

**MINOR SUBDIVISION COMMITTEE  
COUNTY OF MONTEREY, STATE OF CALIFORNIA**

RESOLUTION # 05004

A.P. # 267-041-017-000

In the matter of the application of  
**Alan & Elma Mayr (PLN020464)**

**FINDINGS & DECISION**

for a Minor Subdivision in accordance with Chapter 19.04 of the Monterey County Code, consisting of a proposed minor subdivision of a 10.2 acre property into four lots of 2.7, 2.5, 2.5 and 2.5 acres (Mayr: PLN0200464). The property is located at 1919 San Juan Road, Aromas, North County Non-Coastal Area Plan. The project came on regularly for meeting before the Minor Subdivision Committee on March 10, 2005.

Said Minor Subdivision Committee, having considered the application and the evidence presented relating thereto,

**1. FINDING:** PLAN CONSISTENCY - The project proposed in this application consists of a minor subdivision (**PLN020464**), which conforms with the plans, policies, requirements and standards of the Monterey County Subdivision Ordinance (Title 19), the General Plan, North County Area Plan, and the Monterey County Zoning Ordinance (Title 21). The property is located at 1919 San Juan Road, Aromas. The parcel is zoned LDR/2.5 VS or Low Density Residential 2.5 acres per unit Visual Sensitivity District.

**EVIDENCE:** The Planning and Building Inspection staff reviewed the project, as contained in the application and accompanying materials, for conformity with:

- a) The Monterey County Subdivision Ordinance, Section 19.03.015.L (as referred by Section 19.04.015)
- b) The Monterey County General Plan.
- c) The North County Non-Coastal Area Plan.
- d) The Monterey County Zoning Ordinance (Title 21).

**EVIDENCE:** The proposed development has been reviewed by the Monterey County Planning and Building Inspection Department, Water Resources Agency, Public Works Department, Environmental Health Division, Parks and Recreation Department, and the applicable Fire Department. Each agency has recommended conditions for subdivision improvements.

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

**2. FINDING:** The source capacity and water quality for all lots proposed to be created through the subdivision meets the requirements of the applicable health and safety regulations prior to approval of the vesting tentative map (Title 19. Section 19.03.15.L, of the Monterey County Subdivision Ordinance).

**EVIDENCE:** The source of water within the project boundaries which are to provide groundwater or surface water for the lots has been evaluated for potential public health and safety impacts. (Title 19. Section 19.03.15 L Evaluation of Public Health and Safety Impacts)

**EVIDENCE:** The Monterey Health Department shall be the lead agency in determining the adequacy of the proposed project’s water supply, and in evaluating the health and safety threats to the supply (Title 19. Section 19.04.015/19.03.15 L 2 ).

**EVIDENCE:** The Water Resources Agency and Environmental Health Department have reviewed this proposal and have determined that the impact to source capacity and water quality resources is less than significant and will not substantially deplete groundwater supplies.

**EVIDENCE:** The Water Resources Agency and Environmental Health Department have submitted recommended Conditions of Project Approval, attached to this report as Exhibit D.

3. **FINDING:** None of the findings found in Section 19.04.025 I of the Subdivision Ordinance can be made.

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

**EVIDENCE:** The map and its design and improvements are consistent with the County General Plan and the applicable Area Plan.

**EVIDENCE:** The site has been determined to be physically suitable for the type and density of development (see Evidence below).

**EVIDENCE:** The design and improvements are not likely to cause substantial environmental damage, substantially and avoidably injure fish, wildlife, or their habitat, or cause serious public health problems as demonstrated in the Mitigated Negative Declaration adopted for this project.

**EVIDENCE:** The design and improvements will not conflict with easements for access through or use of property within the proposed subdivision. Planning staff reviewed the Title Report and applicable recorded documents to identify all easements and ensure that the project does not conflict with existing easements.

**EVIDENCE:** The property provides for adequate building sites as evidenced by the application materials submitted for the site.

4. **FINDING:** The project is consistent with General Plan and North County Area Plan policies.

**EVIDENCE:** The General Plan Designation for the subject property is Low Density Residential 5 to 1 acres per residential unit. The Mayr subdivision proposal would allow three 2.5 acre residential parcels and a 2.7 acre parcel with an existing residence, in keeping with this density assignment.

**EVIDENCE:** Policy 6.1.4 (NC) establishes that, “New development shall be phased until a safe long-term yield of water supply can be demonstrated and maintained. Development levels that generate water demand exceeding safe yields of local aquifers shall only be allowed once additional water supplies are secured.”

**EVIDENCE:** The Monterey Health Department shall be the lead agency in determining the adequacy of the proposed project’s water supply, and in evaluating the health and safety threats to the supply (Title 19. Section 19.04.015/19.03.15 L 2 ).

**EVIDENCE:** The Water Resources Agency and Environmental Health Department have reviewed this proposal and have determined that the impact to source capacity and water quality resources is less than significant and will not substantially deplete groundwater supplies. The project is therefore consistent with the policies of the General Plan and North County Area Plan protecting water resources.

**EVIDENCE:** Findings and Evidence above in #2 and 3.

5. **FINDING:** **CEQA.** The proposed project, including all permits and approvals, will not have significant adverse impacts on the environment. A Mitigated Negative Declaration has been prepared and is on file (File# PLN020464 in the Department of Planning and Building Inspection). All mitigation measures identified in the Initial Study and Mitigated Negative Declaration and all project changes required to avoid significant effects on the environment have been incorporated into the approved project or are made conditions of approval. A Program for Mitigation Monitoring and/or Reporting on Conditions of Approval (hereafter “the MMRP”) has been prepared pursuant to Public Resources Code 21081.6 and is made a condition of approval. The MMRP is attached hereto as **Exhibit D** and is incorporated herein by reference. The Mitigated Negative Declaration reflects the independent judgment and analysis of the County based upon the findings and conclusions drawn in the Initial Study and the testimony and information received, and scientific and factual data presented as evidence during the public review process. The Coastal Offices of the Monterey County Planning and Building Inspection Department, located at 2620 1<sup>st</sup> Avenue, Marina is the custodian of the documents and the materials that constitute the record of proceedings upon which the adoption of the Mitigated Negative Declaration is based.

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

**EVIDENCE:** County staff prepared an Initial Study for the project in compliance with the California Environmental Quality Act (CEQA), its Guidelines, and the Monterey County CEQA Guidelines. The Initial Study provided substantial evidence that the project, with the addition of mitigation measures, would not have significant environmental impacts. A Mitigated Negative Declaration was filed with the County Clerk on January 25, 2005 and noticed for public review. All comments received on the Initial Study have been considered as well as all evidence in the record, which includes studies, data, and reports supporting the Initial Study; additional documentation requested by staff in support of the Initial Study findings; information presented or discussed during public hearings; staff reports that reflect the County’s independent judgment and analysis regarding the above referenced studies, data, and reports; application materials; and expert testimony. Among the studies, data, and reports analyzed as part of the environmental determination are the following:

- A Project Application and Plans within project file.
- B General Plan, North County Land Area Plan.
- C Site visit by Planner, January 20, 2005.
- D Farmland Mapping and Monitoring Program, California Department of Conservation, Division of Land Resource Protection. ([www.consrv.ca.gov/dlrp/fmmp](http://www.consrv.ca.gov/dlrp/fmmp))
- E North County Trails Plan.
- F Title 19 Subdivision Ordinance.
- G County of Monterey Williamson Act Maps.
- H 2004 Air Quality Management Plan for the Monterey Bay Region.

- I MBUAPCD CEQA Guidelines.
- J Chapter 16.04 Grading & Erosion Control Ordinance.
- K Geotechnical Soils-Foundation and Geoseismic Report for the Mayr - San Juan Road Subdivision. A.P.N. 267-041-017, San Juan Road, Aromas California. Report to Mr. Alan Mayr, Grice Engineering and Geology Inc. April 2003.
- L Preliminary Archaeological Reconnaissance of Assessor's Parcel Number 267-041-003, Aromas, North Monterey County, California prepared for David Danbom, Archaeological Consulting, April 16, 2001.
- M Project Specific Hydrogeologic Report David N. Danbom Property (APN# 267-041-003) 1901 San Juan Road Monterey County, California. A report prepared for Monterey County Health Department, Division of Environmental Health. PES Environmental, Inc., Engineering and Environmental Services. April 4, 2002.
- N Letter of Traffic Evaluation. San Juan Road Minor Subdivision, North Monterey County, California, Higgins Associates. (November 15, 2002)
- O Water Resources Department Memorandum from Howard Franklin, May 7, 2002.
- P Division of Environmental Health Memorandum from Laura Lawrence, July 19, 2002.
- Q Inter Departmental Review Comments and Conditions.
- R County of Monterey Geographical Information Systems (GIS) databases.
- S Fugro-West Inc. report, North Monterey County Hydrogeologic Study, Volume 1, Water Resources, prepared in October 1995.
- T Planning and Building Inspection Memorandum from James Colangelo, Assistant County Administrative Officer, Environmental Resource Policy Division. "Significant Cumulative Impacts to Water Quantity and Quality in the North Monterey County Hydrogeologic Study Area." July 28, 2000.
- U Email correspondence Wednesday, July 16, 2003 between Planner, Taven M. Kinison Brown and the Division of Environmental Health Land Use Section Supervisor, Laura Lawrence.
- V Email correspondences August 12/14, 2003 between Planner, Taven M. Kinison Brown and the Division of Environmental Health Land Use Section Supervisor, Laura Lawrence.
- W Biological Assessment for the Proposed Mayr Property Three Lot Subdivision at 1919 San Juan Road (APN 267-041-017) Prepared by Rana Creek Habitat Restoration, dated March 6, 2003.
- X Comments, Corrections and Additions to the Draft Initial Study from the Division of Environmental Health Land Use Section Supervisor, Laura Lawrence.
- Y Letter from Division of Environmental Health Land Use Section Supervisor, Laura Lawrence to Anthony Lombardo, dated October 15, 2004.

Z Percolation and Groundwater Study with Septic Recommendations for the Mayr-San Juan Road Subdivision (APN: 267041017) San Juan Road Aromas, prepared by Grice Engineering and Geology Inc., dated April 2003.

AA Division of Environmental Health Memorandum from John Hodges, dated January 4, 2005.

BB September 3, 2004 telephone call from Water Resources Agency, Al Mulholland to Taven M. Kinison Brown, confirming 912,247 acre feet of groundwater storage in the Highlands North sub-basin and that the Danbom project's draw upon the aquifer is insignificant.

**EVIDENCE:** The Program for Mitigation Monitoring and/or Reporting on Conditions of Approval, prepared and required pursuant to Section 21081.6 of the Public Resources Code, is made a condition of approval and is designed to ensure compliance during project implementation.

**EVIDENCE:** Studies, data and reports prepared by staff from various County departments including Planning and Building Inspection, Public Works, Environmental Health and Monterey County Water Resources Agency support the adoption of the Mitigated Negative Declaration for the project.

6. **FINDING:** Visual Sensitivity. The Development as approved and conditioned will not create a substantially adverse visual impact when viewed from a common public viewing area.

**EVIDENCE:** From the west of the property along the flat areas of San Juan Road and the strawberry fields, the subject property and its single residential structure and other neighboring properties and improvements are visible on this rising river bench. It is this hill/river bench as seen from these long vantage points in the farming areas that has the VS Visual Sensitivity designation.

**EVIDENCE:** Staff site visit January 20, 2005.

**EVIDENCE:** It was evident to staff on the January 20, 2005 site visit that new residential structures could be placed on each of the three new proposed lots in such a way as to protect and lessen potential impact to the area's visual resources.

**EVIDENCE:** Additionally, it should be noted that tall power line towers pass in-front of the property as seen from San Juan Road, and several structures visible to the eye from San Juan Road could be considered ridgeline development.

7. **FINDING:** The site is physically suitable for the use proposed.

**EVIDENCE:** Necessary public facilities are available for the use proposed. The project has been reviewed by the Monterey County Planning and Building Inspection Department, Water Resources Agency, and North County Fire District, Public Works Department and Environmental Health Division.

**EVIDENCE:** See Findings above.

8. **FINDING:** For Purposes of the Fish and Game Code, the project will have a potential for adverse impact on fish and wildlife resources upon which the wildlife depends.

**EVIDENCE:** Staff analysis contained in the Initial Study and the record as a whole indicate the project may or will result in changes to the resources listed in Section 753.5(d) of the Department of Fish and Game regulations. Implementation of the project described herein will affect

changes to native and non-native plant life and soils, and the biological analyses identified potential impacts to wildlife and special status species.

**EVIDENCE:** Initial Study and Mitigated Negative Declaration contained in the project file.

9. **FINDING:** The establishment, maintenance, or operation of the use or structure applied for will not, under the circumstances of the particular case, be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvement in the neighborhood, or to the general welfare of the County.

**EVIDENCE:** The project as described in the application and accompanying materials was reviewed by the Department of Planning and Building Inspection, Environmental Health Division, Public Works Department, North County Fire District, and Water Resources Agency. The respective departments have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood; or the County in general.

**EVIDENCE:** Adoption of the Negative Declaration includes mitigation measures that address potential impacts to Traffic. No other significant issues have been identified for the project.

**EVIDENCE:** File and application materials, Initial Study with mitigation measures, and Negative Declaration contained in the project file.

10. **FINDING:** That in approving the final map, the decision-making body has balanced the housing needs of the County against the public service needs of its residents and available fiscal and environmental resources.

**EVIDENCE:** The applicant will be required to comply with the Inclusionary Housing Ordinance as a condition of approval.

11. **FINDING:** The recommended condition regarding Inclusionary Housing, recreation requirements, and underground utilities have been applied to ensure that the health, safety, and welfare is preserved and protected.

**EVIDENCE:** Section 18.40 of the Monterey County Code (Inclusionary Housing Ordinance)

**EVIDENCE:** Section 19.12.010 of the Monterey County Code (Recreation Ordinance).

**EVIDENCE:** Section 19.10.095 of the Monterey County Code (underground utilities)

## DECISION

THEREFORE, it is the decision of the Minor Subdivision Committee, to adopt the Mitigated Negative Declaration and Mitigation Monitoring Program and approve said application for a Minor Subdivision as shown on the attached sketch, subject to the attached conditions.

**PASSED AND ADOPTED** this 10th day of March 2005 by the following vote:

AYES:            McPharlin, Hodges, Mulholland, Hori, Mounday  
NOES:            Hawkins  
ABSENT:        None  
ABSTAIN:       Burgess

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LYNNE MOUNDAY, SECRETARY

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

### NOTES

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

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

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning and Building Inspection Department office in Salinas.

2. This permit expires two years after the above date of granting thereof unless construction or use is started within this period.

**Monterey County Planning and Building Inspection  
Condition Compliance & Mitigation Monitoring and/or Reporting Plan**

**Project Name:** Mayr Minor Subdivision Proposal  
**File No:** PLN020464 **APNs:** 267-041-017-000  
**Approval by:** Minor Subdivision Committee **Date:** March 10, 2005

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

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Clearing Condition</i>	<i>Timing</i>	<i>Verification of compliance</i>
1.		<p><b>PBD029 - SPECIFIC USES ONLY</b>            This permit (File # PLN020464) allows the subdivision of a 10.2 acre property into four lots of 2.7, 2.5, 2.5 and 2.5 acres. The property is located at 1919 San Juan Road, Aromas (APN: 267-041-017-000). North County Non-Coastal Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of Planning and Building Inspection. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. <b>(Planning and Building Inspection)</b></p>	<p><u>Adhere to conditions and uses specified in the permit.</u></p>	<p><u>Owner/ Applicant</u></p>	<p><u>Ongoing unless other-wise stated</u></p>	PBI

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2.		<b>PBD030 - STOP WORK - RESOURCES FOUND</b> If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. <b>(Planning and Building Inspection)</b>	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeologist	Ongoing	
3.		<b>PBD025 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A permit (Resolution 05004) was approved by the Monterey County Minor Subdivision Committee for Assessor's Parcel Number 267-041-017-000 on March 10, 2005. The permit was granted subject to <b>29</b> conditions of approval and <b>1</b> mitigation measure which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. <b>(Planning and Building Inspection)</b>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to Recordation of Parcel Map	PBI
4.		<b>PBD012 - FISH AND GAME FEE - NEG DEC/EIR</b> Pursuant to the State Public Resources Code, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) calendar days of project approval – prior to filling of the Notice of Determination. This fee shall be paid on or before the filing of the Notice of Determination. Proof of payment shall be furnished by the applicant to the Director of Planning and Building Inspection prior to the recordation of the tentative map, the commencement of the use, or the	Proof of payment shall be furnished by the applicant to the Director of Planning and Building Inspection prior to the recordation of the tentative map, the commencement of the use, or the issuance of building and/or grading permits, whichever occurs first.	Owner/ Applicant	Prior to the Recordation of the Parcel map.	

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		issuance of building and/or grading permits, whichever occurs first. The project shall not be operative, vested or final until the filing fees are paid. <b>(Planning and Building Inspection)</b>				
5.		<p><b>PBD016 - INDEMNIFICATION AGREEMENT</b></p> <p>The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. <b>(Planning and Building Inspection)</b></p>	Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to PBI.	Owner/ Applicant	Prior to filing of the final map.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Clearing Condition</i>	<i>Timing</i>	<i>Verification of compliance</i>
6.		<b>PBD022 - MITIGATION MONITORING PROGRAM</b> The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. <b>(Planning and Building Inspection)</b>	1) Enter into agreement with the County to implement a Mitigation Monitoring Program.  2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.	Owner/ Applicant	Prior to recordation of the Parcel Map.	
7.		<b>PBD014 - GRADING-WINTER RESTRICTION</b> No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning and Building Inspection. <b>(Planning and Building Inspection)</b>	None	Owner/ Applicant	Ongoing	
8.		<b>PKS002 – RECREATION REQUIREMENTS/FEES</b> The Applicant shall comply with Section 19.12.010 - Recreation Requirements, of the Subdivision Ordinance, Title 19, Monterey County Code, by paying a fee in lieu of land dedication. The Parks Department shall determine the fee in accordance with provisions contained in Section 19.12.010(D) <b>(Parks Department)</b>	The Applicant shall comply with the Recreation Requirements contained in Section 19.12.010 of the Subdivision Ordinance Title 19, Monterey County Code.	Owner/ Applicant	Prior to the Recordation of the Final Map	
9.		<b>NON-STANDARD WORDING</b> The application is subject to the County of Monterey Housing Ordinance when the application was deemed complete January 4, 2005. Prior to the recordation of the parcel map the applicant shall comply with the ordinance by paying the in-lieu fee or by providing an inclusionary unit on site. <b>(Housing/ Redevelopment Agency)</b>	A site inspection may be required.	Owner/ Applicant	Prior to Recordation of Parcel map.	

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10.		NON-STANDARD WORDING The project shall meet the standards set forth in the latest adopted editions of the Uniform Fire Code, Uniform Building Code, Public Resources Code 4290 and 4291 and other related codes as they apply to a project of this type and size. <b>(Aromas Tri-County Fire District).</b>	A site inspection may be required.	Owner/ Applicant	Ongoing	
11.		NON-STANDARD WORDING The applicant shall ensure there is adequate ingress and egress to any and all buildings. Roadways/Driveways shall be an all weather surface conforming to applicable codes and standards. Driveways shall include turnouts and turnarounds as required. Driveway addresses shall be installed so they are visible to responding emergency personnel. <b>(Aromas Tri-County Fire District).</b>	A site inspection may be required.	Owner/ Applicant	Ongoing	
12.		NON-STANDARD WORDING The applicant shall install an above ground water storage tank to ensure there is adequate fire flow. The Fire Department shall be able to access water supply from one or more private on-site hydrants conforming to County and State codes and standards. <b>(Aromas Tri-County Fire District).</b>				
13.		<b>PBD031 – SUBDIVISION SITE PLAN APPROVAL</b> The property owner shall prepare a site plan for the Mayr Subdivision to be approved by the Director of Planning and Building Inspection. The site plan shall: (1) define the building site; (2) establish maximum building dimensions; (3) identify natural vegetation that should be retained; (4) identify landscape screening as appropriate. A note shall be placed on the parcel map stating that a site plan has been prepared for this subdivision and that the property may be subject to building and/or use restrictions. <b>(Planning and Building Inspection)</b>	Submit site plan to PBI for review and approval.	Owner/ Applicant	Prior to record- ation of final map.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Clearing Condition</i>	<i>Timing</i>	<i>Verification of compliance</i>
14.		<b>PBD020 – LIGHTING - STREET LIGHTS</b> All street lights in the development shall be approved by the Director of Planning and Building Inspection. <b>(Planning and Building Inspection)</b> (None have been proposed with the project)	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant	Prior to building permits for street lights.	
15.		<b>PBD033 – UTILITIES – SUBDIVISION</b> A note shall be placed on the final map or a separate sheet to be recorded with the final map indicating that "Underground utilities are required in this subdivision in accordance with Chapter 19.10.095, Title 19 of the Monterey County Code." Such facilities shall be installed or bonded prior to filing the (parcel or final) map. The note shall be located in a conspicuous manner subject to the approval of the Director of Public Works. <b>(Planning and Building Inspection)</b>	Place note on map or a separate sheet and submit to PBI for review and approval.	Applicant/ Owner	Prior to recordation of final map.	
16.		<b>EH1 - WATER SYSTEM PERMIT</b> Obtain a new or amended water system permit from the Division of Environmental Health. <b>(Environmental Health)</b>	Submit necessary application, reports and testing results to EH for review and approval.	CA Licensed Engineer / Owner / Applicant	Prior to filing final map	
17.		<b>EH2 - WATER SYSTEM IMPROVEMENTS (CO. PERMITTED SYSTEM)</b> Design the water system improvements to meet the standards as found in Chapter 15.04 of the Monterey County Code, Titles 17 and 22 of the California Code of Regulations and as found in the Residential Subdivision Water Supply Standards. Submit engineered plans for the water system improvements, including plans for secondary treatment, and any associated fees to the Director of Environmental Health for review and approval prior to installing (or bonding) the improvements. <b>(Environmental Health)</b>	Submit engineered plans for the water system improvements, including plans for secondary treatment, and any associated fees to EH for review and approval prior to installing (or bonding) the improvements.	CA Licensed Engineer / Owner/ Applicant	Prior to filing final map	

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18.		<b>EH4 FIRE FLOW STANDARDS</b> Design the water system improvements to meet fire flow standards as required and approved by the local fire protection agency. <b>(Environmental Health)</b>	Submit evidence to the Division of Environmental Health that the proposed water system improvements have been approved by the local fire protection agency.	CA Licensed Engineer /Owner/ Applicant	Prior to installing or bonding water system improvements	
19.		<b>EH5 INSTALL/BOND WATER SYSTEM IMPROVEMENTS</b> The developer shall install the water system improvements to and within the subdivision and any appurtenances needed or shall enter into a Subdivision Improvement Agreement with the County to install the water system improvements and provide security guaranteeing the performance of the Agreement. <b>(Environmental Health)</b>	The developer shall install the water system improvements to and within the subdivision and any appurtenances needed or shall enter into a Subdivision Improvement Agreement with the County to install the water system improvements and provide security guaranteeing the performance of the Agreement.	CA Licensed Engineer /Owner/ Applicant	Prior to filing final map	
20.		<b>EH21 SEPTIC ENVELOPES</b> Submit an updated map indicating proposed septic envelopes for parcels A, B, C ,D, to the Division of Environmental Health for review and approval. Once approved the septic envelopes shall appear as part of the final/parcel map. <b>(Environmental Health)</b>	Once approved the septic envelopes shall appear as part of the final/parcel map.	Owner/ Applicant	Prior to filing the final/parcel map.	
21.		<b>EH22 - DEED NOTIFICATION</b> The applicant shall record a deed notification with the Monterey County Recorder for parcels A, B, C, D, and the Remainder Parcel, which states: "A soils and percolation report has been prepared for this parcel by Grice Engineering, Inc, dated April 04, 2003 and is on record at the Division of Environmental Health, Monterey County, File Number PLN000360. All proposed development shall be in compliance with this report and the recommendations therein." <b>(Environmental Health)</b>	Submit proposed wording and forms to be recorded to EH and P&BI for review and approval. Record deed notification.	Owner/ Applicant	Concurrently with filing of the parcel map.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Clearing Condition</i>	<i>Timing</i>	<i>Verification of compliance</i>
22.		<b>PARCEL MAP</b> File a parcel map delineating all existing and required easements or rights-of-way and monument new lines. <b>(Public Works)</b>	Applicant's surveyor shall prepare parcel map, submit to DPW for review and approval.	Owner/ Applicant/ Engineer	Prior to Recordation of Parcel Map	
23.		<b>EXISTING EASEMENTS AND ROW</b> Provide for all existing and required easements or rights of way. <b>(Public Works)</b>	Subdivider's Surveyor shall include all existing and required easements or rights of way on Parcel Map.	Subdivider/ Surveyor	Prior to Recordation of Parcel Map	
24.		<b>SURVEYOR CHECK-LIST</b> Thirty days prior to expiration date of the tentative map, Step A (8-Items) of the County Surveyor's Check Off List for Parcel Map Processing shall be completed. <b>(Public Works)</b>	Subdivider shall submit items included in County Surveyors Check Off List to DPW for review and approval.	Subdivider	Prior to Recordation of Parcel Map	
25.		<b>FIRE REQUIREMENTS FOR ROADS</b> The 60' road and utility easement shall be constructed in accordance local fire jurisdiction standards. <b>(Public Works)</b>	Subdivider shall submit improvement plans prepared by his Engineer to local fire jurisdiction and to DPW for approval. Roads to be constructed in accordance with approved plans.	Subdivider	Prior to Recordation of Final Map	
26.		Drainage Note: A note shall be recorded on the final map stating that any future development on these parcels will require a drainage plan to be prepared by a registered civil engineer or architect. <b>(Water Resources Agency)</b>			Prior to the filing of the Parcel map	

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27.		<p><b>WR0024 ROAD AND DRAINAGE MAINTENANCE AGREEMENT (WR)</b>  Prior to the conveyance of any lots in the subdivision, developer shall have the sole responsibility for the care, maintenance, and repair of road and drainage improvements installed as a condition of approval of the subdivision. Upon each conveyance of each lot in the subdivision, developer shall be jointly obligated with the succeeding owners to perform such obligation pro rated on the basis of the remaining number of lots still owned by the developer. Developer's obligation shall cease upon the conveyance of the last lot in the subdivision. An agreement to this effect, running with the land, shall be recorded between developer and the County of Monterey prior to recordation of the tentative or parcel map. <b>(Water Resources Agency, S.C.)</b></p>	<p>Submit the signed and notarized original Agreement to the Water Resources Agency for review and approval prior to recordation.</p> <p>(A copy of the County's standard agreement can be obtained at the Water Resources Agency.)</p>	Owner/ Applicant	Prior to filing the final map.	
28.		<p><b>WR0032 NOTICE OF WATER CONSERVATION REQUIREMENTS</b>  A notice shall be recorded on the deed for each lot stating: "All new construction shall incorporate the use of low water use plumbing fixtures and drought tolerant landscaping, in accordance with County Water Resources Agency Ordinance No. 3932." Prior to recordation of the final map, a copy the completed notice shall be provided to the Water Resources Agency for approval. <b>(Water Resources Agency)</b></p>	<p>Submit a recorded notice to the Water Resources Agency for review and approval.</p> <p>(A copy of the County's standard notice can be obtained at the Water Resources Agency.)</p>	Owner/ Applicant	Recordation of the notice shall occur concurrently with the final map	
29.		<p><b>WR0033 LANDSCAPING REQUIREMENTS</b>  A notice shall be recorded on the deed for each lot stating: "The front yards of all homes shall be landscaped at the time of construction. Low water use or drought tolerant plants shall be used together with water efficient irrigation systems." Prior to recordation of the final map, a copy the completed notice shall be provided to the Water Resources Agency for approval. <b>(Water Resources Agency)</b></p>	<p>Submit the recorded notice to the Water Resources Agency for review and approval.</p> <p>(A copy of the County's standard notice can be obtained at the Water Resources Agency.)</p>	Owner/ Applicant	Recordation of the notice shall occur concurrently with the final map	

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Mitigation Measure from the Initial Study and Mitigated Negative Declaration for the Mayr Subdivision (1 only)						
	1	In order to mitigate cumulative impacts to regional transportation infrastructure, the applicant shall pay a pro-rata contribution of \$12,502 per parcel (x 3 new parcels = \$37,506) towards planned improvements to the Road Sections and Intersection Improvements. (Parcel A is currently developed with a residence)	The applicant shall pay the pro-rata contribution of \$12,502 per new parcel to the Public Works Department, as appropriate, and shall demonstrate proof of payment to the Director of Planning and Building Inspection.	Applicant / Owner processing the Parcel Map	Prior to recordation of the Parcel Map	