment	Staff Initial
10.	EHSP01 – DEED RESTRICTION: FUTURE ONSITE WASTEWATER TREATMENT SYSTEM REQUIREMENTS (NON-STANDARD)	Partially Met	Received grant deed with legal description for the parcel.	

HCD-ENGINEERING SERVICES 2024 REPORT

COUNTY OF MONTEREY

HOUSING AND COMMUNITY DEVELOPMENT

CRAIG W. SPENCER, DIRECTOR



1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527
(831) 755-5025
co.monterey.ca.us

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

Date: 01/28/2025

To: Melanie Beretti, Chief of Planning
Robert I. Brayer, Deputy County Counsel

From: Armando Fernandez, Senior Civil Engineer, HCD – Engineering Services

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

In accordance with Section II.B.2 of the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program (“Program”) adopted by the Monterey County Board of Supervisors in Resolution No. 22-311, a list of land use projects (the “Project List”) was provided to Engineering Services. The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning and County Counsel on the projects included in the project list to verify the status of condition compliance. Engineering Services staff has reviewed the Project List and confirmed that the set included in **Attachment 1** is complete and that it therefore satisfies Engineering Services’ responsibility to the Program in 2024. Condition Compliance Certification Reports included in **Attachment 2** provides the listed projects’ conditions of approval/mitigation measures (COA/MMs) and current statuses as noted in Accela Automation. Accordingly, Engineering Services staff has reviewed each COA/MM listed and made any necessary corrections to the report and in Accela. Staff has verified, through initialing, the current status of each COA/MM.

CERTIFICATION

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

Respectfully,

Armando Fernandez

Armando Fernandez, Senior Civil Engineer, HCD – Engineering Services

ATTACHMENT 1

2024 Project List for HCD Engineering Services	Planning Project Number and Brief Title
Project Number 1	PLN230035 Bengard Family Partnership et. al.
Project Number 3	PLN150372 Riverview at LP Assisted Living
Project Number 4	PLN200203 Anthony Nicola Inc.
Project Number 5	PLN210202 Abalone Creek Estate LLC
Project Number 6	PLN150805 Big Sur Land Trust (Lobos Ridge)
Project Number 7	PLN190091 Robert Louis Stevenson School
Project Number 8	PLN210268 Yeung, Gabriel M. Trust
Project Number 9	PLN220122 Castroville Self Storage LLC
Project Number 10	PLN220272 ISNV LLC

ATTACHMENT 2

Condition Compliance Certification Report

PLN230035

BENGARD FAMILY PARTNERSHIP ET AL

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
12.	PW0043 - REGIONAL DEVELOPMENT IMPACT FEE	Met		BA
13.	PW0044 - CONSTRUCTION MANAGEMENT PLAN	Met		BA
15.	PW0045 - COUNTYWIDE TRAFFIC FEE	Met		BA
16.	PWSP002 - CITY OF SALINAS TRAFFIC IMPACT FEE	Met		BA

Condition Compliance Certification Report

PLN150372

RIVER VIEW AT LAS PALMAS LLC

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
21.	PW0007 - PARKING STANDARD	Not Met		BA
22.	PW0045 – COUNTYWIDE TRAFFIC FEE	Not Met		BA
28.	MM AES-3: FINAL IMPROVEMENT PLAN	Not Met		BA
39.	MM CTRA-1: TRAFFIC IMPACT FEES	Not Met		BA
45.	PW0044 - CONSTRUCTION MANAGEMENT PLAN	Not Met		BA

Condition Compliance Certification Report

PLN200203

ANTHONY NICOLA INC

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
6.	PW0043 - REGIONAL DEVELOPMENT IMPACT FEE	Not Met		BA
7.	PW0045 – COUNTYWIDE TRAFFIC FEE	Not Met		BA
8.	PW0044 - CONSTRUCTION MANAGEMENT PLAN	Not Met		BA
9.	PW0005 – DRIVEWAY IMPROVEMENTS	Not Met		BA
10.	PW0001 – FRONTAGE IMPROVEMENTS	Not Met		BA
11.	PWSP001 – GONDA STREET	Not Met		BA
12.	PW0007 - PARKING STANDARD	Not Met		BA
13.	PW0010 - SEWER CONNECTION	Not Met		BA

Condition Compliance Certification Report

PLN210202

ABALONE CREEK ESTATE LLC

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
4.	PW0043 - REGIONAL DEVELOPMENT IMPACT FEE	Not Met		BA
5.	PW0044 - CONSTRUCTION MANAGEMENT PLAN	Not Met		BA
11.	PW0045 – COUNTYWIDE TRAFFIC FEE	Not Met		BA

Condition Compliance Certification Report

PLN150805

BIG SUR LAND TRUST THE (LOBOS RIDGE)

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
21.	PW0043 - REGIONAL DEVELOPMENT IMPACT FEE	Not Met		BA
22.	PW0045 – COUNTYWIDE TRAFFIC FEE	Not Met		BA

Condition Compliance Certification Report

PLN190091

ROBERT LOUIS STEVENSON SCHOOL

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
4.	PW0044 - CONSTRUCTION MANAGEMENT PLAN	Not Met		BA

Condition Compliance Certification Report

PLN210268

YEUNG GABRIEL M TR

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
7.	PW0005 – DRIVEWAY IMPROVEMENTS	Not Met		BA

Condition Compliance Certification Report

PLN220122

CASTROVILLE SELF STORAGE LLC

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
16.	PW0008 – DEDICATION (STREET AND RIGHT-OF-WAY)	Not Met		BA
17.	PW0043 - REGIONAL DEVELOPMENT IMPACT FEE	Not Met		BA
18.	PW0044 - CONSTRUCTION MANAGEMENT PLAN	Not Met		BA
19.	PW0045 – COUNTYWIDE TRAFFIC FEE	Not Met		BA

Condition Compliance Certification Report

PLN220272

ISNV LLC

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
12.	PW0005 – DRIVEWAY IMPROVEMENTS	Not Met		BA
13.	PW0031 – BOUNDARY SURVEY	Not Met		BA
14.	PW0043 - REGIONAL DEVELOPMENT IMPACT FEE	Not Met		BA
15.	PW0044 - CONSTRUCTION MANAGEMENT PLAN	Not Met		BA
16.	PW0045 – COUNTYWIDE TRAFFIC FEE	Not Met		BA

HCD - ENVIRONMENTAL SERVICES 2024 REPORT

COUNTY OF MONTEREY

HOUSING AND COMMUNITY DEVELOPMENT

CRAIG W. SPENCER, DIRECTOR



1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527
(831) 755-5025
co.monterey.ca.us

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

Date: 1/30/25

To: Melanie Beretti, Chief of Planning
Robert I. Brayer, Deputy County Counsel

From: Josh Bowling, Chief of Building Services

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

In accordance with Section II.B.2 of the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program ("Program") adopted by the Monterey County Board of Supervisors in Resolution No. 22-311, a list of land use projects (the "Project List") was provided to Environmental Services. The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning and County Counsel on the projects included in the project list to verify the status of condition compliance. Environmental Services staff has reviewed the Project List and confirmed that the set included in **Attachment 1** is complete and that it therefore satisfies the team's responsibility to the Program in 2024. Condition Compliance Certification Reports included in **Attachment 2** provides the listed projects' conditions of approval/mitigation measures (COA/MMs) and current statuses as noted in Accela Automation. Accordingly, Environmental Services staff has reviewed each COA/MM listed and made any necessary corrections to the report and in Accela. Staff has verified, through initialing, the current status of each COA/MM.

CERTIFICATION

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

Respectfully,

Joshua Bowling

Josh Bowling, Chief of Building Services

2024 Project List for HCD- Environmental Services	Planning Project Number and Brief Title
Project Number 1	PLN230035 Bengard Family Partnership et. al.
Project Number 3	PLN150372 Riverview at LP Assisted Living
Project Number 4	PLN200203 Anthony Nicola Inc.
Project Number 5	PLN210202 Abalone Creek Estate LLC
Project Number 8	PLN210268 Yeung, Gabriel M. Trust
Project Number 9	PLN220122 Castroville Self Storage LLC
Project Number 11 (older subdivision)	PC07704 Bishop Ranch/Pasadera project

Condition Compliance Certification Report

PLN230035

BENGARD FAMILY PARTNERSHIP ET AL

Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
5.	CALIFORNIA CONSTRUCTION GENERAL PERMIT	Met	SWPPP with WDID number has been received by ES. (K Day)	JB
9.	MAINTENANCE AGREEMENT	Partially Met	1/16/2025 - SWOMA received on 10/17/2023 from 23CP03342. Document still needs to be signed, notarized and recorded. (J. Barreras)	JB
10.	OPERATION AND MAINTENANCE PLAN	Met	1/24/25: ES RECEIVED A SWOMA ON 10/1/24 VIA 23CP03342. (J. BARRERAS)	JB
14.	STORMWATER CONTROL PLAN	Met	1/24/25: ES RECEIVED A SWCP VIA 23CP03342 ON 1/17/24. (J. BARRERAS)	JB

Condition Compliance Certification Report

PLN150372

RIVER VIEW AT LAS PALMAS LLC

Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
16.	STORMWATER CONTROL PLAN (PR4)	Not Met	1/12/25. Condition only need to be cleared when a construction permit associated with the PLN is applied for. (Katherine Day, WR Hydrologist)	KD
17.	FIELD VERIFICATION OF POST-CONSTRUCTION STORMWATER CONTROL MEASURES (PR4)	Not Met	1/12/25. Condition only need to be cleared when a construction permit associated with the PLN is applied for. (Katherine Day, WR Hydrologist)	KD
18.	OPERATION AND MAINTENANCE PLAN (PR4)	Not Met	1/12/25. Condition only need to be cleared when a construction permit associated with the PLN is applied for. (Katherine Day, WR Hydrologist)	KD
19.	MAINTENANCE AGREEMENT (PR4)	Not Met	1/12/25. Condition only need to be cleared when a construction permit associated with the PLN is applied for. (Katherine Day, WR Hydrologist)	KD
20.	CALIFORNIA CONSTRUCTION GENERAL PERMIT	Not Met	1/12/25. Condition only need to be cleared when a construction permit associated with the PLN is applied for. (Katherine Day, WR Hydrologist)	KD

Condition Compliance Certification Report

PLN200203

ANTHONY NICOLA INC

Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
15.	STORMWATER CONTROL PLAN	Not Met	1/12/25. Condition only need to be cleared when a construction permit associated with the PLN is applied for. (Katherine Day, WR Hydrologist)	KD
16.	GEOTECHNICAL PLAN REVIEW	Not Met	1/12/25. Condition only need to be cleared when a construction permit associated with the PLN is applied for. (Katherine Day, WR Hydrologist)	KD
17.	OPERATION AND MAINTENANCE PLAN (PR 2-4)	Not Met	1/12/25. Condition only need to be cleared when a construction permit associated with the PLN is applied for. (Katherine Day, WR Hydrologist)	KD
18.	MAINTENANCE AGREEMENT (PR 2-4)	Not Met	1/12/25. Condition only need to be cleared when a construction permit associated with the PLN is applied for. (Katherine Day, WR Hydrologist)	KD
19.	FIELD VERIFICATION OF POST-CONSTRUCTION STORMWATER CONTROL MEASURES (PR 2-4)	Not Met	1/12/25. Condition only need to be cleared when a construction permit associated with the PLN is applied for. (Katherine Day, WR Hydrologist)	KD
20.	CALIFORNIA CONSTRUCTION GENERAL PERMIT	Not Met	1/12/25. Condition only need to be cleared when a construction permit associated with the PLN is applied for. (Katherine Day, WR Hydrologist)	KD

Condition Compliance Certification Report

PLN210202

ABALONE CREEK ESTATE LLC

Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
6.	CA CONSTRUCTION GENERAL PERMIT	Not Met	1/12/25. Condition only need to be cleared when a construction permit associated with the PLN is applied for. (Katherine Day, WR Hydrologist)	KD
7.	STORMWATER CONTROL PLAN	Not Met	1/12/25. Condition only need to be cleared when a construction permit associated with the PLN is applied for. (Katherine Day, WR Hydrologist)	KD
10.	GEOTECHNICAL PLAN REVIEW	Not Met	1/12/25. Condition only need to be cleared when a construction permit associated with the PLN is applied for. (Katherine Day, WR Hydrologist)	KD

Condition Compliance Certification Report

PLN210268

YEUNG GABRIEL M TR

Environmental Services

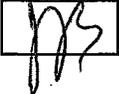
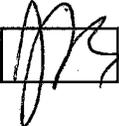
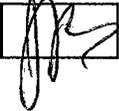
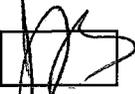
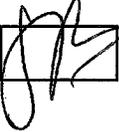
Condition	Condition Title	Status	Status Comment	Staff Initial
8.	STORMWATER CONTROL PLAN	Met	1/14/2025 - APPLICANT HAS SUBMITTED SATISFACTORY STORMWATER CONTROL PLAN VIA 24CP03443 ON 12/18/2024. (J. BARRERAS)	JB
11.	GEOTECHNICAL PLAN REVIEW	Not Met		JB

Condition Compliance Certification Report

PLN220122

CASTROVILLE SELF STORAGE LLC

Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
9.	RÉGULATIONS FOR FLOODPLAINS IN MONTEREY COUNTY	Met	1/8/24: Hydrologic & Hydraulic Analysis (Dec 30,2024) has been completed and a No Rise/No Impact Certification has been completed by Schaaf & Wheeler Consulting Civil Engineers and submitted, uploaded into Accela Documents under 24CP01757. (J. BARRERAS)	
10.	STORMWATER CONTROL PLAN	Met	1/8/25 - APPLICANT HAS SUBMITTED A STORMWATER CONTROL PLAN ON 10/24/24 PER 24CP01757. (J. BARRERAS)	
11.	CALIFORNIA CONSTRUCTION GENERAL PERMIT	Met	1/8/25 - APPLICANT HAS SUBMITTED A STORMWATER POLLUTION PREVENTION PLAN ON 10/24/24 PER 24CP01757. (J. BARRERAS)	
12.	GEOTECHNICAL REPORT	Met	11/09/23 - Soils Surveys Group INC. Jan 5, 2023 (L.Rodriguez)	
13.	OPERATION AND MAINTENANCE AGREEMENT	Partially Met	1/16/2025 - SWOMA received on 9/4/24 from 24CP01757. Document still needs to be signed, notarized and recorded. (J. Barreras)	
14.	OPERATION AND MAINTENANCE PLAN	Met	1/8/25 - APPLICANT SUBMITTED OPERATIONS & MANAGEMENT PLAN ON 9/4/24 VIA 24CP01757. (J. BARRERAS)	

Condition Compliance Certification Report

PC07704

BISHOP RANCH SUBDIVISION (PASADERA SUBDIVISION)

Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
155.	155(B) -- ANNUAL WATER USE REPORT-GOLF COURSE IRRIGATION DEMAND	On-Going	MONITORING REPORTS ARE CURRENT	

HCD-PLANNING 2024 REPORT

COUNTY OF MONTEREY

HOUSING AND COMMUNITY DEVELOPMENT

CRAIG W. SPENCER, DIRECTOR



1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527
(831) 755-5025
co.monterey.ca.us

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

Date: 1/30/24

To: Melanie Beretti, Chief of Planning
Robert I. Brayer, Deputy County Counsel

From: Anna Quenga, AICP, Principal Planner

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

In accordance with Section II.B.2 of the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program (“Program”) adopted by the Monterey County Board of Supervisors Resolution No. 22-311, a list of land use projects (the “Project List”) was provided to the Planning Department. The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning and to County Counsel on the projects included in the project list to verify the status of condition compliance. Planning staff reviewed the Project List and confirmed that the set included in **Attachment 1** is complete for Planning’s responsibility to the Program in 2024. Condition Compliance Certification Reports included in **Attachment 2** provides the listed projects’ conditions of approval/mitigation measures (COA/MMs) and current statuses as noted in Accela Automation. Accordingly, Planning staff has reviewed each COA/MM listed and made any necessary corrections to the report and in Accela. Staff has verified, through initialing, the current status of each COA/MM.

CERTIFICATION

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

Respectfully,

Anna Quenga, AICP, Principal Planner

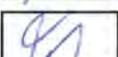
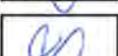
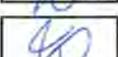
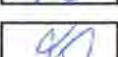
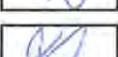
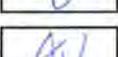
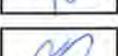
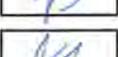
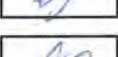
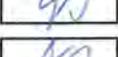
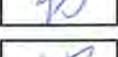
2024 Project List for HCD – Planning	Planning Project Number and Brief Title
Project Number 1	PLN230035 Bengard Family Partnership et. al.
Project Number 2	PLN200315 Packard, Julie E. Trust
Project Number 3	PLN150372 Riverview at LP Assisted Living
Project Number 4	PLN200203 Anthony Nicola Inc.
Project Number 5	PLN210202 Abalone Creek Estate LLC
Project Number 6	PLN150805 Big Sur Land Trust (Lobos Ridge)
Project Number 7	PLN190091 Robert Louis Stevenson School
Project Number 8	PLN210268 Yeung, Gabriel M. Trust
Project Number 9	PLN220122 Castroville Self Storage LLC
Project Number 10	PLN220272 ISNV LLC

Condition Compliance Certification Report

PLN230035

BENGARD FAMILY PARTNERSHIP ET AL

Planning Department

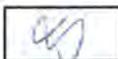
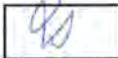
Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Met		
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	Met		
4.	AG BUFFER EASEMENT	Met		
8.	PD006(A) - CONDITION COMPLIANCE FEE	Met		
11.	PDSP001 - OPERATION OF PROJECT	On-Going		
17.	PD050 - RAPTOR/MIGRATORY BIRD NESTING	Met		
18.	PSDP001 - ALUC1 (AVIGATION AND HAZARD EASEMENT)	Met		
19.	PDSP002 - ALUC3 (NOISE STANDARDS)	Met		
20.	PDSP003 - ALUC9 (NO HAZARD DETERMINATION)	Met		
21.	PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN	Met		
22.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met		
23.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Met		
25.	MM001 - PRE CONSTRUCTION SURVEY	Met		
26.	MM002 - ON-CALL ARCHAEOLOGICAL MONITOR	Met		
27.	MM003 - ON-SITE TRIBAL MONITOR	Met		

Condition Compliance Certification Report

PLN200315

PACKARD JULIE E TR

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Not Met	documents being processed	
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	Met		
5.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Not Met	document being routed	
6.	PD050 - RAPTOR/MIGRATORY BIRD NESTING	Met		
7.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met		
8.	MM001 - BIOLOGICAL EDUCATION PROGRAMS FOR EMPLOYEES	Met		
9.	MM002 - PROJECT BIOLOGIST	Met		
10.	MM003 - BEST MANAGEMENT PRACTICES	Met		
11.	MM004 - TUFTED HAIRGRASS RESTORATION PLAN	Partially Met	restoration plan reviewed and approved; met for issuance of construction permit no. 20CP02754	
12.	MM005 - PRE-CONSTRUCTION CULTURAL RESOURCES TRAINING PROGRAM AND ON-CALL ARCHAEOLOGICAL MONITOR	Partially Met	contract with qualified archaeologist reviewed and accepted; evidence of training pending	
13.	MM006 - ON-SITE TRIBAL MONITOR	Met		
14.	PDSP001- OPERATIONS AND MAINTENANCE PLAN	On-Going		

Condition Compliance Certification Report

PLN150372

RIVER VIEW AT LAS PALMAS LLC

Planning Department

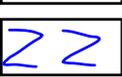
Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		ZZ
2.	PD002 - NOTICE PERMIT APPROVAL	Not Met	documents being processed	ZZ
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	Not Met		ZZ
4.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met		ZZ
5.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Not Met		ZZ
6.	PD013 - STREET LIGHTING	Not Met		ZZ
7.	PD022(A) - EASEMENT-CONSERVATION & SCENIC	Not Met		ZZ
8.	PD032(A) - PERMIT EXPIRATION	Not Met		ZZ
9.	PD036 - UTILITIES-SUBDIVISION	Not Met		ZZ
10.	PD041 - HEIGHT VERIFICATION	Not Met		ZZ
11.	PD052 - PRE-CONSTRUCTION MEETING	Not Met		ZZ
12.	PDSP001 - PRIVATE ROAD MAINTENANCE	Not Met		ZZ
13.	PDSP002 - CONFIRMATION OF ADEQUATE WASTEWATER TREATMENT CAPACITY (NON-STANDARD)	Not Met		ZZ
14.	PDSP003 – REZONE TO ADD A BUILDING SITE 6 OVERLAY DISTRICT AND A TWENTY FOOT HEIGHT LIMIT (NON-STANDARD)	Not Met		ZZ
15.	PDSP004 – HOMEOWNERS ASSOCIATION CC&R'S (NON-STANDARD)	Not Met		ZZ
24.	HSG001SP – INCLUSIONARY HOUSING REQUIREMENTS (NON-STANDARD)	Not Met		ZZ
26.	MM AES-1: LANDSCAPE SCREENING PLAN	Not Met		ZZ
27.	MM AES-2: FINAL PLAN FOR EXTERIOR COLORS & MATERIALS	Not Met		ZZ
29.	MM AES-4: EXTERIOR LIGHTING PLAN	Not Met		ZZ
30.	MM AQ-1: DUST CONTROL MEASURES	Not Met		ZZ

Condition Compliance Certification Report

PLN150372

RIVER VIEW AT LAS PALMAS LLC

Planning Department

31.	MM AQ-2: DUST CONTROL SITE MONITOR	Not Met	
32.	MM AQ-3: REDUCTION OF CONSTRUCTION EXHAUST EMISSIONS	Not Met	
33.	MM BIO-1: PRE-CONSTRUCTION SURVEY - BADGER	Not Met	
34.	MM BIO-2: PRE-CONSTRUCTION SURVEY - BURROWING OWL	Not Met	
35.	MM BIO-3: PRE-CONSTRUCTION SURVEY - DUSKY-FOOTED WOODRAT	Not Met	
36.	MM BIO-4: FOCUSED SURVEY - BATS	Not Met	
37.	MM BIO-5: PRE-CONSTRUCTION SURVEY - NESTING BIRDS	Not Met	
38.	MM BIO-6: PRE-CONSTRUCTION SURVEY - CTS	Not Met	
40.	MM ENG-1: ENERGY CONSERVATION POLICY CONSISTENCY	Not Met	

Condition Compliance Certification Report

PLN200203

ANTHONY NICOLA INC

Planning Department

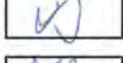
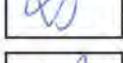
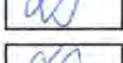
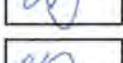
Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Met		
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	Not Met		
4.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met		
5.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Not Met		
21.	H02 - Housing, Density Bonus	Not Met		
24.	PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN	Not Met		
25.	PDSP001: MITIGATION MEASURE BIO-1	Not Met		
26.	PDSP002: MITIGATION MEASURE BIO-2	Not Met		
27.	PDSP003: MITIGATION MEASURE BIO-3	Not Met		
28.	PDSP004: MITIGATION MEASURE BIO-4	Not Met		
29.	PDSP005: MITIGATION MEASURE BIO-5	Not Met		
30.	PDSP006: MITIGATION MEASURE BIO-6	Not Met		
31.	PDSP007: MITIGATION MEASURE CULT-1	Not Met		
32.	PDSP008: MITIGATION MEASURE PUBLIC-1	Not Met		
33.	PDSP009: MITIGATION MEASURE TRC-1	Not Met		
34.	PDSP010: MITIGATION MEASURE UTIL-1	Not Met		
36.	PDSP011: DONATION TO BENEFIT PAJARO COMMUNITY	Not Met		
37.	PDSP012: SITE PLAN REDESIGN TO INCLUDE EMERGENCY ACCESS FIRE LANE, CRASH GATE	Partially Met	Permit holder is currently working on a redesign. No plans have been submitted.	

Condition Compliance Certification Report

PLN210202

ABALONE CREEK ESTATE LLC

Planning Department

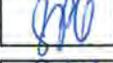
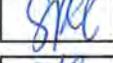
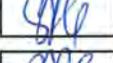
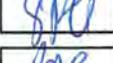
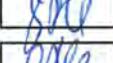
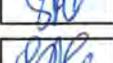
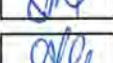
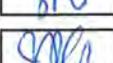
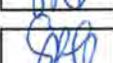
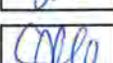
Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Met		
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	Not Met		
13.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Met		
14.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met		
15.	PD011 - TREE AND ROOT PROTECTION	Not Met		
16.	PD014(B) - LIGHTING-EXTERIOR LIGHTING PLAN (VS & RIDGELINE)	Not Met		
17.	PD038 - WATER TANK APPROVAL	Not Met		
18.	PD050 - RAPTOR/MIGRATORY BIRD NESTING	Not Met		
19.	PDSP001 - MANURE MANAGEMENT PLAN	On-Going		
20.	MM001 - PROJECT BIOLOGIST	Not Met		
21.	MM002 - TRIBAL MONITOR	Not Met		

Condition Compliance Certification Report

PLN150805

BIG SUR LAND TRUST THE (LOBOS RIDGE)

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Not Met	document with applicant as of December 13, 2024	
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	Not Met		
5.	PD005 - FISH & GAME FEE NEG DEC/EIR	Not Met		
6.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Not Met		
7.	PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)	Not Met		
8.	PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN	Not Met		
9.	SPPD001 - MITIGATION MEASURE #1	Not Met		
10.	SPPD002 - MITIGATION MEASURE #2	Not Met		
11.	SPPD003 - MITIGATION MEASURE #3	Not Met		
12.	SPPD004 - MITIGATION MEASURE #4	Not Met		
13.	SPPD005 - MITIGATION MEASURE #5	Not Met		
14.	SPPD006 - MITIGATION MEASURE #6	Not Met		
15.	SPPD007 - MITIGATION MEASURE #7	Not Met		
20.	SPPD - CONSERVATION AND SCENIC EASEMENT (NONSTANDARD)	Not Met		
23.	PD041 - HEIGHT VERIFICATION	Not Met		
24.	PD016 - NOTICE OF REPORT	Not Met		

Condition Compliance Certification Report

PLN190091

ROBERT LOUIS STEVENSON SCHOOL

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		KW
2.	PD002 - NOTICE PERMIT APPROVAL	Not Met		KW
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	Not Met		KW
5.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met		KW
6.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Not Met		KW
7.	PD011(A) - TREE REMOVAL	Not Met		KW
8.	PD013 - STREET LIGHTING	Not Met		KW
9.	PD049 - TREE AND ROOT PROTECTION	Not Met		KW
10.	PDSP028 - FINAL GENERAL DEVELOPMENT PLAN	Not Met	document being prepared by applicant	KW
11.	PD035 - UTILITIES UNDERGROUND	Not Met		KW
12.	PD047 - DEMOLITION/DECONSTRUCTION (MBUAPCD RULE 439)	Not Met		KW
13.	PD016 - NOTICE OF REPORT	Not Met		KW
14.	PD022(A) - EASEMENT-CONSERVATION & SCENIC	Not Met	document being prepared by applicant	KW
18.	PDSP001-BIOLOGICAL REPORT	Not Met		KW
19.	PDSP002-MITIGATION MEASURE BIO 1(A)	Not Met		KW
20.	PDSP003-MITIGATION MEASURE BIO 1(B) MITIGATION PLAN	Not Met		KW
21.	PDSP004-MITIGATION MEASURE BIO 2(A)	Not Met		KW
22.	PDSP005-MITIGATION MEASURE 2(B) - WORKER AWARENESS PROGRAM	Not Met		KW
23.	PDSP006-MITIGATION MEASURE BIO 2(C) - FROG SURVEY	Not Met		KW
24.	PDSP007-MITIGATION MEASURE BIO 2(D) MONITORING	Not Met		KW

Condition Compliance Certification Report

PLN190091

ROBERT LOUIS STEVENSON SCHOOL

Planning Department

25.	PDSP008-MITIGATION MEASURE BIO 2(E) - FENCING	Not Met	<input type="checkbox"/>
26.	PDSP009-MITIGATION MEASURE BIO 2(F)	Not Met	<input type="checkbox"/>
27.	PDSP010-MITIGATION MEASURE BIO 3(A) WILDLIFE SURVEY	Not Met	<input type="checkbox"/>
28.	PDSP11-MITIGATION MEASURE BIO 3(B)	Not Met	<input type="checkbox"/>
29.	PDSP012-MITIGATION MEASURE 4(A) - NESTING SEASON	Not Met	<input type="checkbox"/>
30.	PDSP013-MITIGATION MEASURE BIO 4(B) BIRD SURVEY	Not Met	<input type="checkbox"/>
31.	PDSP014-MITIGATION MEASURE 5 - BAT SEARCH	Not Met	<input type="checkbox"/>
32.	PDSP015-MITIGATION MEASURE BIO 6(A) - CREEK SETBACK	Not Met	<input type="checkbox"/>
33.	PDSP016-MITIGATION MEASURE BIO 6(B) - EROSION CONTROL	Not Met	<input type="checkbox"/>
34.	PDSP016 (CONTINUED) - EROSION CONTROL	Not Met	<input type="checkbox"/>
35.	PDSP017-MITIGATION MEASURE BIO 6(C) - HABITAT MGMT PLAN	Not Met	<input type="checkbox"/>
36.	PDSP018-MITIGATION MEASURE BIO 7(A) TREE INVENTORY/MINIMIZE REMOVAL	Not Met	<input type="checkbox"/>
37.	PDSP019-MITIGATION MEASURE BIO 7(B) - TREE TRIMMING	Not Met	<input type="checkbox"/>
38.	PDSP020-MITIGATION MEASURE BIO 7(C) - PROTECTIVE FENCING	Not Met	<input type="checkbox"/>
39.	PDSP021-MITIGATION MEASURE BIO 7(D) - REPLACE TREES	Not Met	<input type="checkbox"/>
40.	PDSP022-MITIGATION MEASURE GHG 1 - REDUCE EMISSIONS	Not Met	<input type="checkbox"/>
41.	PDSP023-MITIGATION MEASURE HAZ 1 - ASBESTOS REMEDIATION	Not Met	<input type="checkbox"/>
42.	PDSP024-MITIGATION MEASURE HAZ 2 - PAINT REMEDIATION	Not Met	<input type="checkbox"/>
43.	PDSP025-MITIGATION MEASURE TR 1 - TRIBAL MONITOR	Not Met	<input type="checkbox"/>
44.	PDSP026 - TREE REMOVAL TRACKING	Not Met	<input type="checkbox"/>
45.	PDSP027 - FUTURE PERMIT TYPES	Not Met	<input type="checkbox"/>

Condition Compliance Certification Report

PLN190091

ROBERT LOUIS STEVENSON SCHOOL

Planning Department

46. PDSP029 - TREE REPLANTING LOCATION

Not Met

KW

47. PDSP030 - AMEND FUEL MANAGEMENT PLAN

Not Met

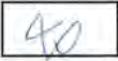
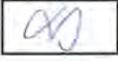
KW

Condition Compliance Certification Report

PLN210268

YEUNG GABRIEL M TR

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Not Met	document being processed	
3.	PD003(B) - CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT	Not Met	Requires submittal of archaeological contract	
4.	PD012(G) - LANDSCAPE PLAN & MAINTENANCE (OTHER)	Not Met	Landscape plans under review	
5.	PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN	Not Met	Exterior lighting plans need to be incorporated into 24CP03443	
6.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met		
9.	PD011 - TREE AND ROOT PROTECTION	Not Met	Requires submittal of documentation	
12.	PDSP001 - REZONE WITH "HR" OVERLAY	Met		
13.	MM001 - On-Site Archaeological Monitor and Cultural Awareness Training	Not Met	Awaiting archaeological contract	
14.	MM002 - Archaeological Mitigation Plan	Not Met	awaiting archaeological mitigation plan	
15.	MM003 - On-Site Tribal Monitor	Not Met	awaiting tribal contract	
16.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Not Met	document being processed	

Condition Compliance Certification Report

PLN220122

CASTROVILLE SELF STORAGE LLC

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		KN
2.	PD002 - NOTICE PERMIT APPROVAL	Met		KN
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	Partially Met	met for issuance of grading permit 24CP01757	KN
4.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Partially Met	document being prepared	KN
5.	PD016 - NOTICE OF REPORT	Met		KN
6.	PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN	Not Met		KN
7.	PD012(H) - LANDSCAPING PLAN (NO. COUNTY NATIVE)	Not Met		KN
8.	APPROPRIATE PERIMETER LANDSCAPING NEXT TO AGRICULTURE	Not Met		KN
20.	PD044 - RESOURCE CONSERVATION EASEMENT	Not Met		KN
21.	MITIGATION MEASURE BIO-1 - AMPHIBIAN PRE-CONSTRUCTION SURVEY	Not Met		KN
22.	MITIGATION MEASURE BIO-2 PRE-CONSTRUCTION PLANT SURVEY	Not Met		KN
23.	MITIGATION MEASURE BIO-3 - PROTECTIVE FENCING	Partially Met	grading permit 24CP01757 not issued	KN
24.	MITIGATION MEASURE TCR-1 - TRIBAL MONITORING	Partially Met	met for issuance of grading permit 24CP01757	KN
25.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met		KN
26.	PDSP001: BIRD NEST SURVEY	Partially Met	met for issuance of grading permit 24CP01757	KN

Condition Compliance Certification Report

PLN220272

ISNV LLC

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		ZZ
2.	PD002 - NOTICE PERMIT APPROVAL	Not Met		ZZ
3.	PD003(B) - CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT	Not Met		ZZ
4.	PD005 - FISH & GAME FEE NEG DEC/EIR	Not Met		ZZ
5.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Not Met		ZZ
6.	PD011 - TREE AND ROOT PROTECTION	Not Met		ZZ
7.	PD011(A) - TREE REMOVAL	Not Met		ZZ
8.	PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)	Not Met		ZZ
9.	PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN	Not Met		ZZ
10.	PD041 - HEIGHT VERIFICATION	Not Met		ZZ
17.	PD016 - NOTICE OF REPORT	Not Met		ZZ
18.	PD050 - RAPTOR/MIGRATORY BIRD NESTING	Not Met		ZZ
19.	PDSP001 -MITIGATION MEASURE CULT-1 ON-SITE QUALIFIED ARCHAEOLOGIST AND CULTURAL AWARENESS TRAINING	Not Met		ZZ
20.	PDSP002 - MITIGATION MEASURE NO. CULT 2 - ON-SITE TRIBAL MONITOR	Not Met		ZZ
21.	PD048 - TREE REPLACEMENT/RELOCATION	Not Met		ZZ

HCD-HOUSING 2024 REPORT

COUNTY OF MONTEREY

HOUSING AND COMMUNITY DEVELOPMENT

CRAIG W. SPENCER, DIRECTOR



1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527
(831) 755-5025
co.monterey.ca.us

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

Date: 30 June 25

To: Melanie Beretti, Chief of Planning
Robert I. Brayer, Deputy County Counsel

From: Darby Marshall, Housing Program Manager

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

In accordance with Section II.B.2 of the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program ("Program") adopted by the Monterey County Board of Supervisors in Resolution No. 22-311, a list of land use projects (the "Project List") was provided to HCD-Housing. The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning and County Counsel on the projects included in the project list to verify the status of condition compliance. HCD-Housing staff has reviewed the Project List and confirmed that the set included in **Attachment 1** is complete and that it therefore satisfies the Housing team responsibility to the Program in 2024. The Condition Compliance Certification Report included in **Attachment 2** provides the listed project's conditions of approval/mitigation measures (COA/MMs) and current statuses as noted in Accela Automation. Accordingly, Housing staff has reviewed each COA/MM listed and made any necessary corrections to the report and in Accela. Staff has verified, through initialing, the current status of each COA/MM.

CERTIFICATION

On behalf of County of Monterey HCD-Housing, I hereby certify that the Housing COA/MMs identified in the adopted Mitigated Negative Declaration pursuant to the California Environmental Quality Act for the project included in the Project List have been verified as indicated in the attached Condition Compliance Certification Report. As the COA is still in the status of "not met," no Condition Compliance Form (CCF) with supporting documentation has been submitted into the County's electronic database: Accela Automation, also known as "Accela" to date.

Respectfully,

Darby Marshall, Housing Program Manager

2024 Project List for HCD -- Housing	Planning Project Number and Brief Title
Project Number 4	PLN200203 Anthony Nicola Inc.

Condition Compliance Certification Report

PLN200203

ANTHONY NICOLA INC

Economic Development

Condition	Condition Title	Status	Status Comment	Staff Initial
22.	H01 - Housing, Inclusionary Housing	Not Met		



PWFP-PARKS
2024 REPORT



COUNTY OF MONTEREY

HOUSING AND COMMUNITY DEVELOPMENT

CRAIG W. SPENCER, DIRECTOR



1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527
(831) 755-5025
co.monterey.ca.us

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

Date: 1/29/2025 | 2:00 PM PST

To: Melanie Beretti, Chief of Planning
Robert I. Brayer, Deputy County Counsel

From: Bryan Flores, Chief of Parks, PWFP

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

In accordance with Section II.B.2 of the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program ("Program") adopted by the Monterey County Board of Supervisors in Resolution No. 22-311, a list of land use projects (the "Project List") was provided to PWFP – Parks. The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning and County Counsel on the projects included in the project list to verify the status of condition compliance. Parks staff has reviewed the Project List and confirmed that the set included in **Attachment 1** is complete and that it therefore satisfies Parks' responsibility to the Program in 2024. Condition Compliance Certification Reports included in **Attachment 2** provides the listed projects' conditions of approval/mitigation measures (COA/MMs) and current statuses as noted in Accela Automation. Accordingly, Parks staff has reviewed each COA/MM listed and made any necessary corrections to the report and in Accela. Staff has verified, through initialing, the current status of each COA/MM.

CERTIFICATION

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

Respectfully,

DocuSigned by:


Bryan Flores, Chief of Parks, PWFP

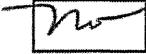
2024 Project List for PWF – Parks	Planning Project Number and Brief Title
Project Number 3	PLN150372 Riverview at LP Assisted Living
Project Number 4	PLN200203 Anthony Nicola Inc.

Condition Compliance Certification Report

PLN200203

ANTHONY NICOLA INC

Parks Enforcement

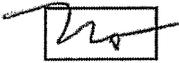
Condition	Condition Title	Status	Status Comment	Staff Initial
23.	SPP001 - OUTDOOR RECREATION AREA MAINTANENCE/SUPPLIES	Not Met		

Condition Compliance Certification Report

PLN150372

RIVER VIEW AT LAS PALMAS LLC

Parks Enforcement

Condition	Condition Title	Status	Status Comment	Staff Initial
23.	PKSSP001 – QUIMBY ACT REQUIREMENTS / LAND DEDICATION OR IN LIEU FEE (NON-STANDARD)	Not Met		

COUNTY COUNSEL &
RISK MANAGEMENT
2024 REPORT

COUNTY OF MONTEREY
HOUSING AND COMMUNITY DEVELOPMENT
CRAIG W. SPENCER, DIRECTOR



1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527
(831) 755-5025
co.monterey.ca.us

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

Date: 1-31-25

To: Melanie Beretti, AICP, Chief of Planning

From: Robert I. Brayer, Deputy County Counsel

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

In accordance with Section II.B.2 of the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program (“Program”) adopted by the Monterey County Board of Supervisors Resolution No. 22-311, a list of land use projects (the “Project List”) was provided to the Planning Department. The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning and to County Counsel on the projects included in the project list to verify the status of condition compliance. Planning staff reviewed the Project List and confirmed that the set included in **Attachment 1** is complete for County Counsel and Risk Management’s responsibility to the Program in 2024. Condition Compliance Certification Reports included in **Attachment 2** provides the listed projects’ conditions of approval/mitigation measures (COA/MMs) and current statuses as noted in Accela Automation. Accordingly, County Counsel staff has reviewed each COA/MM listed and made any necessary corrections to the report and in Accela. Staff has verified, through initialing, the current status of each COA/MM.

CERTIFICATION

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

Respectfully,



Robert I. Brayer, Deputy County Counsel

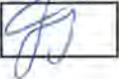
2024 Project List for County Counsel/Risk Mgmt.	Planning Project Number and Brief Title
Project Number 1	PLN230035 Bengard Family Partnership et. al.
Project Number 2	PLN200315 Packard, Julie E. Trust
Project Number 3	PLN150372 Riverview at LP Assisted Living
Project Number 4	PLN200203 Anthony Nicola Inc.
Project Number 5	PLN210202 Abalone Creek Estate LLC
Project Number 6	PLN150805 Big Sur Land Trust (Lobos Ridge)
Project Number 7	PLN190091 Robert Louis Stevenson School
Project Number 9	PLN220122 Castroville Self Storage LLC
Project Number 10	PLN220272 ISNV LLC

Condition Compliance Certification Report

PLN230035

BENGARD FAMILY PARTNERSHIP ET AL

County Counsel-Risk Management

Condition	Condition Title	Status	Status Comment	Staff Initial
24	CC01 INDEMNIFICATION AGREEMENT	Met		

Condition Compliance Certification Report

PLN200315

PACKARD JULIE E TR

County Counsel-Risk Management

Condition	Condition Title	Status	Status Comment	Staff Initial
4.	CC01 INDEMNIFICATION AGREEMENT	Not Met	documents being routed	

Condition Compliance Certification Report

PLN150372

RIVER VIEW AT LAS PALMAS LLC

County Counsel-Risk Management

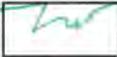
Condition	Condition Title	Status	Status Comment	Staff Initial
25.	CC01 INDEMNIFICATION AGREEMENT	Not Met	documents being processed	Z Z

Condition Compliance Certification Report

PLN200203

ANTHONY NICOLA INC

County Counsel-Risk Management

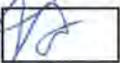
Condition	Condition Title	Status	Status Comment	Staff Initial
35.	CC01 INDEMNIFICATION AGREEMENT	Not Met		

Condition Compliance Certification Report

PLN210202

ABALONE CREEK ESTATE LLC

County Counsel-Risk Management

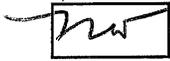
Condition	Condition Title	Status	Status Comment	Staff Initial
12.	CC01 INDEMNIFICATION AGREEMENT	Met		

Condition Compliance Certification Report

PLN150805

BIG SUR LAND TRUST THE (LOBOS RIDGE)

County Counsel

Condition	Condition Title	Status	Status Comment	Staff Initial
4.	CC01 INDEMNIFICATION AGREEMENT	Not Met		

Condition Compliance Certification Report

PLN190091

ROBERT LOUIS STEVENSON SCHOOL

County Counsel-Risk Management

Condition	Condition Title	Status	Status Comment	Staff Initial
15.	CC01 INDEMNIFICATION AGREEMENT	Not Met		

Condition Compliance Certification Report

PLN220122

CASTROVILLE SELF STORAGE LLC

County Counsel-Risk Management

Condition	Condition Title	Status	Status Comment	Staff Initial
15.	CC01 INDEMNIFICATION AGREEMENT	Not Met		

Condition Compliance Certification Report

PLN220272

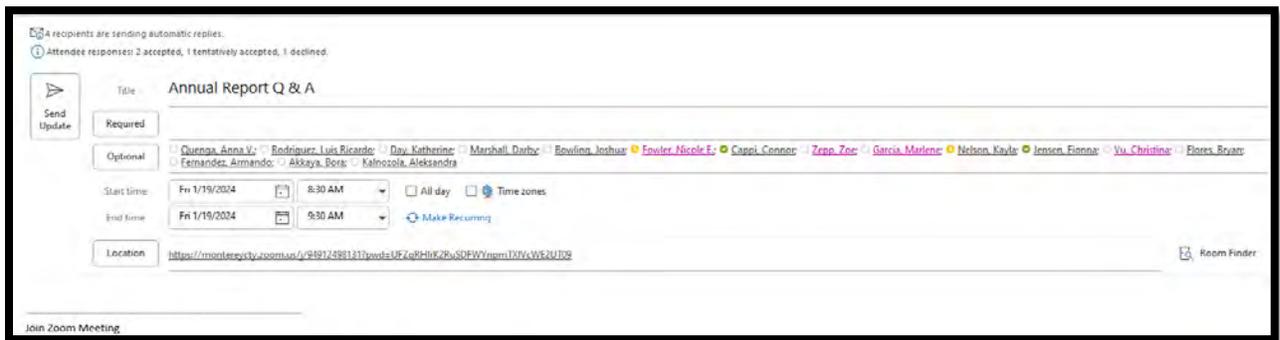
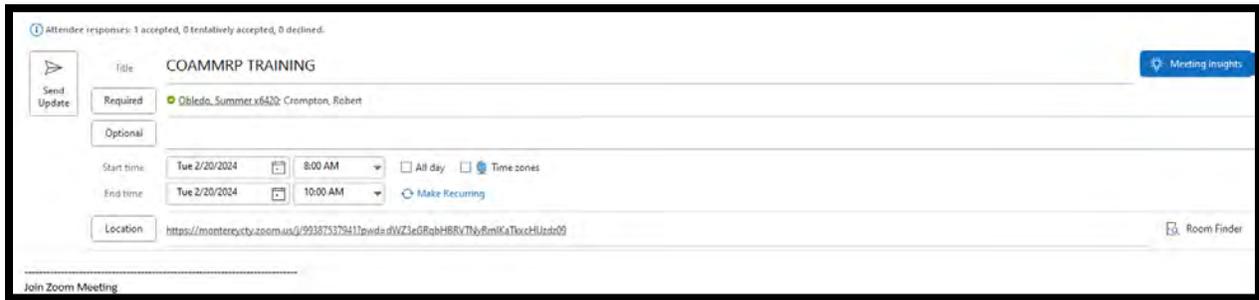
ISNV LLC

County Counsel-Risk Management

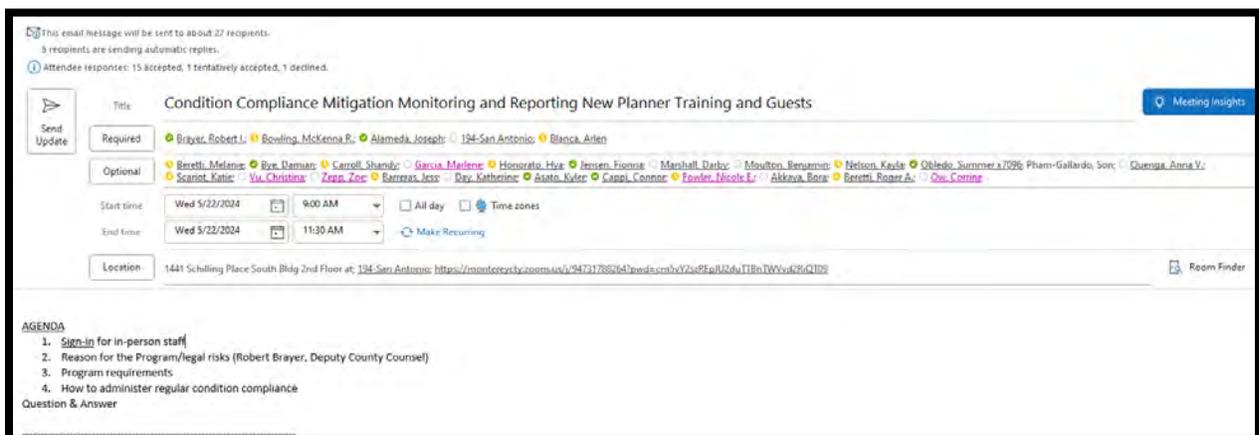
Condition	Condition Title	Status	Status Comment	Staff Initial
11.	CC01 INDEMNIFICATION AGREEMENT	Not Met		ZZ

2024 PROGRAM TRAINING

Pursuant to Section III.B.6, the Program requires the County to provide training to all staff of Responsible Departments who prepare, monitor or report on compliance with mitigation measures. The Program training occurs annually, and HCD staff is required to provide informal training to newly hired planners within sixty days from the hire date. The CAPS provided an Annual Report training for Responsible Department staff on January 19, 2024 and also trained condition compliance staff (Permit Technicians) on February 20, 2024.



The CAPS and County Counsel provided an all-staff training on the Program for applicable land use departments and agencies on May 22, 2024. Program Training was held as a hybrid in-person and Zoom meeting. Therefore, the attendance list is a screen shot of the Zoom meeting as well as sign-in sheets.



May 22, 2024 COAMMRP

<u>Name</u>	<u>Working Group (e.g. EHB Land Use)</u>
Roger Beretti	EHB Land Use
Ben Moulton	Planning
Kyle Asato	EHB LAND USE
Summer Obledo	HCD/Condition Compliance
Joseph Alameda	Planning/HCD
McKenna Bowling	Planning/HCD
DAMIAN BYE	PLANNING/HCD.