

# Attachment B

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# 2025 ANNUAL REPORT

This annual report provides the status of condition compliance for land use projects approved in 2025 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.



County of Monterey  
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 2025 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.

## 2025 ANNUAL REPORT SUMMARY

### Projects Approved in 2025 with an EIR or MND

The County adopted seven project-specific MND for eight projects. These 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 in the reporting window of January, 2026 or to date.

### 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)<sup>1</sup> is abbreviated as PW; HCD-Planning as PLN; HCD-Environmental Services as ES; County Environmental Health Bureau as EHB; County Counsel-Risk Management as CC-RM; the Fire Districts are shortened to “Fire” and County Parks is shortened to “Parks.” In 2018, Environmental Services assumed the development review responsibilities of Water Resources Agency, so both types of conditions of approval are listed below as “ES.”

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<sup>1</sup> 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.

TABLE 1. SUMMARY TABLE 2025 PROJECTS

#	2025 Projects	Project Description	Decision Making Body, Resolution	Cond Comp Project Manager	CEQA	Responsible Departments
1	PLN210306 CARMEL SELF STORAGE INVESTMENTS LLC	Combined Development Permit consisting of: a) Use Permit for a 68,760 square foot two-story self-storage facility with an office and bathroom (5 buildings); b) Administrative Permit and Design Approval for development in the Site Plan Review and Design Control district overlays; and c) Use Permit to allow development within 200 feet of the Carmel River top of bank; project includes the removal of one oak tree; The property is located at the terminus of Center Street near the Berwick Drive intersection, Carmel Valley (APN 169-131-024-000), Carmel Valley Master Plan	Planning Commission Reso. No. 25 -004	Mary Israel	MND	CC-RM, EHB, ES, PLN, PW
2	PLN210174 MYHRE ARVID J TR ET AL (AERA ENERGY LLC/ CALIFORNIA RESOURCES CORPORATION	General Development Plan and Combined Development Permit consisting of: a. Use Permit to allow construction of an approximately 35.5-acre 11 megawatt alternating current solar photovoltaic facility and associated site improvements; and b. Use Permit to allow development on slopes exceeding 25 percent. 66880 Sargents Road, San Ardo (APN 423-081-019-000), South County Area Plan	Planning Commission Reso. No. 25-001	Kayla Nelson	MND	CC-RM, EHB, ES, PLN
3	PLN210331 REYNOLDS JON Q. TR. ET. AL.	Combined Development Permit consisting of: a. Coastal Administrative Permit and Design Approval to allow construction of a 1,056	Planning Commission Reso. No. 25-024	Summer Obledo for Joseph Alameda	MND	CC-RM, PLN, PW

		<p>square foot detached accessory dwelling unit;</p> <p>b. Coastal Development Permit for a Lot Line Adjustment to merge three legal lots of record into one 36,914 square foot lot;</p> <p>c. Coastal Development Permit for development within 750 feet of archaeological resources; and</p> <p>d. Coastal Development Permit for development within 100 feet of environmentally sensitive habitat area.</p> <p>26489 Scenic Road &amp; 26454 Carmelo Street, Carmel (APNs: 009-471-014-000, 009-471-025-000, and 009-471-026-000), Carmel Area Land Use Plan, Coastal Zone</p>				
4	<p>PLN220229 BOCCONE NORMAN B &amp; VICTORIA E IGEL CO-TRS</p>	<p>Combined Development Permit consisting of:</p> <p>a) Coastal Administrative Permit to allow construction of a split-level 2,676 square foot single-family dwelling with a 516 square foot attached carport and 471 square foot deck, and associated site improvements;</p> <p>b) Coastal Administrative Permit to allow construction of a 414 square foot detached guesthouse with a 133 square foot covered porch, an attached 507 square foot workshop, and a 415 square foot garage;</p> <p>c) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Areas (Pajaro manzanita and Oak woodland);</p> <p>d) Coastal Development Permit to allow the removal of</p>	<p>Planning Commission Reso. No. 25-020</p>	<p>Mary Israel</p>	<p>MND</p>	<p>CC-RM, EHB, ES, FIRE, PLN, PW,</p>

		17 Coast live oak trees, including 1 landmark tree; e) Coastal Development Permit to allow development on slopes in excess of 25%; 827 Elkhorn Road, Royal Oaks (APN 181-151-009-000), North County Land Use Plan, Coastal Zone				
5	PLN240187 BOCCONE, NORMAN B & VICTORIA E IGEL CO-TRS AND ELKHORN SLOUGH FOUNDATION	Lot Line Adjustment between three legal lots of record, consisting of Parcel A (approximately 18.17 acres; APN 181-151-009-000), Parcel B (approx. 286.05 acres; APN 181-011-022-000), and Parcel C (approx. 4.58 acres; APN 181-151-008-000), resulting in three parcels of 13.53 acres (Adjusted Parcel A), 290.14 acres (Adjusted Parcel B), and 5.13 acres (Adjusted Parcel C). 827 and 695 Elkhorn Road and unassigned address on Elkhorn Road, North County Land Use Plan Coastal Zone	Planning Commission Reso. No. 25-019	Mary Israel	MND shared w/ Project No. 4	CC-RM, PLN
6	PLN210061 JOHNSON HAL W JR & ALLISON H	Combined Development Permit consisting of a: a. Coastal Administrative Permit and Design Approval to allow construction of: a, 3,525 square foot single-family residence, inclusive of a 244 square foot single-car garage; and associated site improvements, including 700 cubic yards of cut and 390 cubic yards of fill, resulting in net cut of 310 cubic yards; an auto-court, a patio area, an emergency fire access stairway, tiered retaining walls, paving the access road leading to the site, and utility improvements including a septic tank, centralized water quality treatment for Highway 1 Water Distribution System	Planning Commission Reso. No. 25-013	Kayla Nelson for Phil Angelo	MND	CC-RM, PLN, PW

		<p>#12, and approximately 400 lineal feet of sewer line;</p> <p>b. Coastal Development Permit to allow development within 50 feet of a coastal bluff;</p> <p>c. Coastal Development Permit to allow removal of four trees, including three Monterey cypress and one Monterey pine;</p> <p>d. Coastal Development Permit to allow 3,095 square feet of development on slopes in excess of 30%;</p> <p>e. Coastal Development Permit to allow development within 750 feet of known archaeological resources 226 Highway 1, Carmel (APNs: 241-182-003-000, 241-182-004-000 and 241-182-005-000, and 241-182-006-000) Carmel Area Land Use Plan</p>				
7	<p>PLN210158          PEDRAZZI          JAMES N TR ET          AL AND          PEDRAZZI          PETER N TR ET          AL</p>	<p>Standard Subdivision Tentative Map to allow division of a 378.19-acre parcel and 38.54-acre parcel under Williamson Act Agricultural Preserve Land Conservation Contract No. 73-12, and a 5.76-acre parcel not under contract into six parcels ranging in size from Parcel A consisting of 11.08 acres, Parcel B consisting of 42.52 acres, Parcel C consisting of 69.30 acres, Parcel D consisting of 88.27 acres, Parcel E consisting of 40.04 acres and Remainder Parcel F consisting of 174.49 acres, respectively;</p> <p>800 and 808 River Road, Salinas (APNs: 167-031-003-000, 416-461-037-000, and 416-441-015-000) Toro Area Plan, Agricultural Winery Corridor Plan</p>	<p>Board of Supervisors          Reso. No. 25-309</p>	<p>Kayla Nelson</p>	<p>MND</p>	<p>CC-RM, EHB, Parks, PLN, PW</p>

8	PLN200316 WILKINS JOHN D. & BUSHRA	Design Approval to allow construction of a 2,341 square foot one-story single family dwelling with an attached 738 square foot, two-car garage, a 575 square foot Accessory Dwelling Unit with associated site improvements; colors and materials are proposed as beige colored stucco body, dark bronze windows and doors and beige/gray stone veneer accents, with charcoal gray composite shingle roofing; and Use Permit for removal of 25 Monterey Pine and 4 Coast Live oak trees. Development requires 550 cubic yards of grading within 100 environmentally sensitive habitat. 2901 Bird Rock Road, Pebble Beach (APN: 007-661-005-000) Greater Monterey Peninsula Area Plan	Zoning Administrat or Reso. No. 25-032	Mary Israel	MND	PLN, PW
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Selected Older Projects

9	PLN110173-AMD1  Carmel Reserve LLC	1)Amend September Ranch Combined Development Permit (Board of Supervisors’ Resolution No. 10-312) (PLN110173/PLN050001)) Condition of Approval Nos. 40, 78, 97, 107, 108, 109, 120 (non-mitigation measure conditions), and 157, 158 (transportation and circulation mitigation measures) and adding three new conditions of approval to a) modify the subdivision’s water treatment location and b) allow two-way channelization at the entrance intersection; and 2) Approve Amendment No. 2 to the Subdivision Improvement	Board of Supervisors Reso. No. 23-123	Mary Israel	EIR with Addendum	EHB, ES, FIRE, PLN, PW
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		Agreement for the ONE Carmel Subdivision (September Ranch), including references to updated improvement plans; authorize the Chair to execute the agreement amendment.				
10	PC07703/ PC07704 Pasadera /Bishop Ranch	COA 155 (Annual Water Report) of Combined Development Permit consisting of 1) standard subdivision Vesting Tentative Map to allow division of a 564.7-acre parcel into 254 parcels consisting of 160 single parcels averaging 2.19 acres in size, 8.25 acres of 38 low and moderate level affordable housing units, 17.13 acres of 55-unit townhouse development and 179 acres for an 18 hole golf course; 2) Use Permit for expansion of a wastewater treatment plant, 3) Use Permit for golf course, 4) Design Approval for Bishop Ranch subdivision, and PC007703 is the Amendment to the Greater Monterey Peninsula Area Plan from Rural Density Residential 10 acre limit to and Public/Quasi Public zoning districts to Low Density Residential 2 acre/unit and Commercial zoning. APNs 173-071-053-000, 173-071-044-000, and 173-071-045-000. Greater Monterey Peninsula Area Plan, Laguna Seca Area	Board of Supervisors Reso. No. 95-574/95-415	Luis Rodriguez	EIR	ES

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 reporting requirements for a subdivision, and it came to the attention of the CAPS that the subdivision had been sold to new ownership. Environmental Services administer the ongoing

monitoring condition of approval. Their Certification Report for PC07703/PC07704 Pasadera /Bishop Ranch is within their Responsible Department Annual Report.

A member of the public requested that “September Ranch subdivision” be included in the 2025 Annual Report. They expressed concern because they did not find the grading permit (21CP02316) to align with the entitled project. The current planning permit for September Ranch subdivision is PLN110173-AMD1. The current owners have renamed the subdivision ONE Carmel. It has ongoing post-Final Map conditions of approval, and the statuses of the conditions are consistent with the status of the subdivision’s build out. The CAPS reviewed the grading permit, as did all other reviewing departments, prior to issuance and updated condition statuses appropriately. HCD also monitored the grading during activity for compliance with the BMPs identified in the permit.

## **RESPONSIBLE DEPARTMENTS’ ANNUAL REPORTS**

Pursuant to Section II.B.2 of the Program, each Responsible Department that applied COA/MM for projects on the 2025 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
- North County Fire Protection 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 2025 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.

COUNTY COUNSEL &  
RISK MANAGEMENT  
2025 REPORT

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

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

**Date:** January 27, 2026

**To:** Melanie Beretti, AICP, Chief of Planning

**From:** Robert I. Brayer, Deputy County Counsel

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

In accordance with Section II.B.2 of the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program (“Program”) adopted by the Monterey County Board of Supervisors Resolution No. 22-311, a list of land use projects (the “Project List”) was provided to the Office of the County Counsel. The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning on the projects included in 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 and Risk Management’s responsibility to the Program in 2025. Condition Compliance Certification Reports included in **Attachment 2** provides the listed projects’ conditions of approval/mitigation measures (COA/MMs) and current statuses as noted in Accela Automation. Accordingly, County Counsel staff has reviewed each COA/MM listed and made any necessary corrections to the report and in Accela. Staff has verified, through initialing, the current status of each COA/MM.

**CERTIFICATION**

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

Respectfully,

/s/ Robert I. Brayer

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Robert I. Brayer, Deputy County Counsel

**Annual  
Report  
Project**

<b>Number</b>	<b>Planning Project ID</b>	<b>Project Name</b>	<b>CC/RM</b>
1	PLN210306	Carmel Self Storage	●
2	PLN210174	Mayhre	●
3	PLN210331	Reynolds	●
4	PLN220229	Boccone & Igel	●
5	PLN240187	Boccone & Igel & Elkhorn Slough Fndn	●
6	PLN210061	Johnson	●
7	PLN210158	Pedrazzi	●
8	PLN200316	Wilkins	
<b>OLDER SUBDIVISION PROJECTS</b>			
9	PLN110173-AMD1	ONE Carmel (aka September Ranch)	●
10	PC07703/PC07704	Pasadera/Bishop Ranch COA 155 Annual Water Usage Monitoring Report	

# Condition Compliance Certification Report

PLN210306

SELF STORAGE INVESTMENTS LLC (FORMERLY KAMINSKE ROY & CURRIER CHRISTO

## County Counsel-Risk Management

Condition	Condition Title	Status	Status Comment	Staff Initial
18.	CC01 INDEMNIFICATION AGREEMENT	Met		<span style="border: 1px solid black; padding: 2px;">MI</span>

# Condition Compliance Certification Report

PLN210174

HRE ARVID J TR ET AL (CALIFORNIA RESOURCE CORPORATION AND AERA ENERGY LI

## County Counsel-Risk Management

Condition	Condition Title	Status	Status Comment	Staff Initial
8.	CC01 INDEMNIFICATION AGREEMENT	Not Met	staff has not received signed documents from applicant	<div style="border: 1px solid black; padding: 2px; display: inline-block;">MI</div>

# Condition Compliance Certification Report

PLN210331

REYNOLDS JON Q TR ET AL

## County Counsel-Risk Management

Condition	Condition Title	Status	Status Comment	Staff Initial
12.	CC01 INDEMNIFICATION	On-Going		<span style="border: 1px solid black; padding: 2px;">MI</span>

# Condition Compliance Certification Report

PLN220229

BOCCONE NORMAN B & VICTORIA E IGEL CO-TRS

## County Counsel-Risk Management

Condition	Condition Title	Status	Status Comment	Staff Initial
8.	CC01 INDEMNIFICATION AGREEMENT	On-Going		<div style="border: 1px solid black; padding: 2px; display: inline-block;">MI</div>

# Condition Compliance Certification Report

PLN240187

OCCONE NORMAN B & VICTORIA E I GEL CO-TRS AND ELKHORN SLOUGH FOUNDATIO

## County Counsel-Risk Management

Condition	Condition Title	Status	Status Comment	Staff Initial
6.	CC01 INDEMNIFICATION	On-Going		<span style="border: 1px solid black; padding: 2px;">MI</span>

# Condition Compliance Certification Report

PLN210061

HAL W JR & ALLISON H AND 230 HIGHWAY 1 CARMEL LLC AND HIBBS RICHARD N & ME

## County Counsel-Risk Management

Condition	Condition Title	Status	Status Comment	Staff Initial
23.	CC01 INDEMNIFICATION	On-Going		<span style="border: 1px solid black; padding: 2px;">MI</span>

# Condition Compliance Certification Report

PLN210158

PEDRAZZI JAMES N TR ET AL AND PEDRAZZI PETER N TR ET AL

## County Counsel-Risk Management

Condition	Condition Title	Status	Status Comment	Staff Initial
14.	CC01 INDEMNIFICATION	On-Going		<span style="border: 1px solid black; padding: 2px;">MI</span>

# 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		<span style="border: 1px solid black; padding: 2px;">MI</span>

# HCD-ENGINEERING SERVICES 2025 REPORT

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

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

**Date:** 01/26/2026

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

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

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

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

**CERTIFICATION**

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

Respectfully,

*Armando Fernandez*

Armando Fernandez, Senior Civil Engineer, HCD – Engineering Services

ALL Annual Report Project Number	Planning Project ID	Project Name	Engineering Services ("PW")
1	PLN210306	Carmel Self Storage	●
2	PLN210174	Mayhre	
3	PLN210331	Reynolds	●
4	PLN220229	Boccone & Igel	●
5	PLN240187	Boccone & Igel & Elkhorn Slough Fndn	
6	PLN210061	Johnson	●
7	PLN210158	Pedrazzi	●
8	PLN200316	Wilkins	●
<b>OLDER SUBDIVISION PROJECTS</b>			
9	PLN110173-AMD1	ONE Carmel (aka September Ranch)	●
10	PC07703/PC07704	Pasadera/Bishop Ranch COA 155 Annual Water Usage Monitoring Report	

# Condition Compliance Certification Report

PLN210306

SELF STORAGE INVESTMENTS LLC (FORMERLY KAMINSKE ROY & CURRIER CHRISTO

## Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
4.	PW0001 – FRONTAGE IMPROVEMENTS	Not Met		BA
5.	PW0005 – DRIVEWAY IMPROVEMENTS	Not Met		BA
6.	PW0006 - CARMEL VALLEY	Not Met		BA
7.	PW0043 - REGIONAL DEVELOPMENT IMPACT FEE	Not Met		BA
30.	PW0031 – BOUNDARY SURVEY	Not Met		BA
31.	PW0044 - CONSTRUCTION MANAGEMENT PLAN	Not Met		BA

# Condition Compliance Certification Report

PLN210331

REYNOLDS JON Q TR ET AL

## Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
9.	PW0043 - REGIONAL DEVELOPMENT IMPACT FEE	Met		BA
10.	PW0044 - CONSTRUCTION MANAGEMENT PLAN	Not Met	CMP CORRECTION ISSUED UNDER 25CP01799	BA
11.	PW0045 – COUNTYWIDE TRAFFIC FEE	Met		BA

# Condition Compliance Certification Report

PLN220229

BOCCONE NORMAN B & VICTORIA E IGEL CO-TRS

## Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
4.	PW0043 - REGIONAL DEVELOPMENT IMPACT FEE	Met		BA
5.	PW0045 – COUNTYWIDE TRAFFIC FEE	Met		BA

# Condition Compliance Certification Report

PLN210061

HAL W JR & ALLISON H AND 230 HIGHWAY 1 CARMEL LLC AND HIBBS RICHARD N & ME

## Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
24.	PW0031 – BOUNDARY SURVEY	Not Met		BA
25.	PW0043 - REGIONAL DEVELOPMENT IMPACT FEE	Not Met	INVOICED UNDER 22CP03857	BA
26.	PW0044 - CONSTRUCTION MANAGEMENT PLAN	Met		BA
27.	PW0045 – COUNTYWIDE TRAFFIC FEE	Not Met	INVOICED UNDER 22CP03857	BA

# Condition Compliance Certification Report

PLN210158

PEDRAZZI JAMES N TR ET AL AND PEDRAZZI PETER N TR ET AL

## Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
16.	PWSP01 - NON-STANDARD	Not Met		BA

# Condition Compliance Certification Report

PLN200316

WILKINS JOHN D & BUSHRA

## Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
7.	PW0043 - REGIONAL DEVELOPMENT IMPACT FEE	Not Met		BA
8.	PW0044 - CONSTRUCTION MANAGEMENT PLAN	Not Met		BA
9.	PW0045 - COUNTYWIDE TRAFFIC FEE	Not Met		BA

# 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 Phase 1a.	BA
74.	PW0026 - PLANTING FOR GRADED AREAS	Partially Met	Partially met for Phase 1a.	BA
75.	PWSP002-GRADING (NON-STANDARD CONDITION)	Partially Met	Partially met for Phase 1a.	BA
76.	PWSP003-UTILITIES (NON-STANDARD CONDITION)	Partially Met	Partially met for Phase 1a.	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 Phase 1a.	BA
80.	PWSP017 - PAYMENT OF FEES (NON-STANDARD CONDITION)	Partially Met	Partially met for Phase 1a.	BA
81.	PWSP008 - MAP/PLAN SUBMISSION (NON-STANDARD CONDITION)	Partially Met	Partially met for Phase 1a.	BA
82.	PWSP018 - NATURAL DRAINAGE EASEMENTS (NON-STANDARD CONDITION)	Partially Met	Partially met for Phase 1a.	BA
83.	PWSP015 - MAINTENANCE (NON-STANDARD CONDITION)	Partially Met	This condition is not met for Phase 1a.	BA
84.	PWSP009-CROSS SECTIONS (NON-STANDARD CONDITION)	Partially Met	Partially met for Phase 1a.	BA
85.	PW0020 - PRIVATE ROADS	Partially Met	Partially met for Phase 1a.	BA
86.	PW0021 - ROAD NAMES	Partially Met	Partially met for Phase 1a.	BA
87.	PWSP019 - ROADWAYS (NON-STANDARD CONDITION)	Partially Met	Partially met for Phase 1a.	BA
88.	PWSP004-TAMC (NON-STANDARD CONDITION)	Partially Met	Partially Met for Phase 1a	BA
89.	PWSP005-DRAINAGE PLAN (NON-STANDARD CONDITION)	Partially Met	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 Phase 1a.	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	Partially met for Phase 1a.	BA
94.	PWSP024 - HOMEOWNERS ASSOCIATION OMP (NON-STANDARD CONDITION)	Partially Met	This condition is not met for Phase 1a.	BA
95.	PWSP025 - HOMEOWNERS ASSOCIATION OMP (NON-STANDARD CONDITION)	Partially Met	This condition is not met for Phase 1a.	BA
96.	PW0032 - AS BUILT PLANS	Partially Met	This condition is not met for Phase 1a.	BA
97.	PWSP012 - FRONTAGE IMPROVEMENTS (NON-STANDARD CONDITIONS)	Partially Met	This condition is not met for Phase 1a.	BA
98.	PWSP021 - CARMEL AREA WASTEWATER DISTRICT (NON-STANDARD CONDITION)	Met		BA
99.	PWSP022 - SEWER SYSTEM IMPROVEMENTS (NON-STANDARD CONDITION)	Partially Met	Partially met for Phase 1a.	BA
151.	MITIGATION MEASURE (4.6-1) TRANSPORTATION AND CIRCULATION	Partially Met	This condition is not met for Phase 1a.	BA
152.	MITIGATION MEASURE (4.6-2) TRANSPORTATION AND CIRCULATION	Partially Met	This condition is not applicable to Phase 1a.	BA
153.	MITIGATION MEASURE (4.6-3) TRANSPORTATION AND CIRCULATION	Partially Met	Partially met for Phase 1a.	BA
154.	MITIGATION MEASURE (4.6-4) TRANSPORTATION AND CIRCULATION	Partially Met	This condition is not applicable to phase 1a.	BA
155.	MITIGATION MEASURE (4.6-5) TRANSPORTATION AND CIRCULATION	Partially Met	This condition is not applicable to Phase 1a.	BA
156.	MITIGATION MEASURE (4.6-6) TRANSPORTATION AND CIRCULATION	Partially Met	Phase 1a Construction of improvements has not started.	BA
157.	MITIGATION MEASURE (4.6-7) TRANSPORTATION AND CIRCULATION	Partially Met	This condition is not applicable to Phase 1a.	BA
158.	MITIGATION MEASURE (4.6-8) TRANSPORTATION AND CIRCULATION	Partially Met	This condition is not applicable to Phase 1a.	BA
190.	MITIGATION MEASURE (5-1) CUMULATIVE IMPACTS - TRANSPORTATION & CIRCULATION	Partially Met	This condition is not met for Phase 1a.	BA
194.	PWSP001- CVTIP Fund	Not Met	This condition is not applicable to Phase 1a.	BA

ENVIRONMENTAL HEALTH  
BUREAU – LAND USE  
2025 REPORT

# COUNTY OF MONTEREY

## HOUSING AND COMMUNITY DEVELOPMENT

### CRAIG W. SPENCER, DIRECTOR

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

**Date:** January 22, 2026

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

**From:** Connor Cappi, Environmental Health Specialist IV, EHB

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

In accordance with Section II.B.2 of the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program ("Program"), adopted by the Monterey County Board of Supervisors in Resolution No. 22-311, a list of land use projects (the "Project List") was provided to the Environmental Health Bureau (EHB). The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning and County Counsel on the projects included in the project list to verify the status of condition compliance. EHB staff has reviewed the Project List and confirmed that the set included in **Attachment 1** is complete and that it therefore satisfies the Bureau's responsibility to the Program in 2025. Condition Compliance Certification Reports included in **Attachment 2** provides the listed projects' conditions of approval/mitigation measures (COA/MMs) and current statuses as noted in the County's electronic database, Accela Automation. Accordingly, Bureau staff has reviewed each COA/MM listed and made any necessary corrections to the report and in Accela. Staff has verified, through initialing, the current status of each COA/MM.

#### **CERTIFICATION**

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

Respectfully,

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Connor Cappi, Environmental Health Specialist IV, Environmental Health Bureau

# Condition Compliance Certification Report

PLN210174

HRE ARVID J TR ET AL (CALIFORNIA RESOURCE CORPORATION AND AERA ENERGY LI

## Health Department

Condition	Condition Title	Status	Status Comment	Staff Initial
5.	EHSP01 – VALLEY FEVER MANAGEMENT PLAN	Not Met		CO

# Condition Compliance Certification Report

PLN220229

BOCCONE NORMAN B & VICTORIA E IGEL CO-TRS

## Health Department

Condition	Condition Title	Status	Status Comment	Staff Initial
6.	EHSP01 – AMEND PUBLIC WATER SYSTEM PERMIT	Met		CO

# Condition Compliance Certification Report

PLN210158

PEDRAZZI JAMES N TR ET AL AND PEDRAZZI PETER N TR ET AL

## Health Department

Condition	Condition Title	Status	Status Comment	Staff Initial
9.	EHSP04 - DEED RESTRICTION / MAP RECORDATION - AGRICULTURAL SUBDIVISIONS: ONSITE WASTEWATER DISPOSAL (NON-STANDARD)	Not Met		CC
10.	EHSP03- DEED RESTRICTION / MAP RECORDATION - AGRICULTURAL SUBDIVISIONS: WATER (NON-STANDARD)	Not Met		CC
11.	EHSP05 – NEW WATER SYSTEM PERMIT APPLICATION	Not Met		CC
12.	EHSP02 - WELL LOTS/WATER SYSTEM EASEMENTS	Not Met		CC
13.	EHSP01 - DEED RESTRICTION AND INSTALLATION OF CHLORINATOR ON WELL	Not Met		CC

# Condition Compliance Certification Report

PLN110173-AMD1

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Health Department

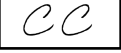





Condition	Condition Title	Status	Status Comment	Staff Initial
107.	EHSP01 – WATER SYSTEM PERMIT (NON-STANDARD CONDITION)	Not Applicable		CC
108.	EHSP02 – WATER SYSTEM IMPROVEMENTS: STATE PERMITTED SYSTEM (NON-STANDARD CONDITION)	Partially Met	January 15, 2025: Phase 1A final map with resubmitted dated of December 23, 2025 is currently under review in planning project file number PLN230256. -Connor Cappi, EHS IV Plans received for Phase1A only; Comprehensive water distribution system plans for	CC
109.	EHSP04 – FIRE FLOW STANDARDS (NON-STANDARD)	Met	January 15, 2026: Phase 1A final map with resubmitted dated of December 23, 2025 is currently under review in planning project file number PLN230256. -Connor Cappi, EHS IV	CC
110.	EH5 - INSTALL /BOND WATER SYSTEM IMPROVEMENTS	Not Met	January 15, 2025: Phase 1A final map with resubmitted dated of December 23, 2025 is currently under review in planning project file number PLN230256. -Connor Cappi, EHS IV	CC
111.	EHSP003 - WELL CONSTRUCTION PERMIT (NON-STANDARD CONDITION)	Met	January 15, 2025: Phase 1A final map with resubmitted dated of December 23, 2025 is currently under review in planning project file number PLN230256. -Connor Cappi, EHS IV MET for all phases.	CC
112.	EHSP004 - WELL LOTS (NON-STANDARD CONDITION)	Not Met	January 15, 2025: Phase 1A final map with resubmitted dated of December 23, 2025 is currently under review in planning project file number PLN230256. -Connor Cappi, EHS IV	CC

# Condition Compliance Certification Report

PLN110173-AMD1

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Health Department

113.	EHSP010 - ABANDON EXISTING ONSITE WASTEWATER TREATMENT SYSTEM(S) (NON-STANDARD CONDITION)	Partially Met	January 15, 2025: Phase 1A final map with resubmitted dated of December 23, 2025 is currently under review in planning project file number PLN230256. -Connor Cappi, EHS IV Condition is not applicable to Phase 1A.	
114.	EHSP005 SEWER SERVICE CAN/WILL SERVE (NON-STANDARD CONDITION)	Met	January 15, 2025: Phase 1A final map with resubmitted dated of December 23, 2025 is currently under review in planning project file number PLN230256. -Connor Cappi, EHS IV MET for all phases.	
115.	EH 25 - INSTALL/BOND SEWER SYSTEM IMPROVEMENTS	Partially Met	January 15, 2025: Phase 1A final map with resubmitted dated of December 23, 2025 is currently under review in planning project file number PLN230256. -Connor Cappi, EHS IV Condition is met for Phase 1. This condition shall be fully met prior to recordatio	
116.	EHSP006 - SEWER SYSTEM IMPROVEMENTS (NON-STANDARD CONDITION)	Partially Met	January 15, 2025: Phase 1A final map with resubmitted dated of December 23, 2025 is currently under review in planning project file number PLN230256. -Connor Cappi, EHS IV Condition MET for Phase 1 and PARTIALLY MET for Phase 1A.	
117.	EHSP007 - ANIMAL MANURE (NON-STANDARD CONDITION)	On-Going	January 15, 2025: Phase 1A final map with resubmitted dated of December 23, 2025 is currently under review in planning project file number PLN230256. -Connor Cappi, EHS IV Condition is MET for phase 1. Condition status will remain on-going.	
				

# Condition Compliance Certification Report

PLN110173-AMD1

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Health Department

118.	EHSP008 - CAPITAL IMPROVEMENT FUND FOR MUTUAL WATER COMPANY (NON-STANDARD CONDITION)	Met	January 15, 2025: Phase 1A final map with resubmitted dated of December 23, 2025 is currently under review in planning project file number PLN230256. -Connor Cappi, EHS IV MET for all phases	CC
119.	RESERVED	Not Applicable	This requirement will be part of standard construction permit review pursuant to Board Resolution No. 23-123 for PLN110173-AMD1.	CC
120.	EHSP009 - ARTICLES OF INCORPORATION (NON-STANDARD)	Not Met	January 15, 2025: Phase 1A final map with resubmitted dated of December 23, 2025 is currently under review in planning project file number PLN230256. -Connor Cappi, EHS IV	CC
195.	EHSP03 –MEMORANDUM OF UNDERSTANDING (NON-STANDARD)	Partially Met	January 15, 2025: Phase 1A final map with resubmitted dated of December 23, 2025 is currently under review in planning project file number PLN230256. -Connor Cappi, EHS IV	CC
196.	EHSP05 – WATER DISTRIBUTION SYSTEM EASEMENTS (NON-STANDARD)	Not Met	January 15, 2025: Phase 1A final map with resubmitted dated of December 23, 2025 is currently under review in planning project file number PLN230256. -Connor Cappi, EHS IV	CC

# HCD-ENVIRONMENTAL SERVICES 2025 REPORT

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

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

**Date:** 01/26/26

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

**From:** Josh Bowling, Chief of Building Services

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

In accordance with Section II.B.2 of the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program (“Program”) adopted by the Monterey County Board of Supervisors in Resolution No. 22-311, a list of land use projects (the “Project List”) was provided to Environmental Services. The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning and County Counsel on the projects included in the project list to verify the status of condition compliance. Environmental Services staff has reviewed the Project List and confirmed that the set included in **Attachment 1** is complete and that it therefore satisfies the team’s responsibility to the Program in 2025. Condition Compliance Certification Reports included in **Attachment 2** provides the listed projects’ conditions of approval/mitigation measures (COA/MMs) and current statuses as noted in Accela Automation. Accordingly, Environmental Services staff has reviewed each COA/MM listed and made any necessary corrections to the report and in Accela. Staff has verified, through initialing, the current status of each COA/MM.

**CERTIFICATION**

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

Respectfully,

  
\_\_\_\_\_  
Josh Bowling, Chief of Building Services

**Annual  
Report  
Project**

<b>Number</b>	<b>Planning Project ID</b>	<b>Project Name</b>	<b>ES</b>
1	PLN210306	Carmel Self Storage	●
2	PLN210174	Mayhre	●
3	PLN210331	Reynolds	
4	PLN220229	Boccone & Igel	
5	PLN240187	Boccone & Igel & Elkhorn Slough Fndn	
6	PLN210061	Johnson	
7	PLN210158	Pedrazzi	
8	PLN200316	Wilkins	
<b>OLDER SUBDIVISION PROJECTS</b>			
9	PLN110173-AMD1	ONE Carmel (aka September Ranch)	●
10	PC07703/PC07704	Pasadera/Bishop Ranch COA 155 Annual Water Usage Monitoring Report	●

# Condition Compliance Certification Report

PLN210306

SELF STORAGE INVESTMENTS LLC (FORMERLY KAMINSKE ROY & CURRIER CHRISTO

## Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
8.	STORMWATER CONTROL REPORT & PLAN (PR2-4)	Met		LP
9.	CALIFORNIA CONSTRUCTION GENERAL PERMIT	Not Met		LP
10.	FIELD VERIFICATION OF POST-CONSTRUCTION STORMWATER CONTROL MEASURES (PR2-4)	Not Met		LP
11.	MAINTENANCE AGREEMENT (PR2-4)	Not Met		LP
12.	OPERATION & MAINTENANCE PLAN (PR2-4)	Not Met		LP

# Condition Compliance Certification Report

PLN210174

HRE ARVID J TR ET AL (CALIFORNIA RESOURCE CORPORATION AND AERA ENERGY LI

## Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
4.	CALIFORNIA CONSTRUCTION GENERAL PERMIT	Not Met		<div style="border: 1px solid black; padding: 2px; display: inline-block;">LP</div>

# 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.	LP
121.	RESERVED	Not Applicable	This requirement will be part of standard construction permit review pursuant to Board Resolution No. 23-123 for PLN110173-AMD1.	LP
122.	RESERVED	Not Applicable	This requirement will be part of standard construction permit review pursuant to Board Resolution No. 23-123 for PLN110173-AMD1.	LP
123.	RESERVED	Not Applicable	This requirement will be part of standard construction permit review pursuant to Board Resolution No. 23-123 for PLN110173-AMD1.	LP
124.	RESERVED	Not Applicable	This requirement will be part of standard construction permit review pursuant to Board Resolution No. 23-123 for PLN110173-AMD1.	LP
125.	RESERVED	Not Applicable	This requirement will be part of standard construction permit review pursuant to Board Resolution No. 23-123 for PLN110173-AMD1.	LP
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.	LP
127.	WRSP008 - COMPLETION CERTIFICATION (NON-STANDARD CONDITION)	Partially Met	This condition is Partially Met for Phase I of final map.	LP

# Condition Compliance Certification Report

PC07704

BISHOP RANCH SUBDIVISION (PASADERA SUBDIVISION)

## Environmental Services

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

# FIRE DISTRICTS 2025 REPORTS

# COUNTY OF MONTEREY

## HOUSING AND COMMUNITY DEVELOPMENT

### CRAIG W. SPENCER, DIRECTOR

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

**Date:** 1/20/2026

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

**From:** Rick Magno, Deputy Fire Marshal

**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 Monterey Regional Fire District (MRFD). The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning and County Counsel on the projects included in the project list to verify the status of condition compliance. MRFD staff has reviewed the Project List and confirmed that the set included in **Attachment 1** is complete and that it therefore satisfies the District’s responsibility to the Program in 2025. The Condition Compliance Certification Report included in **Attachment 2** provides the listed project’s conditions of approval/mitigation measures (COA/MMs) and current statuses as noted in Accela Automation. Accordingly, District staff has reviewed each COA/MM listed and made any necessary corrections to the report and in Accela. Staff has verified, through initialing, the current status of each COA/MM.

#### **CERTIFICATION**

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

Respectfully,

/s/**Rick Magno**  
Rick Magno, Deputy Fire Marshal

**Annual  
Report  
Project**



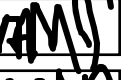








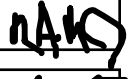


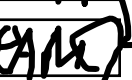
<b>Number</b>	<b>Planning Project ID</b>	<b>Project Name</b>	<b>MCRFD</b>
1	PLN210306	Carmel Self Storage	
2	PLN210174	Mayhre	
3	PLN210331	Reynolds	
4	PLN220229	Boccone & Igel	
5	PLN240187	Boccone & Igel & Elkhorn Slough Fndn	
6	PLN210061	Johnson	
7	PLN210158	Pedrazzi	
8	PLN200316	Wilkins	
<b>OLDER SUBDIVISION PROJECTS</b>			
9	PLN110173-AMD1	ONE Carmel (aka September Ranch)	●
10	PC07703/PC07704	Pasadera/Bishop Ranch COA 155 Annual Water Usage Monitoring Report	

# 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	Prior to Recording Phase 1A of Final Map the Owner/Applicant shall submit an application to LAFCO for annexation. Prior to Recording Phase 1A of Final Map the Owner/Applicant shall submit to the Planning Department and Fire shall work with LAFCO to process	
50.	FIRE001 - ROAD ACCESS	Partially Met	Met for Phase 1A Final Map	
51.	FIRE002 - ROADWAY ENGINEERING	Partially Met	Met for Phase 1A Final Map	
52.	FIRES004 - DEAD-END ROADS (NON STANDARD CONDITION)	Partially Met	Met for Phase 1A Final Map	
53.	FIRE007 - DRIVEWAYS	Partially Met	Met for Phase 1A Final Map	
54.	FIRE008 - GATES	Partially Met	Met for Phase 1A Final Map	
55.	FIRE009 - BRIDGES	Partially Met	Met for Phase 1A Final Map	
56.	FIRE010 - ROAD SIGNS	Partially Met	Met for Phase 1A Final Map	
58.	FIRE012 - EMERGENCY WATER STANDARDS - WATER SYSTEMS	Partially Met	MET FOR PHASE 1A Final Map	
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	
62.	FIRE017 - DISPOSAL OF VEGETATION AND FUELS	Partially Met	Met for Phase 1A Final Map	
63.	FIRE018 - GREENBELTS	Partially Met	MET FOR PHASE 1A Final Map	
70.	FIRES001 - DEFENSIBLE SPACE REQUIREMENTS FOR MID-SLOPE ROADS (NON-STANDARD CONDITION)	Partially Met	Met for Phase 1A Final Map	
71.	FIRES002 HELICOPTER LANDING ZONES (NON-STANDARD CONDITION)	Partially Met	Met for Phase 1A Final Map	
185.	FIRE030 - EMERGENCY WATER STANDARDS - FIRE FLOW (NON-STANDARD FIRE CONDITION)	Partially Met	Phase 1A final map under review.	

# COUNTY OF MONTEREY

## HOUSING AND COMMUNITY DEVELOPMENT

### CRAIG W. SPENCER, DIRECTOR

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

**Date:** January 7, 2026

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

**From:** Joel Mendoza, Fire Marshal

**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 North County Fire Protection District (FPD). The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning and County Counsel on the projects included in the project list to verify the status of condition compliance. North County FPD staff has reviewed the Project List and confirmed that the set included in **Attachment 1** is complete and that it therefore satisfies the District’s responsibility to the Program in 2025. The Condition Compliance Certification Report included in **Attachment 2** provides the listed project’s conditions of approval/mitigation measures (COA/MMs) and current statuses as noted in Accela Automation. Accordingly, District 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 North County FPD, I hereby certify that the Fire COA/MMs identified in the adopted Mitigated Negative Declaration pursuant to the California Environmental Quality Act for the project included in the Project List have been verified as indicated in the attached Condition Compliance Certification Report. As the COA is still in the status of “not met,” no Condition Compliance Form (CCF) with supporting documentation has been submitted into the County’s electronic database: Accela Automation, also known as “Accela” to date.

Respectfully,  
/s/ Joel Mendoza

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Joel Mendoza, Fire Marshal

**Annual  
Report  
Project**


<b>Number</b>	<b>Planning Project ID</b>	<b>Project Name</b>	<b>NCFPD</b>
1	PLN210306	Carmel Self Storage	
2	PLN210174	Mayhre	
3	PLN210331	Reynolds	
4	PLN220229	Boccone & Igel	●
5	PLN240187	Boccone & Igel & Elkhorn Slough Fndn	
6	PLN210061	Johnson	
7	PLN210158	Pedrazzi	
8	PLN200316	Wilkins	
<b>OLDER SUBDIVISION PROJECTS</b>			
9	PLN110173-AMD1	ONE Carmel (aka September Ranch)	
10	PC07703/PC07704	Pasadera/Bishop Ranch COA 155 Annual Water Usage Monitoring Report	

# Condition Compliance Certification Report

PLN220229

BOCCONE NORMAN B & VICTORIA E I GEL CO-TRS

## Fire

Condition	Condition Title	Status	Status Comment	Staff Initial
10.	FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)	Partially Met	Condition is met for issuance of construction permits 25CP02806 and 25cp02113.	

# HCD-HOUSING 2025 REPORT

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

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

**Date:** 21 Jan 26

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

**From:** Darby Marshall, Housing Program Manager

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

In accordance with Section II.B.2 of the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program ("Program") adopted by the Monterey County Board of Supervisors in Resolution No. 22-311, a list of land use projects (the "Project List") was provided to HCD-Housing. The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning and County Counsel on the projects included in the project list to verify the status of condition compliance. HCD-Housing staff has reviewed the Project List and confirmed that the set included in **Attachment 1** is complete and that it therefore satisfies the Housing team responsibility to the Program in 2025. The Condition Compliance Certification Report included in **Attachment 2** provides the listed project's conditions of approval/mitigation measures (COA/MMs) and current statuses as noted in Accela Automation. Accordingly, Housing staff has reviewed each COA/MM listed and made any necessary corrections to the report and in Accela. Staff has verified, through initialing, the current status of each COA/MM.

**CERTIFICATION**

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

Respectfully,

  
\_\_\_\_\_  
Darby Marshall, Housing Program Manager

**Annual  
Report  
Project**

<b>Number</b>	<b>Planning Project ID</b>	<b>Project Name</b>	<b>Planner</b>	<b>Housing</b>
1	PLN210306	Carmel Self Storage	Israel	
2	PLN210174	Mayhre	Nelson	
3	PLN210331	Reynolds	Alameda/Obledo	
4	PLN220229	Boccone & Igel	Israel	
5	PLN240187	Boccone & Igel/Elkhorn Slough Fndn	Israel	
6	PLN210061	Johnson	Nelson	
7	PLN210158	Pedrazzi	Nelson	
8	PLN200316	Wilkins	Israel	
<b>OLDER SUBDIVISION PROJECTS</b>				
9	PLN110173-AMD1	ONE Carmel (aka September Ranch)	Israel	●
10	PC07703/PC07704	Pasadera/Bishop Ranch COA 155 Annual Water Usage Monitoring Report	Env. Services	N/A

# 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 Phase 1A final map.	DM
48.	OHRSP001 (A) - INCLUSIONARY AND WORKFORCE HOUSING (NON-STANDARD CONDITION)	Met	Met for recordation of Phase 1A final map.	DM

# PWFP-PARKS 2025 REPORT



# County of Monterey

## Parks & Lakes

Explore • Rejuvenate • Connect

1441 Schilling Place, 1st Floor  
Salinas, CA 93901  
O: 831 755 4895  
F: 831 755 4958

A Division of the Department of  
Public Works, Facilities and Parks

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

**Date:** January 30, 2026

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

**From:** Bryan Flores, Chief of Parks, PWF

**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 PWF – Parks. The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning and County Counsel on the projects included in the project list to verify the status of condition compliance. Parks staff has reviewed the Project List and confirmed that the set included in **Attachment 1** is complete and that it therefore satisfies Parks' responsibility to the Program in 2025. Condition Compliance Certification Reports included in **Attachment 2** provides the listed projects' conditions of approval/mitigation measures (COA/MMs) and current statuses as noted in Accela Automation. Accordingly, Parks staff has reviewed each COA/MM listed and made any necessary corrections to the report and in Accela. Staff has verified, through initialing, the current status of each COA/MM.

#### CERTIFICATION

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

Respectfully,

Bryan Flores, Chief of Parks, PWF



**Annual  
Report  
Project**


<b>Number</b>	<b>Planning Project ID</b>	<b>Project Name</b>	<b>Parks</b>
1	PLN210306	Carmel Self Storage	
2	PLN210174	Mayhre	
3	PLN210331	Reynolds	
4	PLN220229	Boccone & Igel	
5	PLN240187	Boccone & Igel & Elkhorn Slough Fndn	
6	PLN210061	Johnson	
7	PLN210158	Pedrazzi	●
8	PLN200316	Wilkins	
<b>OLDER SUBDIVISION PROJECTS</b>			
9	PLN110173-AMD1	ONE Carmel (aka September Ranch)	●
10	PC07703/PC07704	Pasadera/Bishop Ranch COA 155 Annual Water Usage Monitoring Report	

# Condition Compliance Certification Report

PLN210158

PEDRAZZI JAMES N TR ET AL AND PEDRAZZI PETER N TR ET AL

## Parks Enforcement

Condition	Condition Title	Status	Status Comment	Staff Initial
15.	PKSP001 – RECREATION LAND DEDICATION OR IN-LIEU FEE	Not Met		

# 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.	MJ
101.	PKS004 - RECREATIONAL TRAILS EASEMENT	Met	Irrevocable Offer to Dedicate submitted.	MJ
102.	PKSSP002 - PRIVATE TRAILS (NON-STANDARD CONDITION)	Met	Private trails entering into County lands removed. Signs posted at each location.	MJ
103.	PKSSP003 - RECREATION REQUIREMENTS/ LAND DEDICATION (NON-STANDARD CONDITION)	Partially Met	Phase 1A final map under review.	MJ
104.	PKSSP004 - HISTORIC RESOURCES (NON-STANDARD CONDITION)	Met	Historic report submitted, no Phase 2 report required.	MJ
105.	PKSSP005 - CONSTRUCTION OF TRAILS (NON-STANDARD CONDITION)	Partially Met	Irrevocable Offer to Dedicate submitted.	MJ
106.	PKSSP006 - LAND DEDICATION (NON-STANDARD CONDITION)	Met	Irrevocable Offer to Dedicate submitted.	MJ
193.	PKSSP003 (A) - RECREATION REQUIREMENTS/ LAND DEDICATION (NON-STANDARD CONDITION)	Not Met		MJ

# HCD-PLANNING 2025 REPORT

# COUNTY OF MONTEREY

## HOUSING AND COMMUNITY DEVELOPMENT

### CRAIG W. SPENCER, DIRECTOR

---



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

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

**Date:** January 30, 2026

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

**From:** Fionna Jensen, 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 prepared by the Condition of Approval Program Supervisor and provided to Planning staff. The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning and County Counsel on the projects included in the project list to verify the status of condition compliance. 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 2025. Condition Compliance Certification Reports included in **Attachment 2** provides the listed projects’ conditions of approval/mitigation measures (COA/MMs) and current statuses as noted in Accela Automation. Accordingly, Planning staff has reviewed each COA/MM listed and made any necessary corrections to the report and in Accela. Staff has verified, through initialing, the current status of each COA/MM.

#### **CERTIFICATION**

On behalf of 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,

  
\_\_\_\_\_  
Fionna Jensen, Principal Planner

**Annual  
Report  
Project**

<b>Number</b>	<b>Planning Project ID</b>	<b>Project Name</b>	<b>Planner</b>	<b>Planning</b>
1	PLN210306	Carmel Self Storage	Israel	●
2	PLN210174	Mayhre	Nelson	●
3	PLN210331	Reynolds	Alameda/Obledo	●
4	PLN220229	Boccone & Igel	Israel	●
5	PLN240187	Boccone & Igel/Elkhorn Slough Fndn	Israel	●
6	PLN210061	Johnson	Nelson	●
7	PLN210158	Pedrazzi	Nelson	●
8	PLN200316	Wilkins	Israel	●
<b>OLDER SUBDIVISION PROJECTS</b>				
9	PLN110173-AMD1	ONE Carmel (aka September Ranch)	Israel	●
10	PC07703/PC07704	Pasadera/Bishop Ranch COA 155 Annual Water Usage Monitoring Report	Env. Services	N/A

# Condition Compliance Certification Report

PLN210306

SELF STORAGE INVESTMENTS LLC (FORMERLY KAMINSKE ROY & CURRIER CHRISTO

## Planning Department

















Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		MJ
2.	PD002 - NOTICE PERMIT APPROVAL	Met		MJ
3.	PDSP009: - LANDSCAPE PLAN, INFORMAL PEDESTRIAN PATH & MAINTENANCE	Not Met		MJ
13.	PD050 - RAPTOR/MIGRATORY BIRD NESTING	Not Met		MJ
14.	PD011(A) - TREE REMOVAL	Not Met		MJ
15.	PD048 - TREE REPLACEMENT/RELOCATION	Not Met		MJ
16.	PD041 - HEIGHT VERIFICATION	Not Met		MJ
17.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Met		MJ
19.	PDSP001: BIO-1 CALIFORNIA RED-LEGGED FROG SITE ASSESSMENT	Not Met		MJ
20.	PDSP002: BIO-2 CALIFORNIA RED-LEGGED FROM EMPLOYEE EDUCATION, CONSTRUCTION MONITORING	Not Met		MJ
21.	PDSP003: BIO-3 CONSTRUCTION SITE PROTECTION FOR CRLF	Not Met		MJ
22.	PDSP004: BIO-4 WESTERN POND TURTLE SURVEY AND AVOIDANCE	Not Met		MJ
23.	PDSP005: BIO-5 RIPARIAN HABITAT	Not Met		MJ
24.	PDSP006: CR - 1 EMPLOYEE EDUCATION ON CULTURAL RESOURCES	Not Met		MJ
25.	PDSP007: CR-2 CULTURAL RESOURCES DISCOVERY RESPONSE PLAN	Not Met		MJ
26.	PDSP008: TRC-1 TRIBAL CULTURAL MONITORING	Not Met		MJ
27.	PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN	Not Met		MJ
28.	PD022(A) - EASEMENT-CONSERVATION & SCENIC	Partially Met	document review in process	MJ
29.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met		MJ

# Condition Compliance Certification Report

PLN210174

HRE ARVID J TR ET AL (CALIFORNIA RESOURCE CORPORATION AND AERA ENERGY LI

## Planning Department










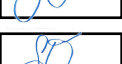




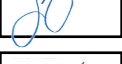
Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Not Met		
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	Not Met		
6.	PD050 - RAPTOR/MIGRATORY BIRD NESTING	Not Met		
7.	PD005 - FISH & GAME FEE NEG DEC/EIR	Not Met		
9.	PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN	Not Met		
10.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Not Met		
11.	MM AQ-1 - DUST CONTROL	Not Met		
12.	MM AQ-2 - CONSTRUCTION STAGING MANAGEMENT PLAN	Not Met		
13.	MM AQ-3 - VEHICLE EMISSIONS	Not Met		
14.	MM BIO-1 - PROJECT BIOLOGIST	Not Met		
15.	MM HM-1 - EMERGENCY ACTION PLAN AND WELL RE-ABANDONMENT	Not Met		
16.	MM TR-1 - ON-SITE TRIBAL MONITOR	Not Met		
17.	PDSP001 - SECURITY FENCING DESIGN	Not Met		
18.	PDSP002 - WETLAND BUFFER	Not Met		
19.	PDSP004 - OIL & GAS WELL DISCLOSURE NOTICE	Not Met		

# Condition Compliance Certification Report

PLN210331

REYNOLDS JON Q TR ET AL

## Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Met		
3.	PD003(B) - CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT	Partially Met		
4.	PD011(A) - TREE REMOVAL	Not Met		
5.	PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)	Partially Met		
6.	PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN	Partially Met		
7.	PD045 - COC (LOT LINE ADJUSTMENTS)	Not Met		
8.	LOT LINE ADJUSTMENT DEED (NON-STANDARD CONDITION)	Partially Met		
13.	PD050 - RAPTOR/MIGRATORY BIRD NESTING	On-Going		
14.	PD049 - TREE AND ROOT PROTECTION	Partially Met		
15.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met		
16.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Not Met		
17.	MM001 (BIO-1) - COASTAL DUNE SCRUB REVEGETATION PLAN	Partially Met		
18.	MM002 (CUL-1) - LIMITED SUBSURFACE EXCAVATION	Met		
19.	MM003 (TR-1) - ON-SITE TRIBAL MONITOR	Not Met		

# Condition Compliance Certification Report

PLN220229

BOCCONE NORMAN B & VICTORIA E IGEL CO-TRS

## Planning Department







Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		MJ
2.	PD002 - NOTICE PERMIT APPROVAL	Partially Met		MJ
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	On-Going		MJ
7.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Partially Met	processing nearly complete, requires completion of Certification of Compliance (pending)	MJ
9.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met		MJ
11.	PD019(B) - DEED RESTRICTION-GUESTHOUSE (COASTAL)	Partially Met	processing nearly complete, requires completion of Certification of Compliance (pending)	MJ
12.	PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN	Partially Met	met for construction permit issuance	MJ
13.	PD052 - PRE-CONSTRUCTION MEETING	Partially Met		MJ
14.	PD022(C) - EASEMENT-CONSERVATION AND SCENIC (COASTAL)	Partially Met	processing nearly complete, requires completion of Certification of Compliance (pending)	MJ
15.	MM BIO-1 (PAJARO MANZANITA)	Partially Met	met for construction permit issuance	MJ
16.	MM BIO-2: WILDLIFE PRE-CONSTRUCTION SURVEYS	Partially Met	met for construction permit issuance	MJ
17.	MM BIO-3: EXCLUSION FENCING	Partially Met	met for construction permit issuance	MJ
18.	MM BIO-4: CONSTRUCTION CREW TRAINING	Partially Met	met for construction permit issuance	MJ
19.	MM BIO-5: BIOLOGICAL MONITOR	Partially Met	met for construction permit issuance	MJ
20.	MM BIO-6: NESTING BIRD SURVEYS	Partially Met	met for construction permit issuance	MJ
21.	MM BIO-7: BAT SURVEYS	Partially Met	met for construction permit issuance	MJ
22.	BIO-8: MONTEREY DUSKY FOOTED WOODRAT	Met		MJ

# Condition Compliance Certification Report

PLN220229

BOCCONE NORMAN B & VICTORIA E IGEL CO-TRS

## Planning Department

23.	MM BIO-9 HABITAT ADAPTIVE CARE (CALIFORNIA RED-LEGGED FROG)	Partially Met	met for construction permit issuance	
24.	MM BIO-9: HABITAT ADAPTIVE CARE (CRLF) PART 2	Partially Met	met for construction permit issuance	
25.	MM BIO-9: HABITAT ADAPTIVE CARE (CRLF) PART 3	Partially Met	met for construction permit issuance	
26.	MM BIO-10: OAK WOODLAND RESTORATION	Partially Met	not required to be met until final inspection	
27.	MM TR-1: TRIBAL MONITOR	Partially Met	met for construction permit issuance	
28.	PDSP001: ENSURE ACCESS TO PARCEL	Met		

# Condition Compliance Certification Report

PLN240187

OCCONE NORMAN B & VICTORIA E IGEL CO-TRS AND ELKHORN SLOUGH FOUNDATIO

## Planning Department






















Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		MJ
2.	PD002 - NOTICE PERMIT APPROVAL	Met		MJ
3.	PD006(A) - CONDITION COMPLIANCE FEE	Met		MJ
4.	LOT LINE ADJUSTMENT DEED (NON-STANDARD CONDITION)	Met		MJ
5.	PD045 - COC (LOT LINE ADJUSTMENTS)	Partially Met	review of new lot materials underway	MJ

# Condition Compliance Certification Report

PLN210061

HAL W JR & ALLISON H AND 230 HIGHWAY 1 CARMEL LLC AND HIBBS RICHARD N & ME

## 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(B) - CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT	Not Met		
4.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met		
5.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Not Met		
6.	PD011(A) - TREE REMOVAL	Not Met		
7.	PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)	Not Met		
8.	PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN	Not Met		
9.	PD016 - NOTICE OF REPORT (FOREST MANAGEMENT PLAN)	Not Met		
10.	PD016 - NOTICE OF REPORT (GEOLOGICAL REPORT)	Not Met		
11.	PD016 - NOTICE OF REPORT (GEOTECHNICAL REPORT)	Not Met		
12.	PD023 - CONSERVATION AND SCENIC EASEMENT (SLOPE)	Not Met		
13.	PD048 - TREE REPLACEMENT/RELOCATION	Not Met		
14.	PD049 - TREE AND ROOT PROTECTION	Not Met		
15.	PD050 - RAPTOR/MIGRATORY BIRD NESTING	Not Met		
16.	PDSP001 - PALEONTOLOGICAL STOP WORK	Not Met		
17.	PDSP002 - BLUFF/COASTAL HAZARDS DEED RESTRICTION	Not Met		
18.	PDSP003 - CUL-1 - CULTURAL RESOURCES AWARENESS TRAINING	Not Met		
19.	PDSP004 - CUL-2 ARCHAEOLOGICAL MONITOR	Not Met		
20.	PDSP005 - CUL-3 CULTURAL RESOURCES STOP WORK PROCEDURES	Not Met		
				

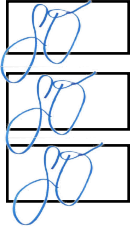
# Condition Compliance Certification Report

PLN210061

HAL W JR & ALLISON H AND 230 HIGHWAY 1 CARMEL LLC AND HIBBS RICHARD N & ME

## Planning Department

- |     |  |         |
|-----|--|---------|
| 21. | PDSP006 - CUL-4 ARCHAEOLOGICAL MITIGATION PLAN | Not Met |
| 22. | PDSP007 - TR-CUL-1 TRIBAL CULTURAL MONITOR     | Not Met |
| 28. | PDSP008 - PRIVATE SEWER CONNECTION             | Not Met |












# Condition Compliance Certification Report

PLN210158

PEDRAZZI JAMES N TR ET AL AND PEDRAZZI PETER N TR ET AL

## Planning Department











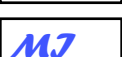
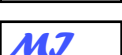

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Not Met		
3.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met		
4.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Not Met		
5.	PD037 - WILLIAMSON ACT	Not Met		
6.	MITIGATION MEASURE NO. 1 - DEED RESTRICTION FOR PARCEL A (AGRICULTURAL WINE CORRIDOR PLAN CONSISTENCY)	Not Met		
7.	MITIGATION MEASURE NO. 2 - HOMESITE DEED RESTRICTION FOR PARCELS B THROUGH F	Not Met		
8.	H01 - Affordable/Inclusionary Housing	Not Met		
17.	PDSP01 – NOTE ON FINAL MAP	Not Met		

# Condition Compliance Certification Report

PLN200316

WILKINS JOHN D & BUSHRA

## Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Met		
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	Not Met		
4.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met		
5.	PD050 - RAPTOR/MIGRATORY BIRD NESTING	Not Met		
6.	PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN	Not Met		
10.	MM BIO-1: AVOIDANCE OF SPECIAL STATUS MONTEREY PINE FOREST UNDERSTORY SPECIES	Not Met		
11.	MM BIO-2: ENHANCEMENT/RESTORATION OF IMPACTED MONTEREY PINE FOREST	Not Met		
12.	MM BIO-3: PRE-CONSTRUCTION MEETING TO ENSURE SPECIAL STATUS SPECIES PROTECTIONS	Not Met		
13.	MM BIO-4: YADON'S PIPERIA	Not Met		
14.	PD022(B) - EASEMENT-CONSERVATION & SCENIC IN THE DEL MONTE FOREST	Not Met		
15.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Partially Met	document with applicant for signature	
16.	PD012(E) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-OTHER)	Not Met		

# Condition Compliance Certification Report

PLN110173-AMD1

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Planning Department








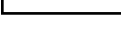





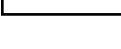



Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		MJ
2.	PD002 - NOTICE PERMIT APPROVAL	Met		MJ
3.	PBDSP001 - CONSERVATION AND SCENIC EASEMENT (NON-STANDARD CONDITION)	Partially Met	Phase 1A final map under review	MJ
4.	RESERVED	Not Applicable	This requirement will be part of standard construction permit review pursuant to Board Resolution No. 23-123 for PLN110173-AMD1.	MJ
5.	PD008 - GEOLOGIC CERTIFICATION	Not Met	Timed with standard building permits.	MJ
6.	PBDSP032 - HOURS OF CONSTRUCTION ACTIVITY	Partially Met	Phase 1A final map under review	MJ
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.	MJ
8.	PD007- GRADING WINTER RESTRICTION	Partially Met	Phase 1A final map under review	MJ
10.	PBD018(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY)	Partially Met	Phase 1A final map under review.	MJ
11.	PBD018(B) - LANDSCAPE PLAN AND MAINTENANCE (OTHER THAN SINGLE FAMILY DWELLING)	Partially Met	Phase 1A final map under review.	MJ
12.	PBDSP031 - LIGHTING (NON-STANDARD CONDITION)	Partially Met	Phase 1A final map under review.	MJ
13.	PBDSP002 - CONDITION COMPLIANCE AND MITIGATION MONITORING PROGRAM	Met		MJ
14.	PBD024 - NOTE ON MAP-STUDIES	Partially Met	Phase 1A final map under review.	MJ
15.	PBD024 - NOTE ON MAP-STUDIES	Partially Met	Phase 1A final map under review.	MJ
16.	PBD024 - NOTE ON MAP-STUDIES	Partially Met	Phase 1A final map under review.	MJ
17.	PBD024 - NOTE ON MAP-STUDIES	Partially Met	Phase 1A final map under review.	MJ
18.	PBD024 - NOTE ON MAP-STUDIES	Partially Met	Phase 1A final map under review.	MJ

# 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	
22.	PBD033 - UTILITIES - SUBDIVISION	Partially Met	Phase 1A final map under review	
23.	PBDSP028 - WATER TANK APPROVAL (NON-STANDARD CONDITION)	Partially Met	water tank permit issued	
24.	PBDSP033 - GRADING/EASEMENT STAKING	Partially Met	Met for Phase 1 roadway grading permit.	
25.	RESERVED	Not Applicable	This requirement will be part of standard construction permit review pursuant to Board Resolution No. 23-123 for PLN110173-AMD1.	
26.	PBDSP006 - SECOND UNITS (NON-STANDARD CONDITION)	Partially Met	Phase 1A Final Map under review.	
27.	RESERVED	Not Applicable	This requirement will be part of standard construction permit review pursuant to Board Resolution No. 23-123 for PLN110173-AMD1.	
28.	PBDSP011 - DESIGN APPROVAL (NON-STANDARD CONDITION)	Partially Met	affordable housing design approval application under review	
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)	Met		
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	Phase 1A CC&R under review	
34.	PBDSP018 - MAPPED LANDSLIDES (NON-STANDARD CONDITION)	Partially Met	Phase 1A final map under review.	
35.	PBDSP019 - ANTENNAS (NON-STANDARD CONDITION)	Partially Met	Phase 1A CC&R and final map under review	

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36.	PBDSP020 - PHASING (NON-STANDARD CONDITION)	Partially Met	Phase 1A final map under review.	MJ
37.	PBDSP021 - B-6 COMBINING DISTRICT (NON-STANDARD CONDITION)	Partially Met	most areas rezoned in 2023, Parcel F rezone pending spring 2026	MJ
38.	PBDSP022 - FENCING PARCELS (NON-STANDARD CONDITION)	Partially Met	Phase 1A final map and CC&Rs under review.	MJ
39.	PBDSP023 - TREE REMOVAL (NON-STANDARD CONDITION)	Partially Met	CC&R and Phase 1A final map under review.	MJ
41.	PBD006 - DEED RESTRICTION - USE	Met		MJ
42.	PBDSP027 - VEHICLE TRIP REDUCTION ORDINANCE (NON-STANDARD CONDITION)	Partially Met	Phase 1A final map under review.	MJ
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.	MJ
44.	PBDSP008 - SPECIAL SETBACKS (NON-STANDARD CONDITION)	Partially Met	Phase 1A final map under review.	MJ
45.	PBDSP003 - WATER USE PLAN (NON-STANDARD CONDITION)	Partially Met	Phase 1A final map submittal under review.	MJ
46.	PBDSP012 - WATER USE REPORT (NON-STANDARD CONDITION)	On-Going	Quarterly reports current	MJ
47.	SOSP001 - PUBLIC SAFETY AND SECURITY (NON-STANDARD CONDITION)	Not Met	Compliance with this condition is timed with building permits and occupancy.	MJ
57.	RESERVED	Not Applicable	This requirement will be part of standard construction permit review pursuant to Board Resolution No. 23-123 for PLN110173-AMD1.	MJ
59.	RESERVED	Not Applicable	This requirement will be part of standard construction permit review pursuant to Board Resolution No. 23-123 for PLN110173-AMD1.	MJ
61.	RESERVED	Not Applicable	This requirement will be part of standard construction permit review pursuant to Board Resolution No. 23-123 for PLN110173-AMD1.	MJ






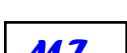








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## Planning Department








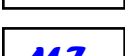

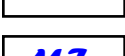
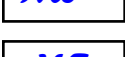
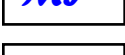
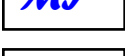
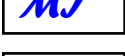
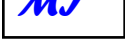





64.	RESERVED	Not Applicable	This requirement will be part of standard construction permit review pursuant to Board Resolution No. 23-123 for PLN110173-AMD1.	
65.	RESERVED	Not Applicable	This requirement will be part of standard construction permit review pursuant to Board Resolution No. 23-123 for PLN110173-AMD1.	
66.	RESERVED	Not Applicable	This requirement will be part of standard construction permit review pursuant to Board Resolution No. 23-123 for PLN110173-AMD1.	
67.	RESERVED	Not Applicable	This requirement will be part of standard construction permit review pursuant to Board Resolution No. 23-123 for PLN110173-AMD1.	
68.	RESERVED	Not Applicable	This requirement will be part of standard construction permit review pursuant to Board Resolution No. 23-123 for PLN110173-AMD1.	
69.	RESERVED	Not Applicable	This requirement will be part of standard construction permit review pursuant to Board Resolution No. 23-123 for PLN110173-AMD1.	
72.	RESERVED	Not Applicable	This requirement will be part of standard construction permit review pursuant to Board Resolution No. 23-123 for PLN110173-AMD1.	
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.	

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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	late 2025 report outstanding but expected soon	
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.	
				

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159.	MITIGATION MEASURE (4.7-1) AIR QUALITY -- PT.2	Partially Met	Phase 1A final map under review. Air quality controls in place for Grading Permit.	MJ
159.	159. MITIGATION MEASURE (4.7-1) AIR QUALITY -- PT. 3	Partially Met		MJ
160.	MITIGATION MEASURE (4.8-1) NOISE	Not Applicable	Phase 1A design approval under review	MJ
161.	MITIGATION MEASURE (4.8-2) NOISE	Not Applicable	Phase 1A final map under review.	MJ
162.	MITIGATION MEASURE (4.9-1) BIOLOGICAL RESOURCES	Partially Met	Draft Phase 1A final map under review.	MJ
162.	MITIGATION MEASURE (4.9-1) BIOLOGICAL RESOURCES -- PT.2	Partially Met	Phase 1A final map and design approval under review	MJ
163.	MITIGATION MEASURE (4.9-2) BIOLOGICAL RESOURCES	Partially Met		MJ
163.	MITIGATION MEASURE (4.9-2) BIOLOGICAL RESOURCES -- PT.2	Partially Met	reporting up to date	MJ
164.	MITIGATION MEASURE (4.9-3) BIOLOGICAL RESOURCES	Partially Met	Phase 1A final map under review.	MJ
165.	MITIGATION MEASURE (4.9-4) BIOLOGICAL RESOURCES	Partially Met	reporting is up to date	MJ
165.	MITIGATION MEASURE (4.9-4) BIOLOGICAL RESOURCES -- PT.2	Partially Met	Phase 1A final map under review.	MJ
166.	MITIGATION MEASURE (4.9-5) BIOLOGICAL RESOURCES	Partially Met	Monitoring reports are current. Phase 1A final map under review.	MJ
167.	MITIGATION MEASURE (4.9-6) BIOLOGICAL RESOURCES	Partially Met		MJ
167.	MITIGATION MEASURE (4.9-6) BIOLOGICAL RESOURCES -- PT.2	Partially Met	reporting is up to date	MJ
168.	MITIGATION MEASURE (4.9-7) BIOLOGICAL RESOURCES	Partially Met	Monitoring reports during grading are current.	MJ
168.	MITIGATION MEASURE (4.9-7) BIOLOGICAL RESOURCES -- PT.2	Partially Met	reporting is up to date	MJ
169.	MITIGATION MEASURE (4.9-8) BIOLOGICAL RESOURCES	Partially Met	Monitoring reports are current for grading activity.	MJ
169.	MITIGATION MEASURE (4.9-8) BIOLOGICAL RESOURCES -- PT.2	Partially Met	reporting is up to date	MJ
170.	MITIGATION MEASURE (4.9-9) BIOLOGICAL RESOURCES	Partially Met	preconstruction surveys were done prior to grading permit no. 21CP02316	MJ

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171.	MITIGATION MEASURE (4.9-10) BIOLOGICAL RESOURCES	Partially Met	Phase 1A subdivision improvement plan and CC&Rs under review	MJ
172.	MITIGATION MEASURE (4.9-11) BIOLOGICAL RESOURCES	Partially Met	Phase 1A final map under review.	MJ
173.	MITIGATION MEASURE (4.9-12) BIOLOGICAL RESOURCES	Partially Met	Phase 1A final map under review.	MJ
174.	MITIGATION MEASURE (4.9-13) BIOLOGICAL RESOURCES	Partially Met	Phase 1A final map under review.	MJ
175.	MITIGATION MEASURE (4.9-14) BIOLOGICAL RESOURCES	Partially Met	Phase 1A final map under review.	MJ
176.	MITIGATION MEASURE (4.10-1) CULTURAL RESOURCES	On-Going	Phase 1A final map under review. Monitoring not required for the grading activities due to the vesting date of the subdivision project.	MJ
177.	MITIGATION MEASURE (4.11-1) AESTHETICS	Partially Met	Phase 1A final map under review.	MJ
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.	MJ
179.	MITIGATION MEASURE (4.11-3) AESTHETICS	Partially Met	No new easements are anticipated with Phase 1A final map, which is under review.	MJ
180.	MITIGATION MEASURE (4.11-4) AESTHETICS	Partially Met	Phase 1A final map under review.	MJ
181.	MITIGATION MEASURE (4.11-5) AESTHETICS	Partially Met	Phase 1A final map under review.	MJ
182.	MITIGATION MEASURE (4.13.4-1) PUBLIC SERVICES AND UTILITIES	On-Going	Phase 1A final map under review.	MJ
183.	MITIGATION MEASURE (4.13.5-1) PUBLIC SERVICES AND UTILITIES	Met	Phase 1A final map under review.	MJ
184.	MITIGATION MEASURE (4.13.5-2) PUBLIC SERVICES AND UTILITIES	Met	Phase 1A final map under review.	MJ
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.	MJ
187.	MITIGATION MEASURE (4.9-1A) BIOLOGICAL RESOURCES	Partially Met	Phase 1A final map under review.	MJ

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## Planning Department

188.	MITIGATION MEASURE (4.9-1B) BIOLOGICAL RESOURCES	Partially Met	Phase 1A Final Map and CC&Rs under review.	
188.	MITIGATION MEASURE (4.9-1B) BIOLOGICAL RESOURCES -- PT.2	Partially Met	Phase 1A final map and CC&Rs under review.	
189.	MITIGATION MEASURE (4.9-3A) BIOLOGICAL RESOURCES	Partially Met	Phase 1A Final Map and CC&Rs under review	
189.	MITIGATION MEASURE (4.9-3A) BIOLOGICAL RESOURCES -- PT.2	Partially Met	Phase 1A final map and CC&Rs 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.	

## **2025 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. HCD-Planning and County Counsel provided an all-staff training on the Program for applicable land use departments and agencies on November 20, 2025. Program Training was held as a hybrid in-person and Zoom meeting. Therefore, the attendance list is a screen shot of the Zoom meeting as well as sign-in sheets.

Mary Israel (Host, me)

Robert Brayer

194-San Antonio

Roger Beretti

J jimd (Guest)

AB Arlen Blanca

Armando Fernandez

BM Benjamin Moulton

Bora Akkaya

CO Corrine Ow

DG David Gray (Guest)

DC Div. Chief Justin Reyes MCRFD (Guest)

FE Frank Espinoza(CALFIRE) (Guest)

JS Jack Sorensen

J jess.cortez (Guest)

J Joel.Mendoza (Guest)

Jordan Evans-Polockow

Kayla Nelson

LP Liliana Pimentel

NB nick bautista (Guest)

RM Rick Magno (MCRFD) (Guest)

Summer Obledo

## Condition Compliance & Mitigation Monitoring Reporting Program Training for All Responsible Departments

### In-person Attendance Sheet

Location: San Antonio Conference Room  
1441 Schilling Place, North Building  
Salinas, CA 93901  
(and via Zoom)

Date: November 20, 2025

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

NAME	HCD-group (e.g. HCD-Engineering Services) or Agency
1. McKenna Bowling	HCD-Planning
2. Jackie Nickerson	HCD-Planning
3. Fonna Jensen	HCD-Planning
4. Liliana Pimentel	HCD-ES
5. MARLENE GARCIA	HCD-PLANNING
6. JACK SORENSEN	HCD-PLANNING
7. Kayla Nelson	HCD-Planning
8. Elizabeth Ruiz	HCD-Permit Center
9. Summer Obledo	HCD-Planning
10. Benjamin Moulton	HCD-Planning
11. Kyle Benalcázar	HCD-Planning
12. Jade Mason	HCD-Planning
13. Jordan Evans-P.	HCD-Planning
14. _____	_____
15. _____	_____
16. _____	_____
17. _____	_____

Three staff were not able to attend and were provided with a separate training afterward. They are Art Black (Fire), Kyler Asato (EHB), and Steve Mason (HCD).

HCD staff is required to provide informal training to newly hired planners within sixty days from the hire date. The CAPS trained new planners on June 26, 2025.

## COAMMRP – NEW PLANNER TRAINING

TIME	EVENT DATE	LOCATION
2 p.m.	June 26, 2025	San Antonio Conference Room, 1441 Schilling Place South Bldg, 2 <sup>nd</sup> Floor

NAME	SIGNATURE
------	-----------

Jade Mason



Jordan Evans-Polockow



Sarah Wikle

