

AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

TUESDAY, DECEMBER 3, 2019
6:00 P.M.

Council Chambers, City Hall
212 S. Vanderhurst Avenue, King City, CA

1. CALL TO ORDER

2. FLAG SALUTE

3. ROLL CALL:

Planning Commission Members: Oscar Avalos, David Mendez, Brett Saunders,
Domingo Uribe and Chairperson David Nuck

4. PUBLIC COMMENTS

Any person may comment on any item not on the agenda. PLEASE STATE YOUR NAME AND ADDRESS FOR THE RECORD. Action may not be taken on the topic, unless deemed an urgency matter by a majority vote of the Planning Commission. Topics not considered an urgency matter might be referred to City staff and placed on a future agenda, by a majority vote of the Planning Commission.

5. PRESENTATIONS

None

6. CONSENT AGENDA

All matters listed under the Consent Agenda are considered routine and may be approved by one action of the Planning Commission unless any member of the Planning Commission wishes to remove an item for separate consideration.

- A. Meeting Minutes of October 15, 2019 Planning Commission Meeting
Recommendation: Approve and file.

7. PUBLIC HEARINGS

None

8. NON-PUBLIC HEARINGS

- A. Project: Mustang Court Homes, Proposed by Peoples' Self-Help
Housing
- Applicant: Peoples' Self- Help Housing (Sheryl Flores)
- Location: APN: 026-071-073-000, Mustang Court, King City, CA.
93930

Consideration: Mustang Court Subdivision Final Tract Map Conformance

Recommendations: Staff recommends the Planning Commission:

adopt a Resolution 1) finds the Mustang Court Subdivision Final Tract Map in substantial conformance with the approved Vesting Tentative Map, and 2) authorizes the Planning Commission Secretary to certify the Final Tract Map in substantial conformance with the approved Vesting Tentative Map Environmental

Determination: Staff has performed a preliminary environmental assessment of this project and, pursuant to CEQA Guidelines, has determined with certainty that there is no possibility that this project may have a significant effect on the environment. Therefore, the project is categorically exempt from the California Environmental Quality Act ("**CEQA**"), pursuant to Section 15332 of the CEQA Guidelines for Infill Development Projects.

9. PLANNING COMMISSIONER REPORTS

10. DIRECTOR'S REPORT –

A. None

11. WRITTEN CORRESPONDENCE

12. ADJOURN

UPCOMING REGULAR MEETINGS

DECEMBER 2019

| | | |
|---------------|-----------|----------------------------|
| December 3rd | 6:00 p.m. | Planning Commission |
| December 9th | 6:00 p.m. | Airport Advisory Committee |
| December 10th | 6:00 p.m. | City Council |
| December 16th | 6:00 p.m. | Recreation Commission |
| December 17th | 6:00 p.m. | Planning Commission |
| December 24th | 6:00 p.m. | City Council (Canceled) |

JANUARY 2020

| | | |
|--------------|-----------|----------------------------|
| January 7th | 6:00 p.m. | Planning Commission |
| January 13th | 6:00 p.m. | Airport Advisory Committee |
| January 14th | 6:00 p.m. | City Council |
| January 20th | 6:00 p.m. | Recreation Commission |
| January 21st | 6:00 p.m. | Planning Commission |
| January 28th | 6:00 p.m. | City Council |

ADT: Average daily trips made by vehicles or persons in a 24-hour period

ALUC: Airport Land Use Commission

AMBAG: The Association of Monterey Bay Area Governments. The AMBAG region includes Monterey, San Benito and Santa Cruz Counties, and serves as both a federally designated Metropolitan Planning Organization and Council of Government. AMBAG manages the region's transportation demand model and prepares regional housing, population and employment forecast that are utilized in a variety of regional plans.

APCD: Air Pollution Control District

AR: Architectural Review

BMP: Best Management Practice, Bike Master Plan

CAP: Climate Action Plan

CC&Rs: Covenants, Conditions, and Restrictions (private agreements among property owners; the City has no authority to enforce these)

CDBG: Community Development Block Grant (a federal grant program designed to benefit low and moderate income persons)

CEQA: California Environmental Quality Act

CFD: Community Facilities District

COG: A council of government, or regional council, is a public organization encompassing a multi-jurisdictional regional community. It serves the local governments by dealing with issues that cross political boundaries.

CUP: Conditional Use Permit

EIR: Environmental Impact Report

EIS: Environmental Impact Statement

Ex-Parte: Communication between Planning Commissioners and applicants outside of a public meeting

FEMA: Federal Emergency Management Agency

GHG: Greenhouse gas

HOME: Home Investment Partnership Act (a federal program to assist housing for low and moderate income households)

HCP: Habitat Conservation Plan

HCD: State Department of Housing & Community Development

HUD: U.S. Department of Housing and Urban Development

LAFCO: Local Agency Formation Commission

LID: Low Impact Development (measures to reduce rainwater runoff impacts)

LLA: Landscaping and Lighting District

LOS: Level of Service (a measurement of traffic efficiency used by Caltrans)

MVTC: A multimodal transit center includes a combination of alternative modes of transportation so people do not have to only rely on vehicles.

MOU: Memorandum of Understanding

MIND: Mitigated Negative Declaration

MPO: A metropolitan planning organization is a federally mandated and federally funded transportation policy-making organization, such as AMBAG, that is made up of representatives from local government to help implement transportation projects and projects.

Neg Dec: Negative Declaration (a CEQA statement that a project will not have a significant effect on the environment)

NEPA: National Environmental Policy Act

SOI: Sphere of Influence.

TAMC: The Transportation Agency for Monterey County develops and maintains a multimodal transportation system for Monterey County. TAMC consists of local officials from each Monterey city (12 cities) and five (5) county supervisorial districts, and ex-officio members from six (6) public agencies.

TOT: Transient Occupancy Tax

Variance: A form of relief from zoning development regulations based on physical constraints of a property that prevents development of the same type of buildings allowed on other properties within the same zone and in the same neighborhood

VMT: Vehicle Miles Traveled

Planning Commission Minutes

October 15, 2019

1. Call to Order

Chair Nuck called the regular meeting of the Planning Commission of the City of King to order at 6:00 p.m.

2. Pledge of Allegiance

Chair Nuck led the Commission and audience in the Pledge of Allegiance.

3. Roll Call

Chairperson David Nuck X Oscar Avalos X

David Mendez X Brett Saunders X Domingo Uribe A

Commissioner Mendez made a motion to excuse Commissioner Uribe, seconded by Commissioner Avalos. Motion carried 4-0.

Staff present: Community Development Director, Doreen Liberto; Executive Admin. Asst./Deputy City Clerk/ Planning Secretary, Erica Sonne.

4. Public Comments

John Conricod a resident of King City spoke saying that we owe it to our children to preserve this great nation. Clean water, food, shelter and medical care is necessary for people that we already have in the United States. He urged the Planning Commission to end the migration of immigrants and pledge the city a no sanctuary city.

5. Presentations

6. Consent Calendar

All matters listed on the Consent Calendar are considered routine and may be approved by one action of the Planning Commission, unless any member of the Planning Commission wishes to remove an item for separate consideration.

A. Approval of Minutes: October 1, 2019

Action: Motion made by Commissioner Avalos to approve minutes of October 1, 2019 with the correction. Seconded by Commissioner Saunders. Motion carried 4-0.

7. PUBLIC HEARINGS

None

8. NON- PUBLIC HEARINGS –

- A. Project: Planning Commission Interpretation Item to amend the Perimeter Park Plans.
- Applicant: Mike Nino
- Location: Arboleda Subdivision (Bickle Drive) Perimeter Park, King City, CA. 93930
- Consideration: Planning Commission Interpretation Case No. (PCI 2019-001) for the Arboleda Linear Park Substantial Conformance Determination

Recommendations: Staff recommends the Planning Commission adopt the attached Resolution approving the updated Arboleda Specific Plan Linear Park Master Plan.

Environmental
Determination:

Staff has performed a preliminary environmental assessment of this project and, pursuant to CEQA Guidelines, Section 15061(b)(3), has determined with certainty that there is no possibility that accept the offer of dedication of the park may have a significant effect on the environment. Therefore, this project is not subject to CEQA.

Community Development Director Doreen Liberto presented this item.

Mike Nino, Nino Homes further introduced this item with a PowerPoint presentation. With approval from the City Nino will use the landscape design and move forward with the engineering Improvement Plans and Final Map for Phase IV of Arboleda

Commissioner Saunders made a motion to adopt Resolution No. 2019-264 approving Planning Commission Interpretation Case No. (PCI 2019-001) updated Arboleda Specific Plan Linear Park Master Plan. Commissioner Avalos seconded. Motion carried 4-0.

9. Regular Business- None

10. Planning Commission Report – None

11. Director Reports- Salinas Valley cities will do a joint training session at the beginning of the year for the Planning Commission it will probably be on a Saturday and it will be an all-day session.

12. Written Correspondence– None

13. Adjournment

There being no further business, the Planning Commission meeting was adjourned by Chair Nuck at 6:18p.m.

David Nuck
Planning Commission Chairperson
City of King

Erica Sonne
Planning Commission Secretary
City of King



Item No. 8(A)

REPORT TO THE PLANNING COMMISSION

DATE: DECEMBER 3, 2019

TO: HONORABLE CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

FROM: DOREEN LIBERTO, AICP, COMMUNITY DEVELOPMENT DIRECTOR AND OCTAVIO HURTADO, PE, CITY ENGINEER

RE: CONSIDERATION OF MUSTANG COURT SUBDIVISION FINAL TRACT MAP CONFORMANCE

RECOMMENDATION:

Staff recommends the Planning Commission adopt Resolution No. 2019-266, which, 1) finds the Mustang Court Subdivision Final Tract Map in substantial conformance with the approved Vesting Tentative Map, and 2) authorizes the Planning Commission Secretary to certify the Final Tract Map in substantial conformance with the approved Vesting Tentative Map.

BACKGROUND:

On July 2, 2019, the Planning Commission ("**Commission**") approved a conditional use permit ("**CUP**"), architectural review ("**AR**") and landscape review plan ("**LRP**") to allow construction of seven (7) affordable single family homes proposed by Peoples' Self-Help Housing Corporation ("**Applicant**"). The Commission recommended the City Council ("**Council**") approve the accompanying vesting tentative tract map ("**VTM**"). On July 9, 2019, the Council approved the VTM.

On November 21st, the Applicant submitted the Improvement Plans and Final Tract Map ("**FTM**") for the City Engineer's review. The City Engineer has concluded the Improvement Plans and FTM are in substantial conformance with the VTM. Municipal Code Section 16.32.110 (2) requires the Commission to examine the Final Tract Map ("**FTM**") and determine that it substantially conforms to the approved VTM, and if so determined, the Commission Secretary shall certify the map. Municipal Code Section 16.32.120 requires the Council to review the FTM and Improvement Plans and accept or reject offers of dedication and determine whether it is in substantial conformance with the VTM. The Council will consider the Improvement Plans and FTM on December 10th. After approval by the Council, all required signatures and seals shall be attached to the FTM and the City Clerk shall transmit the FTM to the Clerk of the Board of Supervisors.

DISCUSSION:

The City Engineer has found the Improvement Plans and FTM to be in compliance with Municipal Code Section 16.32.110 (1). Municipal Code Section 16.32.110 (2) requires

**PLANNING COMMISSION
SUBSTANTIAL CONFORMANCE DETERMINATION (MUSTANG COURT SUBDIVISION
FINAL TRACT MAP)
DECEMBER 3, 2019
PAGE 2 of 2**

the Commission to examine the FTM and determine it is in *substantial conformance* with the VTM. Generally, substantial conformance means the number of lots, the lot sizes and dimensions, and lot configurations of the FTM are similar to the approved VTM. The City Engineer believes the FTM is in substantial conformance with the VTM. The Council will consider the item on December 10th.

COST ANALYSIS:

There is no fiscal impact as a result of this action.

ENVIRONMENTAL REVIEW:

Staff has performed a preliminary environmental assessment of this project and has determined that the Final Tract Map is statutorily exempt from the California Environmental Quality Act ("**CEQA**") Statutory Exemptions, Title 14 of the California Code of Regulations Section 15268, (b) (3) Ministerial Projects, approval of final subdivision maps.

ALTERNATIVES:

The following alternatives are provided for Commission consideration:

- 1) Approve staff's recommendation;
- 2) Do not approve staff's recommendation;
- 3) Provide other direction.

Exhibits:

1. Approved Vesting Tentative Tract Map
2. Final Map

Submitted by:



Octavio Hurtado, PE, City Engineer

Approved by:



Doreen Liberto, AICP, Community

RESOLUTION NO. 2019-266

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF KING DETERMINING THAT PEOPLES' SELF HELP HOUSING FINAL TRACT MAP ARE IN SUBSTANTIAL CONFORMANCE TO THE VESTING TENTATIVE MAP (MUSTANG COURT, KING CITY, CALIFORNIA - APN 026-071-073)

WHEREAS, on July 2, 2019, the Planning Commission ("**Commission**") approved Peoples' Self Help Housing ("**Applicant**") applications for Cases No. TTM 2019-001, CUP2019-002, AR2019-001, and LRP2019-001 for the construction of a sweat equity affordable housing project consisting of seven (7) single family residential units and recommended the City Council ("**Council**") approve a seven (7) lot Vesting Tract Map ("**VTM**") located on Mustang Court, King City, CA.; and

WHEREAS, on July 9, 2019, the Council approved the VTM for seven (7) lots; and

WHEREAS, on November 21, 2019, the Applicant submitted Improvement Plans and the Final Tract Map ("**FTM**") ("**Project**"), which was found by the City Engineer to be in accordance with Municipal Code Section 16.32.110 (1); and

WHEREAS, staff has performed a preliminary environmental assessment of the Project and has determined that it is statutorily exempt from the California Environmental Quality Act ("**CEQA**") Statutory Exemptions, Title 14 of the California Code of Regulations Section 15268, (b) (3) Ministerial Projects, approval of final subdivision maps; and

WHEREAS, on December 3, 2019, the Planning Commission found the Project, as shown on **Exhibit 1** and **Exhibit 2**, in substantial conformance and in accordance with Municipal Code Section 16.32.110 (2), and authorized the Commission Secretary to certify the FTM in substantial conformance with the approved VTM.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Planning Commission of the City of King finds the Project, as presented on **Exhibit 1** and **Exhibit 2**, consistent with Municipal Code Section 16.32.110.

This resolution was passed and adopted this 3rd day of December 2019, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

DAVID NUCK, CHAIRPERSON

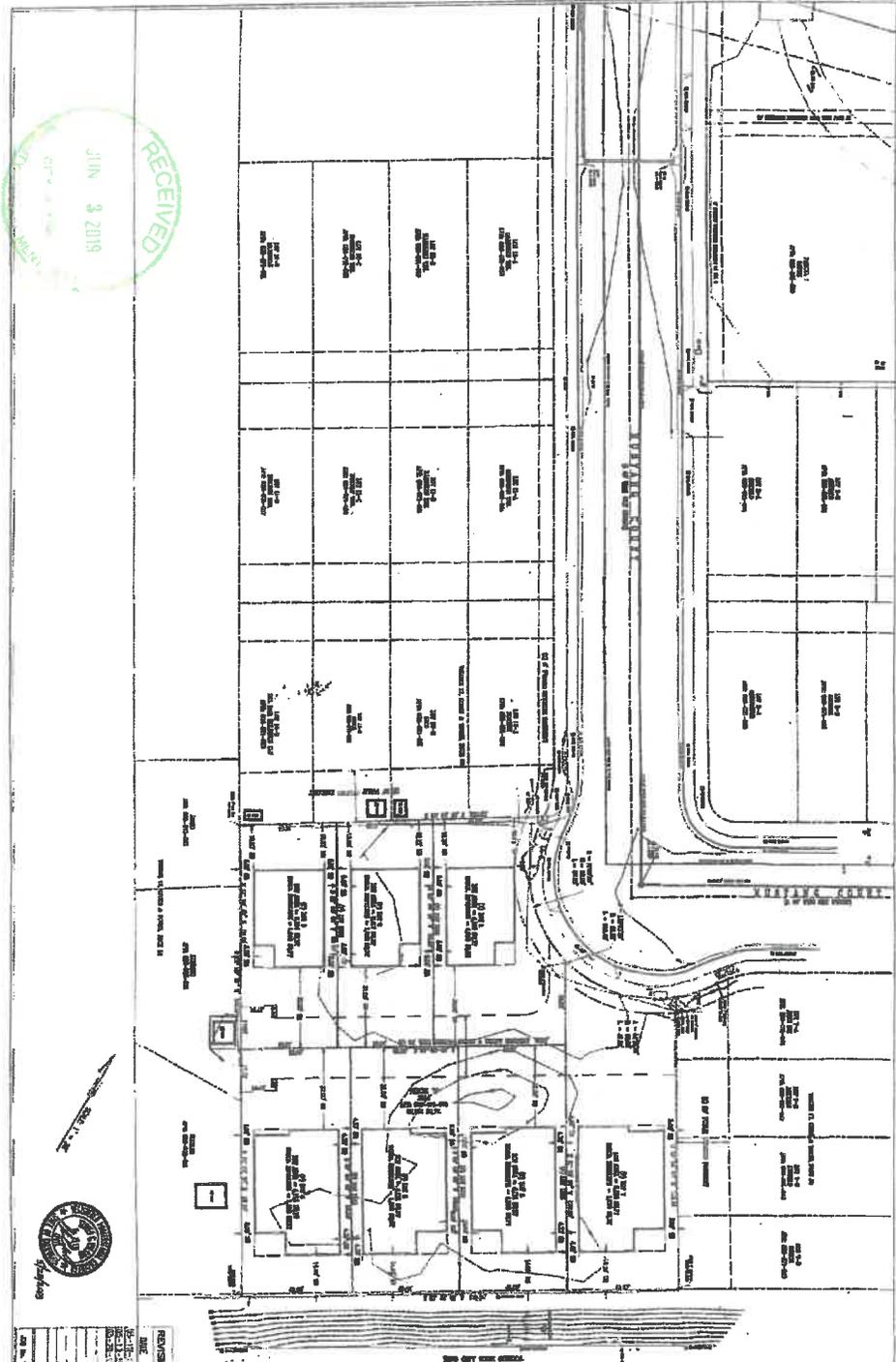
ATTEST:

ERICA SONNE, SECRETARY TO THE PLANNING COMMISSION

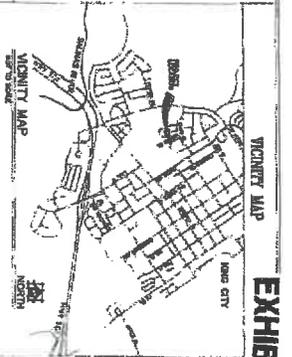
**VESTING TENTATIVE SUBDIVISION MAP
 MUSTANG COURT SUBDIVISION
 MUSTANG COURT
 KING CITY, CA 93930**
 PREPARED FOR
PEOPLES SELF-HELP HOUSING
 FEBRUARY, 2019

PREPARED FOR CONSTRUCTION

| LOT NUMBER | AREA 1 | AREA 2 | AREA 3 | AREA 4 | AREA 5 | AREA 6 | AREA 7 | AREA 8 | AREA 9 | AREA 10 | AREA 11 | AREA 12 | AREA 13 | AREA 14 | AREA 15 | AREA 16 | AREA 17 | AREA 18 | AREA 19 | AREA 20 | AREA 21 | AREA 22 | AREA 23 | AREA 24 | AREA 25 | AREA 26 | AREA 27 | AREA 28 | AREA 29 | AREA 30 | AREA 31 | AREA 32 | AREA 33 | AREA 34 | AREA 35 | AREA 36 | AREA 37 | AREA 38 | AREA 39 | AREA 40 | AREA 41 | AREA 42 | AREA 43 | AREA 44 | AREA 45 | AREA 46 | AREA 47 | AREA 48 | AREA 49 | AREA 50 | AREA 51 | AREA 52 | AREA 53 | AREA 54 | AREA 55 | AREA 56 | AREA 57 | AREA 58 | AREA 59 | AREA 60 | AREA 61 | AREA 62 | AREA 63 | AREA 64 | AREA 65 | AREA 66 | AREA 67 | AREA 68 | AREA 69 | AREA 70 | AREA 71 | AREA 72 | AREA 73 | AREA 74 | AREA 75 | AREA 76 | AREA 77 | AREA 78 | AREA 79 | AREA 80 | AREA 81 | AREA 82 | AREA 83 | AREA 84 | AREA 85 | AREA 86 | AREA 87 | AREA 88 | AREA 89 | AREA 90 | AREA 91 | AREA 92 | AREA 93 | AREA 94 | AREA 95 | AREA 96 | AREA 97 | AREA 98 | AREA 99 | AREA 100 |
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RECEIVED
 JUN 3 2019
 CITY OF KING CITY



REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|----------|----------------------|
| 1 | 02/15/19 | ISSUED FOR REVIEW |
| 2 | 02/20/19 | REVISED PER COMMENTS |
| 3 | 02/25/19 | REVISED PER COMMENTS |
| 4 | 03/05/19 | REVISED PER COMMENTS |
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VESTING TENTATIVE SUBDIVISION MAP

PEOPLES SELF-HELP HOUSING

MUSTANG COURT SUBDIVISION

PREPARED FOR CONSTRUCTION

PEOPLES SELF-HELP HOUSING

FEBRUARY, 2019

OWNER'S STATEMENT

I HEREBY STATE THAT I AM THE OWNER OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP, AND THAT I HAVE THE NECESSARY CONSENT, AS NECESSARY TO PASS A CLAIM TITLE TO SAID PROPERTY AND TO RECORD THIS INSTRUMENT AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE SUBDIVISION BOUNDARY (DOWNSIDE STREET), UNLESS I ALSO HEREBY DENOTE A "P.L.S.E." PUBLIC SERVICE EASEMENT FOR PRIVATE ACCESS AND UTILITIES INCLUDING, BUT NOT LIMITED TO THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER, STORM DRAINAGE AND WATER SERVICES, AND OTHER NECESSARY APPURTENANCES, OR OTHER ACCESS, OR OTHER THAT CERTAIN STRIP OF LAND DESIGNATED AS "P.L.S.E." PUBLIC SERVICE EASEMENT, AS SHOWN ON SAID MAP. SAID STRIP OF LAND IS TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES NOT SERVING THE PURPOSE OF THE EASEMENT. I ALSO HEREBY DENOTE A "P.S.E." PUBLIC SERVICE EASEMENT FOR PUBLIC UTILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRICITY, GAS AND COMMUNICATIONS, AND OTHER NECESSARY APPURTENANCES, OR OTHER ACCESS, OR OTHER THAT CERTAIN STRIP OF LAND DESIGNATED AS "P.S.E." PUBLIC SERVICE EASEMENT, AS SHOWN ON SAID MAP. SAID STRIP OF LAND IS TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES NOT SERVING THE PURPOSE OF THE EASEMENT. OWNER: PEOPLES SELF HELP HOUSING CORPORATION, A CALIFORNIA NON-PROFIT CORPORATION JOHN FOWLER, PRESIDENT AND CEO

OWNER'S ACKNOWLEDGEMENT

THE MONY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THE DOCUMENT. STATE OF CALIFORNIA } COUNTY OF _____ } SS _____ } ON _____, 20____, BEFORE ME, _____ } A NOTARY PUBLIC, PERSONALLY APPEARED _____ } WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I/WE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HET EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY ON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PROCEEDING IS TRUE AND CORRECT. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY'S SIGNATURE _____
PRINTED NOTARY'S NAME _____
NOTARY'S FORMAL PLACE OF BUSINESS (COUNTY) _____
COMMISSION NO. _____
COMMISSION EXPIRES _____

THE SIGNATURES OF THE HOLDERS OF THE FOLLOWING INTERESTS MAY BE OBTAINED IN SUCH AS THEIR INTERESTS ARE SUCH THAT IT CANNOT BE OPEN INTO A FEE, AND IF THEIR NAMES AND NATURE OF THEIR RESPECTIVE INTERESTS ARE STATED ON THE MAP IN COMPLIANCE WITH SECTION 66406(a)(4)(D) OF TITLE 7 OF THE GOVERNMENT CODE. QUINLAN DEED AND AMENDMENT FOR UNDERGROUND WATER RIGHTS, EXECUTED OCTOBER 20, 1990 BY AND BETWEEN WILLIAM STREET KING CITY PARTNERS AND CALIFORNIA WATER SERVICE COMPANY, A CALIFORNIA CORPORATION, RECORDED NOVEMBER 6, 1990 IN REEL 2574, PAGE 1150, OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA. PLATONIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION, AN EASEMENT FOR COMMUNICATIONS AND PUBLIC UTILITIES AND INCIDENTAL PURCHASES RECORDED MAY 2, 1988 IN REEL 2268, PAGE 89, OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA. THIS INSTRUMENT IS SHOWN ON SHEET 2 AS 8' FILE VOL. 17 ON PAGE 27 ALONG WITHING COUNTY.

ENGINEER'S STATEMENT

I, STEVEN C. WILSON, REGISTERED CIVIL ENGINEER, HEREBY STATE THAT THIS MAP WAS BASED ON A FIELD SURVEY DURING JANUARY, 2019 AND THAT THE SURVEY IS TRUE AND CORRECT. THE FIELD SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECTION AND IS BASED ON THE RECORDS OF THE SUBDIVISION. THE RECORDS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUISITE OF THE SUBDIVISION ON JULY 2, 2019. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THEY WILL BE SET IN THESE POSITIONS BEFORE JULY 31, 2020, AND THAT THE MONUMENTS ARE, OR WILL BE SUBJECT TO ENFORCE THE SURVEY TO BE RETURNED, AND THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE COMBINATORIALLY APPROVED TENTATIVE MAP.



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP AND THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERNATIVES THEREOF. ALL PROVISIONS OF THE SUBDIVISION APPROVAL, HAVE BEEN COMPLIED WITH.

DATED _____
PRELIMINARY
STEVEN C. WILSON
P.C.E. 25,136

CITY SUNDREYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP PURSUANT TO THE SUBDIVISION MAP ACT, SECTION 66442 (a) (4) AND I AM Satisfied THAT IT IS TECHNICALLY CORRECT.

DATED _____
JOHN K. KING
PLANNING COMMISSION
HAWAII & BARNHETT

PLANNING COMMISSION STATEMENT

I, ERIC SCOTT, SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF KING, CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN HERON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP AND ANY APPROVED ALTERNATIVES THEREOF, AS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF KING, CALIFORNIA, ON JULY 2, 2019, THAT ALL THE PROVISIONS OF THE TENTATIVE MAP APPROVED AT THE TIME OF THE APPROVAL OF SAID TENTATIVE MAP HAVE BEEN COMPLIED WITH.

ERIK SCOTT
SECRETARY PLANNING COMMISSION OF THE CITY OF KING
STATE OF CALIFORNIA
DATE _____

CITY CLERK'S STATEMENT

I, STEVE ADAMS, CITY CLERK OF THE CITY OF KING, HEREBY STATE THAT THE CITY COUNCIL OF SAID CITY APPROVED THIS MAP ON THE _____ DAY OF _____, 20____, AND ACCEPTS ON BEHALF OF THE PUBLIC ALL EASEMENTS OFFERED FOR REDUCTION FOR PUBLIC USE IN CONFORMANCE WITH THE TERMS OF THE ORDER OF DEDICATION.

STEVE ADAMS
CITY CLERK OF THE CITY OF KING
DATE _____

COUNTY RECORDER'S STATEMENT

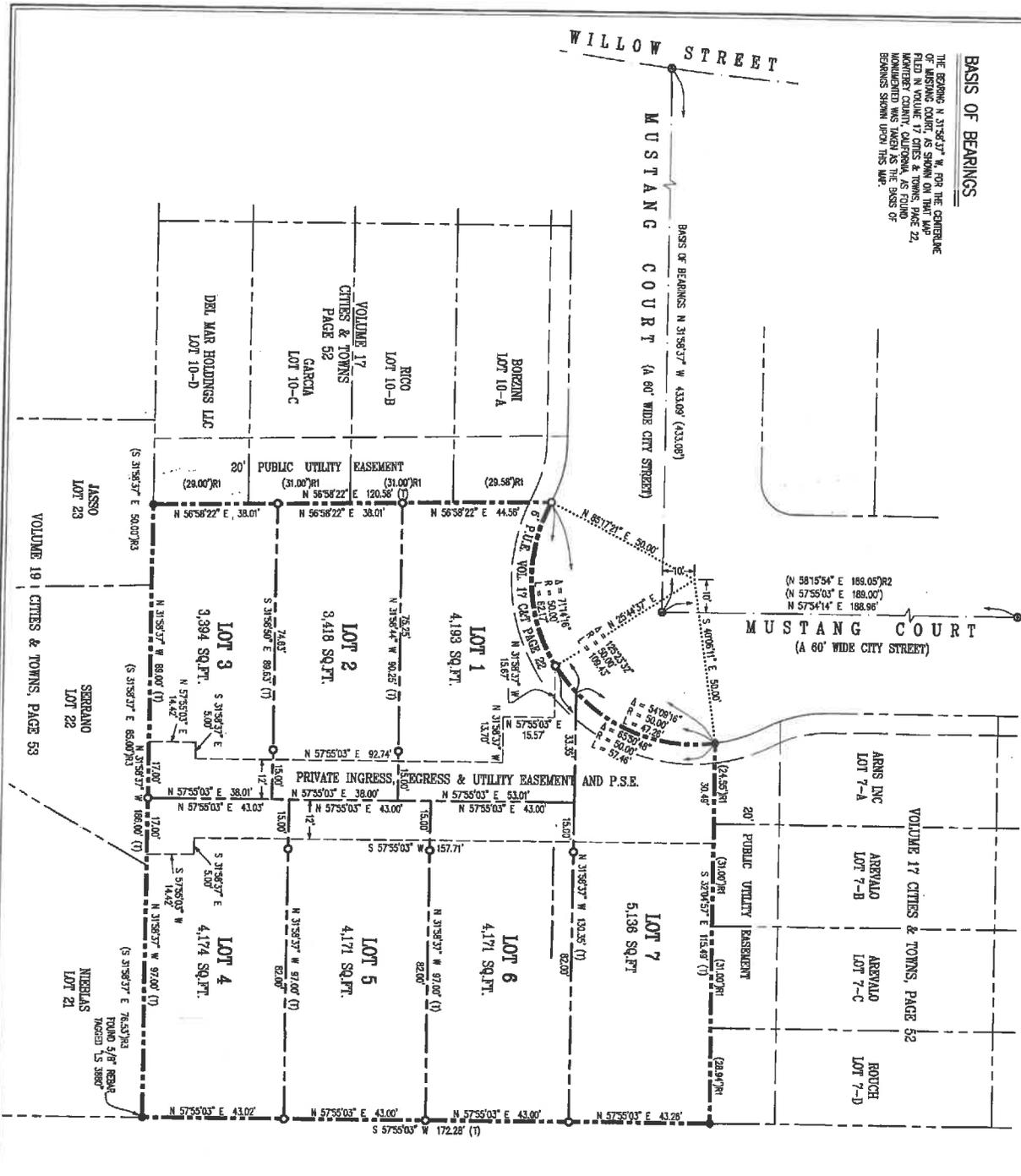
FILED THIS _____ DAY OF _____, 20____, AT _____ IN THE _____ COUNTY OF MONTEREY BAY ENGINEERS, INC. REQUEST OF MONTEREY BAY ENGINEERS, INC. COUNTY RECORDER: STEPHEN L. WASHIN

DEPUTY _____
SERIAL NO. _____ FEE _____

TRACT NO. _____
MUSTANG COURT SUBDIVISION
PARCEL A
VOLUME 21 PARCEL MAPS PAGE 35
COUNTY OF MONTEREY STATE OF CALIFORNIA
PREPARED FOR
MONTEREY BAY ENGINEERS, INC.
607 CHURCH AVE. SUITE 8
(408) 985-7999
SUCRE, CA 95353
SCALE: 1" = 20'
AUGUST 2019
SHEET 1 of 2

BASIS OF BEARINGS

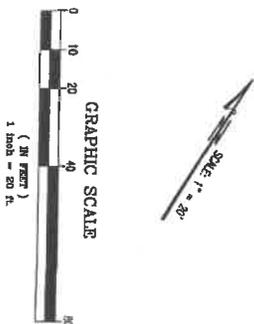
THE BEARINGS N 31°38'37" W AND THE CORNERLINE OF MUSTANG COURT AS SHOWN IN THIS MAP WERE FILED IN VOLUME 17 CITIES & TOWNS, PAGE 22, MONTEREY COUNTY, CALIFORNIA, AS FOUND AND MEASURED WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS MAP.



LEGEND AND NOTES:

- ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
- BEARINGS AND DISTANCES SHOWN ARE BOTH MEASURED AND RECORD UNLESS NOTED.
- () DENOTES RECORD DATA PER VOLUME 17 CITIES & TOWNS, PAGE 22.
- () RI DENOTES RECORD DATA PER VOLUME 17 CITIES & TOWNS, PAGE 22.
- () R2 DENOTES RECORD DATA PER VOLUME 21 PARCEL MAPS, PAGE 35.
- () R3 DENOTES RECORD DATA PER VOLUME 19 CITIES & TOWNS, PAGE 53.
- DENOTES THE SUBDIVISION BOUNDARY (DISTRIMCTIVE SYMBOL).
- DENOTES POSITIVE STREET CORNERLINE.
- DENOTES POSITIVE LOT LINE.
- DENOTES POSITIVE EASEMENT LINE.
- DENOTES NEW LOT LINE.
- DENOTES NEW EASEMENT LINE.
- (T) = TOTAL.
- PUBLIC UTILITY EASEMENT.
- P.U.E. = PUBLIC UTILITY EASEMENT.
- DENOTES A SET 3/4" IRON PIPE WITH PLASTIC PLUG STUCCOED.
- DENOTES A FOUND 1" IRON PIPE TAPPED 1.5 3800" PER VOLUME 17 CITIES & TOWNS, PAGE 22, UNLESS OTHERWISE NOTED.
- DENOTES A FOUND CONCRETE WELL MONUMENT WITH BRONZE DISK AT THE CENTERLINE OF MUSTANG COURT, PER VOLUME 17 CITIES & TOWNS, PAGE 22.

KING CITY JOINT UNION HIGH SCHOOL DISTRICT



TRACT NO. _____

MUSTANG COURT SUBDIVISION

PARCEL A
VOLUME 21 PARCEL MAPS, PAGE 35

CITY OF MONTEREY
COUNTY OF MONTEREY
STATE OF CALIFORNIA
PREPARED FOR
PEOPLES' SELF-HELP HOUSING CORPORATION
BY
MONTEREY BAY ENGINEERS, INC.
607 CHERRY AVE. SUITE B
MONTEREY, CA 93955
(408) 938-7889
SCALE: 1" = 20'
AUGUST 2019