

Attachment B

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2023 ANNUAL REPORT

This annual report provides the status of condition compliance for land use projects approved in 2023 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

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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 2023 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.

2023 ANNUAL REPORT SUMMARY

Projects Approved in 2023 with an EIR or MND

The County certified one EIR, relied on two outside agency-certified EIRs, adopted an Addendum to an EIR, adopted ten project-specific MNDs, and relied on one Programmatic MND for nine cannabis projects in the Salinas Valley area for land use projects approved in 2023. These 23 recent projects are currently working towards compliance with their conditions of approval and/or mitigation measures (herein referred to as “COA/MM”). There were no compliance issues described in the certifications from Responsible Departments for these projects. PLN110173-AMD1, Carmel Reserve LLC, modified previously adopted conditions of approval and mitigation measures, and the Board of Supervisors approved the Addendum with Resolution 23-123.

The two outside-agency certified EIRs that County relied on in approving local entitlements are PLN200118, California Department of Transportation’s Highway 156 Roundabouts (Board Resolution 23-103), and PLN200143, State of California Pfeiffer Big Sur State Park campground project (Board Resolution No. 23-021).

RESPONSIBLE DEPARTMENT ABBREVIATION CODES:

Responsible Departments with conditions on a given project are listed in heading of column in the summary table, **Table 1**. Housing and Community Development (HCD) – Engineering Services (representing Public Works)¹ 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

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 (representing Public Works).” That team prepared the Responsible Department Annual Report for the Public Works conditions of approval on land use project permits.

the development review responsibilities of Water Resources Agency, so both types of conditions of approval are listed below as "ES."

TABLE 1. SUMMARY TABLE 2023 PROJECTS

#	2023 Projects	Project Description	Decision Making Body, Resolution	Cond Comp Project Manager	CEQA	Responsible Departments
1	<u>PLN180441</u> Salinas 101 LLC (The Sobel Company Inc)	A Combined Development Permit consisting of: 1) a Standard Subdivision and Vesting Tentative Map to divide a 17.92 acre Light Commercial (LC) zoned parcel into ten LC zoned parcels; 2) a General Development Plan and Use Permit to allow a total of 98,926 square feet of mixed commercial space including four retail buildings, four quick serve restaurants, a fueling station, and a motel; 3) a Use Permit to allow construction of a pylon sign; 4) a variance to increase the allowable height of main structures on Parcel 7 from 35 feet to 45 feet; 5) a variance to increase the allowable pylon sign height from 35 feet to 57 feet; and 6) a variance to increase the allowable pylon sign dimensions to 768 square feet. The property is located at the intersection of Highway 101, Sala Road & Harrison Road, Salinas (NO ADDRESS ASSIGNED TO PARCEL) (Assessor's Parcel Number 113-091-017-000), Greater Salinas Area Plan.	Planning Commission Reso. No. 23-039	Fionna Jensen	MND	CC-RM, EHB, ES, PLN, PW
2	<u>PLN190100</u> Zimmerman Daniel R TRS	A Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow the construction of a 2,710 square foot detached habitable structure (three bedrooms, storage, and laundry room) with an attached 734 square foot carport and associated site improvements including a 524 square foot patio; and 2) Coastal Development Permit to allow	Zoning Admin Reso. No. 23-022	Fionna Jensen	MND	ES, PLN

		development within 100 feet of an environmentally sensitive habitat area. The property is located at 46720 Pfeiffer Ridge Road, Big Sur (Assessor's Parcel Number 419-241-030-000), Big Sur Coastal Land Use Plan, Coastal Zone.				
3	<u>PLN160851-AMD1</u> Morgenrath	An Amendment to a previously approved Combined Development Permit (PLN160851; Board Resolution No. 19-285) consisting of: 1) a Coastal Development Permit and General Development Plan to allow the establishment of a commercial business operation for a contractor's equipment storage and office facility; 2) a Coastal Administrative Permit to convert a test well into a permanent well; 3) a Coastal Administrative Permit and Design Approval to allow construction of a 760 square foot office with a two-bedroom second story employee housing unit, a 600 square foot workshop and 300 square foot canopy, 800 square foot storage building and associated site improvements including formalizing six public parking spots and installing two electrical vehicle charging stations; 4) a Coastal Development Permit to allow development on slopes in excess of 30%; 5) a Coastal Development Permit to allow development within 100 feet of ESHA; and 6) a Coastal Development Permit to allow removal of 10 native trees. The property is located at 46821 Highway 1, Big Sur (Assessor's Parcel Number 419-201-007-000), Big Sur Coast Land Use Plan, Coastal Zone.	Board of Supervisors Reso. No. 23-369	Fionna Jensen	MND	CC-RM, EHB, PLN, PW
4	<u>PLN210090</u> Coastal Investment Enterprises LLC	A Combined Development Permit consisting of: 1) a Use Permit and Design Approval to allow construction of a 56,764 square foot mini storage facility and one 35	Planning Commission Reso. No. 23-030	Kayla Nelson	MND	CC-RM, EHB, ES, PLN, PW

		square feet on-site advertising sign; 2) a Use Permit to allow removal of five protected Coast Live Oak trees, one of which is a landmark tree; and 3) a Use Permit to allow development on slopes in excess of 25%, consisting of re-grading 4,965 square feet of man-made slopes. The property is located at 17645 Vierra Canyon Road, Salinas (Assessor's Parcel Number 125-171-025-000), North County Area Plan.				
5	<u>PLN210228</u> Bixby Rock LLC	A Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow demolition of a 4,952 square foot single family dwelling and construction of a 6,092 square foot single family dwelling and associated site improvements; 2) Coastal Development Permit to allow Development within the Critical Viewshed; 3) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Areas ; and 4) Coastal Development Permit to allow development within 50 feet of a coastal bluff. The Board also accepted an Amended Conservation & Scenic Easement Deed. The property is located at 39140 Highway 1, Monterey (Assessor's Parcel Number 418-121-051-000), Carmel Highlands, Big Sur Coast Land Use Plan, Coastal Zone.	Board of Supervisors Reso. No. 23-264	Fionna Jensen	MND	CC-RM, PLN
6	<u>PLN200143</u> State of California (Pfeiffer Big Sur State Park)	A Combined Development Permit consisting of: 1) a Coastal Development Permit and Design Approval to allow installation of nine pre-fabricated cabins ranging between 195 and 259 square feet; 2) a Coastal Administrative Permit and Design Approval to allow construction of a 1,331 square foot restroom and shower building, and associated site improvements; 3) a Coastal Development Permit to	Planning Commission Reso. No. 23-021	Fionna Jensen	Previous Environmental Review (EIR)	CC-RM, EHB, PLN

		allow development within 100 feet of environmentally sensitive habitat areas ; and a 4) Coastal Development Permit to allow the removal of 13 protected trees. The property is located at 47231 Highway 1, Big Sur (Assessor's Parcel Number 419-031-002-000), near mile marker 47.2 on Highway 1, Big Sur Coast Land Use Plan, Coastal Zone.				
7	<u>PLN100338</u> Signal Hill LLC	Combined Development Permit for the "Reduced Project" (Alternative 6 of the Final EIR) consisting of: 1) a Coastal Administrative Permit for the demolition of an existing 4,124 square foot single family residence; 2) a Coastal Administrative Permit for the construction of a new single family residence of similar size, in concept, as the existing residence; 3) a Coastal Development Permit for development within 100 feet of environmentally sensitive habitat; development includes restoration of native dune habitat in dunes outside the building area; a 4) Coastal Development Permit for development on slopes exceeding 30 percent; and 5) a Coastal Development Permit for development within 750 feet of a known archeological resource. The property is located at 1170 Signal Hill Road, Pebble Beach (Assessor's Parcel Number 008-261-007-000), south of the intersection of 17 Mile Drive and Signal Hill Road, Del Monte Forest Land Use Plan, Coastal Zone.	Board of Supervisors Reso. No. 23-236 & 23-237	Mary Israel	EIR	ES, PLN, PW
8	<u>PLN220243</u> Robert Louis Stevenson School	A Combined Development Permit consisting of: 1) a Coastal Development Permit and Design Approval to allow demolition of an existing educational building and construction of a 35,711 square foot three-story educational building (math & science center), part of	Planning Commission Reso. No. 23-015	Kayla Nelson	MND	CC-RM, ES, PLN, PW

		Robert Louis Stevenson School; and 2) a Coastal Development Permit for removal of up to sixteen protected trees. The property is located at 3152 Forest Lake Road Units D & E, Pebble Beach (Assessor's Parcel Numbers 008-022-023-000 and 008-022-033-000), Del Monte Forest Land Use Plan, Coastal Zone. [Related to PLN220290]				
9	<u>PLN210203</u> Kani Ali & Christine Doris TRS	A Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow the renovation of the exterior and interior of an existing three-story, 3,034 square foot single family dwelling and associated site improvements; 2) a Coastal Administrative Permit to allow one parking space to extend into the required front setback; 3) a Coastal Administrative Permit to allow a reduction of the side setback from 5 feet to 4 feet and 6 inches; 4) a Coastal Development Permit to allow additional maintenance and repairs to a legal non-conforming structure; and 5) a Coastal Development Permit to allow development within 750 feet of known archaeological resources. The property is located at 26398 Isabella Avenue, Carmel (Assessor's Parcel Number 009-441-014-000), Carmel Land Use Plan, Coastal Zone.	Planning Commission Reso. No. 23-013	Zoe Zepp	MND	CC-RM, ES, PLN, PW
10	<u>PLN110173-</u> <u>AMD1</u> September Ranch Partners (Carmel Reserve LLC)	A Permit Amendment to a previously approved Combined Development Permit (PLN050001) as extended by PLN110173, consisting of 1) an amendment to Condition Nos. 40, 107, 108, 109, and 120 that also added two new conditions of approval to provide flexibility in approved water system to allow off-site treatment of water produced from the on-site wells (Cond. Nos. 195 and 196); an amendment to	Board of Supervisors Reso. No. 23-123	Mary Israel	EIR Addendum	CC-RM, EHB, ES, Fire, Housing, Parks, PLN, PW

		Conditions Nos. 78, 97, 157 and 158 and a new condition for Carmel Valley Road traffic improvements to reflect removal of the approved traffic signal in favor of channelization (Cond. No. 194); and 2) an amendment to the Subdivision Improvement Agreement. The property is located approximately 2.5 miles east of Highway 1 on the north side of Carmel Valley Road, between Canada Way & Valley Greens Drive, Mid Carmel Valley area (Assessor's Parcel Numbers 015-171-013-000, 015-171-014-000, etc.), Carmel Valley Master Plan.				
11	<u>PLN200118</u> California Department of Transportation (Hwy 156 Roundabouts)	Combined Development Permit consisting of a: 1) Coastal Development Permit to allow construction of three new roundabouts to replace the existing Castroville Boulevard/Highway 156 intersection, including construction of new on and off ramps, a new bridge overpass, reuse of a portion of the current Castroville Boulevard as a mixed use bicycle and pedestrian path, driveway improvements, a new frontage road, the realignment of Castroville Boulevard and replacement along the new or modified sections of Highway 156 and Castroville Boulevard; 2) a Coastal Development Permit to allow development on slopes exceeding 25%; 3) a Coastal Development Permit to allow the removal of one native tree and two non-native landmark trees; and 4) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat areas. The project is located on State Route (Highway) 156 between Castroville Boulevard [Postmile R1.40] and the Moro Cojo Slough	Board of Supervisors Reso. No. 23-103	Fionna Jensen	Prev. EIR	PLN, PW

		Bridge [Postmile 1.60], adjacent to Castroville Boulevard as it intersects Collin Road, and within the Monte Del Lago mobile home park, Castroville (Assessor's Parcel Numbers 133-071-008-000, etc.), North County Land Use Plan, Coastal Zone.				
12	<u>PLN210094</u> Pajaro Sunny Mesa Community Services District (Various Owners)	A Combined Development Permit consisting of a: 1) Coastal Development Permit to allow improvements to the Pajaro Sunny Mesa Community Services Springfield water distribution system including resuming water service to 73 properties between Springfield Road and Struve Road and adding a new connection at the Moss Landing Mobile Home Park (105 connections), replacing the existing water system for the mobile home park. Water system improvements include a new water storage tank, new booster pump station, new distribution piping, and installation of new individual service laterals and meters; 2) Coastal Administrative Permit to convert existing test well to a permanent well; and 3) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habit area . The property is located northeast of the intersection of Highway 1 and Springfield Road, Royal Oaks [74 associated parcels under various owners] (Assessor's Parcel Number 413-014-001-000), North County Land Use Plan, Coastal Zone.	Planning Commission Reso. No. 23-010	Kayla Nelson	MND	CC-RM, EHB, PLN, PW
13	<u>PLN160401</u> Moss Landing Commercial Park LLC (& Lft Qsbc 2011 B Inc)	Combined Development Permit consisting of a: 1) Coastal Development Permit to allow the establishment of commercial cannabis activities in five existing structures; 2) an After-the-fact Coastal Development Permit to partially clear Code Enforcement	Planning Commission Reso. No. 23-003	Kayla Nelson	MND	CC-RM, PLN

		violation (15CE00050) to allow commercial cannabis activities in 23 existing structures; and 3) a General Development Plan to allow for the ongoing reuse of six structures for multi-tenant commercial and industrial use and the ongoing reuse of 28 structures for multi-tenant commercial cannabis activities (cultivation, processing, manufacturing [non-volatile and volatile] and self-distribution). The property is located at 7697 Highway 1, Moss Landing (Assessor's Parcel Number 133-172-013-000), North County Land Use Plan, Moss Landing Community Plan, Coastal Zone.				
14	<u>PLN210276</u> Feather Cypress LLC	Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow the demolition of an existing 17,992 square foot single family dwelling with an attached two-car garage, a detached 3,797 square foot gym, a 972 square foot covered walkway, sheds totaling 433 square feet, and the construction of a 7,767 square foot single family dwelling with an attached two-car garage, 882 square foot basement, 712 square foot pool house, 1,114 square foot pool, and a 319 square foot spa; 2) Coastal Development Permit to allow development within 750 feet of known archaeological resources; 3) Coastal Development Permit to allow development within an environmentally sensitive habitat area (indigenous Monterey Cypress habitat and coastal bluff scrub); 4) Coastal Development Permit to allow development within 50 feet of a coastal bluff; and 5) Minor and Trivial amendment to a previously approved permit (PLN200068, Zoning Administrator Resolution No. 21-008), to delete Condition 8, requiring recordation of a	Planning Commission Reso. No. 23-004	Kayla Nelson	MND	CC-RM, PLN, PW

		Conservation and Scenic Easement. The property is located at 3256 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-462-008-000), Del Monte Forest Land Use Plan, Coastal Zone.				
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#	2023 Cannabis Projects	Project Description	Decision Making Body, Resolution	Cond Comp Project Manager	CEQA	Responsible Departments
15	PLN170286 Ocean Queen USA LLC (LNB Ventures Salinas LLC)	An Administrative Permit to allow commercial cannabis cultivation, nursery, post-harvest processing and non-volatile manufacturing within ten existing indoor cultivation greenhouses totaling 139,840 square feet and one existing 3,030 square foot metal building. The property is located at 398 A Natividad Road, Salinas (Assessor's Parcel Number 211-021-014-000), Greater Salinas Area Plan.	Chief of Planning Reso. No. 23-058	Kayla Nelson	ProgIS /MND	CC-RM, EHB, PLN, PW
16	PLN170186 Minami Ronnie K & Hideko TRS (Monterey Valley Pride LLC)	An Administrative Permit to allow commercial cannabis uses within 246,103 square feet of structures, comprised of the following components: 1) Cultivation within 237,750 square feet of existing greenhouses; 2) Commercial cannabis drying, trimming, and storage within 8,240 square feet of warehouses; 3) Non-volatile manufacturing within 1,635 square feet of an existing warehouse. The property is located at 20400 Spence Road, Salinas (Assessor's Parcel Number 137-121-023-000), Greater Salinas Area Plan.	Chief of Planning Reso. No. 23-051	Kayla Nelson	ProgIS /MND	CC-RM, EHB, PLN, PW
17	PLN160827 Monterey Botanicals	An Administrative Permit to allow commercial cannabis cultivation and nursery within six (existing greenhouse structures with a total canopy not to exceed 240,000	Chief of Planning Reso. No. 23-040	Kayla Nelson	ProgIS /MND	EHB, PLN, PW

		square feet; use of an existing 125-square-foot building as a guard house; non-volatile cannabis manufacturing, offices, and employee breakrooms within an existing warehouse on-site; and commercial cannabis drying, trimming and storage within an existing warehouse on-site. The property is located at 22785 Fuji Lane, Salinas (Assessor's Parcel Number 137-141-011-000), Greater Salinas Area Plan.				
18	PLN170311 Salinas Quality Investments LLC (Salinas Spence Road Care Inc.)	An Administrative Permit to allow commercial cannabis operations consisting of cultivation and nursery within 147,691 square feet of existing greenhouses and distribution within a 3,843 square foot of an existing building, and construction of a 4,960 square foot commercial cannabis processing building and a 592 square foot office. The property is located at 20242 & 20240 Spence Road, Salinas (Assessor's Parcel Numbers 137-121-012-000), Greater Salinas Area Plan.	Chief of Planning Reso. No. 23-034	Fionna Jensen	ProgIS /MND	EHB, PLN, PW
19	PLN170308 Onitsuka Ryoji & Akiko (Onitsuka Brothers LLC)	An Administrative Permit to allow the establishment of commercial cannabis operations consisting of cultivation and nursery within 234,211 square feet of existing greenhouse/warehouse space, processing and self-distribution within 6,838 square feet of existing warehouse space, non-volatile manufacturing within 640 square feet of existing warehouse, and storage within 640 square feet of existing warehouse space. The property is located at 20420 Spence Road, Salinas (Assessor's Parcel Number 137-121-022-000), Greater Salinas Area Plan.	Chief of Planning Reso. No. 23-036	Marlene Garcia	ProgIS /MND	CC-RM, EHB, PLN, PW

20	PLN170185 Silva Sergio E & Celia A (Monterey Valley Pride LLC)	An Administrative Permit to allow the establishment of a commercial cannabis operation consisting of cultivation, nursery within 180,637 square feet of existing greenhouse space, processing within 3,139 square feet of existing warehouse space, drying within 3,828 square feet of existing warehouse and storage within 2,085 square feet of existing warehouse space. The property is located at 2262 Alisal Road, Salinas (Assessor's Parcel Number 153-011-059-000), Greater Salinas Area Plan.	Chief of Planning Reso. No. 23-031	Kayla Nelson	ProgIS /MND	CC-RM, EHB, ES, PLN, PW
21	PLN170597 Cazares Rodolfo & Hortencia TRS (Faith & Family Farms LLC)	An Administrative Permit to use three existing greenhouses (approximately 132,000 square feet) for commercial cannabis cultivation and one existing agricultural support building (approximately 4,000 square feet) for processing, non-volatile manufacturing and self-distribution of products produced on-site. The property is located at 22730 Fuji Lane, Salinas (Assessor's Parcel Number 137-141-015-000), Greater Salinas Area Plan.	Chief of Planning Reso. No. 23-028	Kayla Nelson	ProgIS /MND	CC-RM, EHB, PLN, PW
22	PLN170228 Uemura June TRS	An Administrative Permit allowing establishment of a commercial cannabis operation consisting of cultivation and nursery within 242,592 square feet of existing greenhouse space, processing within 13,448 square feet of existing greenhouse space, and storage within 5,640 square feet of existing storage containers. The property is located at 22790 Fuji Lane, Salinas (Assessor's Parcel Number 137-141-013-000), Greater Salinas Area Plan.	Chief of Planning Reso. No. 23-026	Kayla Nelson	ProgIS /MND	CC-RM, PLN, PW
23	PLN180558 Western Transplanting LLC	An Administrative Permit to allow commercial cannabis uses within 176,590 square feet of structures. The project includes cannabis	Chief of Planning Reso. No. 23-016	Kayla Nelson	ProgIS /MND	CC-RM, EHB, PLN, PW

		nursery and cultivation within 168,881 square feet of greenhouses; processing, storage, fertigation, and loading within 6,909 square feet of storage containers and one metal building; an 800 square foot office for security and sales (non-retail) personnel; and restroom facilities. The property is located at 25700 Encinal Road, Salinas (Assessor's Parcel Number 137-111-033-000), Central Salinas Valley Area Plan.			
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Selected Older Project (Previously Approved Project Selected by the CAPS with advice from County Counsel)

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 project was chosen because it has ongoing post-Final Map conditions of approval, and nineteen of the conditions of approval were not brought forward when the project was amended by PLN110173-AMD1. The Certification Reports on the older project, PLN110173, memorialize the nineteen conditions in this report because they are only listed as “Reserved” in the operative permit, PLN110173-AMD1. Several conditions of approval were not brought ahead in the amendment because they were met for the life of the entitlement. Others were not brought forward because their application is no longer standard and they merely represented reminders for the permit holder to adhere to current codes, such as “Grading Permit Required.” The older project table is below (**Table 2**). No member of the public came forward within the 2023 calendar year with older subdivision projects that would qualify them 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.”

TABLE 2. SUMMARY TABLE OLDER PROJECT

24	PLN110173 September Ranch Partners (Carmel Reserve LLC)	A four-year extension request for a Combined Development Permit (PLN050001) consisting of: 1) a Vesting Tentative Map for the subdivision of 891 acres into 73 market-rate residential lots, and 22 affordable housing lots (15 inclusionary and 7 deed-restricted workforce housing lots) for a total of 95 residential lots; a 20.2 acre existing equestrian facility and accessory structures related to that use (Parcel E); 300.5 acres of common open space (Parcels A & C); 242.9 acres of public open space for	Board Reso. No. 23-123	Mary Israel	EIR Addendum	EHB, ES, Fire, PLN, PW
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	<p>donation/dedication (Parcel D); 250.7 acres of private open space (conservation and scenic easement) on each lot outside of the building envelope; 6.9 acres of open space reserved for future public facilities (Parcel B); annexation to the Carmel Area Wastewater District for sewage disposal; 2) a Use Permit for the public/commercial use of the equestrian center & stables for a maximum of 50 horses and a maximum water use of 3.0 acre-feet per year; 3) a Use Permit for an on-site water system including new wells, backup well(s), booster pumps, water tanks and piping for fire suppression and residents of the subdivision; 4) a Use Permit for removal of a maximum of 819 protected Coast live oaks; 5) an Administrative Permit for up to 100,000 cubic yards of grading in an "S" (Site Plan Review) Overlay Zoning District for subdivision infrastructure and improvements including, but not limited to, development of roads, water tanks, water system, and drainage detention areas; 6) a Use Permit to allow development on slopes greater than 30 percent for affordable housing on Lots 5 through 11, subdivision infrastructure and subdivision improvements; and 7) an Administrative Permit for affordable housing, equestrian center Caretaker Unit/public office, a tract sales office and a security gatehouse. The property is approximately 2.5 miles east of Highway 1 on the north side of Carmel Valley Road, between Canada Way & Valley Greens Drive, Mid Carmel Valley area (APNs were 015-171-010-000, 015-171-012-000, 015-361-013-000 and 015-361-014-000), Carmel Valley Master Plan.</p>		
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RESPONSIBLE DEPARTMENTS' ANNUAL REPORTS

Pursuant to Section II.B.2 of the Program, each Responsible Department that applied COA/MM for projects on the 2023 Annual Project List (as described above) completed a Responsible Department's Annual Report. The Responsible Departments include:

- Housing and Community Development (HCD) – Engineering Services (representing Public Works)
- 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 2023 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.

HCD-ENGINEERING SERVICES (REPRESENTING PUBLIC WORKS)

2023 REPORT

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

Date: 01/31/2024

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

From: Armando Fernandez, Senior Civil Engineer, 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 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 to County Counsel on the projects included in the project list to verify the status of condition compliance. Engineering Services staff reviewed the Project List and confirmed that the set included in **Attachment 1** is complete for Engineering Services’ responsibility to the Program in 2023. 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. 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 Monterey County HCD-Engineering Services on behalf of Public Works, I hereby certify that the Public Works 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,

Armando Fernandez

Armando Fernandez, Senior Civil Engineer, HCD-Engineering Services

2023 Project List for HCD-Public Works	Planning Project Number and Brief Title
Project Number 1	PLN180441 Salinas 101 LLC [Formerly Martins] (The Sobel Company Inc.)
Project Number 3	PLN160851-AMD1 Morgenrath
Project Number 4	PLN210090 Coastal Investment Enterprises Llc (Formerly Epps Ozelma TRS)
Project Number 7	PLN100338 Signal Hill LLC
Project Number 8	PLN220243 Robert Louis Stevenson School
Project Number 9	PLN210203 Kani Ali & Christine Doris TRS
Project Number 10	PLN110173-AMD1 Carmel Reserve LLC
Project Number 11	PLN200118 California Department Of Transportation (Hwy 156 Roundabouts)
Project Number 12	PLN210094 Pajaro Sunny Mesa
Project Number 14	PLN210276 Feather Cypress LLC
Project Number 15	PLN170286 Ocean Queen USA LLC (LnB Ventures Salinas LLC)
Project Number 16	PLN170186 Minami Ronnie K & Hideko TRS (Monterey Valley Pride LLC)
Project Number 17	PLN160827 Monterey Botanicals
Project Number 18	PLN170311 Salinas Quality Investments LLC (Salinas Spence Road Care Inc.)
Project Number 19	PLN170308 Onitsuka Ryoji & Akiko (Onitsuka Brothers LLC)
Project Number 20	PLN170185 Silva Sergio E & Celia A (Monterey Valley Pride LLC)
Project Number 21	PLN170597 Cazares Rodolfo & Hortencia Trs (Faith & Family Farms LLC)
Project Number 22	PLN170228 Uemura June TRS
Project Number 23	PLN180558 Western Transplanting LLC
Project Number 24	PLN110173 Carmel Reserve LLC

Condition Compliance Certification Report

PLN100338

SIGNAL HILL LLC (MEHDIPOUR MASSY)

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
5.	PW0044 - CONSTRUCTION MANAGEMENT PLAN	Partially Met	CMP PARTIALLY MET FOR DEMO	B A

Condition Compliance Certification Report

PLN160827

MONTEREY BOTANICALS LLC

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
15.	MM TRA-1: "TRA-1 (FAIR SHARE CONTRIBUTION – DIRECT IMPACT)	Met	PAID	BA
16.	MM TRA-2: TAMC RDIF	Met		BA
17.	MM TRA-3: CUMULATIVE IMPACT FEES	Not Met	TRA-3 UNPAID.	BA
18.	PW0045 – COUNTYWIDE TRAFFIC FEE	Not Met	TRA-3 UNPAID	BA
19.	PWSP0001 – DRAINAGE	Met		BA
20.	PWSP0002 – DRIVEWAY IMPROVEMENTS	Met		BA

Condition Compliance Certification Report

PLN160851-AMD1

MORGENRATH MARTHA J TR ET AL (BLAZE ENGINEERING)

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
9.	PW0043 - REGIONAL DEVELOPMENT IMPACT FEE	Not Met		B A
10.	PW0045 – COUNTYWIDE TRAFFIC FEE	Not Met		B A

Condition Compliance Certification Report

PLN170185

SILVA SERGIO E & CELIA A (MONTEREY VALLEY PRIDE LLC)

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
10.	PW0007 - PARKING STANDARD	Met		BA
11.	PWSP0001 – DRIVEWAY IMPROVEMENTS	Met		BA
12.	MM TRA-1 - FAIR SHARE CONTRIBUTION, DIRECT IMPACT	Met	PAID	BA
13.	MM TRA-2 - TAMC, RDIF	Met	TRA-2 PAID.	BA
14.	MM TRA-3 - CUMULATIVE IMPACT FEES	Met		BA

Condition Compliance Certification Report

PLN170186

MINAMI RONNIE K & HIDEKO TRS (MONTEREY VALLEY PRIDE LLC)

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
15.	MM TRA-2: TAMC RDIF	Met	TRA-2 PAID.	B A
16.	MM TRA-3: CUMULATIVE IMPACT FEES	Met		B A

Condition Compliance Certification Report

PLN170228

UEMURA JUNE TR

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
11.	PWSP0001 – DRAINAGE	Met	22EP0387 issued	BA
12.	PWSP0002 – DRIVEWAY IMPROVEMENTS	Met	22EP0387 Issued	BA
13.	MM TRA-1 – FAIR SHARE CONTRIBUTION, DIRECT IMPACT	Met	TRA-1 PAID	BA
14.	MM TRA-2 – TAMC, RDIF	Met	PAID	BA
15.	MM TRA-3 – CUMULATIVE IMPACT FEES	Met	TRA-3 PAID	BA

Condition Compliance Certification Report

PLN170286

OCEAN QUEEN USA LLC (LNB VENTURES SALINAS LLC)

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
17.	MM TRA-2: TAMC RDIF	Met	TRA-2 PAID	B A

Condition Compliance Certification Report

PLN170308

ONITSUKA RYOJI & AKIKO (ONITSUKA BROTHERS LLC)

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
12.	PWSP0001 – DRIVEWAY AND FRONTAGE IMPROVEMENTS	Met		BA
15.	MM TRA-1 - FAIR SHARE CONTRIBUTION, DIRECT IMPACT	Met	TRA-1 PAID	BA
16.	MM TRA-2: TAMC RDIF	Met	TRA-2 PAID	BA
17.	MM TRA-3: CUMULATIVE IMPACT FEES	Met		BA

Condition Compliance Certification Report

PLN170311

SALINAS QUALITY INVESTMENTS LLC (SALINAS SPENCE ROAD CARE INC)

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
12.	MM TRA-1	Met	TRA-1 PAID	BA
13.	MM TRA-2: TAMC RDIF	Met	TRA-2 PAID	BA
14.	MM TRA-3: CUMULATIVE IMPACT FEES	Met	TRA-3 PAID	BA

Condition Compliance Certification Report

PLN170597

CAZARES RODOLFO & HORTENCIA TRS (FAITH & FAMILY FARMS LLC)

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
10.	PWSP0001 – DRAINAGE	Met		BA
11.	PWSP0002 – DRIVEWAY IMPROVEMENTS	Met	22EP0387	BA
12.	MM TRA-1	Met	TRA-1 PAID	BA
13.	MM TRA-2: TAMC RDIF	Met	PIAD	BA
14.	MM TRA-3: CUMULATIVE IMPACT FEES	Met	TRA-3 PAID	BA

Condition Compliance Certification Report

PLN180441

SALINAS 101 LLC [FORMERLY MARTINS] (THE SOBEL COMPANY INC)

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
4.	PW0044-CONSTRUCTION MANAGEMENT PLAN	Not Met		BA
5.	PW0045-COUNTYWIDE TRAFFIC IMPACT FEE	Not Met		BA
6.	PW0043-REGIONAL DEVELOPMENT IMPACT FEE	Not Met		BA
7.	PW0007 - PARKING STANDARDS	Not Met		BA
8.	PW0010 - SEWER CONNECTION	Not Met		BA
9.	PW0011 - SEWER (MONTEREY ONE)	Not Met		BA
30.	MMT1-TRAFFIC IMPROVEMENTS	Not Met		BA
31.	PWSP001 - ENCROACHMENT PERMIT	Not Met		BA

Condition Compliance Certification Report

PLN180558

WESTERN TRANSPLANTING LLC

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
12.	PW0007 - PARKING STANDARD	Not Met		BA
13.	PWSP001 – DRIVEWAY IMPROVEMENTS	Not Met		BA
14.	MM TRA-1 – FAIR SHARE CONTRIBUTION, DIRECT IMPACT	Met	TRA-1 PAID.	BA
15.	MM TRA-2 – TAMC, RDIF	Met	TRA-2 PAID.	BA
16.	MM TRA-3 – CUMULATIVE IMPACT FEES	Not Met	NOT PAID	BA

Condition Compliance Certification Report

PLN200118

CALIFORNIA DEPARTMENT OF TRANSPORTATION (HWY 156 ROUNDABOUTS)

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
4.	PW0001 - ROADWAY IMPROVEMENT (COUNTY R/W)	Not Met		B A

Condition Compliance Certification Report

PLN210090

COASTAL INVESTMENT ENTERPRISES LLC (FORMERLY EPPS OZELMA TR)

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
11.	PDSP002 - MITIGATION MEASURE TRANS-1 TWO-WAY LEFT-TURN STRIPING	Partially Met	PLANS RECEIVED, REVIEW IS UNDERWAY.	B A
13.	PW0001 – FRONTRAGE IMPROVEMENTS	Partially Met	PLANS RECEIVED, REVIEW IS UNDERWAY.	B A
14.	PW0005 – DRIVEWAY IMPROVEMENTS AND SIGHT DISTANCE	Partially Met	PLANS RECEIVED, REVIEW IS UNDERWAY.	B A
15.	PW0008 – DEDICATION (STREET AND RIGHT-OF-WAY)	Partially Met	PLANS RECEIVED, REVIEW IS UNDERWAY.	B A
16.	PW0031 – BOUNDARY SURVEY	Not Met		B A
17.	PW0043 - REGIONAL DEVELOPMENT IMPACT FEE	Met	TAMC paid.	B A
18.	PW0044 - CONSTRUCTION MANAGEMENT PLAN	Partially Met	PLANS RECEIVED, REVIEW IS UNDERWAY.	B A
19.	PW0045 – COUNTYWIDE TRAFFIC FEE	Met	Countywide Traffic Fee paid.	B A

Condition Compliance Certification Report

PLN210094

PAJARO SUNNY MESA COMMUNITY SERVICES DISTRICT (VARIOUS OWNERS)

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
7.	PW0044 - CONSTRUCTION MANAGEMENT PLAN	Not Met		B A
8.	PWSP01 - PAVEMENT RESTORATION	Not Met		B A

Condition Compliance Certification Report

PLN210203

KANI ALI & CHRISTINE DORIS TRS

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
15.	PW0044 - CONSTRUCTION MANAGEMENT PLAN	Met		B A

Condition Compliance Certification Report

PLN210276

FEATHER CYPRESS LLC

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
20.	PW0044 - CONSTRUCTION MANAGEMENT PLAN	Met		B A

Condition Compliance Certification Report

PLN220243

ROBERT LOUIS STEVENSON SCHOOL

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
21.	PW0044 - CONSTRUCTION MANAGEMENT PLAN	Not Met		B A

Condition Compliance Certification Report

PLN110173-AMD1

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
73.	PW0018 - ROUGH GRADING FOR SLOPE	Partially Met	Partially met for Phase1a.	BA
74.	PW0026 - PLANTING FOR GRADED AREAS	Partially Met	Partially met for Phase1a.	BA
75.	PWSP002-GRADING (NON-STANDARD CONDITION)	Partially Met	Partially met for Phase1a.	BA
76.	PWSP003-UTILITIES (NON-STANDARD CONDITION)	Partially Met	Partially met for Phase1a.	BA
77.	PWSP006-TRANSIT STOP (NON-STANDARD CONDITION)	Met		BA
78.	PWSP007- FRONTAGE IMPROVEMENTS (NON-STANDARD CONDITIONS)	Partially Met	This condition is not applicable to Phase 1a.	BA
79.	PWSP016 - UTILITIES (NON-STANDARD CONDITION)	Partially Met	This condition is not met for Phase1a.	BA
80.	PWSP017 - PAYMENT OF FEES (NON-STANDARD CONDITION)	Partially Met	This condition is not met for Phase1a.	BA
81.	PWSP008 - MAP/PLAN SUBMISSION (NON-STANDARD CONDITION)	Partially Met	Partially met for Phase1a.	BA
82.	PWSP018 - NATURAL DRAINAGE EASEMENTS (NON-STANDARD CONDITION)	Partially Met	Partially met for Phase1a.	BA
83.	PWSP015 - MAINTENANCE (NON-STANDARD CONDITION)	Partially Met	This condition is not met for Phase1a.	BA
84.	PWSP009-CROSS SECTIONS (NON-STANDARD CONDITION)	Partially Met	This condition is not met for Phase1a.	BA
85.	PW0020 - PRIVATE ROADS	Partially Met	Partially met for Phase1a.	BA
86.	PW0021 - ROAD NAMES	Partially Met	Partially met for Phase1a.	BA
87.	PWSP019 - ROADWAYS (NON-STANDARD CONDITION)	Partially Met	This condition is not met for Phase1a.	BA
88.	PWSP004-TAMC (NON-STANDARD CONDITION)	Partially Met	Partially Met for Phase 1a	BA
89.	PWSP005-DRAINAGE PLAN (NON-STANDARD CONDITION)	Partially Met	Condition Partially Met for Phase 1a	BA
90.	PWSP010-SIGNS (NON-STANDARD CONDITION)	Met		BA
91.	PWSP026 - CONSTRUCTION LOGISTICS PLAN (NONSTANDARD CONDITION)	Partially Met	This condition is not met for Phase1a.	BA
92.	PW0023 - IMPROVEMENT PLANS	Partially Met	Partially Met for Phase 1a	BA

Condition Compliance Certification Report

PLN110173-AMD1

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

Public Works Department

93.	PWSP023 - HOMEOWNERS ASSOCIATION (NON-STANDARD CONDITION)	Partially Met	This condition is not met for Phase1a.	B A
94.	PWSP024 - HOMEOWNERS ASSOCIATION OMP (NON-STANDARD CONDITION)	Partially Met	This condition is not met for Phase1a.	B A
95.	PWSP025 - HOMEOWNERS ASSOCIATION OMP (NON-STANDARD CONDITION)	Partially Met	This condition is not met for Phase1a.	B A
96.	PW0032 - AS BUILT PLANS	Partially Met	This condition is not met for Phase1a.	B A
97.	PWSP012 - FRONTEAGE IMPROVEMENTS (NON-STANDARD CONDITIONS)	Partially Met	This condition is not met for Phase1a.	B A
98.	PWSP021 - CARMEL AREA WASTEWATER DISTRICT (NON-STANDARD CONDITION)	Met		B A
99.	PWSP022 - SEWER SYSTEM IMPROVEMENTS (NON-STANDARD CONDITION)	Partially Met	This condition is partially met for Phase1a.	B A
151.	MITIGATION MEASURE (4.6-1) TRANSPORTATION AND CIRCULATION	Partially Met	This condition is not met for Phase 1a.	B A
152.	MITIGATION MEASURE (4.6-2) TRANSPORTATION AND CIRCULATION	Partially Met	This condition is not applicable to Phase 1a.	B A
153.	MITIGATION MEASURE (4.6-3) TRANSPORTATION AND CIRCULATION	Partially Met	Partially met for Phase 1a.	B A
154.	MITIGATION MEASURE (4.6-4) TRANSPORTATION AND CIRCULATION	Partially Met	This condition is not applicable to phase 1a.	B A
155.	MITIGATION MEASURE (4.6-5) TRANSPORTATION AND CIRCULATION	Partially Met	This condition is not applicable to Phase 1a.	B A
156.	MITIGATION MEASURE (4.6-6) TRANSPORTATION AND CIRCULATION	Partially Met	Phase 1a Construction of improvements has not started.	B A
157.	MITIGATION MEASURE (4.6-7) TRANSPORTATION AND CIRCULATION	Partially Met	This condition is not applicable to Phase 1a.	B A
158.	MITIGATION MEASURE (4.6-8) TRANSPORTATION AND CIRCULATION	Partially Met	This condition is not applicable to Phase 1a.	B A
190.	MITIGATION MEASURE (5-1) CUMULATIVE IMPACTS - TRANSPORTATION & CIRCULATION	Partially Met	This condition is not met for Phase1a.	B A
194.	PWSP001- CVTIP Fund	Not Met		B A

Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
78.	PWSP007, FRONTAGE IMPROVEMENTS (NON-STANDARD CONDITIONS)	Partially Met	MET FOR PHASE I. THIS REQUIREMENT WILL BE PART OF STANDARD CONSTRUCTION PERMIT REVIEW PURSUANT TO BOARD RESO. 23-123.	B A

HCD-ENVIRONMENTAL SERVICES 2023 REPORT

COUNTY OF MONTEREY

HOUSING AND COMMUNITY DEVELOPMENT



HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES

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

Date: 01/31/2024

To: Melanie Beretti, AICP, Acting 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 Resolution No. 19-270, 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 to County Counsel on the projects included in the project list to verify the status of condition compliance. Environmental Services staff reviewed the Project List and confirmed that the set included in **Attachment 1** is complete for the team’s responsibility to the Program in 2023. 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. 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 Monterey County 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,



Josh Bowling, Chief of Building Services

2023 Project List for HCD-Environmental Services	Planning Project Number and Brief Title
Project Number 1	PLN180441 Salinas 101 LLC [Formerly Martins] (The Sobel Company Inc.)
Project Number 2	PLN190100 Zimmerman Daniel R TRS (Formerly Watersun David)
Project Number 4	PLN210090 Coastal Investment Enterprises LLC (Formerly Epps Ozelma TRS)
Project Number 7	PLN100338 Signal Hill LLC
Project Number 8	PLN220243 Robert Louis Stevenson School
Project Number 9	PLN210203 Kani Ali & Christine Doris TRS
Project Number 10	PLN110173-AMD1 Carmel Reserve LLC
Project Number 20	PLN170185 Silva Sergio E & Celia A (Monterey Valley Pride LLC)
Project Number 24	PLN110173 Carmel Reserve LLC

Condition Compliance Certification Report

PLN180441

SALINAS 101 LLC [FORMERLY MARTINS] (THE SOBEL COMPANY INC)

Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
32.	CALIFORNIA CONSTRUCTION GENERAL PERMIT	Not Met		AK
33.	OPERATION AND MAINTENANCE AGREEMENT	Not Met		AK
34.	OPERATION AND MAINTENANCE PLAN	Not Met		AK
35.	STORMWATER CONTROL PLAN	Not Met		AK

Condition Compliance Certification Report

PLN190100

ZIMMERMAN DANIEL R TR (FORMERLY WATERSUN DAVID)

Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
7.	STORMWATER CONTROL PLAN	Not Met	Stormwater Control Plan has not been submitted.	AK

Condition Compliance Certification Report

PLN210090

COASTAL INVESTMENT ENTERPRISES LLC (FORMERLY EPPS OZELMA TR)

Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
20.	STORMWATER MAINTENANCE AGREEMENT	Partially Met	The SWOMA has not been notarized and recorded. Therefore, it is Partially Met.	

Condition Compliance Certification Report

PLN100338

SIGNAL HILL LLC (MEHDIPOUR MASSY)

Water Resources Agency

Condition	Condition Title	Status	Status Comment	Staff Initial
6.	WRSP1 - DRAINAGE PLAN (NON-STANDARD CONDITION)	Not Met	Per MMRP for the project, Cond. Nos. 4 (Erosion Control Plan) and 5 (Construction Management Plan) are sufficient for demolition permitting.	KD
7.	WRSP2 - WATER AVAILABILITY CERTIFICATION (NON-STANDARD CONDITION)	Not Met	See above	KD

Condition Compliance Certification Report

PLN100338

SIGNAL HILL LLC (MEHDIPOUR MASSY)

Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
34.	GEO/MM-1.1 -- GEOTECHNICAL STUDY	Partially Met	An amendment/addendum will be required prior to grading/building construction permits.	<input type="checkbox"/> KB
40.	HYD/MM-1.1 -- EROSION CONTROL PLAN	Not Met	Per MMRP for the project, ECP is met for demolition under Cond. No. 4.	<input type="checkbox"/> KG
41.	HYD/MM-2.1 -- DRAINAGE PLAN	Not Met	Per MMRP for the project, Drainage Controls are sufficient for this demolition project.	<input type="checkbox"/> KB

Condition Compliance Certification Report

PLN110173-AMD1

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
121.	RESERVED	Not Applicable		KD
122.	RESERVED	Not Applicable		KD
123.	RESERVED	Not Applicable		KD
124.	RESERVED	Not Applicable		KD
125.	RESERVED	Not Applicable		KD
126.	WRSP005 - DRAINAGE PLAN (NON-STANDARD CONDITION)	Met	HCD-Environmental Services approved the drainage plan and supporting calculations for Phase I. This condition is Met for Phase I.	KD
127.	WRSP008 - COMPLETION CERTIFICATION (NON-STANDARD CONDITION)	Partially Met	This condition is Partially Met for Phase I of final map.	KD

Condition Compliance Certification Report

PLN110173-AMD1

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
40.	CONNECTION TO CAL-AM FOR TREATMENT	Partially Met	Phase 1A final map is under review. CC&Rs are being updated per the amended conditions.	K D

Condition Compliance Certification Report

PLN110173-AMD1

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
29.	PBDSP013 - SWPPP COMPLIANCE AND EROSION CONTROL INSPECTIONS (NON-STANDARD CONDITION)	Met	Phase 1A final map/SWCP Addendum under review. Addendum and SIP have been received and reviewed.	K D

Condition Compliance Certification Report

PLN210203

KANI ALI & CHRISTINE DORIS TRS

Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
16.	WINTER INSPECTIONS - AREA OF SPECIAL BIOLOGICAL SIGNIFICANCE (ASBS)	On-Going	ASBS inspections have been occurring and are on going until April 15.	KD

Condition Compliance Certification Report

PLN220243

ROBERT LOUIS STEVENSON SCHOOL

Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
13.	STORMWATER CONTROL PLAN (PR2-4)	Met	Construction Permit 23CP0371 5 under view by staff. Final SWCP reviewed by staff	KD
14.	CALIFORNIA CONSTRUCTION GENERAL PERMIT	Partially Met	01/30/24 Partially met. SWPPP has been received but without a WDID number. We must have this number to clear condition 14.	KD
15.	OPERATION AND MAINTENANCE PLAN (PR 2-4)	Not Met	Not received	KD

Condition Compliance Certification Report

PLN170185

SILVA SERGIO E & CELIA A (MONTEREY VALLEY PRIDE LLC)

Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
18.	EROSION CONTROL PLAN	Met		K D
19.	STORMWATER CONTROL PLAN	Met		K D

Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

Water Resources Agency

Condition	Condition Title	Status	Status Comment	Staff Initial
121.	WR37 - DRAINAGE & FLOOD CONTROL SYSTEMS AGREEMENT	Met	MET FOR PHASE I. GOING FORWARD, THIS REQUIREMENT WILL BE PART OF STANDARD CONSTRUCTION PERMIT REVIEW PURSUANT TO BOARD RESO. 23-123.	M.R.
122.	WR41 - NOTICE OF WATER CONSERVATION REQUIREMENTS	Met	MET FOR PHASE I. GOING FORWARD, THIS REQUIREMENT WILL BE PART OF STANDARD CONSTRUCTION PERMIT REVIEW PURSUANT TO BOARD RESO. 23-123.	M.R.
123.	WRSP001 - LANDSCAPING REQUIREMENTS (NON-STANDARD)	Met	MET FOR PHASE I. GOING FORWARD, THIS REQUIREMENT WILL BE PART OF STANDARD CONSTRUCTION PERMIT REVIEW PURSUANT TO BOARD RESO. 23-123.	M.R.
124.	WR46 - C.C.&R. WATER CONSERVATION PROVISIONS	Met	MET FOR PHASE I. GOING FORWARD, THIS REQUIREMENT WILL BE PART OF STANDARD CONSTRUCTION PERMIT REVIEW PURSUANT TO BOARD RESO. 23-123.	M.R.
125.	WR47 - WASTE MANAGEMENT PLAN	Partially Met	HCD-ENVIRONMENTAL SERVICES IS IN RECEIPT OF A SUFFICIENT WASTE MANAGEMENT PLAN FOR PHASE I. THIS CONDITION IS MET FOR PHASE I. GOING FORWARD, THIS REQUIREMENT WILL BE PART OF STANDARD CONSTRUCTION PERMIT REVIEW PURSUANT TO BOARD RESO. 23-123.	M.R.

HCD-HOUSING 2023 REPORT



COUNTY OF MONTEREY

HOUSING AND COMMUNITY DEVELOPMENT

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

Date: 15-Jan-27

To: Melanie Beretti, AICP, Acting 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 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 to County Counsel on the projects included in the project list to verify the status of condition compliance. HCD-Housing staff reviewed the Project List and confirmed that the set included in **Attachment 1** is complete for the Bureau’s responsibility to the Program in 2023. 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. 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 Monterey County HCD-Housing, I hereby certify that the Housing 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,



Darby Marshall, Housing Program Manager

2023 Project List for HCD-Housing	Planning Project Number and Brief Title
Project Number 10	PLN110173-AMD1 Carmel Reserve LLC

Condition Compliance Certification Report

PLN110173-AMD1

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

Economic Development

Condition	Condition Title	Status	Status Comment	Staff Initial
48.	OHRSP001 - INCLUSIONARY AND WORKFORCE HOUSING (NON-STANDARD CONDITION)	Met	Met for recordation of Phase 1A final map.	
48.	OHRSP001 (A) - INCLUSIONARY AND WORKFORCE HOUSING (NON-STANDARD CONDITION)	Met	Met for recordation of Phase 1A final map.	

HCD-PLANNING 2023 REPORT

COUNTY OF MONTEREY

HOUSING AND COMMUNITY DEVELOPMENT



HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES

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

Date: January 29, 2024

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

From: Anna Ginette 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 HCD-Planning. 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. HCD-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 2023. 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. 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 Ginette Quenga, AICP, Principal Planner

2023 Project List for HCD-Planning	Planning Project Number and Brief Title
Project Number 1	PLN180441 Salinas 101 LLC [Formerly Martins] (The Sobel Company Inc.)
Project Number 2	PLN190100 Zimmerman Daniel R TRS (Formerly Watersun David)
Project Number 3	PLN160851-AMD1 Morgenrath
Project Number 4	PLN210090 Coastal Investment Enterprises LLC (Formerly Epps Ozelma TRS)
Project Number 5	PLN210228 Bixby
Project Number 6	PLN200143 State of California
Project Number 7	PLN100338 Signal Hill LLC
Project Number 8	PLN220243 Robert Louis Stevenson School
Project Number 9	PLN210203 Kani Ali & Christine Doris TRS
Project Number 10	PLN110173-AMD1 Carmel Reserve LLC
Project Number 11	PLN200118 California Department Of Transportation (Hwy 156 Roundabouts)
Project Number 12	PLN210094 Pajaro Sunny Mesa
Project Number 13	PLN160401 Moss Landing Commercial Park LLC (& Lft Qsbc 2011 B Inc.)
Project Number 14	PLN210276 Feather Cypress LLC
Project Number 15	PLN170286 Ocean Queen USA LLC (LNB Ventures Salinas LLC)
Project Number 16	PLN170186 Minami Ronnie K & Hideko TRS (Monterey Valley Pride LLC)
Project Number 17	PLN160827 Monterey Botanicals
Project Number 18	PLN170311 Salinas Quality Investments LLC (Salinas Spence Road Care Inc.)
Project Number 19	PLN170308 Onitsuka Ryoji & Akiko (Onitsuka Brothers LLC)
Project Number 20	PLN170185 Silva Sergio E & Celia A (Monterey Valley Pride LLC)
Project Number 21	PLN170597 Cazares Rodolfo & Hortencia TRS (Faith & Family Farms LLC)
Project Number 22	PLN170228 Uemura June TRS
Project Number 23	PLN180558 Western Transplanting LLC
Project Number 24	PLN110173 Carmel Reserve LLC

Condition Compliance Certification Report

PLN180441

SALINAS 101 LLC [FORMERLY MARTINS] (THE SOBEL COMPANY 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		
13.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met		
14.	PD050 - RAPTOR/MIGRATORY BIRD NESTING	Not Met		
15.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Not Met		
16.	PD006(A) - CONDITION COMPLIANCE FEE	Met		
17.	PDSP001 - NOTE ON FINAL MAP	Not Met		
19.	PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN	Not Met		
20.	PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)	Not Met		
21.	MM AQ1 - DUST CONTROL	Not Met		
22.	MM AQ2 - CONSTRUCTION STAGNIG MANAGEMENT PLAN	Not Met		
23.	MM AQ3 - CONSTRUCTION EQUIPMENT	Not Met		
24.	MM BIO1 - BURROWING OWL	Not Met		
25.	MM BIO2 - WETLAND MITIGATION PLAN	Not Met		
26.	MM GHG1 - GHG EMISSIONS REDUCTION	Not Met		
27.	MM N1 - CONSTRUCTION RELATED NOISE	Not Met		
28.	MM N2 - TRACTOR SUPPLY CO. LOADING DOCK HOURS	Not Met		
29.	MM N3 - TRACTOR SUPPLY CO. DELIVERY HOURS	Not Met		

Condition Compliance Certification Report

PLN190100

ZIMMERMAN DANIEL R TR (FORMERLY WATERSUN DAVID)

Planning Department

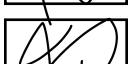
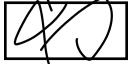
Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Not Met		
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	Not Met		
4.	PD011 - TREE AND ROOT PROTECTION	Not Met		
5.	PD012(G) - LANDSCAPE PLAN & MAINTENANCE (OTHER)	Not Met		
6.	PD014(C) - LIGHTING-EXTERIOR LIGHTING PLAN (BIG SUR)	Not Met		
8.	PD050 - RAPTOR/MIGRATORY BIRD NESTING	Not Met		
9.	PD005 - FISH & GAME FEE NEG DEC/EIR	Not Met		
10.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Not Met		
11.	MMBIO-1: GRASSLAND RESTORATION PLAN	Not Met		
12.	MMBIO-2: HABITAT PROTECTIVE FENCING	Not Met		
13.	MMBIO-3: WESTERN BUMBLE BEE PROTECTION	Not Met		
14.	PD022(A) - EASEMENT-CONSERVATION & SCENIC	Not Met		

Condition Compliance Certification Report

PLN160851-AMD1

MORGENRATH MARTHA J TR ET AL (BLAZE ENGINEERING)

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Not Met		
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	Not Met		
4.	PD011(A) - TREE REMOVAL	Not Met		
5.	PD050 - RAPTOR/MIGRATORY BIRD NESTING	Not Met		
6.	PD014(C) - LIGHTING-EXTERIOR LIGHTING PLAN (BIG SUR)	Not Met		
7.	PDSP001 - EV CHARGER MODIFICATIONS	Not Met		
11.	PDSP003 - SAFETY BARRIER (NON-STANDARD)	Not Met		
12.	PDSP002 - SITE MAINTENANCE	On-Going		
14.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Not Met		
15.	PD022(C) - EASEMENT-CONSERVATION AND SCENIC (COASTAL)	Not Met		
16.	MM01 - ARBORIST MONITOR	Not Met		
17.	MM02 - TREE PROTECTION	Not Met		
18.	MM03 - CONSTRUCTION MANAGEMENT PLAN	Not Met		
19.	MM04 - RESTORATION AND FUEL MANAGEMENT	Not Met		
20.	MM05 - PRE CONSTRUCTION SURVEY	Not Met		
21.	MM06 - WESTERN BUMBLE BEE PROTECTION	Not Met		
22.	MM07 - PROTECTION OF CULTURAL RESOURCES AND SACRED PLACES	Not Met		
23.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met		
24.	PDSP004 - CALTRANS REVIEW OF DRAINAGE PLANS (NON-STANDARD)	Not Met		

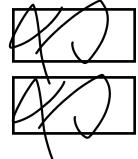
Condition Compliance Certification Report

PLN160851-AMD1

MORGENRATH MARTHA J TR ET AL (BLAZE ENGINEERING)

Planning Department

- | | | |
|-----|--|---------|
| 26. | PD048 - TREE REPLACEMENT/RELOCATION | Not Met |
| 27. | PDSP0004 - LONG-TERM HABITAT MAINTENANCE | Not Met |



Condition Compliance Certification Report

PLN210090

COASTAL INVESTMENT ENTERPRISES LLC (FORMERLY EPPS OZELMA TR)

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	Met		KN
4.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met		KN
5.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Met		KN
6.	PD011(A) - TREE REMOVAL	Not Met		KN
7.	PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)	Partially Met	Condition partially met for issuance of construction permit 23CP03098.	KN
8.	PD048 - TREE REPLACEMENT/RELOCATION	Not Met		KN
9.	PD050 - RAPTOR/MIGRATORY BIRD NESTING	Not Met		KN
10.	PDSP001 - MITIGATION MEASURE BIO-1 PRE-CONSTRUCTION SURVEY FOR MONTEREY DUSKY-FOOTED WOODRAT	Partially Met	Pre-construction survey by a qualified biologist is required 30 days prior to vegetation removal to satisfy condition for construction permit 23CP03098.	KN
12.	PDSP003 - EXTERIOR LIGHTING PLAN (NON-STANDARD)	Partially Met	Condition partially met for issuance of construction permit 23CP03098.	KN

Condition Compliance Certification Report

PLN210228

BIXBY ROCK 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	Met		
4.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Met		
5.	PD011 - TREE AND ROOT PROTECTION	Partially Met	Met for issuance of demolition, grading, and construction permits.	
6.	PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)	Partially Met	Met for issuance of construction permits.	
7.	PD014(C) - LIGHTING-EXTERIOR LIGHTING PLAN (BIG SUR)	Partially Met	Met for issuance of construction permit	
9.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met		
10.	PD047 - DEMOLITION/DECONSTRUCTION (MBUAPCD RULE 439)	Met		
11.	MM001 - PROJECT BIOLOGIST	Partially Met	Met for issuance of demolition, grading, and construction permits	
12.	MM002 - HABITAT AND BLUFF PROTECTION	Partially Met	Met for issuance of demolition, grading, and construction permits	
13.	MM003 - PRE-CONSTRUCTION/INVASIVE SPECIES REMOVAL SURVEY	Partially Met	Under review for construction permit. Met for demolition permit.	
14.	MM004 - NORTHERN COASTAL BLUFF SCRUB RESTRATION PLANO	Not Met	Under review for construction permit	
15.	MM005 - EXOTIC SPECIES CONTROL	Not Met	Under review for construction permit	
16.	MM006 - BLACK SWIFT AND NESTING SURVEY	Partially Met	Met for demolition permit. Under review for construction permit	

Condition Compliance Certification Report

PLN210228
BIXBY ROCK LLC

Planning Department

Print Date: 1/23/2024 8:28:01PM

17.	MM007 - MONARCH BUTTERFLY	Partially Met	Met for demolition permit. Under review for construction permit	
18.	MM008 - DRAINAGE OUTFLOW	Met		
19.	MM009 - WESTERN BUMBLE BEE PROTECTION	Partially Met	Met for demolition permit. Under review for construction permit	
20.	PDSP001 - COASTAL HAZARDS DEED RESTRICTION	Met		

Condition Compliance Certification Report

PLN200143

STATE OF CALIFORNIA (PFEIFFER BIG SUR STATE PARK)

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Not Met	Commencement of use has not occurred	
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	On-Going		
6.	PDSP0001 - MITIGATION MONITORING	Not Met	Commencement of use has not occurred	
7.	PD048 - TREE REPLACEMENT/RELOCATION	Not Met	Occupancy has not occurred	
8.	PD014(C) - LIGHTING-EXTERIOR LIGHTING PLAN (BIG SUR)	Not Met		

Condition Compliance Certification Report

PLN100338

SIGNAL HILL LLC (MEHDIPOUR MASSY)

Planning Department

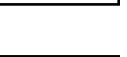
Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		<i>mr</i>
2.	PD002 - NOTICE PERMIT APPROVAL	Met		<i>mr</i>
3.	PD004 - INDEMNIFICATION AGREEMENT	Met		<i>mr</i>
4.	PD010 - EROSION CONTROL PLAN	Met	Met for issuance of Demolition Permit.	<i>mr</i>
8.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met		<i>mr</i>
9.	AES/MM-3.1 -- EXTERIOR LIGHTING PLAN	Not Met		<i>mr</i>
10.	AQ/GHG/MM-1.1 -- DUST CONTROL DURING CONSTRUCTION	Partially Met	Met for issuance of Demolition Permit.	<i>mr</i>
11.	AQ/GHG/MM-1.2 -- AIR QUALITY BEST MANAGEMENT PRACTICES DURING CONSTRUCTION	Partially Met	Required prior to grading/building construction permits.	<i>mr</i>
12.	AR/MM-1.1 -- ARCHAEOLOGICAL RESOURCE CONSTRUCTION PERSONNEL TRAINING	Partially Met	Met for issuance of Demolition Permit.	<i>mr</i>
13.	AR/MM-1.2 -- ARCHAEOLOGICAL MONITORING PLAN	Partially Met	Met for issuance of Demolition Permit.	<i>mr</i>
14.	AR/MM-1.3 -- ARCHAEOLOGICAL MONITOR	Partially Met	Met for issuance of Demolition Permit.	<i>mr</i>
15.	AR/MM-2.1 -- ARCHAEOLOGICAL MONITORING PLAN AND DISCOVERY OF HUMAN REMAINS	Partially Met	Met for issuance of Demolition Permit.	<i>mr</i>
16.	TREE PLANTING AND PROTECTION	Partially Met	Met for issuance of Demolition Permit.	<i>mr</i>
17.	BIO/MM-2.1 -- RESTORATION MONITOR FUNDING AGREEMENT	Partially Met	Although not required for demolition permit issuance, some compliance actions were done.	<i>mr</i>
18.	BIO/MM-2.2 -- ENVIRONMENTAL AWARENESS TRAINING	Partially Met	Training reports current.	<i>mr</i>
19.	BIO/MM-2.3 -- SURVEYS FOR CALIFORNIA LEGLESS LIZARDS AND OTHER REPTILES	Partially Met	Surveys for Demolition Permit current.	<i>mr</i>
20.	BIO/MM-2.4 -- CALIFORNIA LEGLESS LIZARD BEST MANAGEMENT PRACTICES	Partially Met	Met for issuance of Demolition Permit.	<i>mr</i>
21.	BIO/MM-2.5 -- NESTING BIRD SURVEY AND BUFFER ZONE	Partially Met	Met for issuance of Demolition Permit.	<i>mr</i>

Condition Compliance Certification Report

PLN100338

SIGNAL HILL LLC (MEHDIPOUR MASSY)

Planning Department

22.	BIO/MM-2.6 -- ACTIVE BIRD NEST BUFFER	Partially Met	Met for issuance of Demolition Permit.	
23.	BIO/MM-3.1 -- CONSERVATION AND SCENIC EASEMENT	Not Met	Required prior to grading/building construction permits.	
24.	BIO/MM-3.2 -- DUNE RESTORATION PLAN BOND	Not Met	Required prior to grading/building construction permits.	
25.	BIO/MM-3.3 -- MONITORING CONTRACT	Not Met	Required prior to grading/building construction permits.	
26.	BIO/MM-3.4 -- FENCING THAT EXCLUDES ADJACENT ENVIRONMENTALLY SENSITIVE HABITAT AREA	Partially Met	Met for issuance of Demolition Permit.	
27.	BIO/MM-3.5 -- STOCKPILES AND STAGING AREAS BEST MANAGEMENT PRACTICES	Partially Met	Met for issuance of Demolition Permit.	
28.	BIO/MM-3.6 -- CONTROL STORMWATER OR WASTEWATER OUTFALL	Not Met	Required prior to grading/building construction permits.	
29.	BIO/MM-3.7 -- PLANT SPECIES LANDSCAPE PLAN	Not Met	Required prior to grading/building construction permits.	
30.	BIO/MM-3.8 -- LANDSCAPE PLAN SUBSTRATES	Not Met	Required prior to grading/building construction permits.	
31.	RESERVED	Not Applicable		
32.	BIO/MM-4.1 -- 100-FOOT BUFFER ZONE FROM JUNCUS ARTICUS HERBACEOUS ALLIANCE VEGETATION	Not Met	Required prior to grading/building construction permits.	
33.	BIO/MM-4.2 -- COASTAL WETLAND PERIMETER FLAGGING	Not Met	Required prior to grading/building construction permits.	
35.	HAZ/MM-1.1 -- HAZARDOUS MATERIAL SPILL PREVENTION, CONTROL, AND COUNTERMEASURE PLAN	Partially Met	Met for issuance of Demolition Permit.	
36.	HAZ/MM-1.2 -- CLEANING AND REFUELING BEST MANAGEMENT PRACTICES	Partially Met	Met for issuance of Demolition Permit.	
37.	HAZ/MM-1.3 -- SPILL PREVENTION AND CLEAN-UP	Partially Met	Met for issuance of Demolition Permit.	
38.	HR/MM-1.1 -- HISTORIC AMERICAN BUILDINGS SURVEY	Partially Met	Met for issuance of Demolition Permit.	
39.	HR/MM-1.2 -- CONNELL HOUSE WEB PAGE	Partially Met	Met for issuance of Demolition Permit.	

Condition Compliance Certification Report

PLN100338

SIGNAL HILL LLC (MEHDIPOUR MASSY)

Planning Department

42.	NOI/MM-1.1 -- NOISE CONTROL DURING CONSTRUCTION	Partially Met	Met for issuance of Demolition Permit.	
43.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Met		

Condition Compliance Certification Report

PLN220243

ROBERT LOUIS STEVENSON SCHOOL

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	Not Met	Construction Permit 23CP03715 under view by staff.	KN
4.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met	Check received on May 24, 2023, to accompany the Notice of Determination for filing.	KN
5.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Met		KN
6.	PD006(A) - CONDITION COMPLIANCE FEE	Met		KN
7.	PD011(A) - TREE REMOVAL	Partially Met	Construction Permit 23CP03715 under view by staff.	KN
8.	PD016 - NOTICE OF REPORT	Met		KN
9.	PD007- GRADING WINTER RESTRICTION	Not Met		KN
10.	PD035 - UTILITIES UNDERGROUND	Not Met		KN
11.	PD047 - DEMOLITION/DECONSTRUCTION (MBUAPCD RULE 439)	Not Met		KN
12.	PD052 - PRE-CONSTRUCTION MEETING	Not Met		KN
17.	PD012(E) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-OTHER)	Not Met		KN
18.	PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN	Not Met		KN
19.	PD041 - HEIGHT VERIFICATION	Not Met		KN
20.	PDSP024-AIR DISTRICT BMPS	Not Met		KN
22.	PDSP001-MITIGATION MEASURE BIO 1(A) PRECONSTRUCTION SURVEYS	Not Met		KN
23.	PDSP002-MITIGATION MEASURE 1(B) - RARE PLANT PLAN	Not Met		KN
24.	PDSP003-MITIGATION MEASURE 2(A) - AVOID WINTER GROUND DISTURBANCE	Not Met		KN

Condition Compliance Certification Report

PLN220243

ROBERT LOUIS STEVENSON SCHOOL

Planning Department

25.	PDSP004-MITIGATION MEASURE 2(B) - WORKER ENV PROGRAM	Not Met	KN
26.	PDSP005-MITIGATION MEASURE 2(C) - PRECONSTRUCTION SURVEY	Not Met	KN
27.	PDSP006-MITIGATION MEASURE BIO-2(D) - MONITORING	Not Met	KN
28.	PDSP007-MITIGATION MEASURE BIO-2(E) - PROTECTIVE FENCING	Not Met	KN
29.	PDSP008-MITIGATION MEASURE 2(F) - PREVENT WILDLIFE ENTRAPMENT	Not Met	KN
30.	PDSP009-MITIGATION MEASURE BIO-3(A) - WILDLIFE PRECONSTRUCTION SURVEY	Not Met	KN
31.	PDSP010-MITIGATION MEASURE BIO-3(B) WOODRAT MATERIAL RELOCATION	Not Met	KN
32.	PDSP011-MITIGATION MEASURE BIO-4(A) - AVOID NESTING SEASON	Not Met	KN
33.	PDSP012-MITIGATION MEASURE BIO-4(B) - NESTING BIRDS	Not Met	KN
34.	PDSP013-MITIGATION MEASURE BIO-5 - BATS	Not Met	KN
35.	PDSP014-MITIGATION MEASURE BIO-6(A) - TRIBUTARY SETBACK	Not Met	KN
36.	PDSP015-MITIGATION MEASURE BIO-6(B) - EROSION CONTROL	Not Met	KN
37.	PDSP015 (CONT)-MITIGATION MEASURE 6(B) - EROSION CONTROL	Not Met	KN
38.	PDSP016-MITIGATION MEASURE BIO-6(C) - HABITAT MGMT PLAN	Not Met	KN
39.	PDSP016 (CONT.)-MITIGATION MEASURE BIO-6(C) - HMP	Not Met	KN
40.	pdsp017-MITIGATION MEASURE BIO-7(A) - TREE INVENTORY	Not Met	KN
41.	PDSP018-MITIGATION MEASURE BIO-7(B) - ARBORIST FOR TRIMMING	Not Met	KN
42.	PDSP019-MITIGATION MEASURE BIO-7(C) - PROTECTIVE FENCING	Not Met	KN
43.	PDSP020-MITIGATION MEASURE BIO-7(D) - REPLACEMENT TREES	Not Met	KN
44.	PDSP021-MITIGATION MEASURE HAZ-1	Not Met	KN
45.	PDSP022-MITIGATION MEASURE HAZ-2 - PAINT WASTE	Not Met	KN

Condition Compliance Certification Report

PLN220243

ROBERT LOUIS STEVENSON SCHOOL

Planning Department

46. PDSP023-MITIGATION MEASURE TR-1 - TRIBAL MONITOR

Not Met

 KN

Condition Compliance Certification Report

PLN210203

KANI ALI & CHRISTINE DORIS TRS

Planning Department

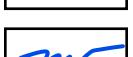
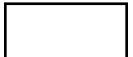
Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		ZZ
2.	PD002 - NOTICE PERMIT APPROVAL	Met		ZZ
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	On-Going		ZZ
4.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met		ZZ
5.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Met		ZZ
6.	PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)	Partially Met	MET FOR BUILDING PERMITS	ZZ
7.	PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN	Partially Met	MET FOR BUILDING PERMIT	ZZ
8.	PD035 - UTILITIES UNDERGROUND	On-Going		ZZ
9.	PD050 - RAPTOR/MIGRATORY BIRD NESTING	Met		ZZ
10.	PDSP001 -MITIGATION MEASURE CR-1 ARCHAEOLOGICAL & NATIVE AMERICAN MONITORING	Partially Met	MET FOR BUILDING PERMIT	ZZ
11.	PDSP002 -MITIGATION MEASURE HAZ-1 LEAD-BASED PAINT ABATEMENT	Met		ZZ
12.	PDSP003 -MITIGATION MEASURE HAZ-2 ASBESTOS ABATEMENT	Met		ZZ
13.	PDSP004 (NON-STD) - CONTRACT WITH LOCAL NATIVE AMERICAN TRIBE	Met		ZZ

Condition Compliance Certification Report

PLN110173-AMD1

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE 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.	PBDSP001 - CONSERVATION AND SCENIC EASEMENT (NON-STANDARD CONDITION)	Partially Met	Met for recordation of Phase 1 final map, next step at construction permits.	
4.	RESERVED	Not Applicable		
5.	PD008 - GEOLOGIC CERTIFICATION	Not Met	Timed with construction permits.	
6.	PBDSP032 - HOURS OF CONSTRUCTION ACTIVITY	Partially Met	Met for Phase 1A final map and Phase 1 internal road grading permit.	
7.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met	Met for all phases of September Ranch development. (Phases 1A and 2) by payment of filing fee.	
8.	PD007- GRADING WINTER RESTRICTION	Partially Met	Met for Phase 1A final map and Phase 1 internal road grading permit.	
10.	PBD018(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY)	Partially Met	Phase 1A final map under review.	
11.	PBD018(B) - LANDSCAPE PLAN AND MAINTENANCE (OTHER THAN SINGLE FAMILY DWELLING)	Partially Met	Phase 1A final map under review.	
12.	PBDSP031 - LIGHTING (NON-STANDARD CONDITION)	Partially Met	Phase 1A final map under review.	
13.	PBDSP002 - CONDITION COMPLIANCE AND MITIGATION MONITORING PROGRAM	Met		
14.	PBD024 - NOTE ON MAP-STUDIES	Partially Met	Phase 1A final map under review.	
15.	PBD024 - NOTE ON MAP-STUDIES	Partially Met	Phase 1A final map under review.	
16.	PBD024 - NOTE ON MAP-STUDIES	Partially Met	Phase 1A final map under review.	
17.	PBD024 - NOTE ON MAP-STUDIES	Partially Met	Phase 1A final map under review.	
18.	PBD024 - NOTE ON MAP-STUDIES	Partially Met	Phase 1A final map under review.	
				

Condition Compliance Certification Report

PLN110173-AMD1

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

Planning Department

19.	PBDSP007 - NOTE ON MAP-STUDIES (NON-STANDARD)	Partially Met	Phase 1A final map under review.	
20.	PBDSP005 - SUBDIVISION BUILDING ENVELOPE APPROVAL (NON-STANDARD CONDITION)	Partially Met	Phase 1A final map under review.	
21.	PBD032(B) - TREE AND ROOT PROTECTION	Partially Met	Met for Phase 1A final map & internal road grading permit.	
22.	PBD033 - UTILITIES - SUBDIVISION	Partially Met	Met for Phase 1A final map.	
23.	PBDSP028 - WATER TANK APPROVAL (NON-STANDARD CONDITION)	Partially Met	Met for Phase 1A final map. Water tank Design Approval in process.	
24.	PBDSP033 - GRADING/EASEMENT STAKING	Partially Met	Met for Phase 1 roadway grading permit.	
25.	RESERVED	Not Applicable		
26.	PBDSP006 - SECOND UNITS (NON-STANDARD CONDITION)	Partially Met	Met for Phase 1A Final Map.	
27.	RESERVED	Not Applicable		
28.	PBDSP011 - DESIGN APPROVAL (NON-STANDARD CONDITION)	Partially Met	Met for Phase 1A final map.	
29.	PBDSP013 - SWPPP COMPLIANCE AND EROSION CONTROL INSPECTIONS (NON-STANDARD CONDITION)	Met	Phase 1A final map/SWCP Addendum under review. Addendum and SIP have been received and reviewed.	
30.	PBDSP014 - OPEN SPACE (NON-STANDARD CONDITION)	Partially Met	Met for recordation of Phase 1 final map by rezone but status will remain partially met as portions of Parcel A - Open Space is within future phases of the subdivision.	
31.	PBDSP015 - DEVELOPMENT IN CONSERVATION AND SCENIC EASEMENTS (NON-STANDARD CONDITION)	Partially Met	Phase 1A final map under review.	
32.	PBDSP016 - NON-NATIVE INVASIVES (NON-STANDARD CONDITION)	Partially Met	Phase 1A final map under review.	
33.	PBDSP017 - WATER INTENSIVE USES (NON-STANDARD CONDITION)	Partially Met	Met for Phase 1A final map.	
34.	PBDSP018 - MAPPED LANDSLIDES (NON-STANDARD CONDITION)	Partially Met	Phase 1A final map under review.	
35.	PBDSP019 - ANTENNAS (NON-STANDARD CONDITION)	Partially Met	Met for Phase 1A.	
36.	PBDSP020 - PHASING (NON-STANDARD CONDITION)	Partially Met	Phase 1A final map under review.	

Condition Compliance Certification Report

PLN110173-AMD1

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

Planning Department

37.	PBDSP021 - B-6 COMBINING DISTRICT (NON-STANDARD CONDITION)	Partially Met	Met for recordation of Phase 1 final map by rezoning but status will remain partially met as it applies to approval of future phases of the subdivision.	
38.	PBDSP022 - FENCING PARCELS (NON-STANDARD CONDITION)	Partially Met	Partially Met for Phase 1A final map.	
39.	PBDSP023 - TREE REMOVAL (NON-STANDARD CONDITION)	Partially Met	Partially met for Phase 1A final map.	
41.	PBD006 - DEED RESTRICTION - USE	Met		
42.	PBDSP027 - VEHICLE TRIP REDUCTION ORDINANCE (NON-STANDARD CONDITION)	Partially Met	Phase 1A final map under review.	
43.	PBDSP030 - HISTORIC STRUCTURES (NON-STANDARD CONDITION)	Met	Met for phase 1A and 2 by County acceptance of Phase I Historic Report, Phase 2 report not required.	
44.	PBDSP008 - SPECIAL SETBACKS (NON-STANDARD CONDITION)	Partially Met	Met for Phase 1A final map.	
45.	PBDSP003 - WATER USE PLAN (NON-STANDARD CONDITION)	Partially Met	Phase 1A final map submittal under review.	
46.	PBDSP012 - WATER USE REPORT (NON-STANDARD CONDITION)	On-Going	Quarterly reports current	
47.	SOSP001 - PUBLIC SAFETY AND SECURITY (NON-STANDARD CONDITION)	Not Met	Compliance with this condition is timed with building permits and occupancy.	
57.	RESERVED	Not Applicable		
59.	RESERVED	Not Applicable		
61.	RESERVED	Not Applicable		
64.	RESERVED	Not Applicable		
65.	RESERVED	Not Applicable		
66.	RESERVED	Not Applicable		
67.	RESERVED	Not Applicable		
68.	RESERVED	Not Applicable		

Condition Compliance Certification Report

PLN110173-AMD1

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

Planning Department

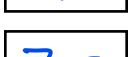
69.	RESERVED	Not Applicable	
72.	RESERVED	Not Applicable	
128.	MITIGATION MEASURE (4.2-1) - GEOLOGY & SOILS	Partially Met	Phase 1A final map under review.
129.	MITIGATION MEASURE 4.2-2 - GEOLOGY AND SOILS	Partially Met	Phase 1A Final Map under review.
130.	MITIGATION MEASURE (4.2-3) GEOLOGY AND SOILS	Partially Met	Phase 1A Final Map under review.
131.	MITIGATION MEASURE (4.2-4) GEOLOGY AND SOILS	Partially Met	Phase 1A Final Map is under review.
132.	MITIGATION MEASURE (4.2-5) GEOLOGY AND SOILS	Partially Met	Met for Phase 1A Final Map.
133.	MITIGATION MEASURE (4.2-6) GEOLOGY AND SOILS	Partially Met	Phase 1A final map under review.
134.	MITIGATION MEASURE (4.2-7) GEOLOGY AND SOILS	Partially Met	Phase 1A final map under review.
135.	MITIGATION MEASURE (4.2-8) GEOLOGY AND SOILS	Partially Met	Phase 1A final map under review.
136.	MITIGATION MEASURE (4.2-9) GEOLOGY AND SOILS	Partially Met	Phase 1A final map under review.
137.	MITIGATION MEASURE (4.2-10) GEOLOGY AND SOILS	Partially Met	Phase 1A final map under review.
138.	MITIGATION MEASURE (4.2-11) GEOLOGY AND SOILS	Partially Met	Phase 1A final map under review.
139.	MITIGATION MEASURE (4.2-12) GEOLOGY AND SOILS	Partially Met	Phase 1A final map under review.
140.	MITIGATION MEASURE (4.2-13) GEOLOGY AND SOILS	Partially Met	Phase 1A final map under review.
141.	MITIGATION MEASURE (4.2-14) GEOLOGY AND SOILS	Partially Met	Phase 1A final map under review.
142.	MITIGATION MEASURE (4.2-15) GEOLOGY AND SOILS	Partially Met	Phase 1A final map under review.
143.	MITIGATION MEASURE (4.2-16) GEOLOGY AND SOILS	Partially Met	Phase 1A final map under review.
144.	MITIGATION MEASURE (4.2-17) GEOLOGY AND SOILS	Partially Met	Phase 1A final map under review.
145.	MITIGATION MEASURE (4.2-18) GEOLOGY AND SOILS	Partially Met	Phase 1A final map under review.
146.	MITIGATION MEASURE (4.3-1) WATER SUPPLY AND AVAILABILITY	On-Going	Quarterly report current.

Condition Compliance Certification Report

PLN110173-AMD1

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

Planning Department

147.	MITIGATION MEASURE (4.3-2) WATER SUPPLY AND AVAILABILITY	Partially Met	Met for recordation of Phase 1 final map but status will remain partially met as it applies to issuance of well permits.	
148.	MITIGATION MEASURE (4.4-1) HYDROLOGY AND WATER QUALITY	Partially Met	Phase 1A final map under review.	
149.	MITIGATION MEASURE (4.4-2) HYDROLOGY AND WATER QUALITY	Partially Met	Phase 1A final map under review.	
150.	MITIGATION MEASURE (4.4-3) HYDROLOGY AND WATER QUALITY	Partially Met	Phase 1A final map under review.	
159.	MITIGATION MEASURE (4.7-1) AIR QUALITY	Partially Met	Phase 1A final map under review. Air quality controls in place for Grading Permit.	
160.	MITIGATION MEASURE (4.8-1) NOISE	Not Applicable	Phase 1A final map under review.	
161.	MITIGATION MEASURE (4.8-2) NOISE	Not Applicable	Phase 1A final map under review.	
162.	MITIGATION MEASURE (4.9-1) BIOLOGICAL RESOURCES	Partially Met	Draft Phase 1A final map under review.	
162.	MITIGATION MEASURE (4.9-1) BIOLOGICAL RESOURCES -- PT.2	Partially Met	Phase 1A final map under review.	
163.	MITIGATION MEASURE (4.9-2) BIOLOGICAL RESOURCES	Partially Met		
163.	MITIGATION MEASURE (4.9-2) BIOLOGICAL RESOURCES -- PT.2	Partially Met	Phase 1A final map under review.	
164.	MITIGATION MEASURE (4.9-3) BIOLOGICAL RESOURCES	Partially Met	Phase 1A final map under review.	
165.	MITIGATION MEASURE (4.9-4) BIOLOGICAL RESOURCES	Partially Met	Met for Phase 1 internal roadway grading permit.	
165.	MITIGATION MEASURE (4.9-4) BIOLOGICAL RESOURCES -- PT.2	Partially Met	Phase 1A final map under review.	
166.	MITIGATION MEASURE (4.9-5) BIOLOGICAL RESOURCES	Partially Met	Monitoring reports are current. Phase 1A final map under review.	
167.	MITIGATION MEASURE (4.9-6) BIOLOGICAL RESOURCES	Partially Met		
167.	MITIGATION MEASURE (4.9-6) BIOLOGICAL RESOURCES -- PT.2	Partially Met	Phase 1A final map under review.	
168.	MITIGATION MEASURE (4.9-7) BIOLOGICAL RESOURCES	Partially Met	Monitoring reports during grading are current.	
168.	MITIGATION MEASURE (4.9-7) BIOLOGICAL RESOURCES -- PT.2	Partially Met	Phase 1A final map under review.	

Condition Compliance Certification Report

PLN110173-AMD1

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

Planning Department

169.	MITIGATION MEASURE (4.9-8) BIOLOGICAL RESOURCES	Partially Met	Monitoring reports are current for grading activity.	
169.	MITIGATION MEASURE (4.9-8) BIOLOGICAL RESOURCES -- PT.2	Partially Met	Phase 1A final map under review.	
170.	MITIGATION MEASURE (4.9-9) BIOLOGICAL RESOURCES	Partially Met	Phase 1A final map under review.	
171.	MITIGATION MEASURE (4.9-10) BIOLOGICAL RESOURCES	Partially Met	Phase 1A final map under review.	
172.	MITIGATION MEASURE (4.9-11) BIOLOGICAL RESOURCES	Partially Met	Phase 1A final map under review.	
173.	MITIGATION MEASURE (4.9-12) BIOLOGICAL RESOURCES	Partially Met	Phase 1A final map under review.	
174.	MITIGATION MEASURE (4.9-13) BIOLOGICAL RESOURCES	Partially Met	Phase 1A final map under review.	
175.	MITIGATION MEASURE (4.9-14) BIOLOGICAL RESOURCES	Partially Met	Phase 1A final map under review.	
176.	MITIGATION MEASURE (4.10-1) CULTURAL RESOURCES	Partially Met	Phase 1A final map under review. Monitoring not required for the grading activities due to the vesting date of the subdivision project.	
177.	MITIGATION MEASURE (4.11-1) AESTHETICS	Partially Met	Phase 1A final map under review.	
178.	MITIGATION MEASURE (4.11-2) AESTHETICS	Partially Met	Phase 1A final map under review. Landscaping for Carmel Valley Road area approved by the Planning Commission on Oct. 25, 2023.	
179.	MITIGATION MEASURE (4.11-3) AESTHETICS	Partially Met	No new easements are anticipated with Phase 1A final map, which is under review.	
180.	MITIGATION MEASURE (4.11-4) AESTHETICS	Partially Met	Phase 1A final map under review.	
181.	MITIGATION MEASURE (4.11-5) AESTHETICS	Partially Met	Phase 1A final map under review.	
182.	MITIGATION MEASURE (4.13.4-1) PUBLIC SERVICES AND UTILITIES	On-Going	Phase 1A final map under review.	
183.	MITIGATION MEASURE (4.13.5-1) PUBLIC SERVICES AND UTILITIES	Met	Phase 1A final map under review.	
184.	MITIGATION MEASURE (4.13.5-2) PUBLIC SERVICES AND UTILITIES	Met	Phase 1A final map under review.	
				

Condition Compliance Certification Report

PLN110173-AMD1

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

Planning Department

186.	MITIGATION MEASURE (4.4-2A) HYDROLOGY AND WATER QUALITY.	Partially Met	Phase 1A final map under review. Drainage control inspections are current for grading activities.	
187.	MITIGATION MEASURE (4.9-1A) BIOLOGICAL RESOURCES	Partially Met	Phase 1A final map under review.	
188.	MITIGATION MEASURE (4.9-1B) BIOLOGICAL RESOURCES	Partially Met	Met for Phase 1	
188.	MITIGATION MEASURE (4.9-1B) BIOLOGICAL RESOURCES -- PT.2	Not Met	Phase 1A final map under review.	
189.	MITIGATION MEASURE (4.9-3A) BIOLOGICAL RESOURCES	Partially Met	Met for Phase 1	
189.	MITIGATION MEASURE (4.9-3A) BIOLOGICAL RESOURCES -- PT.2	Partially Met	Phase 1A final map under review.	
191.	PBDSP003 (A) - WATER USE PLAN (NON-STANDARD CONDITION)	Partially Met	Phase 1A final map under review.	
192.	PBDSP005 (A) - SUBDIVISION BUILDING ENVELOPE APPROVAL (NON-STANDARD CONDITION)	Partially Met	Phase 1A final map under review.	

Condition Compliance Certification Report

PLN200118

CALIFORNIA DEPARTMENT OF TRANSPORTATION (HWY 156 ROUNDABOUTS)

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Not Met	Commencement of use has not occurred	
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	On-Going		
5.	PDSP001 - CTS AND SCLTS INCIDENTAL TAKE PERMITS	Not Met	Ground disturbance has not occurred	
6.	PDSP002 - WATERS OF THE U.S AND STATE	Not Met	Ground disturbance has not occurred	
7.	PDSP003 – MITIGATION MONITORING PLAN FOR CONVERSION AGRICULTURE LAND (NON-STANDARD)	Not Met	Commencement of use has not occurred	
8.	PDSP004 - IMPLEMENTATION OF MITIGATION MEASURES (NON-STANDARD)	Not Met	Commencement of use has not occurred	

Condition Compliance Certification Report

PLN210094

PAJARO SUNNY MESA COMMUNITY SERVICES DISTRICT (VARIOUS OWNERS)

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		<input type="checkbox"/> KN
2.	PD002 - NOTICE PERMIT APPROVAL	Not Met		<input type="checkbox"/> KN
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	Not Met		<input type="checkbox"/> KN
5.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Not Met	Document ready to be recorded. Substantial Compliance Agreement mailed to Agent on 1/23/24.	<input type="checkbox"/> KN
6.	PDSP001 - IMPLEMENTATION OF MITIGATION MEASURES	Not Met		<input type="checkbox"/> KN

Condition Compliance Certification Report

PLN160401

MOSS LANDING COMMERCIAL PARK LLC (& LFT QSBC 2011 B INC)

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		KN
2.	PD002 - NOTICE PERMIT APPROVAL	Not Met		KN
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	Not Met		KN
4.	PD005 - FISH & GAME FEE NEG DEC/EIR	Not Met		KN
5.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Not Met		KN
6.	PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN	Not Met		KN
7.	PD050 - RAPTOR/MIGRATORY BIRD NESTING	Not Met		KN
8.	MM USS-1 EMPLOYEE & WASTEWATER OPERATIONS PLAN	Not Met		KN
9.	PDSP002 – INSPECTION OF RECORDS	On-Going	Inspections being done on CNB190012, CNB190013, CNB190014, CNB190018, CNB190019, CNB190022, CNB190023, CNB190024, CNB190025, CNB190026, CNB190027, CNB190028, CNB190029, CNB190100 & CNB190112.	KN
10.	PDSP003 – COMMERCIAL CANNABIS PERMIT	Met	CNB190013, CNB190014, CNB190018, CNB190019, CNB190022, CNB190023, CNB190024, CNB190025, CNB190026, CNB190027, CNB190028, CNB190029, CNB190100 & CNB190112 Issued	KN
11.	PDSP004 – GROUNDS FOR REVOCATION	On-Going		KN
12.	PDSP005 – COMPLIANCE WITH OPERATIONS PLANS	On-Going	CNB190013, CNB190014, CNB190018, CNB190019, CNB190022, CNB190023, CNB190024, CNB190025, CNB190026, CNB190027, CNB190028, CNB190029, CNB190100 & CNB190112 Issued	KN

Condition Compliance Certification Report

PLN160401

MOSS LANDING COMMERCIAL PARK LLC (& LFT QSBC 2011 B INC)

Planning Department

13. PDSP006 – ODOR CONTROL

On-Going

 KN

Condition Compliance Certification Report

PLN210276

FEATHER CYPRESS 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(B) - CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT	Partially Met	A report from the archaeologist summarizing if resources were found are required to meet this condition.	KN
4.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met		KN
5.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Met		KN
6.	PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)	Partially Met	Landscaping must be installed prior to final occupancy.	KN
7.	PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN	Partially Met	Exterior lighting must be installed prior to occupancy.	KN
8.	PD016 - NOTICE OF REPORT	Met		KN
9.	PD016 - NOTICE OF REPORT	Met		KN
10.	PD022(B) - EASEMENT-CONSERVATION & SCENIC IN THE DEL MONTE FOREST	Partially Met	Conservation Scenic Easement Deed was approved by the Board of Supervisors (Res. No. 23-938) on 1/9/24. The deed and map showing the approved conservation and scenic easement needs to be recorded.	KN
11.	PD047 - DEMOLITION/DECONSTRUCTION (MBUAPCD RULE 439)	Met		KN
12.	PD050 - RAPTOR/MIGRATORY BIRD NESTING	Met		KN
13.	PDSP001 - MITIGATION MEASURE NO 1 MONTEREY CYPRESS PROTECTION (PART 1)	Partially Met	Condition met for issuance of 23CP01764 & 23CP02477.	KN
13.	PDSP001 - MITIGATION MEASURE NO 1 MONTEREY CYPRESS PROTECTION (PART 2)	Partially Met	Condition met for issuance of 23CP01764 & 23CP02477.	KN
14.	MITIGATION MEASURE NO 2 - SEA CLIFF BUCKWHEAT AND BLUFF SCRUB PROTECTION	Partially Met	Condition met for issuance of 23CP01764 & 23CP02477.	KN
15.	MITIGATION MEASURE NO 3 - INVASIVE SPECIES ERADICATION	Partially Met	Condition met for issuance of 23CP01764 & 23CP02477.	KN

Condition Compliance Certification Report

PLN210276

FEATHER CYPRESS LLC

Planning Department

16.	MITIGATION MEASURE NO 4 - RESTORATION LANDSCAPING PLANTING PLAN & MONITORING	Partially Met	Condition met for issuance of 23CP01764 & 23CP02477.	
17.	MITIGATION MEASURE NO 5 - ON-SITE ARCHAEOLOGICAL MONITOR, CULTURAL AWARENESS TRAINING	Partially Met	Condition met for issuance of 23CP01764 & 23CP02477.	
18.	MITIGATION MEASURE NO 6 - ON-SITE TRIBAL MONITOR	Partially Met	Condition met for issuance of 23CP01764 & 23CP02477.	

Condition Compliance Certification Report

PLN170286

OCEAN QUEEN USA LLC (LNB VENTURES SALINAS LLC)

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		KN
2.	PD002 - NOTICE PERMIT APPROVAL	Not Met		KN
3.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Not Met		KN
4.	PDSP001-OPERATIONAL COMPLIANCE INSPECTIONS	On-Going	Inspections being done on CNB190008, most recently on 5/2/2023.	KN
5.	PDSP002 – INSPECTION OF RECORDS	On-Going	Inspections being done on CNB190008, most recently on 5/2/2023.	KN
6.	PDSP003 – COMMERCIAL CANNABIS PERMIT	On-Going	CNB190008 Issued.	KN
7.	PDSP004 – GROUNDS FOR REVOCATION	On-Going		KN
8.	PDSP005 – COMPLIANCE WITH OPERATIONS PLANS	On-Going	CNB190008 Issued.	KN
9.	PDSP006 – ODOR CONTROL	On-Going		KN

Condition Compliance Certification Report

PLN170186

MINAMI RONNIE K & HIDEKO TRS (MONTEREY VALLEY PRIDE 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	On-Going		KN
4.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Met		KN
5.	PDSP005 – COMPLIANCE WITH OPERATIONS PLANS	On-Going	CNB190086 and CNB190106 issued.	KN
6.	PDSP002 – INSPECTION OF RECORDS	On-Going	Inspections being done on CNB190106 & CBN190086, most recently on 3/20/2023.	KN
7.	PDSP003 – COMMERCIAL CANNABIS PERMIT	On-Going	CNB190086 and CNB190106 issued.	KN
8.	PDSP004 – GROUNDS FOR REVOCATION	On-Going		KN
9.	PDSP001-OPERATIONAL COMPLIANCE INSPECTIONS	On-Going	Inspections being done on CNB190106 & CBN190086, most recently on 3/20/2023.	KN
10.	PDSP006 – ODOR CONTROL	On-Going		KN

Condition Compliance Certification Report

PLN160827

MONTEREY BOTANICALS LLC

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		KN
2.	PD002 - NOTICE PERMIT APPROVAL	Not Met		KN
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	On-Going		KN
4.	PD006(A) - CONDITION COMPLIANCE FEE	Not Met		KN
5.	PDSP001-OPERATIONAL COMPLIANCE INSPECTIONS	On-Going	Inspections being done on CNB190072, CNB190073 and CNB190103 most recently on 3/8/2023.	KN
6.	PDSP002 – INSPECTION OF RECORDS	On-Going	Inspections being done on CNB190072, CNB190073 and CNB190103 most recently on 3/8/2023.	KN
7.	PDSP003 – COMMERCIAL CANNABIS PERMIT	On-Going	CNB190072, CNB190073 and CNB190103 Issued.	KN
8.	PDSP004 – GROUNDS FOR REVOCATION	On-Going		KN
9.	PDSP005 – COMPLIANCE WITH OPERATIONS PLANS	On-Going	CNB190072, CNB190073 and CNB190103 Issued.	KN
10.	PDSP006 – ODOR CONTROL	On-Going		KN

Condition Compliance Certification Report

PLN170311

SALINAS QUALITY INVESTMENTS LLC (SALINAS SPENCE ROAD CARE INC)

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		<input checked="" type="checkbox"/>
2.	PD002 - NOTICE PERMIT APPROVAL	Met		<input checked="" type="checkbox"/>
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	Met		<input checked="" type="checkbox"/>
6.	PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN	Not Applicable	Agent confirmed no exterior lighting is proposed	<input checked="" type="checkbox"/>
7.	PDSP001-OPERATIONAL COMPLIANCE INSPECTIONS	On-Going		<input checked="" type="checkbox"/>
8.	PDSP002 – INSPECTION OF RECORDS	On-Going	Inspections being done on CNB190080, most recently on 3/1/2023	<input checked="" type="checkbox"/>
9.	PDSP003 – COMMERCIAL CANNABIS PERMIT	Met	CNB190080 Issued	<input checked="" type="checkbox"/>
10.	PDSP004 – GROUNDS FOR REVOCATION	On-Going		<input checked="" type="checkbox"/>
11.	PDSP005 – COMPLIANCE WITH OPERATIONS PLANS	On-Going	CNB190080 Issued	<input checked="" type="checkbox"/>

Condition Compliance Certification Report

PLN170308

ONITSUKA RYOJI & AKIKO (ONITSUKA BROTHERS LLC)

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		Mg
2.	PD002 - NOTICE PERMIT APPROVAL	Met		Mg
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	On-Going		Mg
4.	PDSP001-OPERATIONAL COMPLIANCE INSPECTIONS	On-Going	Inspections being done on CNB190045, most recently on 3/16/2023.	Mg
5.	PDSP002 – INSPECTION OF RECORDS	On-Going	Inspections being done on CNB190045, most recently on 3/16/2023	Mg
6.	PDSP003 – COMMERCIAL CANNABIS PERMIT	On-Going	CNB190045 Issued.	Mg
7.	PDSP004 – GROUNDS FOR REVOCATION	On-Going		Mg
8.	PDSP005 – COMPLIANCE WITH OPERATIONS PLANS	On-Going	CNB190045 Issued.	Mg
9.	PDSP006 – ODOR CONTROL	On-Going		Mg
14.	PD006(A) - CONDITION COMPLIANCE FEE	Met		Mg

Condition Compliance Certification Report

PLN170185

SILVA SERGIO E & CELIA A (MONTEREY VALLEY PRIDE LLC)

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		CV
2.	PD002 - NOTICE PERMIT APPROVAL	Met		CV
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	On-Going		CV
4.	PDSP001-OPERATIONAL COMPLIANCE INSPECTIONS	On-Going	Inspections being done on CNB190031 and CNB190105, most recently on 3/16/2023.	CV
5.	PDSP002 – INSPECTION OF RECORDS	On-Going	Inspections being done on CNB190031 and CNB190105, most recently on 3/16/2023.	CV
6.	PDSP003 – COMMERCIAL CANNABIS PERMIT	Met	CNB190105 and CNB190031 issued.	CV
7.	PDSP004 – GROUNDS FOR REVOCATION	On-Going		CV
8.	PDSP005 – COMPLIANCE WITH OPERATIONS PLANS	On-Going	CNB190105 and CNB190031 Issued.	CV
9.	PDSP006 – ODOR CONTROL	On-Going		CV
21.	PD006(A) - CONDITION COMPLIANCE FEE	Met		CV

Condition Compliance Certification Report

PLN170597

CAZARES RODOLFO & HORTENCIA TRS (FAITH & FAMILY FARMS 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	On-Going		KN
4.	PD006(A) - CONDITION COMPLIANCE FEE	Met		KN
5.	PDSP005 – COMPLIANCE WITH OPERATIONS PLANS	On-Going	CNB190002 Issued.	KN
6.	PDSP002 – INSPECTION OF RECORDS	On-Going	Inspections being done on CNB190002, most recently on 5/2/2023.	KN
7.	PDSP003 – COMMERCIAL CANNABIS PERMIT	On-Going	CNB190002 Issued.	KN
8.	PDSP004 – GROUNDS FOR REVOCATION	On-Going		KN
9.	PDSP006 – ODOR CONTROL	On-Going		KN

Condition Compliance Certification Report

PLN170286

OCEAN QUEEN USA LLC (LNB VENTURES SALINAS LLC)

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		KN
2.	PD002 - NOTICE PERMIT APPROVAL	Not Met		KN
3.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Not Met		KN
4.	PDSP001-OPERATIONAL COMPLIANCE INSPECTIONS	On-Going	Inspections being done on CNB190008, most recently on 5/2/2023.	KN
5.	PDSP002 – INSPECTION OF RECORDS	On-Going	Inspections being done on CNB190008, most recently on 5/2/2023.	KN
6.	PDSP003 – COMMERCIAL CANNABIS PERMIT	On-Going	CNB190008 Issued.	KN
7.	PDSP004 – GROUNDS FOR REVOCATION	On-Going		KN
8.	PDSP005 – COMPLIANCE WITH OPERATIONS PLANS	On-Going	CNB190008 Issued.	KN
9.	PDSP006 – ODOR CONTROL	On-Going		KN

Condition Compliance Certification Report

PLN170228
UEMURA JUNE TR

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	On-Going		KN
4.	PD006(A) - CONDITION COMPLIANCE FEE	Met		KN
5.	PDSP001-OPERATIONAL COMPLIANCE INSPECTIONS	On-Going	Inspections being done on CNB190101 and CNB190083, most recently on 4/14/2023.	KN
6.	PDSP002 – INSPECTION OF RECORDS	On-Going		KN
7.	PDSP003 – COMMERCIAL CANNABIS PERMIT	On-Going	CNB190101 and CNB190083 issued.	KN
8.	PDSP004 – GROUNDS FOR REVOCATION	On-Going		KN
9.	PDSP005 – COMPLIANCE WITH OPERATIONS PLANS	On-Going	CNB190101 and CNB190083 issued.	KN
10.	PDSP006 – ODOR CONTROL	On-Going		KN

Condition Compliance Certification Report

PLN180558

WESTERN TRANSPLANTING LLC

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		KN
2.	PD002 - NOTICE PERMIT APPROVAL	Not Met		KN
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	On-Going		KN
4.	PDSP001-OPERATIONAL COMPLIANCE INSPECTIONS	On-Going		KN
5.	PDSP002 – INSPECTION OF RECORDS	On-Going		KN
6.	PDSP003 – COMMERCIAL CANNABIS PERMIT	Not Met		KN
7.	PDSP004 – GROUNDS FOR REVOCATION	On-Going		KN
8.	PDSP005 – COMPLIANCE WITH OPERATIONS PLANS	On-Going		KN
9.	PDSP006 – ODOR CONTROL	Not Met		KN
10.	PD006(A) - CONDITION COMPLIANCE FEE	Not Met		KN

Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
4.	PBDSP004 - EROSION CONTROL PLAN AND SCHEDULE (NON-STANDARD CONDITION)	Partially Met	MET FOR PHASE I. THIS REQUIREMENT WILL BE PART OF STANDARD CONSTRUCTION PERMIT REVIEW PURSUANT TO BOARD RESO. 23-123.	
25.	PBD042 ↗ GRADING PERMITS REQUIRED	Partially Met	MET FOR PHASE I. GOING FORWARD, THIS REQUIREMENT WILL BE PART OF STANDARD CONSTRUCTION PERMIT REVIEW PURSUANT TO BOARD RESO. 23-123.	
27.	PBDSP009 ↗ GRADING PERMIT (NON-STANDARD CONDITION)	Not Met	TIMING PER INDIVIDUAL LOTS DEVELOPMENT. GOING FORWARD, THIS REQUIREMENT WILL BE PART OF STANDARD CONSTRUCTION PERMIT REVIEW PURSUANT TO BOARD RESO. 23-123.	

COUNTY COUNSEL & RISK MANAGEMENT 2023 REPORT



COUNTY OF MONTEREY HOUSING AND COMMUNITY DEVELOPMENT

HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES

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

(831) 755-5025
www.co.monterey.ca.us

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

Date: Jan 31, 2024

To: Melanie Beretti, AICP, Acting 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 in Resolution No. 22-311, a list of land use projects (the “Project List”) was provided to the Office of the County Counsel. The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning and County Counsel on the projects included on the project list to verify the status of condition compliance. County Counsel staff reviewed the Project List and confirmed that the set included in **Attachment 1** is complete for County Counsel/Risk Management’s responsibility to the Program in 2023. 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. Accordingly, Counsel staff has reviewed each COA/MM listed and made any necessary corrections, both to the report and in Accela. Staff has verified, through initialing, the current status of each COA/MM.

CERTIFICATION

On behalf of the 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 on 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

2023 Project List for County Counsel & Risk Management	Planning Project Number and Brief Title
Project Number 1	PLN180441 Salinas 101 LLC [Formerly Martins] (The Sobel Company Inc.)
Project Number 3	PLN160851-AMD1 Morgenrath
Project Number 4	PLN210090 Coastal Investment Enterprises LLC (Formerly Epps Ozelma TRS)
Project Number 5	PLN210228 Bixby
Project Number 6	PLN200143 State of California
Project Number 8	PLN220243 Robert Louis Stevenson School
Project Number 9	PLN210203 Kani Ali & Christine Doris TRS
Project Number 10	PLN110173-AMD1 Carmel Reserve LLC
Project Number 12	PLN210094 Pajaro Sunny Mesa
Project Number 13	PLN160401 Moss Landing Commercial Park LLC (& Lft Qsbc 2011 B Inc.)
Project Number 14	PLN210276 Feather Cypress LLC
Project Number 15	PLN170286 Ocean Queen USA LLC (LNB Ventures Salinas LLC)
Project Number 16	PLN170186 Minami Ronnie K & Hideko TRS (Monterey Valley Pride LLC)
Project Number 19	PLN170308 Onitsuka Ryoji & Akiko (Onitsuka Brothers LLC)
Project Number 20	PLN170185 Silva Sergio E & Celia A (Monterey Valley Pride LLC)
Project Number 21	PLN170597 Cazares Rodolfo & Hortencia TRS (Faith & Family Farms LLC)
Project Number 22	PLN170228 Uemura June TRS
Project Number 23	PLN180558 Western Transplanting LLC

Condition Compliance Certification Report

PLN180441

SALINAS 101 LLC [FORMERLY MARTINS] (THE SOBEL COMPANY INC)

County Counsel-Risk Management

Condition	Condition Title	Status	Status Comment	Staff Initial
18.	CC01 INDEMNIFICATION AGREEMENT	Partially Met	Signatures in process	
36.	CC01 INDEMNIFICATION AGREEMENT	Partially Met	Condition repeated in error, there is one Indemnification Agreement for this Project and it is in process	

Condition Compliance Certification Report

PLN160851-AMD1

MORGENRATH MARTHA J TR ET AL (BLAZE ENGINEERING)

County Counsel-Risk Management

Condition	Condition Title	Status	Status Comment	Staff Initial
13.	CC01 INDEMNIFICATION AGREEMENT	Not Met	IA is with applicant for signature	

Condition Compliance Certification Report

PLN210090

COASTAL INVESTMENT ENTERPRISES LLC (FORMERLY EPPS OZELMA TR)

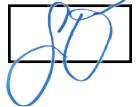
County Counsel-Risk Management

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

Condition Compliance Certification Report

PLN210228
BIXBY ROCK LLC

County Counsel-Risk Management

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

Condition Compliance Certification Report

PLN200143

STATE OF CALIFORNIA (PFEIFFER BIG SUR STATE PARK)

County Counsel-Risk Management

Condition	Condition Title	Status	Status Comment	Staff Initial
5.	CC01 INDEMNIFICATION AGREEMENT	Not Met	IA is with permit holder for signature.	

Condition Compliance Certification Report

PLN220243

ROBERT LOUIS STEVENSON SCHOOL

County Counsel-Risk Management

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

Condition Compliance Certification Report

PLN210203

KANI ALI & CHRISTINE DORIS TRS

County Counsel-Risk Management

Condition	Condition Title	Status	Status Comment	Staff Initial
14.	CC01 INDEMNIFICATION AGREEMENT	Met		ZZ

Condition Compliance Certification Report

PLN110173-AMD1

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

County Counsel-Risk Management

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

Condition Compliance Certification Report

PLN210094

PAJARO SUNNY MESA COMMUNITY SERVICES DISTRICT (VARIOUS OWNERS)

County Counsel-Risk Management

Condition	Condition Title	Status	Status Comment	Staff Initial
4.	CC01 INDEMNIFICATION AGREEMENT	Partially Met	Document ready to be recorded. Substantial Compliance Agreement mailed to Agent on 1/23/24.	

Condition Compliance Certification Report

PLN160401

MOSS LANDING COMMERCIAL PARK LLC (& LFT QSBC 2011 B INC)

County Counsel-Risk Management

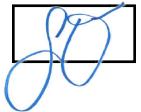
Condition	Condition Title	Status	Status Comment	Staff Initial
14.	CC01 INDEMNIFICATION AGREEMENT	Not Met	Signatures in process	

Condition Compliance Certification Report

PLN210276

FEATHER CYPRESS LLC

County Counsel-Risk Management

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

Condition Compliance Certification Report

PLN170286

OCEAN QUEEN USA LLC (LNB VENTURES SALINAS LLC)

County Counsel-Risk Management

Condition	Condition Title	Status	Status Comment	Staff Initial
10.	CC02 - INDEMNIFICATION AGREEMENT (CANNABIS PROJECT)	Not Met	Legal documents are with permit holder for signature and recordation.	

Condition Compliance Certification Report

PLN170186

MINAMI RONNIE K & HIDEKO TRS (MONTEREY VALLEY PRIDE LLC)

County Counsel-Risk Management

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

Condition Compliance Certification Report

PLN170308

ONITSUKA RYOJI & AKIKO (ONITSUKA BROTHERS LLC)

County Counsel

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

Condition Compliance Certification Report

PLN170185

SILVA SERGIO E & CELIA A (MONTEREY VALLEY PRIDE LLC)

County Counsel-Risk Management

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

Condition Compliance Certification Report

PLN170597

CAZARES RODOLFO & HORTENCIA TRS (FAITH & FAMILY FARMS LLC)

County Counsel-Risk Management

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

Condition Compliance Certification Report

PLN170228

UEMURA JUNE TR

County Counsel-Risk Management

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

Condition Compliance Certification Report

PLN180558

WESTERN TRANSPLANTING LLC

County Counsel-Risk Management

Condition	Condition Title	Status	Status Comment	Staff Initial
17.	CC01 INDEMNIFICATION AGREEMENT	Not Met	Signatures in process	

ENVIRONMENTAL HEALTH BUREAU – LAND USE 2023 REPORT

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

Date: January 30, 2024

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

From: Nicki Fowler, Environmental Health Specialist IV, Environmental Health Bureau

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 Environmental Health Bureau. 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. Environmental Health Bureau staff reviewed the Project List and confirmed that the set included in **Attachment 1** is complete for the Bureau’s responsibility to the Program in 2023. 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. 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 Monterey County 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 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,



Nicki Fowler, Environmental Health Specialist IV, Environmental Health Bureau

2023 Project List for EHB – Land Use	Planning Project Number and Brief Title
Project Number 1	PLN180441 Salinas 101 LLC [Formerly Martins] (The Sobel Company Inc.)
Project Number 3	PLN160851-AMD1 Morgenrath
Project Number 4	PLN210090 Coastal Investment Enterprises LLC (Formerly Epps Ozelma TRS)
Project Number 6	PLN200143 State of California
Project Number 10	PLN110173-AMD1 Carmel Reserve LLC
Project Number 12	PLN210094 Pajaro Sunny Mesa
Project Number 15	PLN170286 Ocean Queen USA LLC (LNB Ventures Salinas LLC)
Project Number 16	PLN170186 Minami Ronnie K & Hideko TRS (Monterey Valley Pride LLC)
Project Number 17	PLN160827 Monterey Botanicals
Project Number 18	PLN170311 Salinas Quality Investments LLC (Salinas Spence Road Care Inc.)
Project Number 19	PLN170308 Onitsuka Ryoji & Akiko (Onitsuka Brothers LLC)
Project Number 20	PLN170185 Silva Sergio E & Celia A (Monterey Valley Pride LLC)
Project Number 21	PLN170597 Cazares Rodolfo & Hortencia TRS (Faith & Family Farms LLC)
Project Number 23	PLN180558 Western Transplanting LLC
Project Number 24	PLN110173 Carmel Reserve LLC

Condition Compliance Certification Report

PLN180441

SALINAS 101 LLC [FORMERLY MARTINS] (THE SOBEL COMPANY INC)

Health Department

Condition	Condition Title	Status	Status Comment	Staff Initial
10.	EHSP03 – INSTALL OR BOND WATER SYSTEM IMPROVEMENTS (Non-Standard)	Not Met		
11.	EHSP02 - FIRE FLOW STANDARDS (Non-Standard)	Not Met		
12.	EHSP01 – DESIGN WATER SYSTEM IMPROVEMENTS (Non-Standard)	Not Met		

Condition Compliance Certification Report

PLN160851-AMD1

MORGENRATH MARTHA J TR ET AL (BLAZE ENGINEERING)

Health Department

Condition	Condition Title	Status	Status Comment	Staff Initial
8.	EHSP01 – HAZARDOUS MATERIALS: ENVIRONMENTAL HEALTH BUREAU REGISTRATION	Not Met		
25.	EHSP02 – DEED RESTRICTION AND DECLARATION FOR AN UNREGULATED, NON-PUBLIC WATER SYSTEM (Non-Standard)	Not Met		

Condition Compliance Certification Report

PLN210090

COASTAL INVESTMENT ENTERPRISES LLC (FORMERLY EPPS OZELMA TR)

Health Department

Condition	Condition Title	Status	Status Comment	Staff Initial
21.	EHSP01 - WATER QUALITY ANALYSIS (Non Standard)	Met		
22.	EHSP02 – DEED RESTRICTION AND DECLARATION FOR AN UNREGULATED, NON-PUBLIC WATER SYSTEM	Partially Met	MET FOR ISSUANCE OF CONSTRUCTION PERMIT	

Condition Compliance Certification Report

PLN200143

STATE OF CALIFORNIA (PFEIFFER BIG SUR STATE PARK)

Health Department

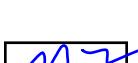
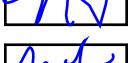
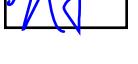
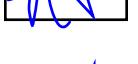
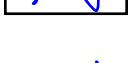
Condition	Condition Title	Status	Status Comment	Staff Initial
4.	EHSP01- Notice of Intent to Enroll - State Regulated Wastewater Treatment Facility (NON-STANDARD)	Not Met		

Condition Compliance Certification Report

PLN110173-AMD1

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

Health Department

Condition	Condition Title	Status	Status Comment	Staff Initial
107.	EHSP01 – WATER SYSTEM PERMIT (NON-STANDARD CONDITION)	Not Met		
108.	EHSP02 – WATER SYSTEM IMPROVEMENTS: STATE PERMITTED SYSTEM (NON-STANDARD CONDITION)	Partially Met	Plans received for Phase 1A only; Comprehensive water distribution system plans for the subdivision have not been received and/or approved.	
109.	EHSP04 – FIRE FLOW STANDARDS (NON-STANDARD)	Not Met		
110.	EH5 - INSTALL /BOND WATER SYSTEM IMPROVEMENTS	Not Met		
111.	EHSP003 - WELL CONSTRUCTION PERMIT (NON-STANDARD CONDITION)	Met	MET for all phases.	
112.	EHSP004 - WELL LOTS (NON-STANDARD CONDITION)	Not Met		
113.	EHSP010 - ABANDON EXISTING ONSITE WASTEWATER TREATMENT SYSTEM(S) (NON-STANDARD CONDITION)	Partially Met	Condition is not applicable to Phase 1A.	
114.	EHSP005 SEWER SERVICE CAN/WILL SERVE (NON-STANDARD CONDITION)	Met	MET for all phases.	
115.	EH 25 - INSTALL/BOND SEWER SYSTEM IMPROVEMENTS	Partially Met	Condition is met for Phase 1. This condition shall be fully met prior to recordation of map for phase 1A or phase 2.	
116.	EHSP006 - SEWER SYSTEM IMPROVEMENTS (NON-STANDARD CONDITION)	Partially Met	Condition MET for Phase 1 and PARTIALLY MET for Phase 1A.	
117.	EHSP007 - ANIMAL MANURE (NON-STANDARD CONDITION)	On-Going	Condition is MET for phase 1. Condition status will remain on-going.	
118.	EHSP008 - CAPITAL IMPROVEMENT FUND FOR MUTUAL WATER COMPANY (NON-STANDARD CONDITION)	Met	MET for all phases	
119.	RESERVED	Not Applicable		
120.	EHSP009 - ARTICLES OF INCORPORATION (NON-STANDARD)	Not Met		
195.	EHSP03 –MEMORANDUM OF UNDERSTANDING (NON-STANDARD)	Not Met		
196.	EHSP05 – WATER DISTRIBUTION SYSTEM EASEMENTS (NON-STANDARD)	Not Met		

Condition Compliance Certification Report

PLN210094

PAJARO SUNNY MESA COMMUNITY SERVICES DISTRICT (VARIOUS OWNERS)

Health Department

Condition	Condition Title	Status	Status Comment	Staff Initial
9.	EHSP01 - AMEND PUBLIC WATER SYSTEM PERMIT	Not Met		
10.	EH2 – DESIGN WATER SYSTEM IMPROVEMENTS (COUNTY PERMITTED SYSTEM)	Not Met		

Condition Compliance Certification Report

PLN170286

OCEAN QUEEN USA LLC (LNB VENTURES SALINAS LLC)

Health Department

Condition	Condition Title	Status	Status Comment	Staff Initial
11.	EHSP01 – DEED RESTRICTION AND DECLARATION FOR AN UNREGULATED, NON-PUBLIC WATER SYSTEM (Non-Standard)	Not Met		NJ
12.	EHSP02 – NOTIFICATION AT WATER FIXTURES (Non-Standard)	Not Met		NJ
13.	EHSP03 – BOTTLED WATER (Non-Standard)	Not Met		NJ
14.	EHSP04 – CROSS CONNECTION CONTROL AND WATER WELL IMPROVEMENTS (Non-Standard)	Not Met		NJ
15.	EHSP05 - ONSITE WASTEWATER TREATMENT SYSTEM (Non-Standard)	Not Met		NJ
16.	EHSP06 – VERIFICATION OF WELL SEAL OR INSTALLATION OF DISINFECTION ON WELL (Non-Standard)	Not Met		NJ

Condition Compliance Certification Report

PLN170186

MINAMI RONNIE K & HIDEKO TRS (MONTEREY VALLEY PRIDE LLC)

Health Department

Condition	Condition Title	Status	Status Comment	Staff Initial
12.	EHSP01 – WATER SYSTEM CONNECTION (Non-Standard)	Met		
13.	EHSP02 – CROSS CONNECTION CONTROL PROGRAM (Non-Standard)	Met		
14.	EHSP03 – WATER QUALITY MONITORING (Non-Standard)	On-Going	Okay for issuance of CNB (7/27/2023)	

Condition Compliance Certification Report

PLN160827

MONTEREY BOTANICALS LLC

Health Department

Condition	Condition Title	Status	Status Comment	Staff Initial
11.	EHSP01 - ONSITE WASTEWATER TREATMENT SYSTEM (Non-Standard)	Not Met		<input type="checkbox"/> NJ
12.	EHSP02 – PUBLIC WATER SYSTEM PERMIT REQUIREMENT (Non-Standard)	Not Met		<input type="checkbox"/> NJ
13.	EHSP03 – WATER QUALITY MONITORING (Non-Standard)	Not Met		<input type="checkbox"/> NJ
14.	EHSP04 – NOTIFICATION AT WATER FIXTURES (Non-Standard)	Not Met		<input type="checkbox"/> NJ

Condition Compliance Certification Report

PLN170311

SALINAS QUALITY INVESTMENTS LLC (SALINAS SPENCE ROAD CARE INC)

Health Department

Condition	Condition Title	Status	Status Comment	Staff Initial
4.	EHSP01 – NEW PUBLIC WATER SYSTEM PERMIT (Non-Standard)	Met		
5.	EHSP02 – ONSITE WASTEWATER TREATMENT SYSTEM REPAIRS (Non-Standard)	Met		

Condition Compliance Certification Report

PLN170308

ONITSUKA RYOJI & AKIKO (ONITSUKA BROTHERS LLC)

Health Department

Condition	Condition Title	Status	Status Comment	Staff Initial
10.	EHSP01 - ONSITE WASTEWATER TREATMENT SYSTEM (Non-Standard)	On-Going	This condition is not applicable for operational year 23-34.	
11.	EHSP02 – NEW PUBLIC WATER SYSTEM PERMIT (Non-Standard)	Met		

Condition Compliance Certification Report

PLN170185

SILVA SERGIO E & CELIA A (MONTEREY VALLEY PRIDE LLC)

Health Department

Condition	Condition Title	Status	Status Comment	Staff Initial
15.	EHSP01 – WATER SYSTEM IMPROVEMENTS (Non-Standard)	Met		
16.	EHSP02 - ONSITE WASTEWATER TREATMENT SYSTEM EXPANSION (Non-Standard)	On-Going	Condition to be evaluated/updated prior to approval of Cannabis Business Permit renewal on the site.	
17.	EHSP03 - DEMOLISH EXISTING ONSITE WASTEWATER TREATMENT SYSTEMS (Non-Standard)	Met		

Condition Compliance Certification Report

PLN170597

CAZARES RODOLFO & HORTENCIA TRS (FAITH & FAMILY FARMS LLC)

Health Department

Condition	Condition Title	Status	Status Comment	Staff Initial
15.	EHSP01 - NEW PUBLIC WATER SYSTEM PERMIT (Non-Standard)	Not Met		
16.	EHSP02 – ONSITE WASTEWATER TREATMENT SYSTEM OPERATIONS (Non-Standard)	On-Going	Will be evaluated prior to approval of Cannabis Business Permit.	

Condition Compliance Certification Report

PLN180558

WESTERN TRANSPLANTING LLC

Health Department

Condition	Condition Title	Status	Status Comment	Staff Initial
11.	EHSP01 - DEED RESTRICTION AND DECLARATION FOR AN UNREGULATED, NON-PUBLIC WATER SYSTEM (Non-Standard)	Not Met		

Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

Health Department

Condition	Condition Title	Status	Status Comment	Staff Initial
119.	EH38 - SEPARATE RECYCLABLES	On-Going	THIS CONDITION WAS NOT TRANSFERRED OVER TO PLN110173-AMD1 AS THIS REQUIREMENT WILL BE PART OF STANDARD CONSTRUCTION PERMIT REVIEW PURSUANT TO BOARD RESO. 23-123.	

PWFP-PARKS 2023 REPORT



COUNTY OF MONTEREY

HOUSING AND COMMUNITY DEVELOPMENT

HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES

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

(831) 755-5025
www.co.monterey.ca.us

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

Date: 1-31-2024

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

From: Bryan Flores, Chief of Parks, Public Works, Facilities and Parks

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 PWFP-Parks. 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. Parks staff reviewed the Project List and confirmed that the set included in **Attachment 1** is complete for Park’s responsibility to the Program in 2023. 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. 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 Monterey County PWFP-Parks, I hereby certify that the Parks 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,


Bryan Flores, Chief of Parks, Public Works, Facilities and Parks

2023 Project List for HCD-Parks	Planning Project Number and Brief Title
Project Number 10	PLN110173-AMD1 Carmel Reserve LLC

Condition Compliance Certification Report

PLN110173-AMD1

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

Parks Enforcement

Condition	Condition Title	Status	Status Comment	Staff Initial
100.	PKSSP001 - PARK PARCEL (NON-STANDARD CONDITION)	Met	Irrevocable Offer to Dedicate approved by Parks and recorded. Parcel cleared of construction debris to satisfaction of Parks.	
101.	PKS004 - RECREATIONAL TRAILS EASEMENT	Met	Irrevocable Offer to Dedicate submitted.	
102.	PKSSP002 - PRIVATE TRAILS (NON-STANDARD CONDITION)	Met	Private trails entering into County lands removed. Signs posted at each location.	
103.	PKSSP003 - RECREATION REQUIREMENTS/ LAND DEDICATION (NON-STANDARD CONDITION)	Partially Met	Phase 1A final map under review.	
104.	PKSSP004 - HISTORIC RESOURCES (NON-STANDARD CONDITION)	Met	Historic report submitted, no Phase 2 report required.	
105.	PKSSP005 - CONSTRUCTION OF TRAILS (NON-STANDARD CONDITION)	Partially Met	Irrevocable Offer to Dedicate submitted.	
106.	PKSSP006 - LAND DEDICATION (NON-STANDARD CONDITION)	Met	Irrevocable Offer to Dedicate submitted.	
193.	PKSSP003 (A) - RECREATION REQUIREMENTS/ LAND DEDICATION (NON-STANDARD CONDITION)	Not Met		

MONTEREY COUNTY REGIONAL FIRE DISTRICT 2023 REPORT

COUNTY OF MONTEREY HOUSING AND COMMUNITY DEVELOPMENT



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

Date: 01/15/2024

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

From: Scott Anderson, Fire Marshal, Monterey County Regional Fire District

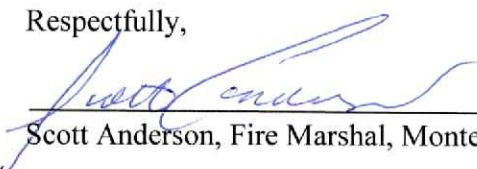
Subject: Annual Report Pursuant to County of Monterey Condition of Approval and Mitigation Monitoring Program.

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 Monterey County Regional Fire District. 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. Fire District staff reviewed the Project List and confirmed that the set included in **Attachment 1** is complete for the Fire District's responsibility to the Program in 2023. 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. Accordingly, 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 Regional Fire District, I hereby certify that the Fire 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,


Scott Anderson, Fire Marshal, Monterey County Regional Fire District

2023 Project List for MCRFD	Planning Project Number and Brief Title
Project Number 10	PLN110173-AMD1 Carmel Reserve LLC
Project Number 24	PLN110173 Carmel Reserve LLC

Condition Compliance Certification Report

PLN110173-AMD1

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

Fire

Condition	Condition Title	Status	Status Comment	Staff Initial
49.	PBD001 - ANNEX TO FIRE DISTRICT	Met		SA
50.	FIRE001 - ROAD ACCESS	Partially Met	Met for Phase 1A Final Map	SA
51.	FIRE002 - ROADWAY ENGINEERING	Partially Met	Met for Phase 1A Final Map	SA
52.	FIRESP004 - DEAD-END ROADS (NON STANDARD CONDITION)	Partially Met	Met for Phase 1A Final Map	SA
53.	FIRE007 - DRIVEWAYS	Partially Met	Met for Phase 1A Final Map	SA
54.	FIRE008 - GATES	Partially Met	Met for Phase 1A Final Map	SA
55.	FIRE009 - BRIDGES	Partially Met	Met for Phase 1A Final Map	SA
56.	FIRE010 - ROAD SIGNS	Partially Met	Met for Phase 1A Final Map	SA
58.	FIRE012 - EMERGENCY WATER STANDARDS - WATER SYSTEMS	Partially Met	MET FOR PHASE 1A Final Map	SA
60.	FIRE015 - FIRE HYDRANTS/FIRE VALVES	Partially Met	Met for Phase 1A Final Map Underground plans will need to be submitted to the fire department prior to grading in Phase 1A	SA
62.	FIRE017 - DISPOSAL OF VEGETATION AND FUELS	Partially Met	Met for Phase 1A Final Map	SA
63.	FIRE018 - GREENBELTS	Partially Met	MET FOR PHASE 1A Final Map	SA
70.	FIRESP001 - DEFENSIBLE SPACE REQUIREMENTS FOR MID-SLOPE ROADS (NON-STANDARD CONDITION)	Partially Met	Met for Phase 1A Final Map	SA
71.	FIRESP002 HELICOPTER LANDING ZONES (NON-STANDARD CONDITION)	Partially Met	Met for Phase 1A Final Map	SA
185.	FIRE030 - EMERGENCY WATER STANDARDS - FIRE FLOW (NON-STANDARD FIRE CONDITION)	Partially Met	Met for phase 1A Final Map. This condition will be held to the original Phase 1 requirements agreed to.	SA

Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

Fire

Condition	Condition Title	Status	Status Comment	Staff Initial
57.	FIRE011 - ADDRESSES FOR BUILDINGS	Partially Met	THIS REQUIREMENT WILL BE PART OF STANDARD CONSTRUCTION PERMIT REVIEW PURSUANT TO BOARD RESO. 23-123.	
59.	FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL)	Partially Met	MET FOR PHASE 1 GRADING PERMIT. GOING FORWARD, THIS REQUIREMENT WILL BE PART OF STANDARD CONSTRUCTION PERMIT REVIEW PURSUANT TO BOARD RESO. 23-123.	
61.	FIRE016 - SETBACKS	Partially Met	THIS REQUIREMENT WILL BE PART OF STANDARD CONSTRUCTION PERMIT REVIEW PURSUANT TO BOARD RESO. 23-123.	
64.	FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS)	Not Met	THIS REQUIREMENT WILL BE PART OF STANDARD CONSTRUCTION PERMIT REVIEW PURSUANT TO BOARD RESO. 23-123.	
65.	FIRE022 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM - (HAZARDOUS CONDITIONS)	Not Met	THIS REQUIREMENT WILL BE PART OF STANDARD CONSTRUCTION PERMIT REVIEW PURSUANT TO BOARD RESO. 23-123.	
66.	FIRE023 - FIRE ALARM SYSTEM - (COMMERCIAL)	Not Met	THIS REQUIREMENT WILL BE PART OF STANDARD CONSTRUCTION PERMIT REVIEW PURSUANT TO BOARD RESO. 23-123.	
67.	FIRE024 - FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING)	Not Met	THIS REQUIREMENT WILL BE PART OF STANDARD CONSTRUCTION PERMIT REVIEW PURSUANT TO BOARD RESO. 23-123.	
68.	FIRE025 - SMOKE ALARMS & (SINGLE FAMILY DWELLING)	Not Met	THIS REQUIREMENT WILL BE PART OF STANDARD CONSTRUCTION PERMIT REVIEW PURSUANT TO BOARD RESO. 23-123.	

Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

Fire

69. FIRE028 - ROOF CONSTRUCTION - (CARMEL VALLEY FPD) **Not Met** THIS REQUIREMENT WILL BE PART OF STANDARD CONSTRUCTION PERMIT REVIEW PURSUANT TO BOARD RESO. 23-123. 

72. FIRESP003 EMERGENCY SIGNS (NON-STANDARD CONDITION) **Not Met** THIS REQUIREMENT WILL BE PART OF STANDARD CONSTRUCTION PERMIT REVIEW PURSUANT TO BOARD RESO. 23-123. 

2023 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 trained new planners and new Environmental Services staff on August 3, 2023. The in-person training attendance sheet is shown below.

HCD-Planning and County Counsel provided an all-staff training on the Program for applicable land use departments and agencies on December 15, 2023. See the following page for the Program Training attendance list, which was held as a hybrid in-person and Zoom meeting. Therefore, the attendance list is a screen shot of participants in the Zoom meeting as well as sign-in sheets.

Condition Compliance & Mitigation Monitoring Reporting Program

New Planner Training for Current Planners and New Responsible Department Staff of Housing and
Community Development

Location: San Antonio Room
1441 Schilling Place, 2nd Floor
Salinas, CA 93901

Date/Time: August 3, 2023, 9:30-11:30 a.m.

Trainers: Mary Israel, Supervising Planner and CAPS
Robert Brayer, Deputy County Counsel

Attendance Sheet:

NAME	HCD SECTION	SIGNATURE
<u>Katherine Day</u>	<u>Env. S</u>	<u>Katherine Day</u>
<u>Jess Barrera</u>	<u>Env. Sci.</u>	<u>Jess Barrera</u>
<u>Hya Honurato</u>	<u>Current Planning</u>	<u>Hya Honurato</u>
<u>Ben Moulton</u>	<u>Current Planning</u>	<u>Ben Moulton</u>

Condition Compliance & Mitigation Monitoring Reporting Program

Training for All Responsible Departments

In-person Attendance Sheet

Location: Cinnamon Room
1441 Schilling Place, North Building
Salinas, CA 93901
and via Zoom

Date: December 15, 2023

Trainers: Robert Brayer, Deputy County Counsel and Mary Israel, Supervising Planner and CAPS

NAME	HCD-group (e.g. HCD-Engineering Services) or Agency
1. Son Pham - Grunder	PLANNING
2. Ben Mountain	PLANNING
3. Hyn Honordato	Planning
4. Zoe Zepa	Planning
5. Marlene Garcia	PLANNING
6. Kayla Nelson	Planning
7. Christina VH	Planning
8. Kenny Taft	Planning
9. Darby Maysfield	PLANNING-HOUSING
10. Konna Jensen	Planning
11. Melanie Beretti	Planning
12.	
13.	
14.	
15.	
16.	
17.	

Zoom Attendees at December 15, 2023 Condition Compliance Mitigation Monitoring and Reporting Training for Responsible Department Staff

Z Participants (17)

Find a participant

	Fionna Jensen (Me, participant ID: 255960)	...
	Mary Israel (Host)	⬆️ ✅ ✅
	194-Cinnamon	🎙️ 📹
	Anna Quenga (Guest)	✖️ ✅
	art black (Guest)	✖️ ✅
	Bora Akkaya	✖️ ✅
	Connor Cappi (Guest)	✖️ ✅
	Frank Espinoza(CALFIRE) (Guest)	✖️ 📹
	jess cortez ncd (Guest)	✖️ ✅
	Jim Dias (Guest)	✖️ ✅
	Joel Mendoza (Guest)	✖️ ✅
	Katherine Day	✖️ ✅
	Kayla Nelson	✖️ ✅
	Monica Reyes (Guest)	✖️ ✅
	Nicki Fowler, EHB (Guest)	✖️ ✅
	Philip Angelo	✖️ ✅
	Christina Vu	✖️

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