

2021 ANNUAL REPORT

This annual report provides the status of condition compliance for land use projects approved in 2021 which relied on a CEQA Environmental Impact Report (EIR) or Mitigated Negative Declaration (MND) and the status of condition compliance for selected older, previously approved land use projects.



Monterey County
Condition of
Approval &
Mitigation,
Monitoring and
Reporting 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 (County) in 2021 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.

2021 ANNUAL REPORT SUMMARY

Projects Approved in 2021 with an EIR or MND

The County certified one EIR, wrote addenda to three certified EIRs, adopted twelve MNDs, and wrote addenda to two MNDs for land use projects approved in 2021. These recent projects comply with or are currently working towards compliance with their conditions of approval and/or mitigation measures (herein referred to as “COA/MM”). No modifications to the approved COA/MM were requested, and there were no compliance issues described in the certifications from Responsible Departments for these projects.¹

Table 1 – Projects Approved in 2021 with an EIR or MND

No.	Planning Permit No.	Permit Holder
1	PLN020398-AMD2	Monterey Holdings LLP
3	PLN110380-AMD2	Cypress Point Club
4	PLN160047	Post Ranch Inn
5	PLN160131	PG&E Company
6	PLN170765	McIntosh
7	PLN180085	Mata
8	PLN180362	Eaton/AT&T Mobility
9	PLN190018	Leavens Ranches
10	PLN190030-AMD1	Skeen and Chang
11	PLN190083	Green
12	PLN190088	Barbur

¹ Pursuant to the Program section II.B.I (a through d), projects previously approved with an EIR or MND in 2021 but which are in litigation or on appeal to the California Coastal Commission are currently exempt from the Condition Compliance verification process and therefore not included in this report.

13	PLN190244	Aeroparatus
14	PLN190276	Auerbach
15	PLN200047	Knoop
16	PLN200052	26195 Scenic Holdings
17	PLN200068	Feather Cypress
18	PLN200146	Klingel
	<u>Cannabis Projects:</u>	
19	PLN170061	Hackett
20	PLN200189	Uchida
21	PLN170283	Altman
22	PLN171054	Shinhira
23	PLN180180	AMAG Holdings
24	PLN170315	Growers Transplanting
25	PLN170081	Garcia
26	PLN170322	23640 Potter Road
27	PLN170316	Growers Transplanting
28	PLN170288	Alderete
29	PLN171039	Migotti
30	PLN170106	Yonemitsu

There were twelve projects processed that relied on a 45-site Programmatic Initial Study/MND for cannabis operations in the Salinas area. They are listed together under the ‘Cannabis Projects’ heading in **Table 1** and in the Project Lists with the Responsible Department Annual Reports in the next section of this report.

Selected Older Projects

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 selected older projects (**see Table 2 below**). The group consists of two of the selected older previously approved projects reported on in last year’s Annual Report. Both projects are working on condition compliance monitoring and have submitted timely and complete monitoring reports for the subject conditions.

Table 2 - Previously Approved Projects Selected by the CAPS

No.	Planning Permit No.	Planning Permit Title	“On-Going” or “Unmet” Conditions
31	965120PC	Cañada Woods North	COA 153 (Annual Water Report)
32	PC07703/PC07704	Pasadera/Bishop Ranch	COA 155 (Annual Water Report)



Table 3 -- 2021 Annual Report Summary Chart

File No	Application Title	Approved Date	Entitlement	Location	Planning Area	CEQA Status	Planner	Description
PLN190083	GREEN JASON E & ANN W TRS	2/24/2021	Combined Development Permit	3334 17 MILE DR, PEBBLE BEACH, CA 93953	Del Monte Forest LUP	Mitigated Negative Declaration	TAYLOR	Combined Development Permit including: 1) Coastal Development Permit and Design Approval to allow construction of a new detached 799 square foot garage, conversion of existing detached garage and guesthouse to a gym/art studio/guesthouse with 350 square foot addition resulting in a 1,810 square foot detached accessory structure, and two (2) in-ground spas; and 2) Coastal Development Permit for development within 750 feet of a positive site for known archaeological resources. The property is located at 3334 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-423-017-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN200068	FEATHER CYPRESS LLC	2/25/2021	Combined Development Permit	3256 17 MILE DR, PEBBLE BEACH, CA 93953	Del Monte Forest LUP	Addendum to Mitigated Negative Declaration	ANGELO	Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the partial demolition of an accessory dwelling unit & attached garage, and the construction of a 1,200 square foot accessory dwelling unit with a 351 square foot attached garage; and 2) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area. The property is located at 3256 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-462-008-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN180362	EATON ROBERT W (AT&T MOBILITY)	3/10/2021	Use Permit	37501 TASSAJARA RD, CARMEL VALLEY, CA 93924	Cachagua	Negative Declaration	GUTHRIE	Use Permit to allow construction of a wireless communication facility including a 60' monopine tower installed with twelve (12) panel antennas on antenna arrays, four surge suppressors, twenty-two remote radio units (RRU), and one microwave dish; and equipment enclosure (527 square feet) installed with the walk-in cabinet, GPS unit, and diesel generator on a concrete slab. The property is located at 37501 Tassajara Road, Carmel Valley (Assessor's Parcel Number 418-293-006-000), Cachagua Area Plan.
PLN190276	AUERBACH JONATHAN & JESSIKA	3/10/2021	Combined Development Permit	2700 RED WOLF DR, CARMEL, CA 93923	Carmel LUP	Mitigated Negative Declaration	TAYLOR	Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow construction of a 5,024 square foot single-family dwelling with an attached 564 square foot garage, installation of an on-site wastewater treatment system, installation of a 2,000 square foot ground-mounted photovoltaic system, conversion of a test well to a permanent domestic well, and associated grading of approximately 1,914 cubic yards of cut and fill; 2) Coastal Administrative Permit and Design Approval to allow construction of a 425 square foot detached guesthouse; 3) Coastal Development Permit to allow removal of 9 trees (Monterey pine); 4) Coastal Development Permit to allow development on slopes exceeding 30 percent; 5) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area; and 6) after-the-fact Coastal Development Permit to allow vegetation removal within the footprint area of proposed development. The property is located at 2700 Red Wolf Drive, Carmel (Assessor's Parcel Number 416-011-004-000), Carmel Land Use Plan, Coastal Zone.

2021 Projects are listed in order of approval date. The selected older projects, #31 and 32, are at the end of the chart.

PLN170765	MCINTOSH LEONARD H TR (LAGUNA SECA OFFICE PARK - LOT 5)	3/16/2021	General Development Plan	24491 CITATION CT, MONTEREY, CA 93940		Addendum to Environmental Impact Report	GUTHRIE	General Development Plan to allow the Laguna Seca Office Park (LSOP) lots for which the owner provides written agreement to the GDP [thus far, Lots 2-7, 9, 11, 15, & 16, and portions of Lots 10 (Units 103 & 104) and 19 (Unit 002)] residential and/or non-residential uses on any single lot such that the cumulative total of residential square footage across the lots covered by this GDP, does not exceed commercial square footage; and Amendment to a previously approved Combined Development Permit (PLN020332) to allow construction of a 22,137 square foot, 15-unit residential apartment building as modified from construction of a 20,306 square foot two-story professional office building and associated grading (approximately 3,850 cubic yards cut and 3,350 cubic yards fill), on Lot 5 of the LSOP. The previously approved Combined Development Permit (PLN020332) included a Use Permit to allow removal of 43 protected Coast Live Oak trees, an Administrative Permit to allow development in the Site Plan ("S") zoning district; and a Design Approval. The properties are located at Laguna Seca Office Park (LSOP) and Lot 5 is located at 24491 Citation Court, Monterey [Assessor's Parcel Numbers 173-121-002-000, 173-121-003-000, 173-121-004-000, 173-121-005-000 (Lot 5), 173-121-023-000, 173-121-026-000, 173-121-009-000, 173-121-011-000, 173-121-015-000, 173-121-016-000, 173-123-001-000, 173-123-003-000, 173-123-006-000 and 173-124-001-000), Greater Monterey Peninsula Area Plan.
PLN170283	ALTMAN KENNETH TR ET AL	3/17/2021	Administrative Permit	22750 FUJI LN, SALINAS, CA 93908	Greater Salinas	Mitigated Negative Declaration	ARCHBOLD	Administrative Permit to allow commercial cannabis cultivation, nursery, and distribution within 167,249 square feet of greenhouse space. The property is located at 22750 Fuji Lane, Salinas (Assessor's Parcel Number 137-141-014-000), Greater Salinas Area Plan.
PLN171054	SHINHIRA YOSHIHIRO TRS ET AL (VETGROW LLC)	3/17/2021	Administrative Permit	20510 SPENCE RD, SALINAS, CA 93908	Greater Salinas	Mitigated Negative Declaration	TAYLOR	Administrative Permit for commercial cannabis cultivation and nursery within established 64,474 square-foot greenhouses. The project includes demolition of existing 91,680 square feet of greenhouse buildings and construction of 75,600 square feet of greenhouse buildings. The property is located at 20510 Spence Road, Salinas (Assessor's Parcel Number 137-021-043-000), Greater Salinas Area Plan.
PLN200052	26195 SCENIC HOLDINGS LLC	3/31/2021	Combined Development Permit	26195 SCENIC RD, CARMEL, CA 93923	Carmel LUP	Mitigated Negative Declaration	GUTHRIE	Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for a new 1,035 square foot single family dwelling; and 2) a Coastal Administrative Permit for development within 750 feet of a known archaeological resource. The property is located at 26195 Scenic Road, Carmel (Assessor's Parcel Number 009-422-023-000), Carmel Land Use Plan, Coastal Zone.
PLN110380-AMD2	CYPRESS POINT CLUB	4/21/2021	Minor and Trivial Amendment	3150 17 MILE DR, PEBBLE BEACH, CA 93953	Del Monte Forest LUP	Previously Adopted Mitigated Negative Declaration	JENSEN	Second Minor and Trivial Amendment to previously approved Combined Development Permit (PLN110380; as amended by PLN110380-AMD1), to allow the exterior and interior additions and alterations, including the addition of approximately 235 square foot to the kitchen, 60 square feet to Morse Room, an elevator, outdoor patios, planting areas & retaining walls; and modifications to windows, doors & driveway; and lower, main & upper floor plan changes. Materials and colors to match the existing. The property is located at 3150 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-271-006-000), Del Monte Forest Land Use Plan, Coastal Zone.

PLN180180	AMAG HOLDINGS LLC (C QUADRANT LLC)	4/21/2021	Administrative Permit	20800 SPENCE RD, SALINAS, CA 93908	Greater Salinas	Mitigated Negative Declaration	TAYLOR	Administrative Permit for cannabis cultivation, manufacturing and distribution operations. The proposed project would include: Type 2B (Medium cultivation) and Type 3A (Indoor cultivation) totaling approximately 3,457 square feet; One (1) Type 7 (volatile Manufacturing) facility of approximately 29,135 square feet; and One (1) Type 11 (Distributor) operations in existing greenhouse/warehouse buildings within the Heavy Industrial [HI]/B-5, 5 acre min] District. The project also includes a security building of approximately 1,420 square feet, administrative building of approximately 4,120 square feet and a maintenance building of approximately 4,387 square feet. The property is located at 20800 Spence Road, Salinas (Assessor's Parcel Number 137-021-033-000), Greater Salinas Area Plan.
PLN020398-AMD2	MONTEREY HOLDINGS L P ET AL (BERNARDUS LODGE)	5/26/2021	Amendment to a Combined Development Permit	415 W CARMEL VALLEY RD, CARMEL VALLEY, CA 93924	Carmel Valley Master Plan	Negative Declaration	PHAM-GALLARDO	Second Amendment to a previously approved Combined Development Permit (PLN020398), Design Approval (PLN150244) and a previously approved Amendment (PLN020398-AMD1) to allow for construction of 16 additional hotel units, a 3,000 square foot two-story office and maintenance building and demolition of two existing structures originally built as single family dwellings (the 16 hotel units have been constructed). The first amendment (PLN020398-AMD1) modified the original approval to allow to permanent use of three (3) office trailers [two (2) 1,440 square foot trailers & one (1) 960 square foot trailer, both permitted as temporary offices under PLN150244], instead of the 3,000 square foot office & maintenance building approved under the original permit. This amendment (PLN020398-AMD2) includes removal of the three (3) office trailers approved under PLN020398-AMD1, construction of a 6,550 square foot office & maintenance building; construction of a 4,385 two-story yoga/gym building; and replacement of two (2) temporary storage containers with three (3) 480 square foot (each) maintenance sheds. Materials and colors to match existing. The property is located at 415 West Carmel Valley Road, Carmel Valley (Assessor's Parcel Number 187-131-044-000), Carmel Valley Master Plan.
PLN200047	KNOOP MICHAEL & MICHELLE	5/26/2021	Combined Development Permit	100 COUNTRY CLUB HEIGHTS, CARMEL VALLEY, CA 93924	Toro Carmel Valley Master Plan	Mitigated Negative Declaration	JENSEN	Combined Development Permit consisting of: 1) Lot Line Adjustment between Assessor's Parcel Numbers 187-021-040-000 & 187-021-041-000; and 2) Administrative Permit and Design Approval to allow the construction of an approximately square foot single family dwelling and 1,490 square foot detached accessory structure consisting of a garage and guesthouse, and other improvements, 3) Use permit to allow development on slopes in excess of 25 percent, and 4) Use permit to allow ridgeline development. The properties are located at 100 & 120 Country Club Heights, Carmel Valley (Assessor's Parcel Numbers 187-021-040-000 & 187-021-041-000), Carmel Valley Master Plan.
PLN180085	MATA ENRIQUE H & CONNIE M TRS	6/9/2021	Combined Development Permit	4053 COSTADO RD, PEBBLE BEACH, CA 93953	Del Monte Forest LUP	Mitigated Negative Declaration	PHAM-GALLARDO	Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for the construction of a 3,248 two-story single family dwelling with a 780 square foot attached garage, 772 square foot main level terrace, a 585 square foot lower level terrace, and a 90 square foot covered porch.; 2) Coastal Development Permit to allow development on slopes in excess of 30% and 3) Coastal Development Permit for the removal of 18 Monterey Pine trees and 4) Coastal Development Permit for development within 100' of Environmental Sensitive Habitat (ESHA - Rosa pinetorum and Monterey Pine). The property is located at 4053 Costado Road, Pebble Beach (Assessor's Parcel Number 008-091-005-000), Del Monte Forest Land Use Plan, Coastal Zone.

PLN190018	LEAVENS RANCHES GP	6/30/2021	Use Permit	TO BE ASSIGNED	Central Salinas Valley	Mitigated Negative Declaration	GUTHRIE	Use Permit to allow removal of 22 Oak trees to accommodate installation of a solar panel array. The property is located at corner of River Road and Escolle Road, Soledad [NO ADDRESS ASSIGNED TO PARCEL] (Assessor's Parcel Number 216-013-034-000), Central Salinas Valley Area Plan.
PLN170061	HACKETT MICHAEL L & SYLVIA HACKETT TRS	7/7/2021	Use Permit	23940 POTTER RD, SALINAS, CA 93908	Central Salinas Valley		TAYLOR	Administrative Permit to allow approximately 296,939 square feet of canopy for commercial cannabis cultivation and nursery within established greenhouses and to allow 1,361 square feet of non-volatile cannabis manufacturing within an existing warehouse. The property is located at 23940 Potter Road, Salinas (Assessor's Parcel Number 137-051-039-000), Central Salinas Valley Area Plan.
PLN190030-AMD1	SKEEN DALE & CHANG JOMEI	7/13/2021	Minor and Trivial Amendment	26327 SCENIC RD, CARMEL, CA 93923	Carmel LUP	Previous Environmental Review	JENSEN	Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN060735), as modified by PLN110448 and PLN190030 and extended under PLN150766, to allow exterior and interior improvements including modifications to the roof, main level's ceiling height, front gates and master bedroom windows and doors; addition of an approximately 255 square foot terrace, 120 square foot balcony, 250 square foot patio, and outdoor spa; relocation of outdoor firepit; removal of one (1) light well; replacement of master bath window with double doors; interior floor plan changes; and other minor exterior improvements. Materials and colors to remain as previously approved (PLN190030). The property is located at 26327 Scenic Road, Carmel (Assessor's Parcel Number 009-442-013-000), Carmel Land Use Plan, Coastal Zone.
PLN170315	GROWERS TRANSPLANTING INC (360 ESPINOSA ROAD LLC)	7/21/2021	Administrative Permit	370 ESPINOSA RD, SALINAS, CA 93907	Greater Salinas	Mitigated Negative Declaration	ARCHBOLD	Administrative Permit to allow the conversion and establishment of a commercial cannabis mixed-light cultivation/nursery in existing greenhouse space (approximately 308,159 square feet) and distribution of site grown cannabis within existing warehouses within the Farmlands Zoning [F/40] District. The property is located at 370 Espinosa Road, Salinas (Assessor's Parcel Number 253-012-048-000), Greater Salinas Area Plan.
PLN040061-AMD1	LOMBARDO LAND GROUP I LP & MONTEREY PENINSULA REGIONAL PARK DISTRICT (RANCHO CANADA VILLAGE)	7/27/2021	Amendment to a Combined Development Permit	The properties are located between Carmel Valley Road and the Carmel River, east of Val Verde Drive, Carmel	Carmel Valley Master Plan	Environmental Impact Report	ISRAEL	Consideration of the following proposed actions for the Rancho Canada Village Project: 1) Certify the Rancho Cañada Village Environmental Impact Report; 2) Adopt CEQA Findings and a Statement of Overriding Considerations; 3) Adopt a zoning ordinance; and 4) Amend the General Plan Policy CV-1.27 of the Carmel Valley Master Plan to change 50% to 20% affordable housing for the Rancho Canada Village Special Treatment Area notwithstanding any other General Plan policies; 4) Approve a Combined Development Permit for a refinement of the Rancho Cañada Village "Increased Unit, Greater Affordability Project" (Alternative 6B of the Second Final EIR) for a total of 145 housing units, including: a) Vesting Tentative Subdivision Map subdividing 77 acres into 106 residential lots with common areas and roadways, and approximately 38-acres of habitat preserve on two open space lots. The Subdivision includes the adjoining Monterey Peninsula Regional Parks District parcels for the purposes of adjusting the project's common boundary; b) A blanket Administrative Permit (Site Plan Approval) allowing development on 93 single family residential lots (parcels to be zoned MDR Medium Density Residential), 12 townhomes, and 40 units of affordable/workforce housing (parcels to be zoned HDR High Density Residential) within the S Site Plan Review Zoning Overlay District; c) An Administrative Permit for development within the S District of a 1.5 acre community park and 8.6 acres of common areas, grading of up to 220,000 cubic yards and infrastructure installation, including installation of a below-grade drainage pipe and culvert to improve area-wide flood control and drainage. d) Use Permit for development in the Carmel Valley Floodplain; and e) Use Permit for removal of up to 37 trees. 5) Adopt MMRP.

PLN200189	UCHIDA WATARU & NORIKO TRS (AGH PROPERTIES LLC)	7/28/2021	Use Permit	2338 ALISAL RD, SALINAS, CA 93908	Greater Salinas	Mitigated Negative Declaration	VILLATORO	Use Permit for over 50% site coverage in the Farmland zoning district (per 21.30.040.D.). Existing total footprint is 216,155 square feet (approximately 53% site coverage) which includes 5 existing greenhouses (205,088 sqft.), residence, warehouse, and several auxiliary buildings. Proposed project includes the existing area and the rebuild of a demolished greenhouse (59,154 sqft. - demolished prior to 2018). Proposed total site coverage is 275,300 sqft., approximately 67 percent. Administrative Permit for commercial cannabis cultivation and nursery within greenhouses and agricultural support facilities on the site. The property is located at 2338 Alisal Road, Salinas (Assessor's Parcel Number 137-141-005-000), Greater Salinas Area Plan.
PLN170081	GABEGARCIA LLC & KDEVEAUX LLC (MONTEREY GROVE LLC)	8/4/2021	Administrative Permit	2242 ALISAL RD, SALINAS, CA 93905	Greater Salinas	Mitigated Negative Declaration	ISRAEL	Administrative Permit to use five existing greenhouse structures for cannabis cultivation and nursery activities for a total canopy area of approximately 240,000 square feet, to use an existing 2,484 square foot building for processing, and approximately 2,100 square feet of accessory buildings including a new security kiosk. The project includes new parking facilities and a new onsite wastewater treatment system. The property is located at 2242 Alisal Road, Salinas (Assessor's Parcel Number 153-011-053-000), Greater Salinas Area Plan.
PLN170322	23640 POTTER ROAD LLC (ECCA INVESTMENTS PARTNERS LLC)	8/4/2021	Administrative Permit	23640 POTTER RD, SALINAS, CA 93908	Central Salinas Valley	Mitigated Negative Declaration	VILLATORO	Administrative Permit to allow commercial cannabis cultivation and nursery totaling 272,000 square feet of canopy within 285,414 square feet of existing greenhouses, non-volatile manufacturing, and self-distribution. Greenhouses and existing structures were previously used for processing cut flowers. The property is located at 23640 Potter Road, Salinas (Assessor's Parcel Number 137-051-027-000), Central Salinas Valley Area Plan.
PLN160047	POST RANCH INN LLC & ONESIMO PARCEL C LLC	8/25/2021	Combined Development Permit	47900 HWY 1 HWY, BIG SUR, CA 93920	Coast-Big Sur	Mitigated Negative Declaration	ANGELO	Amendment to an approved General Development Plan (PLN970492) for current and future development of the facility consisting of: a) relocation 4 guest units (construct 2 previously approved units in a different location, convert the Post House into 1 guest unit, and convert the Post Caretaker Unit into 1 guest unit), b) relocation 12 employee housing units (3 two-bedroom housing units, 3 studio housing units, a 3 unit staff bunkhouse, and 3 management housing units), c) relocation spa facilities (convert the Butterfly building to a spa treatment room), d) repurpose the Maintenance Building into an Employee Commons Hall, e) consolidation Central Service Facilities (construct a workshop and 2 staff restrooms), f) expansion of the onsite restaurant, and g) establishment of a new detached spa room and ADA compliant restroom; and a Combined Development Permit consisting of: a) Coastal Development Permit and Design Approval to improve an existing public trail and restroom ADA accessibility and add 138 square feet to the Reception building, b) Coastal Development Permit to improve water and fire water supply systems, wastewater treatment system, and stormwater treatment facilities, c) Coastal Development Permit to allow the removal of protected trees, d) Coastal Development Permit to allow development within 100 feet of ESHA, and e) Coastal Development Permit to allow development within 750 feet of a positive archaeological site. The properties are located at 47900 and 47998 Highway 1, Big Sur (Assessor's Parcel Numbers 419-311-042-000 & 419-311-038-000), Big Sur Coast Land Use Plan, Coastal Zone.

PLN160131	PACIFIC GAS & ELECTRIC COMPANY (VARIOUS OWNERS)	9/28/2021	Coastal Development Permit	490 STRAWBERRY RD, ROYAL OAKS, CA 95076	North County LCP	Mitigated Negative Declaration	NELSON	Combined Development Permit consisting of: 1) Coastal Development Permit to allow grading of approximately 400 cubic yards over an area of approximately 2,855 square feet within 100 feet of environmentally sensitive habitat; and 2) Coastal Development Permit to allow development (grading) on slope exceeding 25 percent to increase the ground to conductor clearance for a PG&E overhead transmission line and for vegetation removal. The properties are located near the intersection of Strawberry Canyon Road and Tucker Road, Royal Oaks (Assessor's Parcel Numbers 129-281-007-000, 129-281-008-000, 129-281-009-000, and 129-281-017-000), North County Land Use Plan, Coastal Zone.
PLN170106	YONEMITSU PROPERTIES LP (ALVAREZ BROTHERS LLC)	9/29/2021	Combined Development Permit	26500 ENCINAL RD, SALINAS, CA 93908	Greater Salinas Central Salinas Valley	Mitigated Negative Declaration	JENSEN	Combined Development Permit consisting of: 1) an Administrative Permit to allow cannabis operations in existing greenhouses (approximately 502,815 square feet) including 234,000 square feet of cultivation and 75,796 square feet of nursery and processing/non-volatile manufacturing in existing buildings (approximately 14,120 square feet); and 2) a Use Permit to allow the rebuild of 155,760 square feet of greenhouses (additional 87,000 square feet of canopy) resulting in a lot coverage exceeding the 50 percent threshold (53.7 percent). The property is located at 26500 Encinal Road, Salinas (Assessor's Parcel Number 137-061-032-000), Greater Salinas Area Plan.
PLN190244	AEROPARATUS LLC	9/29/2021	Combined Development Permit	3450 RED WOLF DR, CARMEL, CA 93923	Carmel LUP	Mitigated Negative Declaration	ANGELO	Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the construction of an approximately 3,960 square foot one-story single family dwelling, 1,480 square foot detached garage & 1,645 square foot pool; 2) Coastal Development Permit & Design Approval to allow the construction of a 1,200 square foot accessory dwelling unit; and 3) Coastal Development Permit to allow development within environmentally sensitive habitat (Maritime chaparral). The property is located at 3450 Red Wolf Drive, Carmel (Assessor's Parcel Number 416-011-009-000), Carmel Land Use Plan, Coastal Zone.
PLN170316	GROWERS TRANSPLANTING INC (360 ESPINOSA ROAD LLC)	10/20/2021	Administrative Permit	360 ESPINOSA RD, SALINAS, CA 93907	Greater Salinas	Mitigated Negative Declaration	TAYLOR	Administrative Permit to allow for commercial cannabis cultivation and nursery, totaling 611,113 square foot of canopy area within eight existing large greenhouse buildings, allow approximately 11,562 square foot existing structure for processing, manufacturing, and extraction, and demolish and rebuild a 250 square foot restroom and a new security fence. The property is located at 360 Espinosa Road, Salinas (Assessor's Parcel Number 253-012-047-000), Greater Salinas Area Plan.
PLN170288	ALDERETE JESUS C JR & MARLENE D TRS (OLD STAGE ROAD LLP)	12/1/2021	Administrative Permit	26100 OLD STAGE RD, GONZALES, CA 93926	Central Salinas Valley	Mitigated Negative Declaration	NELSON	Administrative Permit to allow Type 1A License for small indoor commercial cannabis cultivation, nursery and self-distribution within 4,950 square foot existing warehouse. The property is located at 26100 Old Stage Road, Gonzales (Assessor's Parcel Number 269-061-014-000), Central Salinas Valley Area Plan.
PLN171039	MIGOTTI VALERIE R & STEVEN A TRS (CALI GIRL SEEDS)	12/1/2021	Administrative Permit	1230 RIVER RD, SALINAS, CA 93908	Central Salinas Valley	Mitigated Negative Declaration	ARCHBOLD	Administrative Permit to allow a commercial cannabis operation inclusive of nursery and distribution of site-grown seeds within an existing 192 square foot shed. The property is located at 1230 River Road, Salinas (Assessor's Parcel Number 167-041-006-000), Central Salinas Valley Area Plan.

PLN190088	BARBUR PETER	12/2/2021	Combined Development Permit	48200 COAST RIDGE RD, BIG SUR, CA 93920	Coast-Big Sur	Mitigated Negative Declaration	ISRAEL	Combined Development Permit consisting of a: 1) Coastal Administrative and Design Approval to construct an approximately 3,090 square foot one-story single family dwelling with a 540 square foot basement, 540 square foot garage, 580 square foot covered screened porch, and 3,780 square feet of covered patios, estimated grading of 5,860 cubic yards; 2) Coastal Administrative Permit for the conversion of one test well to a permanent well; 3) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 4) Coastal Development Permit to allow development on slopes in excess of 30%. The property is located at 48200 Coast Ridge Road, Big Sur (Assessor's Parcel Number 419-031-034-000), Big Sur Coast Land Use Plan, Coastal Zone.
PLN200146	KLINGEL MARTIN A JR TR	12/2/2021	Coastal Development Permit	26360 VALLEY VIEW AVE, CARMEL, CA 93923	Carmel LUP	Mitigated Negative Declaration	ISRAEL	Coastal Development Permit to allow development within 750 feet of archaeological resources and Design Approval to allow a 652 square foot addition on the main level of an existing 2,408 square foot two-story single family dwelling and renovations including garage entry, dormer windows & new rear patios. The property is located at 26360 Valley View Avenue, Carmel (Assessor's Parcel Number 009-463-014-000), Carmel Area Land Use Plan, Coastal Zone.
COA 155 of 965120PC	CANADA WOODS NORTH	12/17/1996	Combined Development Permit	The properties are located between Highway 68 and Carmel Valley Road near York Road	Combined Development Permit	Environmental Impact Report	OSORIO	VESTING TENTATIVE SUBDIVISION MAP TO ALLOW THE CREATION OF 34 RESIDENTIAL PARCELS, 10 RECREATION AND OPEN SPACE PARCELS; USE PERMIT TO ALLOW A GOLF COURSE AND ACCESSORY USES; DEVELOPMENT ON SLOPES IN EXCESS OF 30%; TREE REMOVAL
COA 153 of PC07703/PC07704	PASADERA / BISHOP RANCH SUBDIVISION	10/5/1995	Combined Development Permit	The properties are located South Boundary Road and Highway 68 near Bit Road	Combined Development Permit and General Plan Amendment	Environmental Impact Report	CHANCE/ OSORIO	AMENDMENT TO THE GREATER MONTEREY PENINSULA AREA PLAN FROM RURAL DENSITY RESIDENTIAL 10 ACRE MINIMUM PUBLIC QUASI/PUBLIC TO LOW DENSITY RESIDENTIAL 2 ACRES PER UNIT AND COMMERCIAL

RESPONSIBLE DEPARTMENTS' ANNUAL REPORTS

Pursuant to Section II.B.2 of the Program, each Responsible Department that applied COA/MM for projects on the 2021 Annual Project List (as shown in Tables 1 and 2) 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 – Planning
- County Counsel-Risk Management
- Environmental Health Bureau
- Monterey County Regional Fire District
- Cypress Fire Protection District and Pebble Beach Community Services District

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

- 1) The 2021 Project List for the department;
- 2) A signed memo from the department head or his/her designee, verifying compliance with the Program; and
- 3) The Responsible Department's Condition Compliance Certification Reports, certifying and verifying the status of each COA/MM being reported on.

PLANNING REPORT

2021 Project List for Planning

PLN020398-AMD2 Monterey Holdings LLP

PLN040061-AMD1 Rancho Canada Ventures

PLN110380-AMD2 Cypress Point Club

PLN160047 Post Ranch Inn

PLN160131 PG&E Company

PLN170765 – McIntosh

PLN180085 Mata

PLN180362 Eaton/AT&T Mobility

PLN190018 Leavens Ranches

PLN190030-AMD1 Skeen and Chang

PLN190083 Green

PLN190088 Barbur

PLN190244 Aeroparatus

PLN190276 Auerbach

PLN200047 Knoop

PLN200052 26195 Scenic Holdings

PLN200068 Feather Cypress

PLN200146 Klingel

Cannabis Projects:

PLN170061 Hackett

PLN200189 Uchida

PLN170283 Altman

PLN171054 Shinhira

PLN180180 AMAG Holdings

PLN170315 Growers Transplanting

PLN170081 Garcia

PLN170322 23640 Potter Road

PLN170316 Growers Transplanting

PLN170288 Alderete

PLN171039 Migotti

PLN170106 Yonemitsu

MONTEREY COUNTY
HOUSING AND COMMUNITY DEVELOPMENT
Erik V. Lundquist, AICP, Director



HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES

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

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

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

Date: January 31, 2022

To: Craig Spencer, Chief of Planning
Brian Briggs, Deputy County Counsel

From: Anna Quenga, AICP, Principal Planner

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

In accordance with Section II.B.2 of the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program ("Program") adopted by the Monterey County Board of Supervisors Resolution No. 19-270, a list of land use projects (the "Project List") was provided to the Planning Department. The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning and to County Counsel on the projects included in the project list to verify the status of condition compliance. Planning staff reviewed the Project List and confirmed that the set included in **Attachment 1** is complete for Planning's responsibility to the Program in 2021. Condition Compliance Certification Reports included in **Attachment 2** provides the listed projects' conditions of approval/mitigation measures (COA/MMs) and current statuses as noted in Accela. Accordingly, Planning staff has reviewed each COA/MM listed and made any necessary corrections to the report and in Accela. Staff has verified, through initialing, the current status of each COA/MM.

CERTIFICATION

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

Respectfully,



Anna Quenga, AICP, Principal Planner

Condition Compliance Certification Report

PLN020398-AMD2

MONTEREY HOLDINGS L P ET AL (BERNARDUS LODGE)

Planning Department


Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		KT
2.	PD002 - NOTICE PERMIT APPROVAL	Not Met	Staff has received no proof of recordation of the Permit Approval Notice. Therefore this condition remains unmet.	KT
3.	ACCOMODATION - GYM/YOGA STUDIO/SPA	On-Going		KT
7.	PD003(A) - RESOURCES NEG ARCH	On-Going		KT
8.	PD006 - MITIGATION MONITORING	Not Met	Mitigation Monitoring and/or Reporting Plan is has not been completed. Therefore this condition is unmet.	KT
9.	PD014(A) - LIGHTING EXTERIOR	Met		KT
10.	PD035 - UTILITITES UNDERGROUND	On-Going		KT
20.	PDSP03 - MITIGATION MEASURE 2 - GEOLOGICAL HAZARDS	Met		KT
21.	REMOVAL TEMPORARY STORAGE CONTAINERS	Not Met	Staff has not received any evidence or photographs of the removal of the two temporary metal storage containers off-site. Therefore this condition remains unmet.	KT
22.	VEGETATIVE SCREENING	Not Met	Staff has not received landscaping plan submittal. Therefore this condition remains unmet.	KT
23.	PD050 - RAPTOR/MIGRATORY BIRD NESTING	Not Met		KT
24.	PD012(E) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-OTHER)	Not Met	Staff has not received the landscaping plan submittal for review. Therefore this condition remains unmet.	KT

Condition Compliance Certification Report

PLN020398-AMD2

MONTEREY HOLDINGS L P ET AL (BERNARDUS LODGE)

Water Resources Agency









Condition	Condition Title	Status	Status Comment	Staff Initial
12.	WR40 - WATER CONSERVATION MEASURES	On-Going		

Condition Compliance Certification Report

PLN040061-AMD1

AND GROUP I LP & MONTEREY PENINSULA REGIONAL PARK DISTRICT (RANCHO CAN.

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.	PD011 - TREE AND ROOT PROTECTION	Not Met		
6.	PD013 - STREET LIGHTING	Not Met		
7.	PD015 - NOTE ON MAP-STUDIES	Partially Met	NOTE ON DRAFT FINAL MAP REQUIRES EDITS	
8.	PD032(A) - PERMIT EXPIRATION	On-Going		
9.	PD036 - UTILITIES-SUBDIVISION	Partially Met	NOTE ON DRAFT FINAL MAP REQUIRES EDITS	
13.	RESERVED	Not Met		
14.	RESERVED	Not Met		
18.	RESERVED	Not Met		
29.	RESERVED	Not Met		
30.	RESERVED	Not Met		
31.	RESERVED	Not Met		
32.	RESERVED	Not Met		
34.	RESERVED	Not Met		
57.	AES-1	On-Going	MET FOR FINAL MAP	
58.	AIR-1	Met	MET FOR FINAL MAP	
59.	RESERVED	Not Met		
60.	RESERVED	Not Met		

Condition Compliance Certification Report

PLN040061-AMD1

AND GROUP I LP & MONTEREY PENINSULA REGIONAL PARK DISTRICT (RANCHO CAN.

Planning Department

61.	BIO-4	Partially Met	NOTE ON DRAFT FINAL MAP REQUIRES EDITS	
62.	BIO-1	Partially Met	NOTE ON DRAFT FINAL MAP REQUIRES EDITS	
63.	BIO-2	Partially Met	NOTE ON DRAFT FINAL MAP REQUIRES EDITS	
64.	BIO-3	Partially Met		
65.	RESERVED	Not Met		
66.	BIO-5	Partially Met		
67.	BIO-6	Partially Met		
68.	BIO-7	Partially Met	NOTE ON DRAFT FINAL MAP REQUIRES EDITS; BIOLOGIST CONTRACT NOT YET SUBMITTED	
69.	BIO-8	Partially Met	NOTE ON DRAFT FINAL MAP REQUIRES EDITS	
70.	BIO-9	Partially Met	NOTE ON DRAFT FINAL MAP REQUIRES EDITS; BIOLOGIST CONTRACT NOT YET SUBMITTED	
71.	BIO-10	Partially Met	NOTE ON DRAFT FINAL MAP REQUIRES EDITS; BIOLOGIST CONTRACT NOT YET SUBMITTED	
72.	BIO-11	Partially Met	NOTE ON DRAFT FINAL MAP REQUIRES EDITS	
73.	BIO-12	Partially Met	NOTE ON DRAFT FINAL MAP REQUIRES EDITS	
74.	BIO-13	Partially Met	NOTE ON DRAFT FINAL MAP REQUIRES EDITS	
75.	BIO-14	Partially Met	NOTE ON DRAFT FINAL MAP REQUIRES EDITS	
76.	BIO-15	Partially Met	NOTE ON DRAFT FINAL MAP REQUIRES EDITS	
77.	BIO-16	Partially Met	NOTE ON DRAFT FINAL MAP REQUIRES EDITS	
78.	BIO-17	Partially Met	NOTE ON DRAFT FINAL MAP REQUIRES EDITS	
				

Condition Compliance Certification Report

PLN040061-AMD1

AND GROUP I LP & MONTEREY PENINSULA REGIONAL PARK DISTRICT (RANCHO CAN.

Planning Department


79.	BIO-18	Partially Met	NOTE ON DRAFT FINAL MAP REQUIRES EDITS	
80.	BIO-19	Partially Met	NOTE ON DRAFT FINAL MAP REQUIRES EDITS	
81.	CR-1	Partially Met	NOTE ON DRAFT FINAL MAP REQUIRES EDITS	
82.	CR-2	Not Met	NOTE ON DRAFT SIP REQUIRES EDITS; ARCHAEOLOGIST CONTRACT NOT YET SUBMITTED	
83.	CR-3	Not Met	NOTE ON DRAFT SIP REQUIRES EDITS; AGREEMENT NOT YET SUBMITTED	
84.	CR-4	Not Met	NOTE ON DRAFT SIP REQUIRES EDITS; AGREEMENT NOT YET SUBMITTED	
85.	CR-5	Not Met	NOTE ON DRAFT SIP REQUIRES EDITS; HOA/CSD/OTHER ENTITY FORMATION DOCUMENTS NOT YET SUBMITTED	
90.	RESERVED	Not Met		
91.	GHG-1	Not Met	NOTE ON DRAFT SIP REQUIRES EDITS; BMP REPORT NOT YET SUBMITTED	
92.	GHG-2	Not Met		
93.	HAZ-1	Partially Met	MET FOR FINAL MAP	
94.	HAZ-2	Partially Met	NOTE ON DRAFT FINAL MAP REQUIRES EDITS	
95.	HAZ-3	Partially Met	NOTE ON DRAFT FINAL MAP REQUIRES EDITS	
96.	HAZ-4	Not Met		
100.	HYD-4	Not Met		
101.	HYD-5	Partially Met		

Condition Compliance Certification Report

PLN040061-AMD1

AND GROUP I LP & MONTEREY PENINSULA REGIONAL PARK DISTRICT (RANCHO CAN.

Planning Department


103.	RESERVED	Not Met		
104.	NOI-1	Not Met		
105.	NOI-2	Partially Met	NOTE ON DRAFT FINAL MAP REQUIRES EDITS	
106.	PDSP001 -- PSU-1	On-Going	NOTE ON FINAL MAP NEEDS EDIT, WATER RIGHTS EVIDENCE SUBMITTED AND BEING REVIEWED BY COUNTY	

Condition Compliance Certification Report

PLN040061-AMD1

AND GROUP I LP & MONTEREY PENINSULA REGIONAL PARK DISTRICT (RANCHO CAN.

Economic Development





Condition	Condition Title	Status	Status Comment	Staff Initial
112.	EDDSP001 - INCLUSIONARY HOUSING REQUIREMENT (NON-STANDARD)	Not Met		

Condition Compliance Certification Report

PLN110380-AMD2

CYPRESS POINT CLUB

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Met		
3.	PD048 - TREE REPLACEMENT/RELOCATION	Met		
4.	MMRP001 - CULTURAL RESOURCES (MITIGATION MEASURES)	Partially Met	Received pre- and during-construction archaeological reports. Condition will be met upon submittal of final report.	

Condition Compliance Certification Report

PLN160047

POST RANCH INN LLC & ONESIMO PARCEL C LLC

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		PA
2.	PD002 - NOTICE PERMIT APPROVAL	Not Met		PA
3.	PD003(B) - CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT	Not Met		PA
4.	PD004 - INDEMNIFICATION AGREEMENT	Not Met		PA
5.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met		PA
6.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Not Met		PA
7.	PD011(A) - TREE REMOVAL	Not Met		PA
8.	PD014(C) - LIGHTING-EXTERIOR LIGHTING PLAN (BIG SUR)	Not Met		PA
9.	PD049 - TREE AND ROOT PROTECTION	Not Met		PA
10.	PD050 - RAPTOR/MIGRATORY BIRD NESTING	Not Met		PA
11.	PD052 - PRE-CONSTRUCTION MEETING	Not Met		PA
17.	MITIGATION MEASURE NO. 1. COMPLIANCE WITH THE ADOPTED HABITAT CONSERVATION PLAN	Not Met		PA
18.	MITIGATION MEASURE NO. 2. CONSTRUCTION PROTECTION MEASURES – FENCING	Not Met		PA
19.	MITIGATION MEASURE NO. 3. PROTECTION MEASURES – GRADING AND SOIL DISTURBANCE	Not Met		PA
20.	MITIGATION MEASURE NO. 4. PROTECTION MEASURES WITHIN THE PROPOSED DRAINAGE SWALES	Not Met		PA
21.	MITIGATION MEASURE NO. 5. IMPLEMENTATION OF EXOTIC SPECIES CONTROL	Not Met		PA
22.	MITIGATION MEASURE NO. 6. PLANT SALVAGING	Not Met		PA
23.	MITIGATION MEASURE NO. 7. COASTAL TERRACE PRAIRIE RESTORATION PLAN	Not Met		PA
24.	MITIGATION MEASURE NO. 8. LANDSCAPE PLAN	Not Met		PA
25.	MITIGATION MEASURE NO. 9. ESTABLISHMENT OF ARCHAEOLOGICAL MANAGEMENT ZONE (AMZ)	Not Met		PA

Condition Compliance Certification Report

PLN160047

POST RANCH INN LLC & ONESIMO PARCEL C LLC

Planning Department

26.	MITIGATION MEASURE NO. 10. DEVELOPMENT STANDARDS AND BEST MANAGEMENT PRACTICES FOR CONSTRUCTION WITHIN THE ARCHAEOLOGICAL MANAGEMENT ZONE (AMZ)	Not Met	PA
27.	MITIGATION MEASURE NO. 11. IMPACTS FROM ROAD IMPROVEMENTS	Not Met	PA
28.	MITIGATION MEASURE NO. 12. IMPACTS FROM CONSTRUCTION AND ESTABLISHMENT OF MANAGEMENT HOUSING UNITS	Not Met	PA
29.	MITIGATION MEASURE NO. 13. INADVERTENT DISCOVERIES OUTSIDE THE ARCHAEOLOGICAL MANAGEMENT ZONE (AMZ)	Not Met	PA
30.	MITIGATION MEASURE NO. 14. GEOLOGICAL REPORT – CENTRAL SERVICES AREA	Not Met	PA
31.	MITIGATION MEASURE NO. 15. GEOLOGICAL REPORT – GALLERY PARKING AND RESTROOM AREA	Not Met	PA
32.	MITIGATION MEASURE NO. 16. GEOLOGICAL REPORT – RECEPTION ADDITION AREA	Not Met	PA
33.	MITIGATION MEASURE NO. 17. GEOLOGICAL REPORT – EMPLOYEE HOUSING AREA	Not Met	PA
34.	MITIGATION MEASURE NO. 18. PROTECTION OF CULTURAL RESOURCES AND SACRED PLACES	Not Met	PA
35.	PDSP001 - EMPLOYEE HOUSING UNITS (NON-STANDARD)	Not Met	PA

Condition Compliance Certification Report

PLN160131

PACIFIC GAS & ELECTRIC COMPANY (VARIOUS OWNERS)

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		KN
2.	PD002 - NOTICE PERMIT APPROVAL	Met		KN
4.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	Met		KN
5.	PD050 - RAPTOR/MIGRATORY BIRD NESTING	Partially Met	no grading or construction anticipated during nesting season (note on construction plans)	KN
6.	PD049 - TREE AND ROOT PROTECTION	Not Met		KN
7.	PD033 -RESTORATION NATURAL MATERIALS	Not Met		KN
8.	PD006(A) - CONDITION COMPLIANCE FEE	Met		KN
13.	MM1-COLLECTION OF LOCAL SEED STOCK	Partially Met	Action 1a, nursery identified, met	KN
14.	MM2-ENHANCEMENT OF ENVIRONMENTAL SETTING	Not Met		KN
15.	MM3-REMOVAL OF SPECIAL-STATUS PLANTS WITHIN THE LOD	Partially Met	Pre-grading photographic documentation met	KN
16.	MM4- ADAPTIVE MANAGEMENT	Not Met		KN
17.	PD016 - NOTICE OF REPORT	Met		KN

Condition Compliance Certification Report

PLN170765

MCINTOSH LEONARD H TR (LAGUNA SECA OFFICE PARK - LOT 5)

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		PA
2.	PD002 - NOTICE PERMIT APPROVAL	Not Met		PA
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	Not Met		PA
4.	PD011 - TREE AND ROOT PROTECTION	Not Met		PA
5.	PD011(A) - TREE REMOVAL	Not Met		PA
6.	PD048 - TREE REPLACEMENT/RELOCATION	Not Met		PA
7.	PD012(E) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-OTHER)	Not Met		PA
8.	PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN	Not Met		PA
15.	PD052 - PRE-CONSTRUCTION MEETING	Not Met		PA
16.	PD017 - DEED RESTRICTION-USE	Not Met		PA
17.	PDSP001 - INCLUSIONARY HOUSING	Not Met		PA
18.	PDSP002 - SAFETY & SECURITY	Not Met		PA
20.	PDSP003 - MBARD RECOMMENDED MEASURES	Not Met		PA
21.	PDSP004 - BIOLOGICAL MONITOR	Not Met		PA
22.	PDSP005 - CONSTRUCTION HOURS OF OPERATION	Not Met		PA
23.	PD050 - RAPTOR/MIGRATORY BIRD NESTING	Not Met		PA
24.	PD032(A) - PERMIT EXPIRATION	Not Met		PA

Condition Compliance Certification Report

PLN180085

MATA ENRIQUE H & CONNIE M TRS

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		KT
2.	PD002 - NOTICE PERMIT APPROVAL	Met		KT
4.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Met		KT
5.	PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)	Not Met		KT
6.	PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN	Not Met		KT
7.	PD048 - TREE REPLACEMENT/RELOCATION	Not Met		KT
8.	PD049 - TREE AND ROOT PROTECTION	Not Met		KT
9.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met		KT
10.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	On-Going		KT
11.	MM001 -PROTECTION OF PINE ROSE	Not Met		KT
12.	MM002 -PRE-CONSTRUCTION IDENTIFICATION OF PINE ROSE	Not Met		KT
13.	MM003 - PROTECTIVE FENCING	Not Met		KT
16.	PD011(A) - TREE REMOVAL	Not Met		KT
17.	PD050 - RAPTOR/MIGRATORY BIRD NESTING	Not Met		KT

Condition Compliance Certification Report

PLN180362

EATON ROBERT W (AT&T MOBILITY)

Planning Department





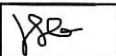




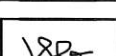
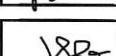
Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		KT
2.	PD002 - NOTICE PERMIT APPROVAL	Met		KT
3.	PD039(A) - WIRELESS INDEMNIFICATION	Met		KT
4.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	On-Going		KT
5.	PD025 - ANTENNA TOWER HEIGHT	Partially Met	Benchmark has been noted on building plan sheet C1. This condition is partially met until the tower is fully constructed and the height is verified.	KT
6.	PD026 - BANNER, FLAGS, PENNANTS	Not Met	The tower is currently not constructed. After the building permit is final. The applicant shall submit photos the tower has that there are no flags, banners, pennants, or other attention-getting devices other than approved signs, on the property.	KT
7.	PD039(B) - WIRELESS REDUCE VISUAL IMPACTS	Partially Met		KT
8.	PD039(C) - WIRELESS CO-LOCATION	On-Going		KT
9.	PD039(D) - WIRELESS REMOVAL	On-Going		KT
10.	PD039(E) - WIRELESS EMISSION	On-Going		KT
11.	PDNS001 - USE OF PRIVATE ROAD	Met		KT
12.	PD021 - DEED RESTRICTION-FIRE HAZARD	Met		KT

Condition Compliance Certification Report

PLN190018

LEAVENS RANCHES GP

Planning Department




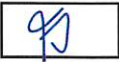
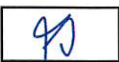
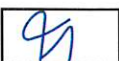
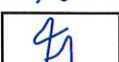
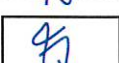
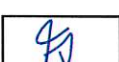
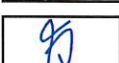
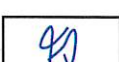
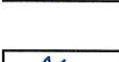
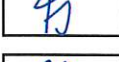
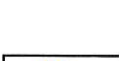
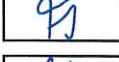
Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Met		
6.	PD011 - TREE AND ROOT PROTECTION	Not Met		
7.	PD011(A) - TREE REMOVAL	Not Met		
9.	PDSP001 - Mitigation Measure (MM) No. 1 - CERTIFIED ARBORIST/PROFESSIONAL FORESTER	Not Met		
10.	PDSP002 - Mitigation Measure (MM) No. 2 - NOTE ON DEMOLITION AND CONSTRUCTION PLANS FOR OAK TREE BMPs	Not Met		
11.	PDSP003 - Mitigation Measure (MM) No. 3 - MONITORING AND REPORTING (OAK TREES)	Not Met		
12.	PDSP004 - Mitigation Measure (MM) No. 4 - OAK WOODLAND CONSERVATION FUND	Not Met		
13.	PDSP005 - Mitigation Measure (MM) No. 5 - NOTE ON DEMOLITION AND CONSTRUCTION SHEETS	Not Met		
14.	PDSP006 - OAK TREE REPLACEMENT	Not Met		
15.	PDSP007 - TREE REMOVAL (NESTING AND MIGRATORY BIRD SURVEY)	Not Met		

Condition Compliance Certification Report

PLN190030-AMD1

SKEEN DALE & CHANG JOMEI

Planning Department















Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Met	Received Permit Approval Notice (Doc. No. 2021083416).	
3.	PD006(A) - CONDITION COMPLIANCE FEE	Met	Condition Compliance fees have been paid (Receipt number: REC21-00031)	
4.	PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)	Not Met	Requested revised landscape plans	
5.	PD014(B) - LIGHTING-EXTERIOR LIGHTING PLAN (VS & RIDGELINE)	Partially Met	Received and approved lighting plans.	
6.	PD016 - NOTICE OF REPORT	Partially Met	Received recorded notice (Document #: 2014030602).	
7.	PD016 - NOTICE OF REPORT	Partially Met	Received recorded notice Doc #: 2014030602.	
8.	PDSP002 - ARCHAEOLOGICAL MONITORING (MITIGATION #2)	Partially Met	Requested revised Archaeological Monitoring contract	
9.	PD035 - UTILITIES UNDERGROUND	On-Going		
10.	PDSP003 - TEMPORARY SHORING (MITIGATION #3)	Met	Received final certification letter and temporary shoring plans.	
11.	PD041 - HEIGHT VERIFICATION	Partially Met	Benchmark listed on 17CP01689. Surveyors have confirmed no movement	
12.	PDSP004 - LIABILITY INSURANCE (NON-STANDARD)	On-Going	Received liability insurance documentation	
13.	PDSP001 - CONSTRUCTION MANAGEMENT PLAN (NON-STANDARD)	Partially Met	Received Construction Management Plan. Approved under PLN060735. No revisions necessary.	
16.	PD007- GRADING WINTER RESTRICTION	On-Going		
17.	PD003(B) - CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT	Not Met	Requested revised Archaeological Motoring contract	

Condition Compliance Certification Report

PLN190083

GREEN JASON E & ANN W TRS

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Met		
3.	PD002(A) - ATTACH RESOLUTION TO CONSTRUCTION PLANS	Partially Met	CONDITIONS ON SHEET L0.3 OF CONST. PLANS (21CP02611).	
4.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met		
5.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Partially Met	Fees paid in full. Evidence of recorded document is required prior to final inspection.	
7.	PD014(B) - LIGHTING-EXTERIOR LIGHTING PLAN (VS & RIDGELINE)	Partially Met	MOST OF EXTERIOR LIGHTING PLAN APPROVED, REVISIONS PENDING.	
8.	PD011 - TREE AND ROOT PROTECTION	Partially Met	TREE PROTECTION IS IN PLACE.	
9.	PD022(B) - EASEMENT-CONSERVATION & SCENIC IN THE DEL MONTE FOREST	Partially Met	APPROPRIATE SITE HANDLING FOR TRIBAL RESOURCE IS IN PROGRESS AND MUST BE COMPLETED PRIOR TO MAPPING CSED.	
10.	PD003(B) - CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT	Partially Met	APPROPRIATE SITE HANDLING FOR TRIBAL CULTURAL RESOURCES IS IN PROGRESS.	
11.	PDSP001 - Mitigation Measure (MM) No. 1 - PROTECTIVE FENCING	Met		
12.	PDSP002 - Mitigation Measure (MM) No. 2 - QUALIFIED ARCHAEOLOGICAL MONITOR	Partially Met	APPROPRIATE SITE HANDLING FOR TRIBAL CULTURAL RESOURCES IS IN PROGRESS.	
13.	PDSP003 - Mitigation Measure (MM) No. 3 - TRIBAL MONITOR	Met	SEE NOTE ON BUILDING PLAN SET 21CP02611	
14.	PDSP004 - HISTORICAL RESOURCES "HR" OVERLAY	Met	HR ZONE REQUEST WAS SUBMITTED. APPROPRIATE SITE HANDLING FOR TRIBAL CULTURAL RESOURCES IS IN PROGRESS.	
				

Condition Compliance Certification Report

PLN190083

GREEN JASON E & ANN W TRS

Planning Department

16. PD019(B) - DEED RESTRICTION-GUESTHOUSE
(COASTAL)

Partially Met














LAST ACTION 5/20/2021:
MAILED DOCUMENT TO
AGENT.



Condition Compliance Certification Report

PLN190088
BARBUR PETER

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		
7.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met		
8.	PD011 - TREE AND ROOT PROTECTION	Not Met		
9.	PD014(C) - LIGHTING-EXTERIOR LIGHTING PLAN (BIG SUR)	Not Met		
10.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Partially Met	Fee paid but agreement in process	
11.	PDSP001 -- BOTANICAL SURVEYS	Not Met		
12.	PDSP002 -- PROTECTED AVIAN SPECIES SURVEYS AND PROTECTIONS	Not Met		
13.	PDSP002 -- PROTECTED AVIAN SPECIES SURVEYS, PART 2	Not Met		
14.	PDSP003 -- CALIFORNIA RED-LEGGED FROG SURVEYS AND SPECIES AVOIDANCE	Not Met		
15.	PDSP003 -- CALIFORNIA RED-LEGGED FROG SURVEYS AND SPECIES AVOIDANCE PART 2	Not Met		
16.	PDSP004 -- MONTEREY DUSKY-FOOTED WOODRAT SURVEY AND AVOIDANCE	Not Met		

Condition Compliance Certification Report

PLN190244

AEROPARATUS LLC

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		PA
2.	PD002 - NOTICE PERMIT APPROVAL	Met		PA
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	Not Met		PA
4.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met		PA
5.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Partially Met	Condition compliance / mitigation monitoring fee paid, but agreement is in process at County.	PA
6.	PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)	Not Met		PA
7.	PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN	Not Met		PA
8.	PD016 - NOTICE OF REPORT	Partially Met	Notice recorded. Evidence must be provided prior to occupancy that the development was implemented in accordance with the report.	PA
9.	PD038 - WATER TANK APPROVAL	Partially Met	Proposed colors submitted and approved. Proof that the water tank was installed as approved must be submitted prior to occupancy.	PA
10.	PD041 - HEIGHT VERIFICATION	Not Met		PA
17.	PDSP001 - CONSERVATION & SCENIC EASEMENT (Mitigation Measure No. 1)	Not Met		PA
18.	PDSP002 - EMPLOYEE EDUCATION PROGRAM (Mitigation Measure No. 2)	Partially Met	Contract for employee education program submitted and approved.	PA
19.	PDSP003 - BEST MANAGEMENT PRACTICES TO REDUCE IMPACT TO SPECIAL STATUS SPECIES (Mitigation Measure No. 3)	Partially Met	Contract for monitoring required by best management practices submitted and approved.	PA
20.	PDSP004 - FUEL MANAGEMENT PLAN (Mitigation Measure No. 4)	Not Met		PA
21.	PDSP005 - BEST MANAGEMENT PRACTICES TO AVOID POTENTIAL IMPACTS TO MONTEREY PINE (Mitigation Measure No. 5)	On-Going		PA

Condition Compliance Certification Report

PLN190244

AEROPARATUS LLC

Planning Department












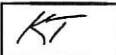

22.	PDSP006 - MONTEREY PINE REVEGETATION PLAN (Mitigation Measure No. 6)	Not Met		<input type="checkbox"/>
23.	PDSP007 - PROTECTION FOR NESTING RAPTORS AND OTHER NESTING AVIAN SPECIES (Mitigation Measure No. 7)	Partially Met	Contract for bird nesting survey submitted.	<input type="checkbox"/>
24.	PDSP008 - MONTEREY DUSKY FOOTED WOODRAT PROTECTION (Mitigation Measure No. 8)	Partially Met	Contract with County-approved biologist for Monterey Dusky Footed Woodrat survey submitted.	<input type="checkbox"/>
25.	PDSP009 - TRIBAL CULTURAL RESOURCES NOTE (Mitigation Measure No. 9)	Not Met		<input type="checkbox"/>

Condition Compliance Certification Report

PLN190276

AUERBACH JONATHAN & JESSIKA

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	On-Going		
4.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met		
5.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Met		
6.	PD011 - TREE AND ROOT PROTECTION	Not Met	No construction has been approved onsite; therefore, no tree protection evidence has been sent to staff for review.	
7.	PD011(A) - TREE REMOVAL	On-Going		
8.	PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN	Partially Met	The applicant has provided an exterior lighting plan (AL-104). Therefore, staff allowed building permit #21CP00862 to be issued. This condition is partially met until exterior lighting is installed on-site consistent with approved plans.	
9.	PD019(B) - DEED RESTRICTION-GUESTHOUSE (COASTAL)	Met		
10.	PD022(A) - EASEMENT-CONSERVATION & SCENIC	Not Met	Staff is currently pending submittal of a draft legal description and map of the easement area prior to scheduling to the Board of Supervisors.	
11.	PD032(A) - PERMIT EXPIRATION	On-Going		
12.	PD035 - UTILITIES UNDERGROUND	On-Going		
				

Condition Compliance Certification Report

PLN190276

AUERBACH JONATHAN & JESSIKA

Planning Department


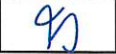




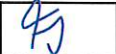







13.	PD041 - HEIGHT VERIFICATION	Partially Met	The applicant has provided a benchmark on sheet A3.6. Therefore staff allowed the issuance of building permit #21CP00862. This condition is partially met until building height is verified onsite prior to the building permit final.	
14.	MITIGATION MEASURE NO. 1: RESTORATION PLAN	Partially Met	The applicant has submitted a restoration plan prepared by Denise Duffy & Associates, Inc. This condition is partially met until evidence is submitted that the temporary habitat protective fencing has been installed onsite.	
15.	MITIGATION MEASURE NO. 2: SEDIMENT CONTROL	Not Met	A sediment control plan has not been submitted for staff to review. No construction has been approved onsite. Therefore this condition is unmet.	
16.	MITIGATION MEASURE NO. 3: PRE-CONSTRUCTION SURVEY – MONTEREY DUSKY-FOOTED WOODRAT	Not Met	The woodrat survey must be conducted within a certain number of days of construction. No construction has been approved onsite. Therefore this condition is unmet.	
23.	PD048 - TREE REPLACEMENT/RELOCATION	Not Met	No construction has been approved onsite; therefore, no tree replacement evidence has been sent to staff for review.	

Condition Compliance Certification Report

PLN200047

KNOOP MICHAEL & MICHELLE

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Met	Received recorded Permit Approval Notice.	
3.	LOT LINE ADJUSTMENT - RECORD DEEDS - CA GOVT CODE 66412(d)	Partially Met	Staff received recorded grant deeds. This condition will be met upon recordation of Certificates of Compliance.	
4.	PD045 - COC (LOT LINE ADJUSTMENTS)	Not Met		
7.	PD049 - TREE AND ROOT PROTECTION	Not Met		
8.	PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)	Partially Met	Approved landscape plans incorporated into construction permit. Applied Construction Permit hold.	
9.	PD014(B) - LIGHTING-EXTERIOR LIGHTING PLAN (VS & RIDGELINE)	Partially Met	Approved plans in construction permit. Applied Construction Permit Hold.	
12.	PD019(A) - DEED RESTRICTION-GUESTHOUSE (INLAND)	Not Met		
13.	PD016 - NOTICE OF REPORT	Partially Met	Received proof of recorded Notice of Report.	
14.	PDMM001 - BIOLOGICAL EDUCATION PROGRAM FOR EMPLOYEES (BEPE)	Partially Met	Received sufficient Project Biologist (Monitoring) Contract and BEPE fact sheet.	
15.	PDMM002 - MONTEREY DUSKY-FOOTED WOODRAT (MDFW)	Partially Met	Project Biologist (Monitoring) Contract includes MDFW pre-construction survey details.	
16.	PDMM003 - AMERICAN BADGER	Partially Met	Project Biologist (Monitoring) Contract contract includes American Badger pre-construction survey details	
17.	PDMM004 - BURROWING OWL	Partially Met	Project Biologist (Monitoring) Contract includes Burrowing Owl pre-construction survey details	
18.	PDMM005 - WESTERN POND TURTLE	Partially Met	Project Biologist (Monitoring) Contract includes Western Pond Turtle pre-construction survey details	

Condition Compliance Certification Report

PLN200047

KNOOP MICHAEL & MICHELLE

Planning Department





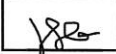
19.	PDMM006 - CALIFORNIA TIGER SALAMANDER (CTS) AND CALIFORNIA RED-LEGGED FROG (CRLF)	Not Met	Staff has yet to receive approved incidental take permits.	
20.	PDMM007 - NORTHERN CURLY-LEAVED MONARDELLA	Partially Met	Project Biologist (Monitoring) Contract includes monitoring and protective measures for northern curly-leaved monardella.	
21.	PDMM008 - WATERS OF THE U.S. AND STATE	Not Met	This condition is not required for issuance of the single family dwelling construction permit (21CP01204), but for the issuance of the roadway improvements construction permit (21CP03747).	
22.	PDMM009 - PALEONTOLOGICAL RESOURCES	On-Going	Mitigation Measure language is incorporated in to PLAN_SET_REVISED_21Cp0 1204_842021 as sheet A0.4	
23.	PDMM010 - TRIBAL CULTURAL RESOURCES	On-Going	Mitigation Measure note is incorporated in to PLAN_SET_REVISED_21CPO 1204_842021 as sheet A0.4	
24.	PSDP001 – PROJECT BIOLOGIST (MITIGATION MEASURES)	Partially Met	Received sufficient Project Biologist (Monitoring) Contract.	
25.	PSDP002 – PROJECT BIOLOGIST (REVEGETATION PLAN)	Partially Met	Received sufficient Project Biologist (Re-vegetation) Contract	
26.	PDSP003 - CONCEPT CONSTRUCTION MANAGEMENT PLAN (CMP)	Met	Approved CMP is incorporated into PLAN_SET_21CP01204_8420 21 as sheet A1.8 and A1.9.	
27.	PDSP0004 - ALTERNATIVE WINDOW TREATMENT (NON-STANDARD)	Partially Met	Staff received narrative of products. Building Plans (21CP01204) include non-reflective, non-glare treatment details.	

Condition Compliance Certification Report

PLN200052

26195 SCENIC HOLDINGS LLC

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Met		
3.	PD041 - HEIGHT VERIFICATION	Partially Met	BENCHMARK FOUND ON CONSTRUCTION PLAN SET (PERMIT_20CP01094_FINAL_APPROVED_PLANS).	
10.	PDSP001 - Mitigation Measure (MM) No. 1 - Note on Plans: Paleontological Resources	Met	NOTE ON PLANS. MET FOR CONSTRUCTION PERMIT	
11.	PDSP002 - Mitigation Measure (MM) No. 2 - TRIBAL CULTURAL MONITOR	Partially Met	CONTRACT WITH TRIBAL MONITOR SUBMITTED.	

Condition Compliance Certification Report

PLN200068

FEATHER CYPRESS LLC

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		PA
2.	PD002 - NOTICE PERMIT APPROVAL	Met		PA
3.	PD002(A) - ATTACH RESOLUTION TO CONSTRUCTION PLANS	On-Going	Resolution attached to building permit plans.	PA
4.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	On-Going	Cultural resources note incorporated into building permit plans.	PA
5.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Met		PA
6.	PD007- GRADING WINTER RESTRICTION	On-Going		PA
7.	PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN	Partially Met	Exterior lighting plan submitted and approved.	PA
8.	PD022(C) - EASEMENT-CONSERVATION AND SCENIC (COASTAL)	Partially Met	Draft easement submitted to County. County revised easement and transmitted to California Coastal Commission staff for review.	PA
9.	PD032(A) - PERMIT EXPIRATION	On-Going		PK
10.	PD047 - DEMOLITION/DECONSTRUCTION (MBUAPCD RULE 439)	On-Going		PA
11.	PD052 - PRE-CONSTRUCTION MEETING	Met		PA
12.	PDSP001- RE-VEGETATION LANDSCAPE PLAN	Partially Met	Re-vegetation plan submitted and approved.	PA
13.	PDSP002 - LANDSCAPE MAINTENANCE AND VIEWS FROM 17-MILE DRIVE	On-Going		PA
14.	PDSP003 - TREE/HABITAT PROTECTION AND MONITORING PART 1 (Mitigation Measure No. 2)	Met		PA
15.	PDSP004 - TREE/HABITAT PROTECTION AND MONITORING PART 2 (Mitigation Measure No. 2)	Partially Met	Applicant submitted executing monitoring services contract with the arborist. Arborist unfortunately passed away, a new contract for monitoring services will be required.	PA

Condition Compliance Certification Report

PLN200068

FEATHER CYPRESS LLC

Planning Department







- | | | | | |
|-----|---|---------------|--|----|
| 16. | PDSP005 - TREE/HABITAT PROTECTION AND MONITORING PART 3 (Mitigation Measure No. 2) | Partially Met | Applicant submitted executed agreement for monitoring services and arborists professional credentials. Arborist unfortunately passed away, a new executed agreement for monitoring will be required. | PA |
| 17. | PDSP006 - ELIMINATE AND CONTROL INVASIVE AND/OR EXOTIC PLANTS ONSITE (Mitigation Measure No. 3) | Partially Met | Re-vegetation plan, including weed control program, submitted and approved. | PA |
| 18. | PDSP007 - AVOID SUMMER WATERING (Mitigation Measure No. 4) | Met | | PA |
| 19. | PDSP008 - DECK REMOVAL & REVEGATION | Partially Met | Re-vegetation plan submitted and approved which shows revised deck configuration. | PA |

Condition Compliance Certification Report

PLN200146

KLINGEL MARTIN A JR TR

Planning Department










Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Not Met		
3.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Partially Met	Fee paid but agreement in process	
4.	PD003(B) - CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT	Not Met		
5.	MITIGATION MEASURE 1. CULTURAL RESOURCES	Not Met		
6.	MITIGATION MEASURE 2. TRIBAL CULTURAL RESOURCES	Not Met		

Condition Compliance Certification Report

PLN170061

HACKETT MICHAEL L & SYLVIA HACKETT TRS

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	On-Going		
4.	PDSP001-OPERATIONAL COMPLIANCE INSPECTIONS	On-Going		
5.	PDSP002 – INSPECTION OF RECORDS	On-Going		
6.	PDSP003 – COMMERCIAL CANNABIS PERMIT	Partially Met	Cannabis Business Permit (CNB190075) was applied and fees were paid; permit is in process	
7.	PDSP004 – GROUNDS FOR REVOCATION	On-Going		
8.	PDSP005 – COMPLIANCE WITH OPERATIONS PLANS	On-Going		
9.	PDSP006 – ODOR CONTROL	Not Met		

Condition Compliance Certification Report

PLN200189

UCHIDA WATARU & NORIKO TRS (AGH PROPERTIES LLC)

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		SV
2.	PD002 - NOTICE PERMIT APPROVAL	Met		SV
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	Partially Met	1/26/22. Met for Construction Permit (21CP02694)	SV
7.	PDSP002 – INSPECTION OF RECORDS	On-Going		SV
8.	PDSP003 – COMMERCIAL CANNABIS PERMIT	Partially Met	Cannabis permit (CNB210004) in process	SV
9.	PDSP004 – GROUNDS FOR REVOCATION	On-Going		SV
10.	PDSP005 – COMPLIANCE WITH OPERATIONS PLANS	On-Going		SV
11.	PDSP006 – ODOR CONTROL	Not Met		SV
16.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Partially Met	1/26/22. COA/ MMRP Agreement is in staff review.	SV

Condition Compliance Certification Report

PLN170283

ALTMAN KENNETH TR ET AL

Planning Department










Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		SA
2.	PD002 - NOTICE PERMIT APPROVAL	Met		SA
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	On-Going		SA
10.	PD006(A) - CONDITION COMPLIANCE FEE	Met		SA
11.	PDSP001-OPERATIONAL COMPLIANCE INSPECTIONS	On-Going		SA
12.	PDSP002 – INSPECTION OF RECORDS	On-Going		SA
13.	PDSP003 – COMMERCIAL CANNABIS PERMIT	Not Met		SA
14.	PDSP004 – GROUNDS FOR REVOCATION	On-Going		SA
15.	PDSP005 – COMPLIANCE WITH OPERATIONS PLANS	On-Going		SA
16.	PDSP006 – ODOR CONTROL	Not Met		SA
17.	PDSP007- APPLICANT RESPONSIBILITY	Not Met		SA
18.	MM TRA-1	Not Met		SA
19.	MM TRA-2	Not Met		SA
20.	MM TRA-3	Not Met		SA

Condition Compliance Certification Report

PLN171054

SHINHIRA YOSHIHIRO TRS ET AL (VETGROW LLC)

Planning Department




Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Met		
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	On-Going		
6.	PDSP001-OPERATIONAL COMPLIANCE INSPECTIONS	On-Going		
7.	PDSP002 – INSPECTION OF RECORDS	On-Going		
8.	PDSP003 – COMMERCIAL CANNABIS PERMIT	Partially Met	Commercial Cannabis Business Permit (CNB200010) was applied for, fees paid, and is in process	
9.	PDSP004 – GROUNDS FOR REVOCATION	On-Going		
10.	PDSP005 – COMPLIANCE WITH OPERATIONS PLANS	On-Going		
11.	PDSP006 – ODOR CONTROL	Partially Met	Communication about low odor received, onsite verification pending	

Condition Compliance Certification Report

PLN180180

AMAG HOLDINGS LLC (C QUADRANT LLC)

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Met		
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	On-Going		
5.	PDSP001-OPERATIONAL COMPLIANCE INSPECTIONS	On-Going		
6.	PDSP002 – INSPECTION OF RECORDS	On-Going		
7.	PDSP003 – COMMERCIAL CANNABIS PERMIT	Partially Met	Cannabis Permit application under review (CNB210001)	
8.	PDSP004 – GROUNDS FOR REVOCATION	On-Going		
9.	PDSP005 – COMPLIANCE WITH OPERATIONS PLANS	On-Going		
10.	PDSP006 – ODOR CONTROL	Met		

Condition Compliance Certification Report

PLN170315

GROWERS TRANSPLANTING INC (360 ESPINOSA ROAD LLC)

Planning Department







Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		SA
2.	PD002 - NOTICE PERMIT APPROVAL	Met		SA
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	On-Going		SA
4.	PD006(A) - CONDITION COMPLIANCE FEE	Not Met		SA
5.	PDSP001-OPERATIONAL COMPLIANCE INSPECTIONS	On-Going		SA
6.	PDSP002 – INSPECTION OF RECORDS	On-Going		SA
7.	PDSP003 – COMMERCIAL CANNABIS PERMIT	Not Met		SA
8.	PDSP004 – GROUNDS FOR REVOCATION	On-Going		SA
9.	PDSP005 – COMPLIANCE WITH OPERATIONS PLANS	On-Going		SA
10.	PDSP006 – ODOR CONTROL	Not Met		SA
11.	MM TRA-1	Not Met		SA
12.	MM TRA-2	Not Met		SA
13.	MM TRA-3	Not Met		SA
16.	Monterey County Agricultural Commissioner's Office- Non-Standard Condition	Not Met		SA

Condition Compliance Certification Report

PLN170081

GABEGARCIA LLC & KDEVEAUX LLC (MONTEREY GROVE LLC)

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Met		
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	On-Going	MET FOR CANNABIS BUSINESS PERMIT AND CONSTRUCTION	
7.	PDSP003 – COMMERCIAL CANNABIS PERMIT	Not Met	CANNABIS PERMIT IN PROCESS	
8.	PDSP006 – ODOR CONTROL	Partially Met	MET FOR CONSTRUCTION AND CANNABIS PERMIT ISSUANCE; INSPECTION OF SITE NEXT STEP	
9.	PD006(A) - CONDITION COMPLIANCE FEE	Met		

Condition Compliance Certification Report

PLN170322

23640 POTTER ROAD LLC (ECCA INVESTMENTS PARTNERS LLC)

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		SV
2.	PD002 - NOTICE PERMIT APPROVAL	Not Met		SV
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	Not Met	Not noted on construction plan set. Requested prior to final inspection approval (20CP02046)	SV
5.	PDSP004 – GROUNDS FOR REVOCATION	On-Going		SV
6.	PDSP003 – COMMERCIAL CANNABIS PERMIT	Partially Met	Cannabis permit (CNB190079) in process	SV
7.	PDSP002 – INSPECTION OF RECORDS	On-Going		SV
8.	PDSP005 – COMPLIANCE WITH OPERATIONS PLANS	On-Going		SV
9.	PDSP006 – ODOR CONTROL	Not Met	1/26/22. Odor prevention device plan requested prior to final inspection.	SV

Condition Compliance Certification Report

PLN170316

GROWERS TRANSPLANTING INC (360 ESPINOSA ROAD LLC)

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		KT
2.	PD002 - NOTICE PERMIT APPROVAL	Not Met	Permit Approval Notice is pending signature from the applicant; therefore, this condition remains unmet.	KT
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	Not Met	No building or grading permits have been submitted to staff for review. Therefore, this condition remains unmet.	KT
4.	PDSP001-OPERATIONAL COMPLIANCE INSPECTIONS	On-Going		KT
5.	PDSP002 – INSPECTION OF RECORDS	On-Going		KT
6.	PDSP003 – COMMERCIAL CANNABIS PERMIT	Not Met	No Cannabis Permit has been applied for issuance. Therefore this condition remains unmet.	KT
7.	PDSP004 – GROUNDS FOR REVOCATION	On-Going		KT
8.	PDSP005 – COMPLIANCE WITH OPERATIONS PLANS	On-Going		KT
9.	PDSP006 – ODOR CONTROL	Not Met	No odor control plan has been submitted for staff for review. Therefore, this condition remains unmet.	KT
14.	MM TRA-2	Met		KT
15.	MM TRA-3	Met		KT

Condition Compliance Certification Report

PLN170288

ALDERETE JESUS C JR & MARLENE D TRS (OLD STAGE ROAD LLP)

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		KW
2.	PD002 - NOTICE PERMIT APPROVAL	Not Met		KW
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	On-Going		KW
9.	PDSP001-OPERATIONAL COMPLIANCE INSPECTIONS	On-Going		KW
10.	PDSP002 – INSPECTION OF RECORDS	On-Going		KW
11.	PDSP003 – COMMERCIAL CANNABIS PERMIT	Not Met		KW
12.	PDSP004 – GROUNDS FOR REVOCATION	On-Going		KW
13.	PDSP005 – COMPLIANCE WITH OPERATIONS PLANS	On-Going		KW
14.	PDSP006 – ODOR CONTROL	Not Met		KW
16.	MM TRA-1: TRA-1 (FAIR SHARE CONTRIBUTION – DIRECT IMPACT)	Not Applicable	It was noted after the hearing that TRA-1 Direct Impact Fees do not apply to this project.	KW
17.	MM TRA-2: TAMC RDIF	Not Met		KW
18.	MM TRA-3: CUMULATIVE IMPACT FEES	Not Applicable	It was noted after the hearing that TRA-3 Cumulative Impact Fees do not apply to this project.	KW
19.	PD006(A) - CONDITION COMPLIANCE FEE	Not Met		KW

Condition Compliance Certification Report

PLN171039

MIGOTTI VALERIE R & STEVEN A TRS (CALI GIRL SEEDS)

Planning Department





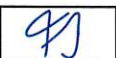



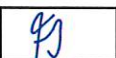
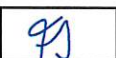

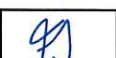
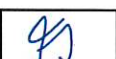
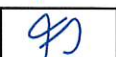
Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		SA
2.	PD002 - NOTICE PERMIT APPROVAL	Not Met		SA
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	Not Met		SA
9.	PDSP001-OPERATIONAL COMPLIANCE INSPECTIONS	On-Going		SA
10.	PDSP002 – INSPECTION OF RECORDS	On-Going		SA
11.	PDSP003 – COMMERCIAL CANNABIS PERMIT	Not Met		SA
12.	PDSP004 – GROUNDS FOR REVOCATION	On-Going		SA
13.	PDSP005 – COMPLIANCE WITH OPERATIONS PLANS	On-Going		SA
14.	PDSP006 – ODOR CONTROL	Not Met		SA
16.	MM TRA-1: TRA-1 (FAIR SHARE CONTRIBUTION – DIRECT IMPACT):	Not Applicable	It was noted after the hearing that TRA-1 Direct Impact Fees do not apply to this project.	SA
17.	MM TRA-2: TAMC RDIF	Not Met		SA
18.	MM TRA-3: CUMULATIVE IMPACT FEES	Not Applicable	It was noted after the hearing that TRA-3 Cumulative Impact Fees do not apply to this project.	SA

Condition Compliance Certification Report

PLN170106

YONEMITSU PROPERTIES LP (ALVAREZ BROTHERS LLC)

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Met	Received recorded Permit Approval Notice.	
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	Not Met		
4.	PDSP001-OPERATIONAL COMPLIANCE INSPECTIONS	On-Going		
5.	PDSP003 – COMMERCIAL CANNABIS PERMIT	Not Met		
6.	PDSP006 – ODOR CONTROL	Not Met		
7.	PDSP005 – COMPLIANCE WITH OPERATIONS PLANS	On-Going		
8.	PDSP004 – GROUNDS FOR REVOCATION	On-Going		
9.	PDSP002 – INSPECTION OF RECORDS	On-Going		
10.	PD006(A) - CONDITION COMPLIANCE FEE	Met	Fee paid per Receipt No. 1078821.	
11.	MM TRA-3	Not Met		
12.	MM TRA-2	Not Met		
13.	MM TRA-1	Not Met		
14.	PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN	Not Met		

ENGINEERING SERVICES ON BEHALF OF PUBLIC WORKS REPORT

2021 Project List for Engineering Services on behalf of Public Works

PLN020398-AMD2 Monterey Holdings LLP

PLN040061-AMD1 Rancho Canada Ventures

PLN170765 – McIntosh

PLN180085 Mata

PLN190088 Barbur

PLN190244 Aeroparatus

PLN190276 Auerbach

PLN200047 Knoop

PLN200052 26195 Scenic Holdings

Cannabis Projects:

PLN170061 Hackett

PLN200189 Uchida

PLN170283 Altman

PLN171054 Shinhira

PLN180180 AMAG Holdings

PLN170315 Growers Transplanting

PLN170081 Garcia

PLN170322 23640 Potter Road

PLN170316 Growers Transplanting

PLN170288 Alderete

PLN171039 Migotti

PLN170106 Yonemitsu

MONTEREY COUNTY

HOUSING AND COMMUNITY DEVELOPMENT

Erik V. Lundquist, AICP, Director

HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES

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



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

Date: 01/31/2022

To: Craig Spencer, Chief of Planning
Brian Briggs, Deputy County Counsel

From: Armando Fernandez, Civil Engineer, HCD – Engineering Services on behalf of
Public Works

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

In accordance with Section II.B.2 of the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program (“Program”) adopted by the Monterey County Board of Supervisors Resolution No. 19-270, a list of land use projects (the “Project List”) was provided to Engineering Services. The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning and to County Counsel on the projects included in the project list to verify the status of condition compliance. Engineering Services staff reviewed the Project List and confirmed that the set included in **Attachment 1** is complete for Engineering Services’ responsibility to the Program in 2021. Condition Compliance Certification Reports included in **Attachment 2** provides the listed projects’ conditions of approval/mitigation measures (COA/MMs) and current statuses as noted in Accela. Accordingly, Engineering Services staff has reviewed each COA/MM listed and made any necessary corrections to the report and in Accela. Staff has verified, through initialing, the current status of each COA/MM.

CERTIFICATION

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

Respectfully,

Armando Fernandez, Civil Engineer, HCD – Engineering Services on behalf of Public Works

Condition Compliance Certification Report

PLN020398-AMD2

MONTEREY HOLDINGS L P ET AL (BERNARDUS LODGE)

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
4.	PW0006 - CARMEL VALLEY	Not Met		
5.	PW0043 - REGIONAL DEVELOPMENT IMPACT FEE	Not Met		

Condition Compliance Certification Report

PLN040061-AMD1

AND GROUP I LP & MONTEREY PENINSULA REGIONAL PARK DISTRICT (RANCHO CAN.

Public Works Department


Condition	Condition Title	Status	Status Comment	Staff Initial
41.	PW0001 - ROADWAY IMPROVEMENT	Not Met		PA
42.	PW0014 - DRAINAGE IMPROVEMENT STUDY	Partially Met	SIP SUBMITTAL REVIEW UNDERWAY	PA
43.	PW0015 - UTILITY'S COMMENTS	Not Met		PA
44.	PW0016 - MAINTENANCE OF SUBDIVISIONS	Not Met		PA
45.	PW0017 - DRAINAGE EASEMENT	Partially Met	FINAL MAP SUBMITTAL REVIEW UNDERWAY	PA
46.	PW0019 - EROSION, CONTROL	Not Met		PA
47.	PW0020 - PRIVATE ROADS	Partially Met	FINAL MAP SUBMITTAL REVIEW UNDERWAY	PA
48.	PW0021 - ROAD NAMES	Not Met		PA
49.	PW0030 - HOMEOWNERS ASSOCIATION	Not Met		PA
50.	PW0032 - AS BUILT PLANS	Not Met		PA
51.	PW0036 - EXISTING EASEMENTS AND ROW	Partially Met	FINAL MAP SUBMITTAL REVIEW UNDERWAY	PA
52.	PWSP01 - NON-STANDARD	Not Met		PA
53.	PWSP02 - ENCROACHMENT NON-STANDARD	Not Met		PA
54.	PWSP03 - SUBDIVISION IMPROVEMENTS	Not Met		PA
55.	PWSP04 - DRAINAGE IMPROVEMENTS	Not Met		PA
56.	PWSP05 - BICYCLE/PEDESTRIAN PATHS	Partially Met	SIP SUBMITTAL REVIEW UNDERWAY	PA
108.	PSU-3	Partially Met	NOTE ON DRAFT FINAL MAP REQUIRES EDITS	PA
109.	TR-1	Partially Met	NOTE ON DRAFT FINAL MAP REQUIRES EDITS	PA
110.	TR-2	Partially Met	NOTE ON DRAFT FINAL MAP REQUIRES EDITS	PA
111.	TR-3	Not Met		PA

Condition Compliance Certification Report

PLN170765

MCINTOSH LEONARD H TR (LAGUNA SECA OFFICE PARK - LOT 5)

Public Works Department


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

Condition Compliance Certification Report

PLN180085

MATA ENRIQUE H & CONNIE M TRS

Public Works Department



Condition	Condition Title	Status	Status Comment	Staff Initial
14.	PW0045 – COUNTYWIDE TRAFFIC FEE	Met	TRAFFIC IMPACT FEES PAID UNDER 21CP02011. RECEIPT #1077469.	

Condition Compliance Certification Report

PLN190088

BARBUR PETER

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
4.	PW0043 - REGIONAL DEVELOPMENT IMPACT FEE	Not Met		
5.	PW0045 - COUNTYWIDE TRAFFIC FEE	Not Met		

Condition Compliance Certification Report

PLN190244

AEROPARATUS LLC

Public Works Department


Condition	Condition Title	Status	Status Comment	Staff Initial
11.	PW0043 - REGIONAL DEVELOPMENT IMPACT FEE	Not Met		
12.	PW0045 - COUNTYWIDE TRAFFIC FEE	Not Met		

Condition Compliance Certification Report

PLN190276

AUERBACH JONATHAN & JESSIKA

Public Works Department



Condition	Condition Title	Status	Status Comment	Staff Initial
20.	PW0045 – COUNTYWIDE TRAFFIC FEE	Met	TRAFFIC IMPACT FEE PAID UNDER 21CP00862. RECEIPT #1075851.	

Condition Compliance Certification Report

PLN200047

KNOOP MICHAEL & MICHELLE

Public Works Department




Condition	Condition Title	Status	Status Comment	Staff Initial
5.	PW0006 - CARMEL VALLEY	Met	The Carmel Valley Master Plan Area Traffic Mitigation fee has been paid for 21CP01204 on 7/9/2021, receipt #1076104.	
6.	PW0043 - REGIONAL DEVELOPMENT IMPACT FEE	Met	The Regional Development Impact Fee (RDIF) fee has been paid for 21CP01204 on 7/9/2021, receipt #1076104.	

Condition Compliance Certification Report

PLN200052

26195 SCENIC HOLDINGS LLC

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
5.	PW0031 – BOUNDARY SURVEY	Not Met		
6.	PW0043 - REGIONAL DEVELOPMENT IMPACT FEE	Met	FEE PAID. RECEIPT #1075548	
7.	PW0045 – COUNTYWIDE TRAFFIC FEE	Met	FEE PAID. RECEIPT #1075548	

Condition Compliance Certification Report

PLN170061

HACKETT MICHAEL L & SYLVIA HACKETT TRS

Public Works Department




Condition	Condition Title	Status	Status Comment	Staff Initial
10.	Mitigation Measure (MM) TRA-1	Not Met		BA
11.	Mitigation Measure (MM) TRA-2	Not Met		BA
12.	Mitigation Measure (MM) TRA-3	Not Met		BA

Condition Compliance Certification Report

PLN200189

UCHIDA WATARU & NORIKO TRS (AGH PROPERTIES LLC)

Public Works Department



Condition	Condition Title	Status	Status Comment	Staff Initial
12.	Mitigation Measure (MM) TRA-1	Not Met		
13.	Mitigation Measure (MM) TRA-2	Not Met		
14.	Mitigation Measure (MM) TRA-3	Not Met		

Condition Compliance Certification Report

PLN170283

ALTMAN KENNETH TR ET AL

Public Works Department






Condition	Condition Title	Status	Status Comment	Staff Initial
8.	PWSP0001 – DRAINAGE	Not Met		
9.	PWSP0002 – DRIVEWAY IMPROVEMENTS	Not Met		

Condition Compliance Certification Report

PLN171054

SHINHIRA YOSHIHIRO TRS ET AL (VETGROW LLC)

Public Works Department




Condition	Condition Title	Status	Status Comment	Staff Initial
4.	PW0007 - PARKING STANDARD	Not Met		
5.	PWSP001 – DRIVEWAY IMPROVEMENTS	Not Met		
12.	Mitigation Measure (MM) TRA-1	Not Met		
13.	Mitigation Measure (MM) TRA-2	Met	TRA-2 PAID UNDER PLN171054. RECEIPT #1077339	
14.	Mitigation Measure (MM) TRA-3	Met	TRA-3 PAID UNDER PLN171054. RECEIPT #1077339	

Condition Compliance Certification Report

PLN180180

AMAG HOLDINGS LLC (C QUADRANT LLC)

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
11.	Mitigation Measure (MM) TRA-1	Not Applicable	It was noted after the hearing that TRA-1 Direct Impact Fees do not apply to this project.	
12.	Mitigation Measure (MM) TRA-2	Met	TRAFFIC IMPACT FEES PAID UNDER PLN180180. RECEIPT #1077474.	
13.	Mitigation Measure (MM) TRA-3	Not Applicable	It was noted after the hearing that TRA-3 Cumulative Impact Fees do not apply to this project.	




AF

Condition Compliance Certification Report

PLN170315

GROWERS TRANSPLANTING INC (360 ESPINOSA ROAD LLC)

Planning Department







Condition	Condition Title	Status	Status Comment	Staff Initial
11.	MM TRA-1	Not Met		
12.	MM TRA-2	Not Met		
13.	MM TRA-3	Not Met		

Condition Compliance Certification Report

PLN170081

GABEGARCIA LLC & KDEVEAUX LLC (MONTEREY GROVE LLC)

Public Works Department




Condition	Condition Title	Status	Status Comment	Staff Initial
4.	PW0045 – COUNTYWIDE TRAFFIC IMPACT FEE	Not Met		
5.	PWSP0001 – DRAINAGE	Met	ENCROACHMENT PERMIT #21EP0070.	
6.	PWSP0002 – DRIVEWAY IMPROVEMENTS	Met	DRIVEWAY CONNECTIONS IMPROVED. ENCROACHMENT PERMIT 21EP0070.	
10.	Mitigation Measure (MM) TRA-1	Not Met		
11.	Mitigation Measure (MM) TRA-2	Not Met		
12.	Mitigation Measure (MM) TRA-3	Not Met		

Condition Compliance Certification Report

PLN170322

23640 POTTER ROAD LLC (ECCA INVESTMENTS PARTNERS LLC)

Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
10.	Mitigation Measure (MM) TRA-1	Not Applicable	It was noted after the hearing that TRA-1 Direct Impact Fees do not apply to this project.	
11.	Mitigation Measure (MM) TRA-2	Met	TRA-2 PAID UNDER PLN170322. RECEIPT #1080119	
12.	Mitigation Measure (MM) TRA-3	Met	TRA-3 PAID UNDER PLN170322. RECEIPT #1080119	

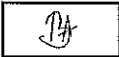

AF

Condition Compliance Certification Report

PLN170316

GROWERS TRANSPLANTING INC (360 ESPINOSA ROAD LLC)

Planning Department


Condition	Condition Title	Status	Status Comment	Staff Initial
14.	MM TRA-2	Met		
15.	MM TRA-3	Met		

Condition Compliance Certification Report

PLN170288

ALDERETE JESUS C JR & MARLENE D TRS (OLD STAGE ROAD LLP)

Planning Department



Condition	Condition Title	Status	Status Comment	Staff Initial
17.	MM TRA-2: TAMC RDIF	Not Met		

Condition Compliance Certification Report

PLN170288

ALDERETE JESUS C JR & MARLENE D TRS (OLD STAGE ROAD LLP)

Public Works Department




Condition	Condition Title	Status	Status Comment	Staff Initial
7.	PWSP0001 – DRIVEWAY AND FRONTAGE IMPROVEMENTS	Not Met		
8.	PW0045 – COUNTYWIDE TRAFFIC FEE	Not Met	CONDITION #8 WILL BE CLEARED WHEN TRAFFIC MITIGATION FEES PAID UNDER CONDITION #17.	

Condition Compliance Certification Report

PLN171039

MIGOTTI VALERIE R & STEVEN A TRS (CALI GIRL SEEDS)

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
16.	MM TRA-1: TRA-1 (FAIR SHARE CONTRIBUTION – DIRECT IMPACT):	Not Applicable	It was noted after the hearing that TRA-1 Direct Impact Fees do not apply to this project.	
17.	MM TRA-2: TAMC RDIF	Not Met		
18.	MM TRA-3: CUMULATIVE IMPACT FEES	Not Applicable	It was noted after the hearing that TRA-3 Cumulative Impact Fees do not apply to this project.	



AF

Condition Compliance Certification Report

PLN171039

MIGOTTI VALERIE R & STEVEN A TRS (CALI GIRL SEEDS)

Public Works Department




Condition	Condition Title	Status	Status Comment	Staff Initial
7.	PW0005 – DRIVEWAY IMPROVEMENTS	Not Met		
8.	PW0045 – COUNTYWIDE TRAFFIC FEE	Not Met	CONDITION #8 WILL BE CLEARED WHEN TRAFFIC MITIGATION FEES PAID UNDER CONDITION #18.	

Condition Compliance Certification Report

PLN170106

YONEMITSU PROPERTIES LP (ALVAREZ BROTHERS LLC)

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
11.	MM TRA-3	Not Met		
12.	MM TRA-2	Not Met		
13.	MM TRA-1	Not Met		

ENVIRONMENTAL SERVICES REPORT

2021 Project List for Environmental Services

PLN020398-AMD2 Monterey Holdings LLP

PLN040061-AMD1 Rancho Canada Ventures

PLN160047 Post Ranch Inn

PLN160131 PG&E Company

PLN170765 – McIntosh

PLN180085 Mata

PLN190018 Leavens Ranches

PLN190030-AMD1 Skeen and Chang

PLN190244 Aeroparatus

PLN190276 Auerbach

PLN200047 Knoop

PLN200052 26195 Scenic Holdings

PLN200068 Feather Cypress

Cannabis Project:

PLN170316 Growers Transplanting

Older Projects

PC07703/PC0704 Bishop Ranch COA 155 (Annual Water Report)

965120PC Cañada Woods North COA 153 (Annual Water Report)

MONTEREY COUNTY
HOUSING AND COMMUNITY DEVELOPMENT
Erik V. Lundquist, AICP, Director



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

Date: January 28, 2022

To: Craig Spencer, Chief of Planning
Brian Briggs, Deputy County Counsel

From: Josh Bowling, Chief of Building Services

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

In accordance with Section II.B.2 of the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program ("Program") adopted by the Monterey County Board of Supervisors Resolution No. 19-270, a list of land use projects (the "Project List") was provided to Environmental Services. The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning and to County Counsel on the projects included in the project list to verify the status of condition compliance. Environmental Services staff reviewed the Project List and confirmed that the set included in **Attachment 1** is complete for the team's responsibility to the Program in 2021. Condition Compliance Certification Reports included in **Attachment 2** provides the listed projects' conditions of approval/mitigation measures (COA/MMs) and current statuses as noted in Accela. Accordingly, Environmental Services staff has reviewed each COA/MM listed and made any necessary corrections to the report and in Accela. Staff has verified, through initialing, the current status of each COA/MM.

CERTIFICATION

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

Respectfully,

Josh Bowling, Chief of Building Services

Condition Compliance Certification Report

PLN020398-AMD2

MONTEREY HOLDINGS L P ET AL (BERNARDUS LODGE)

Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
6.	STORMWATER CONTROL PLAN	Not Met	A CONSTRUCTION PERMIT APPLICATION FOR THE PROPOSED WORK UNDER THE AMENDMENT HAS NOT BEEN RECEIVED.	MV

Condition Compliance Certification Report

PLN040061-AMD1

AND GROUP I LP & MONTEREY PENINSULA REGIONAL PARK DISTRICT (RANCHO CAN.

Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
11.	CALIFORNIA CONSTRUCTION GENERAL PERMIT	Not Met	A CONSTRUCTION PERMIT APPLICATION HAS NOT BEEN RECEIVED.	MV
12.	FIELD VERIFICATION OF POST-CONSTRUCTION STORMWATER CONTROL MEASURES (PR4)	Not Met	A CONSTRUCTION PERMIT APPLICATION HAS NOT BEEN RECEIVED.	MV
15.	CLOMR APPLICATION	Not Met	A CLOMR APPLICATION HAS NOT BEEN RECEIVED BY HCD-ENVIRONMENTAL SERVICES.	MV
16.	FEMA LETTER OF MAP REVISION BASED ON FILL	Not Met	A CONSTRUCTION PERMIT APPLICATION HAS NOT BEEN RECEIVED.	MV
17.	OTHER AGENCY PERMITS	Not Met	A CONSTRUCTION PERMIT APPLICATION HAS NOT BEEN RECEIVED.	MV
86.	GEO-1	Partially Met	NOTE INCLUDED ON DRAFT FINAL MAP.	MV
87.	GEO-2	Not Met	A CONSTRUCTION PERMIT APPLICATION HAS NOT BEEN RECEIVED.	MV
88.	GEO-3	Not Met	A CONSTRUCTION PERMIT APPLICATION HAS NOT BEEN RECEIVED.	MV
89.	GEO-4	Not Met	A CONSTRUCTION PERMIT APPLICATION HAS NOT BEEN RECEIVED.	MV
97.	HYD-1	Not Met	THE STORMWATER CONTROL PLAN HAS NOT BEEN APPROVED BY HCD-ENVIRONMENTAL SERVICES.	MV
98.	HYD-2	Not Met	AN OPERATION AND MAINTENANCE PLAN HAS NOT BEEN APPROVED BY HCD-ENVIRONMENTAL SERVICES.	MV
99.	HYD-3	Not Met	A MAINTENANCE AGREEMENT HAS NOT BEEN APPROVED BY HCD-ENVIRONMENTAL SERVICES.	MV

Condition Compliance Certification Report

PLN040061-AMD1

AND GROUP I LP & MONTEREY PENINSULA REGIONAL PARK DISTRICT (RANCHO CAN.

Environmental Services

102. HYD-6

Partially Met

NOTE INCLUDED ON DRAFT
FINAL MAP.



Condition Compliance Certification Report

PLN160047

POST RANCH INN LLC & ONESIMO PARCEL C LLC

Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
14.	GEOTECHNICAL REPORT	Not Met	A CONSTRUCTION PERMIT APPLICATION HAS BEEN RECEIVED AND IS UNDER REVIEW.	MV

Condition Compliance Certification Report

PLN160047

POST RANCH INN LLC & ONESIMO PARCEL C LLC

Water Resources Agency

Condition	Condition Title	Status	Status Comment	Staff Initial
15.	WRSP1 - STORMWATER MANAGEMENT PLAN - BIG SUR AREA	Not Met	A CONSTRUCTION PERMIT APPLICATION HAS BEEN RECEIVED AND IS UNDER REVIEW.	MV
16.	WRSP2 - COMPLETION CERTIFICATION	Not Met	A CONSTRUCTION PERMIT APPLICATION HAS BEEN RECEIVED AND IS UNDER REVIEW.	MV

Condition Compliance Certification Report

PLN160131

PACIFIC GAS & ELECTRIC COMPANY (VARIOUS OWNERS)

Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
9.	GRADING PLAN	Not Met	A CONSTRUCTION PERMIT APPLICATION HAS BEEN RECEIVED AND IS UNDER REVIEW.	MV
10.	EROSION CONTROL PLAN	Not Met	A CONSTRUCTION PERMIT APPLICATION HAS BEEN RECEIVED AND IS UNDER REVIEW.	MV
11.	INSPECTION-PRIOR TO LAND DISTURBANCE	Not Met	A CONSTRUCTION PERMIT APPLICATION HAS BEEN RECEIVED AND IS UNDER REVIEW.	MV
12.	INSPECTION-FOLLOWING ACTIVE CONSTRUCTION	Not Met	A CONSTRUCTION PERMIT APPLICATION HAS BEEN RECEIVED AND IS UNDER REVIEW.	MV

Condition Compliance Certification Report

PLN170765

MCINTOSH LEONARD H TR (LAGUNA SECA OFFICE PARK - LOT 5)

Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
9.	GEOTECHNICAL CERTIFICATION	Not Met	A CONSTRUCTION PERMIT APPLICATION HAS BEEN RECEIVED AND IS UNDER REVIEW.	MV
10.	INSPECTION-PRIOR TO LAND DISTURBANCE	Not Met	A CONSTRUCTION PERMIT APPLICATION HAS BEEN RECEIVED AND IS UNDER REVIEW.	MV
11.	INSPECTION-DURING ACTIVE CONSTRUCTION	Not Met	A CONSTRUCTION PERMIT APPLICATION HAS BEEN RECEIVED AND IS UNDER REVIEW.	MV
12.	INSPECTION-FOLLOWING ACTIVE CONSTRUCTION	Not Met	A CONSTRUCTION PERMIT APPLICATION HAS BEEN RECEIVED AND IS UNDER REVIEW.	MV

Condition Compliance Certification Report

PLN180085

MATA ENRIQUE H & CONNIE M TRS

Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
15.	STORMWATER CONTROL PLAN	Not Met	A CONSTRUCTION PERMIT APPLICATION HAS BEEN RECEIVED AND IS UNDER REVIEW.	MV

Condition Compliance Certification Report

PLN190018

LEAVENS RANCHES GP

Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
4.	OTHER AGENCY PERMITS	Not Met	A CONSTRUCTION PERMIT APPLICATION HAS BEEN RECEIVED AND IS UNDER REVIEW.	MV
5.	STREAM SETBACK	Not Met	A CONSTRUCTION PERMIT APPLICATION HAS BEEN RECEIVED AND IS UNDER REVIEW.	MV

Condition Compliance Certification Report

PLN190030-AMD1

SKEEN DALE & CHANG JOMEI

Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
15.	DRAINAGE PLAN	Not Met	A CONSTRUCTION PERMIT APPLICATION FOR THE AMENDMENT HAS BEEN RECEIVED AND IS UNDER REVIEW.	MV

Condition Compliance Certification Report

PLN190244

AEROPARATUS LLC

Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
13.	STORMWATER CONTROL PLAN	Not Met	A CONSTRUCTION PERMIT APPLICATION HAS NOT BEEN RECEIVED.	MV

Condition Compliance Certification Report

PLN190276

AUERBACH JONATHAN & JESSIKA

Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
18.	CALIFORNIA CONSTRUCTION GENERAL PERMIT	Met	THE CONDITION HAS BEEN CLEARED BY HCD-ENVIRONMENTAL SERVICES.	MV
19.	STORMWATER CONTROL PLAN	Met	THE CONDITION HAS BEEN CLEARED BY HCD-ENVIRONMENTAL SERVICES.	MV

Condition Compliance Certification Report

PLN200047

KNOOP MICHAEL & MICHELLE

Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
10.	STORMWATER CONTROL PLAN (PR1)	Met	THIS CONDITION HAS BEEN CLEARED BY HCD - ENVIRONMENTAL SERVICES.	MV
11.	CALIFORNIA CONSTRUCTION GENERAL PERMIT	Met	THIS CONDITION HAS BEEN CLEARED BY HCD - ENVIRONMENTAL SERVICES.	MV

Condition Compliance Certification Report

PLN200052

26195 SCENIC HOLDINGS LLC

Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
8.	STORMWATER CONTROL PLAN	Met	THE CONDITION HAS BEEN CLEARED BY HCD-ENVIRONMENTAL SERVICES.	MV
9.	WINTER INSPECTIONS - AREAS OF SPECIAL BIOLOGICAL SIGNIFICANCE (ASBS)	On-Going	THE CONDITION IS ON-GOING DURING ACTIVE CONSTRUCTION BETWEEN OCTOBER 15TH TO APRIL 15TH.	MV

Condition Compliance Certification Report

PLN200068

FEATHER CYPRESS LLC

Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
20.	STORMWATER CONTROL PLAN	Met	THE CONDITION HAS BEEN CLEARED BY HCD-ENVIRONMENTAL SERVICES.	MV

Condition Compliance Certification Report

PLN170316

GROWERS TRANSPLANTING INC (360 ESPINOSA ROAD LLC)

Water Resources Agency

Condition	Condition Title	Status	Status Comment	Staff Initial
10.	WRSP01 - ON-SITE ROOF RUNOFF RETENTION CERTIFICATION	Not Met	A CONSTRUCTION PERMIT APPLICATION FOR THE CONSTRUCTION OF A NEW GREENHOUSE HAS NOT BEEN RECEIVED.	MV

Condition Compliance Certification Report

PC07704

PASADERA / BISHOP RANCH SUBDIVISION

Water Resources Agency

Condition	Condition Title	Status	Status Comment	Staff Initial
155.	Annual Water Use Report - Golf Course Irrigation Demand	On-Going	TOTAL WATER USE FOR WATER YEAR 2021 WAS 186 ACRE FEET. PROJECT IS COMPLIANT.	MV

Condition Compliance Certification Report

965120PC

CANADA WOODS NORTH

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
153.	CONDITION NO. 153 (FINAL MAP, IMPROVEMENT PLAN, AND SECURITY)	On-Going	AN ANNUAL REPORT WAS SUBMITTED FOR WATER YEAR 2020. THE ANNUAL REPORT FOR WATER YEAR 2021 IS DUE BY APRIL, 1, 2022.	MV

ENVIRONMENTAL HEALTH BUREAU REPORT

2021 Project List for Environmental Health Bureau

PLN040061-AMD1 Rancho Canada Ventures

PLN160047 Post Ranch Inn

PLN170765 – McIntosh

PLN190018 Leavens Ranches

PLN190088 Barbur

PLN190244 Aeroparatus

PLN190276 Auerbach

Cannabis Projects

PLN200189 Uchida

PLN170283 Altman

PLN180180 AMAG Holdings

PLN170315 Growers Transplanting

PLN170322 23640 Potter Road

PLN170316 Growers Transplanting

PLN170288 Alderete

PLN171039 Migotti

MONTEREY COUNTY
HOUSING AND COMMUNITY DEVELOPMENT
Erik V. Lundquist, AICP, Director



HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES

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Salinas, California 93901-4527

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

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

Date: January 27, 2022

To: Craig Spencer, Chief of Planning
Brian Briggs, Deputy County Counsel

From: Nicole Fowler, 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 Resolution No. 19-270, a list of land use projects (the "Project List") was provided to the Environmental Health Bureau. The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning and to County Counsel on the projects included in the project list to verify the status of condition compliance. Environmental Health Bureau staff reviewed the Project List and confirmed that the set included in **Attachment 1** is complete for the Bureau's responsibility to the Program in 2021. Condition Compliance Certification Reports included in **Attachment 2** provides the listed projects' conditions of approval/mitigation measures (COA/MMs) and current statuses as noted in Accela. Accordingly, Bureau staff has reviewed each COA/MM listed and made any necessary corrections to the report and in Accela. Staff has verified, through initialing, the current status of each COA/MM.

CERTIFICATION

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

Respectfully,


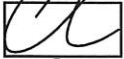




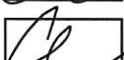

Nicole Fowler, Environmental Health Specialist IV, Environmental Health Bureau

Condition Compliance Certification Report

PLN040061-AMD1

AND GROUP I LP & MONTEREY PENINSULA REGIONAL PARK DISTRICT (RANCHO CAN.

Health Department



Condition	Condition Title	Status	Status Comment	Staff Initial
33.	EHSP01- DESIGN WATER SYSTEM IMPROVEMENTS (NON-STANDARD)	Not Met		
35.	EHSP02 – INSTALL OR BOND WATER SYSTEM IMPROVEMENTS (NON-STANDARD)	Not Met		
36.	EHSP03 - FIRE FLOW STANDARDS (NON-STANDARD)	Not Met		
37.	EHSP04 - WELL AND WATER SYSTEM EASEMENTS (NON-STANDARD)	Not Met		
38.	EHSP05 – WELL(S) NOT IN SERVICE (NON-STANDARD)	Not Met		
39.	EHSP06 – SEWER SYSTEM IMPROVEMENTS: DESIGN (NON-STANDARD)	Not Met		
40.	EHSP07 – SEWER SYSTEM IMPROVEMENTS: INSTALL/BOND (NON-STANDARD)	Not Met		
107.	PSU-2	Not Met		

Condition Compliance Certification Report

PLN160047

POST RANCH INN LLC & ONESIMO PARCEL C LLC

Health Department

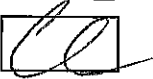
Condition	Condition Title	Status	Status Comment	Staff Initial
12.	EHSP01 - Wastewater Improvements - RWQCB (Non-Standard)	Not Met		
13.	EHSPSP02 - California Retail Food Code (Non-Standard)	Not Met		

Condition Compliance Certification Report

PLN170765

MCINTOSH LEONARD H TR (LAGUNA SECA OFFICE PARK - LOT 5)

Health Department

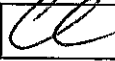
Condition	Condition Title	Status	Status Comment	Staff Initial
14.	EHSP01- RECYCLABLES IN RENTAL HOUSING (NON-STANDARD)	Not Met		

Condition Compliance Certification Report

PLN190018

LEAVENS RANCHES GP

Health Department

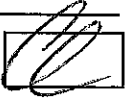
Condition	Condition Title	Status	Status Comment	Staff Initial
8.	EHSP01 - HAZARDOUS MATERIALS BUSINESS PLAN (Non-Standard)	Not Met		

Condition Compliance Certification Report

PLN190088

BARBUR PETER

Health Department

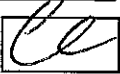
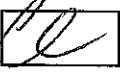
Condition	Condition Title	Status	Status Comment	Staff Initial
6.	EHSP01 – LONG-TERM WATER SUPPLY DEED RESTRICTION	Met		

Condition Compliance Certification Report

PLN190244

AEROPARATUS LLC

Health Department

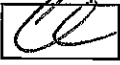
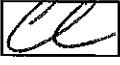
Condition	Condition Title	Status	Status Comment	Staff Initial
14.	EHSP01: LONG-TERM SUSTAINABLE WATER SUPPLY	Met	11/19/21 - Received recorded front page of Declaration of Unregulated Water System + Long Term Water Supply Deed Restriction. Condition status updated to "met". - CC	
15.	EHSP02 – DEED RESTRICTION: DECLARATION FOR AN UNREGULATED DOMESTIC WATER SYSTEM (Non-Standard)	Met	11/19/21 - Received recorded front page of Declaration of Unregulated Water System + Long Term Water Supply Deed Restriction. Condition status updated to "met". - CC	

Condition Compliance Certification Report

PLN190276

AUERBACH JONATHAN & JESSIKA

Health Department



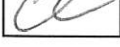
Condition	Condition Title	Status	Status Comment	Staff Initial
21.	EHSP01 – LONG-TERM WATER SUPPLY DEED RESTRICTION (Non-Standard)	Met	10/1/21: RECEIVED PROOF OF RECORDED LONG-TERM WATER SUPPLY DEED RESTRICTION.	
22.	EHSP02 – UPDATED DOMESTIC WELL WATER QUALITY AND SOURCE CAPACITY (Non-Standard)	Met	12/15/21: EHB issued new source capacity letter giving the well a value of 5.6 GPM. Received confirmation from Roger Van-Horn that a retest for Bacteria will be required prior to occupancy, which will be added as a hold final item to the associated 21CP00	

Condition Compliance Certification Report

PLN200189

UCHIDA WATARU & NORIKO TRS (AGH PROPERTIES LLC)

Health Department

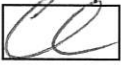
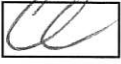
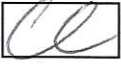

Condition	Condition Title	Status	Status Comment	Staff Initial
4.	EHSP01 - DEED RESTRICTION AND DECLARATION FOR AN UNREGULATED WATER SYSTEM	Not Met		
5.	EHSP02 - NEW DOMESTIC WELL: WATER QUALITY	Not Met		
6.	EHSP03 - CROSS-CONNECTION PROTECTION (Non-Standard)	Not Met		

Condition Compliance Certification Report

PLN170283

ALTMAN KENNETH TR ET AL

Health Department


Condition	Condition Title	Status	Status Comment	Staff Initial
4.	EHSP01 – DEED RESTRICTION AND DECLARATION FOR AN UNREGULATED, NON-PUBLIC WATER SYSTEM (Non-Standard)	Met	11/8/21: EHB RECEIVED RECORDED "DECLARATION FOR AN UNREGULATED, NON-PUBLIC WATER SYSTEM" DEED RESTRICTION FROM APPLICANT. CONDITION UPDATED TO MET.	
5.	EHSP02 – NOTIFICATION AT WATER FIXTURES (Non-Standard)	Not Met		
6.	EHSP03 – BOTTLED WATER (Non-Standard)	Not Met		
7.	EHSP04 – CROSS-CONNECTION CONTROL SURVEY (Non-Standard)	Not Met		

Condition Compliance Certification Report

PLN180180

AMAG HOLDINGS LLC (C QUADRANT LLC)

Health Department

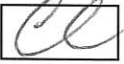
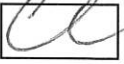
Condition	Condition Title	Status	Status Comment	Staff Initial
4.	EHSP01 - APPROVED WATER SOURCE (NON-STANDARD)	On-Going	25JUN2021: DWPS confirmed via email that as per submitted water quality results, the finished water from the RO meets standards. As per the Operation Plan, continued monthly testing for nitrate will be required. Entry by Bryan Escamilla, REHS, 28JUN2021.	

Condition Compliance Certification Report

PLN170315

GROWERS TRANSPLANTING INC (360 ESPINOSA ROAD LLC)

Health Department

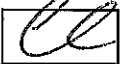
Condition	Condition Title	Status	Status Comment	Staff Initial
14.	EHSP01 - DEMOLISH OR REPLACE EXISTING ONSITE WASTWATER TREATMENT SYSTEM (Non-Standard)	Not Met		
15.	EHSP02 - CROSS CONNECTION CONTROL IMPROVEMENTS (Non-Standard)	Not Met		

Condition Compliance Certification Report

PLN170322

23640 POTTER ROAD LLC (ECCA INVESTMENTS PARTNERS LLC)

Health Department

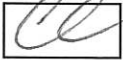

Condition	Condition Title	Status	Status Comment	Staff Initial
4.	EHSP01 - COMPLETE ACTION ITEMS OUTLINED IN THE 12/30/20 EUREKA CULTIVATION WATER SYSTEM INSPECTION REPORT	Not Met		

Condition Compliance Certification Report

PLN170316

GROWERS TRANSPLANTING INC (360 ESPINOSA ROAD LLC)

Health Department

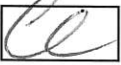
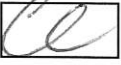

Condition	Condition Title	Status	Status Comment	Staff Initial
11.	EHSP01 – CROSS CONNECTION CONTROL IMPROVEMENTS (Non-Standard)	Not Met		
12.	EHSP02 – ALTERNATIVE ONSITE WASTEWATER TREATMENT SYSTEM PERMIT (NON-STANDARD)	Not Met		

Condition Compliance Certification Report

PLN170288

ALDERETE JESUS C JR & MARLENE D TRS (OLD STAGE ROAD LLP)

Health Department

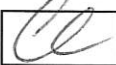


Condition	Condition Title	Status	Status Comment	Staff Initial
4.	EHSP01 - DEED RESTRICTION AND DECLARATION FOR AN UNREGULATED, NON-PUBLIC WATER SYSTEM AND NOTIFICATION OF PRIMARY WATER QUALITY STANDARDS (NON-STANDARD)	Not Met		
5.	EHSP02 - NOTIFICATION AT WATER FIXTURES (NON-STANDARD)	Not Met		
6.	EHSP03 - BOTTLED WATER (NON-STANDARD)	Not Met		

Condition Compliance Certification Report

PLN171039

MIGOTTI VALERIE R & STEVEN A TRS (CALI GIRL SEEDS)

Health Department

Condition	Condition Title	Status	Status Comment	Staff Initial
4.	EHSP01 - DEED RESTRICTION AND DECLARATION FOR AN UNREGULATED, NON-PUBLIC WATER SYSTEM AND NOTIFICATION OF PRIMARY WATER QUALITY STANDARDS (NON-STANDARD)	Not Met		
5.	EHSP02 - NOTIFICATION AT WATER FIXTURES (NON-STANDARD)	Not Met		
6.	EHSP03 - BOTTLED WATER (NON-STANDARD)	Not Met		

FIRE DISTRICTS' REPORTS

2021 Project List for Monterey County Regional Fire District

PLN020398-AMD2 Monterey Holdings LLP

MONTEREY COUNTY

HOUSING AND COMMUNITY DEVELOPMENT

Erik V. Lundquist, AICP, Director

HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES

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



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

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

Date: 1/21/22

To: Craig Spencer, Chief of Planning
Brian Briggs, Deputy County Counsel

From: Kevin Kamnikar, Monterey County Regional Fire District Division Chief

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

In accordance with Section II.B.2 of the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program ("Program") adopted by the Monterey County Board of Supervisors Resolution No. 19-270, a list of land use projects (the "Project List") was provided to the Monterey County Regional Fire District. The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning and to County Counsel on the projects included in the project list to verify the status of condition compliance. Fire District staff reviewed the Project List and confirmed that the set included in **Attachment 1** is complete for the Fire District's responsibility to the Program in 2021. Condition Compliance Certification Reports included in **Attachment 2** provides the listed projects' conditions of approval/mitigation measures (COA/MMs) and current statuses as noted in Accela. Accordingly, staff has reviewed each COA/MM listed and made any necessary corrections to the report and in Accela. Staff has verified, through initialing, the current status of each COA/MM.

CERTIFICATION

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

Respectfully,

Kevin Kamnikar, Monterey County Regional Fire District Division Chief

Condition Compliance Certification Report

PLN020398-AMD2

MONTEREY HOLDINGS L P ET AL (BERNARDUS LODGE)

Fire

Condition	Condition Title	Status	Status Comment	Staff Initial
13.	FIRE007 - DRIVEWAYS	Met		KU
14.	FIRE008 - GATES	Met		KU
15.	FIRE011 - ADDRESSES FOR BUILDINGS	Met		KU
16.	FIRE015 - FIRE HYDRANTS/FIRE VALVES	Met		KU
17.	FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)	Met		KU
18.	FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)	Met		KU
19.	FIRE023 - FIRE ALARM SYSTEM - (COMMERICAL)	Met		KU

MONTEREY COUNTY
HOUSING AND COMMUNITY DEVELOPMENT
Erik V. Lundquist, AICP, Director



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

Date: 01/27/2022

To: Craig Spencer, Chief of Planning
Brian Briggs, Deputy County Counsel

From: John Reynolds, Deputy Fire Marshal for Pebble Beach Community Services District, Carmel Highlands Fire Protection District (FPD) and Cypress FPD

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

In accordance with Section II.B.2 of the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program ("Program") adopted by the Monterey County Board of Supervisors Resolution No. 19-270, a list of land use projects (the "Project List") was provided to Pebble Beach Community Services District and Cypress Fire Protection District. The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning and to County Counsel on the projects included in the project list to verify the status of condition compliance. Fire staff reviewed the Project List and confirmed that the set included in **Attachment 1** is complete for the Districts' responsibilities to the Program in 2021. Condition Compliance Certification Reports included in **Attachment 2** provides the listed projects' conditions of approval/mitigation measures (COA/MMs) and current statuses as noted in Accela. Accordingly, Fire 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 Pebble Beach Community Services District and Cypress Fire Protection Districts, I hereby certify that the Fire COA/MMs identified in the adopted Mitigated Negative Declaration or certified Environmental Impact Report pursuant to the California Environmental Quality Act for the projects included in the Project List have been verified as indicated in the attached Condition Compliance Certification Reports. All applicable Condition Compliance Forms (CCFs) and supporting documentation have been submitted into the County's electronic database: Accela Automation, also known as "Accela" and are available for the public to review.

Respectfully,

John Reynolds, Deputy Fire Marshal

2021 Project List for Pebble Beach CSD and Cypress Fire Protection District

PLN040061-AMD1 Rancho Canada Ventures




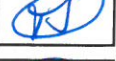



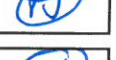


PLN190083 Green

Condition Compliance Certification Report

PLN040061-AMD1

AND GROUP I LP & MONTEREY PENINSULA REGIONAL PARK DISTRICT (RANCHO CAN.

Fire



Condition	Condition Title	Status	Status Comment	Staff Initial
19.	FIRE001 - ROAD ACCESS	Partially Met	MET FOR FINAL MAP	
20.	FIRE002 - ROADWAY ENGINEERING	Partially Met	MET FOR FINAL MAP	
21.	FIRE007 - DRIVEWAYS	Met	MET FOR FINAL MAP	
22.	FIRE010 -ROAD SIGNS	Partially Met	MET FOR FINAL MAP	
23.	FIRE011 - ADDRESSES FOR BUILDINGS	Partially Met	SIP REQUIRES EDITS	
24.	FIRE012 - EMERGENCY WATER STANDARDS - WATER SYSTEMS	Partially Met	MET FOR FINAL MAP	
25.	FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL)	Partially Met	SIP REQUIRES EDITS	
26.	FIRE015 - FIRE HYDRANTS/FIRE VALVES	Partially Met	MET FOR FINAL MAP	
27.	FIRE017 - DISPOSAL OF VEGETATION AND FUELS	Partially Met	MET FOR FINAL MAP	
28.	FIRE018 - GREENBELTS	Partially Met	MET FOR FINAL MAP	

Condition Compliance Certification Report

PLN040061-AMD1

AND GROUP I LP & MONTEREY PENINSULA REGIONAL PARK DISTRICT (RANCHO CAN.

Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
93.	HAZ-1	Partially Met	MET FOR FINAL MAP	
94.	HAZ-2	Partially Met	NOTE ON DRAFT FINAL MAP REQUIRES EDITS	

Condition Compliance Certification Report

PLN190083

GREEN JASON E & ANN W TRS

Fire

Condition	Condition Title	Status	Status Comment	Staff Initial
6.	FIRE007 - DRIVEWAYS	Met		

COUNTY COUNSEL-RISK MANAGEMENT REPORT

2021 Project List for County Counsel/Risk Management

PLN020398-AMD2 Monterey Holdings LLP

PLN040061-AMD1 Rancho Canada Ventures

PLN160131 PG&E Company

PLN170765 – McIntosh

PLN180085 Mata

PLN190018 Leavens Ranches

PLN190030-AMD1 Skeen and Chang

PLN190083 Green

PLN190244 Aeroparatus

PLN190276 Auerbach

PLN200047 Knoop

PLN200052 26195 Scenic Holdings

Cannabis Projects:

PLN200189 Uchida

PLN170316 Growers Transplanting

PLN170288 Alderete

PLN171039 Migotti

PLN170106 Yonemitsu

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

Date: January 27, 2022

To: Craig Spencer, Chief of Planning

From: Brian Briggs, 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. 19-270, a list of land use projects (the "Project List") was provided to the Office of the County Counsel. The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning and to County Counsel 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/Risk Management's responsibility to the Program in 2021. Condition Compliance Certification Reports included in **Attachment 2** provides the listed projects' conditions of approval/mitigation measures (COA/MMs) and current statuses as noted in Accela. Accordingly, Counsel staff has reviewed each COA/MM listed and made any necessary corrections to the report and in Accela. Staff has verified, through initialing, the current status of each COA/MM.

CERTIFICATION

On behalf of the Office of the County Counsel, I hereby certify that the County Counsel/Risk Management COA/MMs identified in the adopted Mitigated Negative Declaration or certified Environmental Impact Report pursuant to the California Environmental Quality Act for the projects included 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,

Brian Briggs

Brian Briggs, Deputy County Counsel

Condition Compliance Certification Report

PLN020398-AMD2

MONTEREY HOLDINGS L P ET AL (BERNARDUS LODGE)

County Counsel-Risk Management


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

Condition Compliance Certification Report

PLN040061-AMD1

AND GROUP I LP & MONTEREY PENINSULA REGIONAL PARK DISTRICT (RANCHO CAN.

County Counsel-Risk Management


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

Condition Compliance Certification Report

PLN160131

PACIFIC GAS & ELECTRIC COMPANY (VARIOUS OWNERS)

County Counsel


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

Condition Compliance Certification Report

PLN170765

MCINTOSH LEONARD H TR (LAGUNA SECA OFFICE PARK - LOT 5)

County Counsel-Risk Management


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

Condition Compliance Certification Report

PLN180085

MATA ENRIQUE H & CONNIE M TRS

County Counsel-Risk Management

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

Condition Compliance Certification Report

PLN190018

LEAVENS RANCHES GP

County Counsel-Risk Management


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

Condition Compliance Certification Report

PLN190030-AMD1

SKEEN DALE & CHANG JOMEI

County Counsel-Risk Management

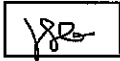
Condition	Condition Title	Status	Status Comment	Staff Initial
14.	CC01 INDEMNIFICATION AGREEMENT	Not Met		

Condition Compliance Certification Report

PLN190083

GREEN JASON E & ANN W TRS

County Counsel-Risk Management


Condition	Condition Title	Status	Status Comment	Staff Initial
15.	CC01 INDEMNIFICATION AGREEMENT	Partially Met	LAST ACTION 5/20/2021: HCD MAILED DOCUMENT TO AGENT.	

Condition Compliance Certification Report

PLN190244

AEROPARATUS LLC

County Counsel-Risk Management


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

Condition Compliance Certification Report

PLN190276

AUERBACH JONATHAN & JESSIKA

County Counsel-Risk Management


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

Condition Compliance Certification Report

PLN200047

KNOOP MICHAEL & MICHELLE

County Counsel-Risk Management

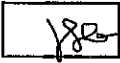
Condition	Condition Title	Status	Status Comment	Staff Initial
28.	CC01 INDEMNIFICATION AGREEMENT	Not Met		

Condition Compliance Certification Report

PLN200052

26195 SCENIC HOLDINGS LLC

County Counsel-Risk Management

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

Condition Compliance Certification Report

PLN200189

UCHIDA WATARU & NORIKO TRS (AGH PROPERTIES LLC)

County Counsel


Condition	Condition Title	Status	Status Comment	Staff Initial
15.	CC01 INDEMNIFICATION AGREEMENT	Met		SV

Condition Compliance Certification Report

PLN170316

GROWERS TRANSPLANTING INC (360 ESPINOSA ROAD LLC)

County Counsel-Risk Management


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

Condition Compliance Certification Report

PLN170288

ALDERETE JESUS C JR & MARLENE D TRS (OLD STAGE ROAD LLP)

County Counsel-Risk Management

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

Condition Compliance Certification Report

PLN171039

MIGOTTI VALERIE R & STEVEN A TRS (CALI GIRL SEEDS)

County Counsel-Risk Management


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

Condition Compliance Certification Report

PLN170106

YONEMITSU PROPERTIES LP (ALVAREZ BROTHERS LLC)

County Counsel-Risk Management

Condition	Condition Title	Status	Status Comment	Staff Initial
15.	CC01 INDEMNIFICATION AGREEMENT	Met	Received recorded Indemnification Agreement (Document No. 2021080322)	

2021 PROGRAM TRAINING

Pursuant to Section III.B.6, the Program requires the County to provide training to all staff of Responsible Departments who prepare, monitor or report on compliance with mitigation measures. The Program training occurs annually, and HCD staff is required to provide informal training to newly hired planners within sixty days from the hire date.














The CAPS provided Condition Compliance training for new planners who draft, implement and manage COA/MM for a project in March but that training was discussed in the 2020 Annual Report. There have not been new Planner hires since March 2021. HCD-Planning and County Counsel provided an all staff training on the Program for applicable land use departments and agencies on August 12 and 26, 2021. See the following pages for the Program Training attendance lists, which, due to COVID Shelter-in-Place protocols, are Zoom meeting participant lists rather than normal sign-in sheets.

Participant List of the COAMMP Training for all responsible staff, August 12, 2021






















Participants (48)	
<input type="text" value="Find a participant"/>	
Anna Quenga (Me, participant ID: 224180)	jimd (Guest)
Elizabeth Hernandez (Host)	jmuscio (Guest)
Mary Israel	Joann Iwamoto
Felicia Silveira (Co-host, guest)	Joe Sidor
Wendy Strimling	John Dugan
Anna Quenga	Juan Hernandez
Armida Estrada (Guest)	Junya 'Michelle' Huang
Bora Akkaya	Kayla Nelson
Connor Cappi (Guest)	Kenny Taylor
Craig Patton	Michael Ogunbodede (Guest)
Craig Spencer (Guest)	Mike Novo (Guest)
Darby Marshall	Monica Anderson
Dina Northcutt	Nicki Fowler, EHB (Guest)
Erik Lundquist (Guest)	Philip Angelo
Evan (Guest)	rickr (Guest)
FC John Reynolds (Guest)	Sandra Villatoro (Guest)
Fionna Jensen (Guest)	Shawn Archbold
G Camacho (Guest)	Tony Furtado
Go Eun 'Victoria' Kim	1831****000 (Guest)
Jacquelyn Nickerson	1831****000 (Guest)
Jaime Guthrie	1831****164 (Guest)
Jim Tullis	1831****776 (Guest)
	Armando Fernandez
	Jim Peterson
	Maria Isabel Sanchez
	Son Pham-Gallardo

Note: "Evan" is Evan Knuckles, Building Services, verified by email on day of training. Phone numbers are call-ins for sound to augment a person's video attendance, such as -776 is Son Pham-Gallardo.

Participant List for the Annual All-Responsible Dept. Staff Training, Second Session (8/26/21)

-  Ma Eden Braganza
-  Marcela Ramirez, MA II, HCD
-  Melanie Beretti
-  Mike Novo (Guest)
-  Mitchell Vernon
-  Monica Anderson
-  Norma Villa
-  Rick Magno(MCRFD) (Guest)
-  ROGER VAN-HORN (Guest)
-  Sophia Magana
-  Stacy Giles
-  1831****000 (Guest)
-  Jim Peterson

Find a participant

-  Shawn Archbold (Me, participant ID: 365566)
-  Elizabeth Hernandez (Host)
-  Mary Israel
-  Melissa McDougal (Co-host)
-  Wendy Strimling
-  Lori Woodle
-  Alyssa Tunnelle
-  Armando Fernandez
-  art black (Guest)
-  Bora Akkaya
-  Craig Spencer
-  Dorothy Priolo, Monterey Co. Regional Fire Dist (Guest)
-  Elizabeth Gonzales
-  Fernando Vargas
-  Go Eun 'Victoria' Kim (Guest)
-  Jim Tullis
-  Joanne Leon
-  Joel Mendoza (Guest)
-  Kenny Taylor
-  kevin kamnikar MCRFD (Guest)
-  Luciana Bernal