

MANAGEMENT DISTRICT

APPLICATION FOR VARIANCE REGARDING WATER CONNECTION PERMITS

Rule 24 of the District Rules and Regulations states that upon request an applicant may apply for a variance from standards incorporated in the District's rules and Regulations. Variances may be approved when: a) special circumstances exist, as defined in the Rules and Regulations; b) when strict interpretation and enforcement of any standard would cause undue hardship; and c) when the granting of such a variance will not tend to defeat the purpose of the Rules and Regulations. In order to be considered for a variance hearing, all applicants must submit a completed application with payment of a non-refundable processing fee (\$250 for less than half acre-foot of water, \$500 for half - one acre-foot of water, and \$750 for more than one acre-foot of water, plus \$70.00 an hour for more than 10 hours of staff time), and any other information necessary to evaluate the case.

Applications must be received 5 weeks in advance of the next scheduled Board meeting in order to be considered for placement on the agenda. All applicants are required to provide the information requested on this form. This information will be used as the basis for finding on which the Board will support or deny your variance request. Submission of an incomplete application may constitute grounds for denial of your request.

APPLICANT INFORMATION

Applicant's Full Name: MdPenHousingCorporation
Mailing Address: 303 Vintage Park Drive, Suite 250
City: FosterCity State: CA Zip: 94404
Phone Number(s): Work (831) 707-2134 Home ()

Name of Agent(s) to Represent Applicant: Elizabeth Wilson
Mailing Address: 275 Main Street, Suite 204
City: Watsonville State: CA Zip: 95076
Phone Number(s): Work (831) 707-2134 Home ()

PROPERTY INFORMATION

Full Name of Property Owner: city of Monterey
Mailing Address: 580 Pacific Street
City: Monterey State: CA Zip: 93940
Phone Number(s): Work (831) 646-1567 Home ()

Property Address: Currently 613 through 669 of Van Buren Street
City: Monterey State: CA Zip: 93940
Assessor's Parcel Number: 001 - 512 - 003 Please see attached for additional site information
Property Area: Acres: .46 Square Feet: Other:
Past Land Use:
Present Land Use: Currently the land consists of 3 single family homes used by the City of Monterey as offices.
Proposed Land Use: 19 units of affordable housing for seniors
Existing buildings? Yes No x
Types of uses and square footage: Current buildings will be demolished & replaced by 19 units of affordable housing 16,740 sq.ft.

(PLEASE PROVIDE 5 YEARS OF WATER RECORDS)

STATEMENT OF VARIANCE REQUEST

**If additional space is needed for response to any question, please continue on a separate piece of paper and attach to the back of this application.*

From which rule(s) are you requesting a variance?

Rule 23.1.i(4)a, water meter installation at each sub-metered use after lifting of connection moratorium.

Please state the special circumstances which distinguish your application from all others which are subject to enforcement of this process.

The senior affordable housing facility consists of 19 individual apartments, each with a bedroom, living room kitchen and bathroom. Bathroom plumbing fixtures are all Cal Green, low consumption type. Kitchens do not have a dishwasher. Laundry is centralized with 2 washers and dryers, which will be Energy Star rated.

The plumbing design provides for central water heating plant for the domestic water heating. Space heating consists of split system heat pumps. Kitchen range will be electric. Each unit will be provided with hot and cold water submeters, readable in the unit, and monitored by a central computer, allowing for analysis for excess consumption and leaks.

The plumbing layout is designed to avoid any natural gas in the apartments. This is a safety issue with senior residents. If there were a gas leak, reduced sensitivity to smell could result in a serious leak without the tenant knowing there is a problem. The central water heater also allows for high efficiency water heaters (condensing type) and thermal solar water heating, which is mandated by California Title 24. The central water heater plant will be 2 water heaters, allowing redundancy. The domestic hot water will be circulated throughout the building allowing quick access to hot water at appliances, and conforming to local water conservation requirements.

What difficulties or hardships would result if your variance request was denied?

The rule requires installation of individual meters after the lifting of the connection moratorium. The plumbing design is optimized for water conservation, energy efficiency, cost of construction and occupant safety. The current design would not be workable if new meters are required. Including the provisions for future individual meters in the current design would be costly, and result in higher costs for residents due to the additional meter charges. In addition, all the advantages of water conservation, solar water heating, operations and maintenance would be lost.

What specific action are you requesting that the Board take?

MidPen Housing Coporation is requesting a variance that will allow the use of the existing water California American Water meters to be used, and not require any modification of the water distribution system if and when the connection moratorium is lifted.

Please indicate if you intend to make a statement at the variance hearing, and list the names of any other individuals who may speak on your behalf.

Yes, I will be making a statement at the hearing. Others authorized who may or may not speak:

Bill Estes

Peter Silva/Henry Ruhnke

Rick Marvin

VARIANCE APPLICATION

EXHIBIT 2

PROJECT INFORMATION

*If additional space is needed for response to any questions, please continue on a separate piece of paper and attach it to the back of this application.

Type of Project: X New Construction Remodel/Addition

Proposed New Use: (Please refer to the District's current Fixture Unit/Use Category sheet for assistance with this question.)

X Residential No. Dwellings 19 Total No. Fixture Units (Residential Only)

Commercial/Industrial/Governmental

Type of Use: Square Footage:

Other (Specify):

Current Zoning Classification:

PCD (Planned Community - Downtown) - 30 units/acre

Name of water company which services the property:

California American Water

Do you feel this project will use less water than that calculated by the District? If so, please explain how much you believe the project will use, and the basis on which you make this assumption.

Based on rule 24, table 1, there is a total of 152 FU, at 0.01AF/FU. District estimate of consumption is 1.52 AF/YR, or 68 gallons/unit/day. This is a reasonable estimate.

Has this project been approved by the local jurisdiction? If so, please list or attach a copy of all conditions which have been imposed on the project. (Attach a copy of these conditions and approvals received.)

Yes

Does the applicant intend to obtain a municipal or county building permit for the project within ninety (90) days following the granting of a water connection permit? If not, when will water be needed at the site?

Yes

I declare under penalty of perjury that the information in the application and on accompanying attachments is correct to the best of my knowledge and belief.

Signature of Applicant

12/1/16 Monterey, CA Date/Location

NOTE TO APPLICANT: You may attach written findings for the Board to review and consider in support of the action you have requested.

Fee Paid Receipt No. Staff Initials



RECEIVED
DEC 07 2016
MPWMD

DISCLOSURE STATEMENT
(EX PARTE COMMUNICATIONS)

Name or description of project, action, etc: Application for Variance regarding Water Connection Permits

Names and addresses of all persons authorized to communicate with the Board of Directors on this matter:

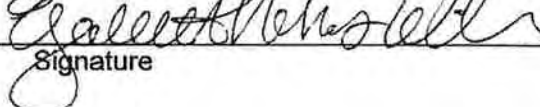
Name	Address
<u>Bill Estes</u>	<u>22 Lower Ragsdale Dr, Ste A, Monterey, CA</u>
<u>Peter Silva, Henry Ruhnke or Lou Bartlett</u>	<u>2340 Garden Rd, Ste 100, Monterey, CA</u>
<u>Elizabeth Caraker or Rick Marvin</u>	<u>580 Pacific St, Monterey, CA</u>
<u>Diana Alfaro or Carlos Jurado</u>	<u>275 Main St, Ste 204, Watsonville, CA</u>

This *Disclosure Statement* is completed in my capacity as the Applicant for matter referenced in the first line, or as an authorized Agent of the Applicant. My signature evidences I am duly authorized to act on behalf of all individuals and/or entities that have an ownership interest in this matter (exceptions shall be noted by checking this box and providing a complete explanation as an attachment to this *Disclosure Statement*).

I understand this *Disclosure Statement* is required to list the names and addresses of all persons authorized to communicate with the Directors of the Water Management District on this matter. I further understand and agree to revise and amend this *Disclosure Statement* whenever any other person is authorized to communicate regarding this matter. Oral disclosure of agents shall not satisfy this requirement.

I understand and agree that failure to disclose the name of individuals who shall communicate with the District Board Members on behalf of the applicant shall subject the matter referenced above to immediate review and denial. Further, I understand that if denial is based on failure of either the applicant or of an authorized agent of the applicant to comply with these disclosure requirements, no request for approval of an identical or similar matter shall be granted for a period of twenty-four (24) months from the date this matter is denied.

I declare the foregoing to be true and correct of my own personal knowledge. I have signed this form this 7 day of December, 2016. This form is signed in the City of Watsonville, State of California.

Elizabeth Nahas Wilson
Name (print) 
Signature

Account Review
 City of Monterey
 Account: 1015-210019351240 -- 11/2010 to 10/2016

Facility Name	Account #	From	Thru	Bill Days	Overlap?
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	09/17/2010	11/16/2010	60	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	11/16/2010	12/16/2010	30	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	12/16/2010	01/18/2011	33	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	01/18/2011	02/16/2011	29	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	02/16/2011	03/17/2011	29	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	03/17/2011	04/18/2011	32	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	04/18/2011	05/17/2011	29	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	05/17/2011	06/17/2011	31	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	06/17/2011	07/19/2011	32	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	07/19/2011	08/17/2011	29	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	08/17/2011	09/19/2011	33	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	09/19/2011	11/16/2011	58	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	11/16/2011	12/15/2011	29	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	12/15/2011	01/20/2012	36	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	01/20/2012	02/15/2012	26	X
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	01/20/2012	03/16/2012	56	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	03/16/2012	04/17/2012	32	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	04/17/2012	05/16/2012	29	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	05/16/2012	06/18/2012	33	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	06/18/2012	07/18/2012	30	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	07/18/2012	08/17/2012	30	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	08/17/2012	09/18/2012	32	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	09/18/2012	10/18/2012	30	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	10/18/2012	11/16/2012	29	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	11/16/2012	12/18/2012	32	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	12/18/2012	01/17/2013	30	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	01/17/2013	02/15/2013	29	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	02/15/2013	03/18/2013	31	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	03/18/2013	04/16/2013	29	

SUBMITTED BY APPLICANT

Account Review
 City of Monterey
 Account: 1015-210019351240 -- 11/2010 to 10/2016

Water Usage (units)	Water Usage Charges	Water Total Cost	Water Unit Cost	Water Avg Use/Day	Water Avg Cost/Day	Total Cost
0 ccf	\$4.28	\$4.28	\$0.0000	0.00	\$0.07	\$4.28
4 ccf	\$12.87	\$12.87	\$3.2175	0.13	\$0.43	\$12.87
4 ccf	\$13.90	\$13.90	\$3.4750	0.12	\$0.42	\$13.90
4 ccf	\$13.94	\$13.94	\$3.4850	0.14	\$0.48	\$13.94
4 ccf	\$15.99	\$15.99	\$3.9975	0.14	\$0.55	\$15.99
4 ccf	\$19.06	\$19.06	\$4.7650	0.13	\$0.60	\$19.06
4 ccf	\$16.01	\$16.01	\$4.0025	0.14	\$0.55	\$16.01
6 ccf	\$26.23	\$26.23	\$4.3717	0.19	\$0.85	\$26.23
3 ccf	\$12.43	\$12.43	\$4.1433	0.09	\$0.39	\$12.43
4 ccf	\$19.94	\$19.94	\$4.9850	0.14	\$0.69	\$19.94
6 ccf	\$24.50	\$24.50	\$4.0833	0.18	\$0.74	\$24.50
4 ccf	\$6.12	\$6.12	\$1.5300	0.07	\$0.11	\$6.12
0 ccf	\$0.00	\$12.69	\$0.0000	0.00	\$0.44	\$12.69
0 ccf	\$0.00	\$12.89	\$0.0000	0.00	\$0.36	\$12.89
0 ccf	\$0.00	\$13.07	\$0.0000	0.00	\$0.50	\$13.07
0 ccf	\$0.00	\$13.08	\$0.0000	0.00	\$0.23	\$13.08
0 ccf	\$0.00	\$15.22	\$0.0000	0.00	\$0.48	\$15.22
0 ccf	\$0.00	\$14.28	\$0.0000	0.00	\$0.49	\$14.28
0 ccf	\$0.00	\$14.53	\$0.0000	0.00	\$0.44	\$14.53
0 ccf	\$0.00	\$119.92	\$0.0000	0.00	\$4.00	\$119.92
0 ccf	\$0.00	\$17.88	\$0.0000	0.00	\$0.60	\$17.88
0 ccf	\$0.00	\$17.29	\$0.0000	0.00	\$0.54	\$17.29
0 ccf	\$0.00	\$19.60	\$0.0000	0.00	\$0.65	\$19.60
0 ccf	\$0.00	\$16.45	\$0.0000	0.00	\$0.57	\$16.45
0 ccf	\$0.00	\$17.50	\$0.0000	0.00	\$0.55	\$17.50
0 ccf	\$0.00	\$17.58	\$0.0000	0.00	\$0.59	\$17.58
0 ccf	\$0.00	\$17.23	\$0.0000	0.00	\$0.59	\$17.23
0 ccf	\$0.00	\$17.63	\$0.0000	0.00	\$0.57	\$17.63
0 ccf	\$0.00	\$16.53	\$0.0000	0.00	\$0.57	\$16.53

SUBMITTED BY APPLICANT

Account Review
City of Monterey

Account: 1015-210019351240 -- 11/2010 to 10/2016

Facility Name	Account #	From	Thru	Bill Days	Overlap?
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	04/16/2013	05/16/2013	30	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	05/16/2013	06/18/2013	33	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	06/18/2013	07/17/2013	29	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	07/17/2013	08/16/2013	30	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	08/16/2013	09/17/2013	32	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	09/17/2013	10/21/2013	34	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	10/21/2013	11/18/2013	28	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	11/18/2013	12/17/2013	29	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	12/17/2013	01/17/2014	31	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	01/17/2014	02/18/2014	32	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	02/18/2014	03/18/2014	28	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	03/18/2014	04/16/2014	29	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	04/16/2014	05/16/2014	30	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	05/16/2014	06/17/2014	32	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	06/17/2014	07/17/2014	30	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	07/17/2014	08/18/2014	32	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	08/18/2014	09/17/2014	30	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	09/17/2014	10/16/2014	29	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	10/16/2014	11/14/2014	29	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	11/14/2014	12/16/2014	32	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	12/16/2014	01/15/2015	30	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	01/15/2015	02/17/2015	33	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	02/17/2015	03/17/2015	28	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	03/17/2015	04/16/2015	30	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	04/16/2015	05/18/2015	32	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	05/18/2015	06/16/2015	29	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	06/16/2015	07/17/2015	31	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	07/17/2015	08/18/2015	32	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	08/18/2015	09/17/2015	30	

SUBMITTED BY APPLICANT

Account Review
 City of Monterey
 Account: 1015-210019351240 -- 11/2010 to 10/2016

Water Usage (units)	Water Usage Charges	Water Total Cost	Water Unit Cost	Water Avg Use/Day	Water Avg Cost/Day	Total Cost
0 ccf	\$0.00	\$16.40	\$0.0000	0.00	\$0.55	\$16.40
0 ccf	\$0.00	\$16.44	\$0.0000	0.00	\$0.50	\$16.44
0 ccf	\$0.00	\$16.05	\$0.0000	0.00	\$0.55	\$16.05
0 ccf	\$0.00	\$15.71	\$0.0000	0.00	\$0.52	\$15.71
0 ccf	\$0.00	\$18.87	\$0.0000	0.00	\$0.59	\$18.87
0 ccf	\$0.00	\$26.82	\$0.0000	0.00	\$0.79	\$26.82
0 ccf	\$0.00	\$25.64	\$0.0000	0.00	\$0.92	\$25.64
0 cf	\$25.64	\$25.64	\$0.0000	0.00	\$0.88	\$25.64
0 cf	\$25.64	\$25.64	\$0.0000	0.00	\$0.83	\$25.64
0 cf	\$25.64	\$25.64	\$0.0000	0.00	\$0.80	\$25.64
0 cf	\$25.64	\$25.64	\$0.0000	0.00	\$0.92	\$25.64
0 cf	\$25.64	\$25.64	\$0.0000	0.00	\$0.88	\$25.64
0 cf	\$25.64	\$25.64	\$0.0000	0.00	\$0.85	\$25.64
6 cf	\$34.82	\$34.82	\$5.8033	0.19	\$1.09	\$34.82
9 cf	\$39.44	\$39.44	\$4.3822	0.30	\$1.31	\$39.44
143 cf	\$40.97	\$40.97	\$0.2865	4.47	\$1.28	\$40.97
10 cf	\$39.87	\$39.87	\$3.9870	0.33	\$1.33	\$39.87
9 cf	\$38.44	\$38.44	\$4.2711	0.31	\$1.33	\$38.44
9 cf	\$38.44	\$38.44	\$4.2711	0.31	\$1.33	\$38.44
9 cf	\$38.44	\$38.44	\$4.2711	0.28	\$1.20	\$38.44
9 cf	\$38.74	\$38.74	\$4.3044	0.30	\$1.29	\$38.74
10 cf	\$38.74	\$38.74	\$3.8740	0.30	\$1.17	\$38.74
9 cf	\$39.04	\$39.04	\$4.3378	0.32	\$1.39	\$39.04
9 cf	\$39.04	\$39.04	\$4.3378	0.30	\$1.30	\$39.04
9 cf	\$39.04	\$39.04	\$4.3378	0.28	\$1.22	\$39.04
9 cf	\$35.84	\$35.84	\$3.9822	0.31	\$1.24	\$35.84
10 cf	\$37.95	\$37.95	\$3.7950	0.32	\$1.22	\$37.95
10 cf	\$38.07	\$38.07	\$3.8070	0.31	\$1.19	\$38.07
7 cf	\$35.20	\$35.20	\$5.0286	0.23	\$1.17	\$35.20

SUBMITTED BY APPLICANT

Account Review
City of Monterey

Account: 1015-210019351240 -- 11/2010 to 10/2016

Facility Name	Account #	From	Thru	Bill Days	Overlap?
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	09/17/2015	10/16/2015	29	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	10/16/2015	11/16/2015	31	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	11/16/2015	12/16/2015	30	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	12/16/2015	01/15/2016	30	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	01/15/2016	02/17/2016	33	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	02/17/2016	03/18/2016	30	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	03/18/2016	04/18/2016	31	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	04/18/2016	05/18/2016	30	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	05/18/2016	06/17/2016	30	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	06/17/2016	07/19/2016	32	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	07/19/2016	08/24/2016	36	X
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	08/18/2016	09/19/2016	32	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	09/20/2016	10/18/2016	28	
06 FIRE ADMIN 619 VAN BUREN ST	1015-210019351240	10/19/2016	11/16/2016	28	
Grand Total					

SUBMITTED BY APPLICANT

Account Review
 City of Monterey
 Account: 1015-210019351240 -- 11/2010 to 10/2016

Water Usage (units)	Water Usage Charges	Water Total Cost	Water Unit Cost	Water Avg Use/Day	Water Avg Cost/Day	Total Cost
0 cf	\$23.00	\$23.00	\$0.0000	0.00	\$0.79	\$23.00
0 cf	\$25.44	\$25.44	\$0.0000	0.00	\$0.82	\$25.44
0 cf	\$23.00	\$23.00	\$0.0000	0.00	\$0.77	\$23.00
0 cf	\$23.27	\$23.27	\$0.0000	0.00	\$0.78	\$23.27
0 cf	\$23.77	\$23.77	\$0.0000	0.00	\$0.72	\$23.77
0 cf	\$23.77	\$23.77	\$0.0000	0.00	\$0.79	\$23.77
0 cf	\$23.77	\$23.77	\$0.0000	0.00	\$0.77	\$23.77
0 cf	\$23.77	\$23.77	\$0.0000	0.00	\$0.79	\$23.77
0 cf	\$23.77	\$23.77	\$0.0000	0.00	\$0.79	\$23.77
0 Gallons	\$23.77	\$23.77	\$0.0000	0.00	\$0.74	\$23.77
0 ccf	\$0.00	\$3.66	\$0.0000	0.00	\$0.10	\$3.66
0 ccf	\$0.00	\$3.66	\$0.0000	0.00	\$0.11	\$3.66
0 ccf	\$0.00	\$3.66	\$0.0000	0.00	\$0.13	\$3.66
0 ccf	\$0.00	\$3.66	\$0.0000	0.00	\$0.13	\$3.66
	\$1,188.52	\$1,712.46			\$0.75	\$1,712.46

SUBMITTED BY APPLICANT

Account Review
 City of Monterey
 Account: 1015-210021405850 -- 11/2010 to 10/2016

Facility Name	Account #	From	Thru	Bill Days	Overlap?	Water Usage
72 637 VAN BUREN PD ANNEX	1015-210021405850	10/18/2010	11/16/2010	29		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	11/16/2010	12/16/2010	30		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	12/16/2010	01/18/2011	33		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	01/18/2011	02/16/2011	29		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	02/16/2011	03/17/2011	29		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	03/17/2011	04/18/2011	32		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	04/18/2011	05/17/2011	29		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	05/17/2011	06/17/2011	31		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	06/17/2011	07/19/2011	32		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	07/19/2011	08/17/2011	29		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	08/17/2011	09/19/2011	33		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	09/19/2011	10/18/2011	29		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	10/18/2011	11/16/2011	29		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	11/16/2011	12/16/2011	30		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	12/16/2011	01/18/2012	33		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	01/18/2012	02/16/2012	29		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	02/16/2012	03/16/2012	29		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	03/16/2012	04/17/2012	32		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	04/17/2012	05/16/2012	29		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	05/16/2012	06/18/2012	33		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	06/18/2012	07/18/2012	30		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	07/18/2012	08/17/2012	30		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	08/17/2012	09/24/2012	38		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	09/24/2012	10/23/2012	29		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	10/23/2012	11/27/2012	35		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	11/27/2012	12/21/2012	24		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	12/21/2012	01/22/2013	32	X	0
72 637 VAN BUREN PD ANNEX	1015-210021405850	12/21/2012	02/19/2013	60		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	02/19/2013	03/22/2013	31		0

SUBMITTED BY APPLICANT

Account Review
City of Monterey

Account: 1015-210021405850 -- 11/2010 to 10/2016

(units)	Water Usage Charges	Water Total Cost	Water Unit Cost	Water Avg Use/Day	Water Avg Cost/Day	Total Cost
cf	\$11.94	\$11.94	\$0.0000	0.00	\$0.41	\$11.94
cf	\$10.54	\$10.54	\$0.0000	0.00	\$0.35	\$10.54
cf	\$10.58	\$10.58	\$0.0000	0.00	\$0.32	\$10.58
cf	\$10.58	\$10.58	\$0.0000	0.00	\$0.36	\$10.58
cf	\$10.60	\$10.60	\$0.0000	0.00	\$0.37	\$10.60
cf	\$10.62	\$10.62	\$0.0000	0.00	\$0.33	\$10.62
cf	\$10.62	\$10.62	\$0.0000	0.00	\$0.37	\$10.62
cf	\$10.62	\$10.62	\$0.0000	0.00	\$0.34	\$10.62
cf	\$10.62	\$10.62	\$0.0000	0.00	\$0.33	\$10.62
cf	\$10.62	\$10.62	\$0.0000	0.00	\$0.37	\$10.62
cf	\$10.62	\$10.62	\$0.0000	0.00	\$0.32	\$10.62
cf	\$10.62	\$10.62	\$0.0000	0.00	\$0.37	\$10.62
cf	\$11.09	\$11.09	\$0.0000	0.00	\$0.38	\$11.09
ccf	\$0.00	\$12.45	\$0.0000	0.00	\$0.42	\$12.45
ccf	\$0.00	\$12.66	\$0.0000	0.00	\$0.38	\$12.66
ccf	\$0.00	\$12.82	\$0.0000	0.00	\$0.44	\$12.82
ccf	\$0.00	\$12.82	\$0.0000	0.00	\$0.44	\$12.82
ccf	\$0.00	\$14.96	\$0.0000	0.00	\$0.47	\$14.96
ccf	\$0.00	\$14.02	\$0.0000	0.00	\$0.48	\$14.02
ccf	\$0.00	\$14.26	\$0.0000	0.00	\$0.43	\$14.26
ccf	\$0.00	\$14.20	\$0.0000	0.00	\$0.47	\$14.20
ccf	\$0.00	\$14.32	\$0.0000	0.00	\$0.48	\$14.32
ccf	\$0.00	\$14.33	\$0.0000	0.00	\$0.38	\$14.33
ccf	\$0.00	\$14.52	\$0.0000	0.00	\$0.50	\$14.52
ccf	\$0.00	\$14.69	\$0.0000	0.00	\$0.42	\$14.69
ccf	\$0.00	\$14.88	\$0.0000	0.00	\$0.62	\$14.88
ccf	\$0.00	\$14.94	\$0.0000	0.00	\$0.47	\$14.94
ccf	\$0.00	\$14.98	\$0.0000	0.00	\$0.25	\$14.98
ccf	\$0.00	\$14.98	\$0.0000	0.00	\$0.48	\$14.98

SUBMITTED BY APPLICANT

Account Review
 City of Monterey
 Account: 1015-210021405850 -- 11/2010 to 10/2016

Facility Name	Account #	From	Thru	Bill Days	Overlap?	Water Usage
72 637 VAN BUREN PD ANNEX	1015-210021405850	03/22/2013	04/17/2013	26		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	04/17/2013	05/16/2013	29		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	05/16/2013	06/18/2013	33		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	06/18/2013	07/18/2013	30		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	07/18/2013	08/16/2013	29		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	08/16/2013	09/17/2013	32		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	09/17/2013	10/21/2013	34	X	0
72 637 VAN BUREN PD ANNEX	1015-210021405850	09/17/2013	11/18/2013	62		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	11/19/2013	12/17/2013	28		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	12/17/2013	01/17/2014	31		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	01/17/2014	02/18/2014	32		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	02/18/2014	03/18/2014	28		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	03/18/2014	04/16/2014	29		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	04/16/2014	05/16/2014	30		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	05/16/2014	06/17/2014	32		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	06/17/2014	07/17/2014	30		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	07/17/2014	08/18/2014	32	X	0
72 637 VAN BUREN PD ANNEX	1015-210021405850	08/18/2014	09/17/2014	30	X	0
72 637 VAN BUREN PD ANNEX	1015-210021405850	09/17/2014	10/16/2014	29	X	0
72 637 VAN BUREN PD ANNEX	1015-210021405850	10/16/2014	11/14/2014	29	X	0
72 637 VAN BUREN PD ANNEX	1015-210021405850	11/14/2014	12/16/2014	32	X	0
72 637 VAN BUREN PD ANNEX	1015-210021405850	12/16/2014	01/15/2015	30	X	0
72 637 VAN BUREN PD ANNEX	1015-210021405850	01/15/2015	02/17/2015	33	X	0
72 637 VAN BUREN PD ANNEX	1015-210021405850	02/17/2015	03/17/2015	28	X	0
72 637 VAN BUREN PD ANNEX	1015-210021405850	03/17/2015	04/16/2015	30	X	0
72 637 VAN BUREN PD ANNEX	1015-210021405850	04/16/2015	05/18/2015	32	X	0
72 637 VAN BUREN PD ANNEX	1015-210021405850	05/18/2015	06/16/2015	29	X	0
72 637 VAN BUREN PD ANNEX	1015-210021405850	06/16/2015	07/17/2015	31	X	0
72 637 VAN BUREN PD ANNEX	1015-210021405850	07/17/2015	08/18/2015	32	X	0

SUBMITTED BY APPLICANT

Account Review
 City of Monterey
 Account: 1015-210021405850 -- 11/2010 to 10/2016

(units)	Water Usage Charges	Water Total Cost	Water Unit Cost	Water Avg Use/Day	Water Avg Cost/Day	Total Cost
ccf	\$0.00	\$14.29	\$0.0000	0.00	\$0.55	\$14.29
ccf	\$0.00	\$13.83	\$0.0000	0.00	\$0.48	\$13.83
ccf	\$0.00	\$13.81	\$0.0000	0.00	\$0.42	\$13.81
ccf	\$0.00	\$13.82	\$0.0000	0.00	\$0.46	\$13.82
ccf	\$0.00	\$13.09	\$0.0000	0.00	\$0.45	\$13.09
ccf	\$0.00	\$13.09	\$0.0000	0.00	\$0.41	\$13.09
ccf	\$0.00	\$13.07	\$0.0000	0.00	\$0.38	\$13.07
ccf	\$0.00	\$13.27	\$0.0000	0.00	\$0.21	\$13.27
ccf	\$0.00	\$13.27	\$0.0000	0.00	\$0.47	\$13.27
ccf	\$0.00	\$13.27	\$0.0000	0.00	\$0.43	\$13.27
ccf	\$0.00	\$13.27	\$0.0000	0.00	\$0.41	\$13.27
ccf	\$0.00	\$13.27	\$0.0000	0.00	\$0.47	\$13.27
ccf	\$0.00	\$13.27	\$0.0000	0.00	\$0.46	\$13.27
ccf	\$0.00	\$13.27	\$0.0000	0.00	\$0.44	\$13.27
ccf	\$0.00	\$13.27	\$0.0000	0.00	\$0.41	\$13.27
ccf	\$0.00	\$13.27	\$0.0000	0.00	\$0.44	\$13.27
ccf	\$0.00	\$13.27	\$0.0000	0.00	\$0.41	\$13.27
ccf	\$0.00	\$13.27	\$0.0000	0.00	\$0.44	\$13.27
ccf	\$0.00	\$13.27	\$0.0000	0.00	\$0.46	\$13.27
ccf	\$0.00	\$13.27	\$0.0000	0.00	\$0.46	\$13.27
ccf	\$0.00	\$13.27	\$0.0000	0.00	\$0.41	\$13.27
ccf	\$0.00	\$13.54	\$0.0000	0.00	\$0.45	\$13.54
ccf	\$0.00	\$13.78	\$0.0000	0.00	\$0.42	\$13.78
ccf	\$0.00	\$13.78	\$0.0000	0.00	\$0.49	\$13.78
ccf	\$0.00	\$13.78	\$0.0000	0.00	\$0.46	\$13.78
ccf	\$0.00	\$12.70	\$0.0000	0.00	\$0.40	\$12.70
ccf	\$0.00	\$12.70	\$0.0000	0.00	\$0.44	\$12.70
ccf	\$0.00	\$14.07	\$0.0000	0.00	\$0.45	\$14.07
ccf	\$0.00	\$14.07	\$0.0000	0.00	\$0.44	\$14.07

SUBMITTED BY APPLICANT

Account Review
City of Monterey

Account: 1015-210021405850 -- 11/2010 to 10/2016

Facility Name	Account #	From	Thru	Bill Days	Overlap?	Water Usage
72 637 VAN BUREN PD ANNEX	1015-210021405850	08/18/2015	09/17/2015	30	X	0
72 637 VAN BUREN PD ANNEX	1015-210021405850	09/17/2015	10/16/2015	29	X	0
72 637 VAN BUREN PD ANNEX	1015-210021405850	10/16/2015	11/16/2015	31	X	0
72 637 VAN BUREN PD ANNEX	1015-210021405850	11/16/2015	12/16/2015	30	X	0
72 637 VAN BUREN PD ANNEX	1015-210021405850	12/16/2015	01/15/2016	30	X	0
72 637 VAN BUREN PD ANNEX	1015-210021405850	01/15/2016	02/17/2016	33	X	0
72 637 VAN BUREN PD ANNEX	1015-210021405850	02/17/2016	03/18/2016	30	X	0
72 637 VAN BUREN PD ANNEX	1015-210021405850	03/18/2016	04/18/2016	31	X	0
72 637 VAN BUREN PD ANNEX	1015-210021405850	04/18/2016	05/18/2016	30	X	0
72 637 VAN BUREN PD ANNEX	1015-210021405850	05/18/2016	06/17/2016	30	X	0
72 637 VAN BUREN PD ANNEX	1015-210021405850	06/17/2016	07/19/2016	32	X	0
72 637 VAN BUREN PD ANNEX	1015-210021405850	07/20/2014	08/17/2016	759		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	08/18/2016	09/19/2016	32		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	09/20/2016	10/18/2016	28		0
72 637 VAN BUREN PD ANNEX	1015-210021405850	10/19/2016	11/16/2016	28		0
Grand Total						

SUBMITTED BY APPLICANT

Account Review
City of Monterey

Account: 1015-210021405850 -- 11/2010 to 10/2016

(units)	Water Usage Charges	Water Total Cost	Water Unit Cost	Water Avg Use/Day	Water Avg Cost/Day	Total Cost
ccf	\$0.00	\$14.07	\$0.00000	0.00	\$0.47	\$14.07
ccf	\$0.00	\$12.71	\$0.00000	0.00	\$0.44	\$12.71
ccf	\$0.00	\$15.15	\$0.00000	0.00	\$0.49	\$15.15
ccf	\$0.00	\$12.71	\$0.00000	0.00	\$0.42	\$12.71
ccf	\$0.00	\$12.85	\$0.00000	0.00	\$0.43	\$12.85
ccf	\$0.00	\$13.28	\$0.00000	0.00	\$0.40	\$13.28
ccf	\$0.00	\$13.28	\$0.00000	0.00	\$0.44	\$13.28
ccf	\$0.00	\$13.28	\$0.00000	0.00	\$0.43	\$13.28
ccf	\$0.00	\$13.28	\$0.00000	0.00	\$0.44	\$13.28
ccf	\$0.00	\$13.28	\$0.00000	0.00	\$0.44	\$13.28
cf	\$0.00	\$13.28	\$0.00000	0.00	\$0.42	\$13.28
cf	\$0.00	\$13.28	\$0.00000	0.00	\$0.02	\$13.28
cf	\$0.00	\$13.28	\$0.00000	0.00	\$0.42	\$13.28
cf	\$0.00	\$13.28	\$0.00000	0.00	\$0.47	\$13.28
cf	\$0.00	\$13.28	\$0.00000	0.00	\$0.47	\$13.28
	\$139.67	\$954.99			\$0.32	\$954.99

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Account Review
City of Monterey

Account: 1015-210019351332 -- 11/2010 to 10/2016

Facility Name	Account #	From	Thru	Bill Days	Overlap?
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	10/18/2010	11/16/2010	29	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	11/16/2010	12/16/2010	30	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	12/16/2010	01/18/2011	33	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	01/18/2011	02/16/2011	29	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	02/16/2011	03/17/2011	29	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	03/17/2011	04/18/2011	32	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	04/18/2011	05/17/2011	29	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	05/17/2011	06/17/2011	31	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	06/17/2011	07/19/2011	32	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	07/19/2011	08/17/2011	29	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	08/17/2011	09/19/2011	33	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	09/19/2011	10/18/2011	29	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	10/18/2011	11/16/2011	29	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	11/16/2011	12/16/2011	30	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	12/16/2011	01/18/2012	33	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	01/18/2012	02/16/2012	29	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	02/16/2012	03/16/2012	29	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	03/16/2012	04/17/2012	32	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	04/17/2012	05/16/2012	29	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	05/16/2012	06/18/2012	33	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	06/18/2012	07/24/2012	36	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	07/24/2012	08/17/2012	24	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	08/17/2012	09/19/2012	33	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	09/19/2012	10/31/2012	42	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	10/31/2012	11/27/2012	27	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	11/27/2012	12/21/2012	24	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	12/21/2012	01/22/2013	32	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	01/22/2013	03/22/2013	59	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	03/22/2013	04/17/2013	26	

SUBMITTED BY APPLICANT

Account Review
 City of Monterey
 Account: 1015-210019351332 -- 11/2010 to 10/2016

Water Usage (units)	Water Usage Charges	Water Total Cost	Water Unit Cost	Water Avg Use/Day	Water Avg Cost/Day	Total Cost
4 cf	\$14.30	\$14.30	\$3.5750	0.14	\$0.49	\$14.30
0 cf	\$10.73	\$10.73	\$0.0000	0.00	\$0.36	\$10.73
0 cf	\$10.77	\$10.77	\$0.0000	0.00	\$0.33	\$10.77
0 cf	\$10.77	\$10.77	\$0.0000	0.00	\$0.37	\$10.77
0 cf	\$10.79	\$10.79	\$0.0000	0.00	\$0.37	\$10.79
0 cf	\$10.82	\$10.82	\$0.0000	0.00	\$0.34	\$10.82
0 cf	\$10.82	\$10.82	\$0.0000	0.00	\$0.37	\$10.82
0 cf	\$10.82	\$10.82	\$0.0000	0.00	\$0.35	\$10.82
0 cf	\$10.82	\$10.82	\$0.0000	0.00	\$0.34	\$10.82
0 cf	\$10.82	\$10.82	\$0.0000	0.00	\$0.37	\$10.82
0 cf	\$10.82	\$10.82	\$0.0000	0.00	\$0.33	\$10.82
0 cf	\$10.82	\$10.82	\$0.0000	0.00	\$0.37	\$10.82
0 cf	\$11.31	\$11.31	\$0.0000	0.00	\$0.39	\$11.31
0 ccf	\$0.00	\$12.69	\$0.0000	0.00	\$0.42	\$12.69
0 ccf	\$0.00	\$12.90	\$0.0000	0.00	\$0.39	\$12.90
0 ccf	\$0.00	\$13.07	\$0.0000	0.00	\$0.45	\$13.07
0 ccf	\$0.00	\$13.07	\$0.0000	0.00	\$0.45	\$13.07
0 ccf	\$0.00	\$15.22	\$0.0000	0.00	\$0.48	\$15.22
0 ccf	\$0.00	\$14.28	\$0.0000	0.00	\$0.49	\$14.28
0 ccf	\$0.00	\$14.53	\$0.0000	0.00	\$0.44	\$14.53
2 ccf	\$1.40	\$116.41	\$58.2050	0.06	\$3.23	\$116.41
0 ccf	\$0.00	\$14.58	\$0.0000	0.00	\$0.61	\$14.58
2 ccf	\$16.55	\$16.55	\$8.2750	0.06	\$0.50	\$16.55
9 ccf	\$7.10	\$25.15	\$2.7944	0.21	\$0.60	\$25.15
5 cf	\$20.80	\$20.80	\$4.1600	0.19	\$0.77	\$20.80
0 ccf	\$0.00	\$16.69	\$0.0000	0.00	\$0.70	\$16.69
0 ccf	\$0.00	\$15.98	\$0.0000	0.00	\$0.50	\$15.98
0 ccf	\$0.00	\$16.02	\$0.0000	0.00	\$0.27	\$16.02
2 cf	\$16.97	\$16.97	\$8.4850	0.08	\$0.65	\$16.97

SUBMITTED BY APPLICANT

Account Review
City of Monterey

Account: 1015-210019351332 -- 11/2010 to 10/2016

Facility Name	Account #	From	Thru	Bill Days	Overlap?
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	04/17/2013	05/16/2013	29	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	05/16/2013	06/19/2013	34	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	06/19/2013	07/18/2013	29	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	07/18/2013	08/16/2013	29	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	08/16/2013	09/18/2013	33	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	09/18/2013	10/21/2013	33	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	10/21/2013	11/18/2013	28	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	11/18/2013	12/17/2013	29	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	12/17/2013	01/17/2014	31	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	01/17/2014	02/18/2014	32	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	02/18/2014	03/18/2014	28	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	03/18/2014	04/16/2014	29	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	04/16/2014	05/16/2014	30	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	05/16/2014	06/17/2014	32	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	06/17/2014	07/17/2014	30	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	07/17/2014	08/18/2014	32	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	08/18/2014	09/17/2014	30	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	09/17/2014	10/16/2014	29	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	10/16/2014	11/14/2014	29	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	11/14/2014	12/16/2014	32	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	12/16/2014	01/15/2015	30	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	01/15/2015	02/17/2015	33	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	02/17/2015	03/17/2015	28	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	03/17/2015	04/16/2015	30	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	04/16/2015	05/18/2015	32	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	05/18/2015	06/16/2015	29	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	06/16/2015	07/17/2015	31	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	07/17/2015	08/18/2015	32	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	08/18/2015	09/17/2015	30	

SUBMITTED BY APPLICANT

Account Review
 City of Monterey
 Account: 1015-210019351332 -- 11/2010 to 10/2016

Water Usage (units)	Water Usage Charges	Water Total Cost	Water Unit Cost	Water Avg Use/Day	Water Avg Cost/Day	Total Cost
0 ccf	\$0.00	\$12.36	\$0.0000	0.00	\$0.43	\$12.36
0 ccf	\$0.00	\$14.07	\$0.0000	0.00	\$0.41	\$14.07
1 cf	\$15.33	\$15.33	\$15.3300	0.03	\$0.53	\$15.33
0 cf	\$13.34	\$13.34	\$0.0000	0.00	\$0.46	\$13.34
0 ccf	\$0.00	\$14.59	\$0.0000	0.00	\$0.44	\$14.59
0 ccf	\$0.00	\$26.82	\$0.0000	0.00	\$0.81	\$26.82
0 ccf	\$0.00	\$25.64	\$0.0000	0.00	\$0.92	\$25.64
0 ccf	\$0.00	\$25.64	\$0.0000	0.00	\$0.88	\$25.64
0 ccf	\$0.00	\$25.64	\$0.0000	0.00	\$0.83	\$25.64
0 cf	\$25.64	\$25.64	\$0.0000	0.00	\$0.80	\$25.64
0 ccf	\$0.00	\$25.64	\$0.0000	0.00	\$0.92	\$25.64
0 ccf	\$0.00	\$25.64	\$0.0000	0.00	\$0.88	\$25.64
0 ccf	\$0.00	\$25.64	\$0.0000	0.00	\$0.85	\$25.64
0 ccf	\$0.00	\$25.64	\$0.0000	0.00	\$0.80	\$25.64
0 cf	\$25.64	\$25.64	\$0.0000	0.00	\$0.85	\$25.64
0 cf	\$25.64	\$25.64	\$0.0000	0.00	\$0.88	\$25.64
0 ccf	\$0.00	\$25.64	\$0.0000	0.00	\$0.88	\$25.64
0 cf	\$25.64	\$25.64	\$0.0000	0.00	\$0.88	\$25.64
0 ccf	\$0.00	\$26.14	\$0.0000	0.00	\$0.87	\$26.14
0 cf	\$0.00	\$26.65	\$0.0000	0.00	\$0.81	\$26.65
0 ccf	\$0.00	\$26.65	\$0.0000	0.00	\$0.95	\$26.65
0 cf	\$26.65	\$26.65	\$0.0000	0.00	\$0.89	\$26.65
0 ccf	\$0.00	\$24.55	\$0.0000	0.00	\$0.77	\$24.55
0 ccf	\$0.00	\$24.55	\$0.0000	0.00	\$0.85	\$24.55
0 ccf	\$0.00	\$25.67	\$0.0000	0.00	\$0.83	\$25.67
0 ccf	\$0.00	\$21.04	\$0.0000	0.00	\$0.66	\$21.04
0 ccf	\$0.00	\$25.67	\$0.0000	0.00	\$0.86	\$25.67

Account Review
 City of Monterey
 Account: 1015-210019351332 -- 11/2010 to 10/2016

Facility Name	Account #	From	Thru	Bill Days	Overlap?
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	09/17/2015	10/16/2015	29	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	10/16/2015	11/16/2015	31	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	11/16/2015	12/16/2015	30	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	12/16/2015	01/15/2016	30	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	01/15/2016	02/17/2016	33	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	02/17/2016	03/18/2016	30	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	03/18/2016	04/18/2016	31	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	04/18/2016	05/18/2016	30	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	05/18/2016	06/17/2016	30	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	06/17/2016	07/19/2016	32	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	07/20/2016	08/17/2016	28	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	08/18/2016	09/19/2016	32	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	09/20/2016	10/18/2016	28	
07 DET OFFC 651 VAN BUREN ST	1015-210019351332	10/19/2016	11/16/2016	28	
Grand Total					

SUBMITTED BY APPLICANT

Account Review
 City of Monterey
 Account: 1015-210019351332 -- 11/2010 to 10/2016

Water Usage (units)	Water Usage Charges	Water Total Cost	Water Unit Cost	Water Avg Use/Day	Water Avg Cost/Day	Total Cost
0 ccf	\$0.00	\$23.00	\$0.0000	0.00	\$0.79	\$23.00
0 ccf	\$0.00	\$25.44	\$0.0000	0.00	\$0.82	\$25.44
0 ccf	\$0.00	\$23.00	\$0.0000	0.00	\$0.77	\$23.00
0 cf	\$23.27	\$23.27	\$0.0000	0.00	\$0.78	\$23.27
0 ccf	\$0.00	\$23.77	\$0.0000	0.00	\$0.72	\$23.77
0 ccf	\$0.00	\$23.77	\$0.0000	0.00	\$0.79	\$23.77
0 ccf	\$0.00	\$23.77	\$0.0000	0.00	\$0.77	\$23.77
0 ccf	\$0.00	\$23.77	\$0.0000	0.00	\$0.79	\$23.77
0 ccf	\$0.00	\$23.77	\$0.0000	0.00	\$0.79	\$23.77
0 Gallons	\$0.00	\$23.77	\$0.0000	0.00	\$0.74	\$23.77
0 ccf	\$0.00	\$3.66	\$0.0000	0.00	\$0.13	\$3.66
0 ccf	\$0.00	\$3.66	\$0.0000	0.00	\$0.11	\$3.66
0 ccf	\$0.00	\$3.66	\$0.0000	0.00	\$0.13	\$3.66
0 ccf	\$0.00	\$3.66	\$0.0000	0.00	\$0.13	\$3.66
	\$415.03	\$1,434.33			\$0.65	\$1,434.33

SUBMITTED BY APPLICANT

Account Review
 City of Monterey
 Account: 1015-210019351417 -- 11/2010 to 10/2016

Facility Name	Account #	From	Thru	Bill Days	Overlap?
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	10/18/2010	11/16/2010	29	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	11/16/2010	12/16/2010	30	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	12/16/2010	01/18/2011	33	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	01/18/2011	02/16/2011	29	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	02/16/2011	03/17/2011	29	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	03/17/2011	04/18/2011	32	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	04/18/2011	05/17/2011	29	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	05/17/2011	06/17/2011	31	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	06/17/2011	07/19/2011	32	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	07/19/2011	08/17/2011	29	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	08/17/2011	09/19/2011	33	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	09/19/2011	10/18/2011	29	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	10/18/2011	11/16/2011	29	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	11/16/2011	12/15/2011	29	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	12/15/2011	01/17/2012	33	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	01/17/2012	02/15/2012	29	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	02/15/2012	03/16/2012	30	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	03/16/2012	04/17/2012	32	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	04/17/2012	05/16/2012	29	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	05/16/2012	06/18/2012	33	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	06/18/2012	07/18/2012	30	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	07/18/2012	08/17/2012	30	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	08/17/2012	09/18/2012	32	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	09/18/2012	10/18/2012	30	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	10/18/2012	11/16/2012	29	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	11/16/2012	12/18/2012	32	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	12/18/2012	01/17/2013	30	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	01/17/2013	02/15/2013	29	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	02/15/2013	03/18/2013	31	

SUBMITTED BY APPLICANT

Account Review
 City of Monterey
 Account: 1015-210019351417 -- 11/2010 to 10/2016

Water Usage (units)	Water Usage Charges	Water Total Cost	Water Unit Cost	Water Avg Use/Day	Water Avg Cost/Day	Total Cost
14 cf	\$19.57	\$19.57	\$1.3979	0.48	\$0.67	\$19.57
8 cf	\$14.96	\$14.96	\$1.8700	0.27	\$0.50	\$14.96
10 cf	\$16.09	\$16.09	\$1.6090	0.30	\$0.49	\$16.09
10 cf	\$16.13	\$16.13	\$1.6130	0.34	\$0.56	\$16.13
9 cf	\$15.61	\$15.61	\$1.7344	0.31	\$0.54	\$15.61
12 cf	\$17.24	\$17.24	\$1.4367	0.38	\$0.54	\$17.24
15 cf	\$18.85	\$18.85	\$1.2567	0.52	\$0.65	\$18.85
16 cf	\$19.40	\$19.40	\$1.2125	0.52	\$0.63	\$19.40
15 cf	\$18.87	\$18.87	\$1.2580	0.47	\$0.59	\$18.87
17 cf	\$20.88	\$20.88	\$1.2282	0.59	\$0.72	\$20.88
16 cf	\$20.28	\$20.28	\$1.2675	0.48	\$0.61	\$20.28
14 cf	\$19.09	\$19.09	\$1.3636	0.48	\$0.66	\$19.09
11 cf	\$18.09	\$18.09	\$1.6445	0.38	\$0.62	\$18.09
12 cf	\$5.78	\$53.13	\$4.4275	0.41	\$1.83	\$53.13
8 cf	\$3.73	\$53.24	\$6.6550	0.24	\$1.61	\$53.24
8 cf	\$3.60	\$17.53	\$2.1913	0.28	\$0.60	\$17.53
10 cf	\$4.43	\$48.45	\$4.8450	0.33	\$1.62	\$48.45
11 cf	\$4.82	\$79.22	\$7.2018	0.34	\$2.48	\$79.22
13 cf	\$6.02	\$90.59	\$6.9685	0.45	\$3.12	\$90.59
15 cf	\$8.02	\$144.95	\$9.6633	0.45	\$4.39	\$144.95
15 cf	\$10.47	\$73.07	\$4.8713	0.50	\$2.44	\$73.07
12 cf	\$8.38	\$26.26	\$2.1883	0.40	\$0.88	\$26.26
16 cf	\$11.18	\$30.55	\$1.9094	0.50	\$0.95	\$30.55
14 cf	\$11.06	\$31.03	\$2.2164	0.47	\$1.03	\$31.03
8 cf	\$6.34	\$24.28	\$3.0350	0.28	\$0.84	\$24.28
8 cf	\$6.50	\$24.78	\$3.0975	0.25	\$0.77	\$24.78
11 cf	\$8.99	\$28.55	\$2.5955	0.37	\$0.95	\$28.55
10 cf	\$8.22	\$27.44	\$2.7440	0.34	\$0.95	\$27.44
11 cf	\$9.04	\$28.66	\$2.6055	0.35	\$0.92	\$28.66

SUBMITTED BY APPLICANT

Account Review
 City of Monterey
 Account: 1015-210019351417 -- 11/2010 to 10/2016

Facility Name	Account #	From	Thru	Bill Days	Overlap?
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	03/18/2013	04/16/2013	29	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	04/16/2013	05/16/2013	30	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	05/16/2013	06/18/2013	33	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	06/18/2013	07/17/2013	29	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	07/17/2013	08/16/2013	30	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	08/16/2013	09/17/2013	32	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	09/17/2013	10/21/2013	34	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	10/21/2013	11/18/2013	28	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	11/18/2013	12/17/2013	29	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	12/17/2013	01/17/2014	31	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	01/17/2014	02/18/2014	32	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	02/18/2014	03/18/2014	28	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	03/18/2014	04/16/2014	29	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	04/16/2014	05/16/2014	30	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	05/16/2014	06/17/2014	32	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	06/17/2014	07/17/2014	30	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	07/17/2014	08/18/2014	32	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	08/18/2014	09/17/2014	30	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	09/17/2014	10/16/2014	29	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	10/16/2014	11/14/2014	29	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	11/14/2014	12/16/2014	32	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	12/16/2014	01/15/2015	30	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	01/15/2015	02/17/2015	33	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	02/17/2015	03/17/2015	28	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	03/17/2015	04/16/2015	30	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	04/16/2015	05/18/2015	32	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	05/18/2015	06/16/2015	29	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	06/16/2015	07/17/2015	31	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	07/17/2015	08/18/2015	32	

SUBMITTED BY APPLICANT

Account Review
 City of Monterey
 Account: 1015-210019351417 -- 11/2010 to 10/2016

Water Usage (units)	Water Usage Charges	Water Total Cost	Water Unit Cost	Water Avg Use/Day	Water Avg Cost/Day	Total Cost
12 cf	\$10.00	\$29.25	\$2.4375	0.41	\$1.01	\$29.25
14 cf	\$11.94	\$31.43	\$2.2450	0.47	\$1.05	\$31.43
11 cf	\$9.71	\$28.12	\$2.5564	0.33	\$0.85	\$28.12
12 cf	\$10.59	\$29.40	\$2.4500	0.41	\$1.01	\$29.40
13 cf	\$11.48	\$29.95	\$2.3038	0.43	\$1.00	\$29.95
13 cf	\$11.48	\$29.95	\$2.3038	0.41	\$0.94	\$29.95
14 cf	\$16.19	\$49.68	\$3.5486	0.41	\$1.46	\$49.68
9 cf	\$10.41	\$41.52	\$4.6133	0.32	\$1.48	\$41.52
0 cf	\$0.00	\$38.14	\$0.0000	0.00	\$1.32	\$38.14
8 cf	\$38.14	\$38.14	\$4.7675	0.26	\$1.23	\$38.14
7 cf	\$36.57	\$36.57	\$5.2243	0.22	\$1.14	\$36.57
6 cf	\$35.00	\$35.00	\$5.8333	0.21	\$1.25	\$35.00
8 cf	\$38.14	\$38.14	\$4.7675	0.28	\$1.32	\$38.14
9 cf	\$39.56	\$39.56	\$4.3956	0.30	\$1.32	\$39.56
0 cf	\$39.44	\$39.44	\$0.0000	0.00	\$1.23	\$39.44
9 cf	\$39.44	\$39.44	\$4.3822	0.30	\$1.31	\$39.44
8 cf	\$37.90	\$37.90	\$4.7375	0.25	\$1.18	\$37.90
9 cf	\$38.44	\$38.44	\$4.2711	0.30	\$1.28	\$38.44
11 cf	\$41.27	\$41.27	\$3.7518	0.38	\$1.42	\$41.27
9 cf	\$38.44	\$38.44	\$4.2711	0.31	\$1.33	\$38.44
7 cf	\$35.60	\$35.60	\$5.0857	0.22	\$1.11	\$35.60
5 cf	\$33.15	\$33.15	\$6.6300	0.17	\$1.11	\$33.15
8 cf	\$36.22	\$36.22	\$4.5275	0.24	\$1.10	\$36.22
7 cf	\$36.25	\$36.25	\$5.1786	0.25	\$1.29	\$36.25
6 cf	\$34.89	\$34.89	\$5.8150	0.20	\$1.16	\$34.89
8 cf	\$37.65	\$37.65	\$4.7063	0.25	\$1.18	\$37.65
7 cf	\$33.33	\$33.33	\$4.7614	0.24	\$1.15	\$33.33
9 cf	\$36.71	\$36.71	\$4.0789	0.29	\$1.18	\$36.71
7 cf	\$35.20	\$35.20	\$5.0286	0.22	\$1.10	\$35.20

SUBMITTED BY APPLICANT

Account Review
 City of Monterey
 Account: 1015-210019351417 -- 11/2010 to 10/2016

Facility Name	Account #	From	Thru	Bill Days	Overlap?
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	08/18/2015	09/17/2015	30	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	09/17/2015	10/16/2015	29	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	10/16/2015	11/16/2015	31	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	11/16/2015	12/16/2015	30	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	12/16/2015	01/15/2016	30	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	01/15/2016	02/17/2016	33	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	02/17/2016	03/18/2016	30	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	03/18/2016	04/18/2016	31	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	04/18/2016	05/18/2016	30	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	05/18/2016	06/17/2016	30	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	06/17/2016	07/19/2016	32	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	07/20/2016	08/17/2016	28	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	08/18/2016	09/19/2016	32	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	09/20/2016	10/18/2016	28	
08 HSG/PROP MGMT 699 VAN BUREN	1015-210019351417	10/19/2016	11/16/2016	28	

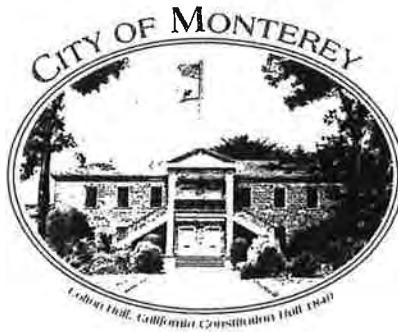
Grand Total

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Account Review
 City of Monterey
 Account: 1015-210019351417 -- 11/2010 to 10/2016

Water Usage (units)	Water Usage Charges	Water Total Cost	Water Unit Cost	Water Avg Use/Day	Water Avg Cost/Day	Total Cost
5 cf	\$32.48	\$32.48	\$6.4960	0.17	\$1.08	\$32.48
6 cf	\$30.33	\$30.33	\$5.0550	0.21	\$1.05	\$30.33
7 cf	\$34.00	\$34.00	\$4.8571	0.23	\$1.10	\$34.00
8 cf	\$32.43	\$32.43	\$4.0538	0.27	\$1.08	\$32.43
4 cf	\$27.88	\$27.88	\$6.9700	0.13	\$0.93	\$27.88
6 cf	\$30.28	\$30.28	\$5.0467	0.18	\$0.92	\$30.28
6 cf	\$30.28	\$30.28	\$5.0467	0.20	\$1.01	\$30.28
6 cf	\$30.86	\$30.86	\$5.1433	0.19	\$1.00	\$30.86
7 cf	\$32.35	\$32.35	\$4.6214	0.23	\$1.08	\$32.35
5 cf	\$29.63	\$29.63	\$5.9260	0.17	\$0.99	\$29.63
5 Gallons	\$29.63	\$29.63	\$5.9260	0.16	\$0.93	\$29.63
0 ccf	\$0.00	\$4.50	\$0.0000	0.00	\$0.16	\$4.50
0 ccf	\$0.00	\$4.50	\$0.0000	0.00	\$0.14	\$4.50
0 ccf	\$0.00	\$4.50	\$0.0000	0.00	\$0.16	\$4.50
0 ccf	\$0.00	\$4.51	\$0.0000	0.00	\$0.16	\$4.51
	\$1,524.93	\$2,423.73			\$1.09	\$2,423.73

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May 5, 2015

Elizabeth Nahas Wilson
Mid-Peninsula The Farm
275 Main Street, Suite 204
Watsonville, CA 95076

RE: Van Buren Senior Housing Development (613-669 Van Buren Street)
Architectural Review P-15-123

Dear Ms Wilson:

Please retain this letter as an indication that the City of Monterey has approved your application for the above referenced project, as shown on the attached plans received by the Planning Office on May 5, 2015. This approval will be final following the required 10-day appeal period, ending on May 15, 2015, should no appeals be filed by that date. The approval was made with the attached Findings for Decision and the following Conditions of Approval:

Conditions of Approval:

General:

1. That the exterior modifications to the building shall be substantially constructed and thereafter maintained in accordance with the conditions of this permit and according to plans submitted to the Planning Office on May 5, 2015, except as conditioned herein.
2. That fire sprinkler risers, back flow preventers, trash areas, and other utilities shall be located inside a building or completely screened from public view.
3. That, prior to Building Permit issuance, the subject lots shall be merged into a single parcel.
4. That the permit shall become null and void if a building permit is not issued within 24 months of the date of this administrative approval. It is the applicant's responsibility to track the 24 month expiration date and request permit approval extensions prior to the permit expiration date. No renewal notice will be sent to the applicant.

Tree Removal and Protection:

5. That the proposed retaining wall shall extend beyond the City Tree Protection Standards' minimum safe distance calculation to the greatest extent feasible. The western boundary of the retaining wall is acceptable as placed at 8' from the trunk (4 times the trunk diameter), while the northern and southern boundaries of the retaining wall shall be shifted as close to the dripline (canopy) of the tree as feasible. The revised location of the retaining wall will be reviewed and approved as part of the building permit submittal.
6. To the greatest extent feasible, no mechanized or heavy equipment shall be used to remove concrete, soil, or vegetation within the canopy dripline of the tree—except that manually

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operated jackhammers may be used to break up the existing concrete slab(s) under the tree. All demolished materials, spoils and other materials will be removed by hand in order to keep heavy equipment outside the canopy dripline of the tree. After the pittosporum tree near the oak is removed, the stump shall be removed by hand. Ivy and other ground cover plants shall be removed by hand grubbing.

7. Once the area underneath the tree has been hand-cleared, the area between the tree trunk and the retaining wall boundary shall remain undisturbed and an immovable chain-link fence will be placed along this perimeter during construction so as to prevent access into this space. No storage of materials or equipment shall be permitted within this area. The developer's certified arborist shall oversee construction of the retaining wall and installation of the permeable pavers to ensure that soil excavation, grading, or grade raising fill is kept to a minimum and tree roots are protected. Encroachments into this space will be necessary for retaining wall construction, but this encroachment shall be monitored by the arborist to ensure minimal disturbance of the tree or root system. The installation method and encroachment requirements will be reviewed and approved as part of the building permit submittal.
8. Construction documents will call for structured soil or similar fill underneath the portion of permeable pavement located underneath the drip-line (canopy) of the tree. Fill shall be kept to a minimum to prevent burying the existing soil grade too deeply. Compaction of soil around the tree shall be kept to a minimum to ensure tree health and survival. No fill soil shall be added to the area in a 6 foot radius from the trunk. No soil compaction shall take place within the same 6 foot radius of the trunk. Installation of pervious pavers or pavement shall be performed in such a manner as to minimize the addition of fill soil under the canopy dripline of the tree.
9. Lateral limbs of the tree shall be retained, but selective pruning may occur where branches will impede pedestrian movement in the courtyard space or will inhibit construction of the residential building. The developer's certified arborist will consult on selective pruning to ensure minimum damage to the tree and pruning will not be undertaken during the months of March to June when the tree is flowering.
10. There will be no utility or drain lines located within the area between the tree trunk and the retaining wall boundary.
11. Contingent upon approval by the City of Monterey as part of the building permit submittal, the applicant shall make the following offsite improvements with regards to the oak tree:
 - o Soil erosion control measures shall be installed on the easterly slope below the tree near the police parking lot. Jute netting and wattles will be used as needed to prevent the movement of soil down the slope during the construction phase.
 - o After construction, native ground cover plants shall be installed to revegetate this area to control erosion and restore appearance. Plants such as the following shall be used for this purpose: *Ceanothus griseus horizontalis* (Carmel creeper), *Ceanothus gloriosis* (Pt. Reyes creeper), *Zauschneria californica* (California fuschia), *Ribes viburnifolium* (evergreen currant), etc. A drip irrigation system shall be installed to provide adequate water to establish the plants.
 - o Install a low wooden retaining wall at the lower edge of the slope to the east of the oak tree to prevent soil from drifting down into the parking lot. This construction shall be anchored by posts and be comprised of pressure-treated

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2X12 or similar wood components, or railroad ties fixed in the soil by posts or steel anchor rods.

Stormwater Treatment

12. **Storm Water Development Design for New and Redevelopment Projects:** Project must conform to new post-construction storm water design regulations (PCRs) for new and redevelopment projects per City Code Section 31.5-15(b) Requirement to Prevent, Control, and Reduce Storm Water Pollutants for New and Redevelopment, City NPDES General Permit, Regional Board Resolution No. R3-2013-0032, and subsequent amendments thereto, to minimize the generation, transport and discharge of pollutants. This includes the submittal of a Storm Water Control Plan and associated storm water design plans, calculations, information and attachments. Regulations, guidelines, and templates can be found online at this MRSWMP Developers Resource webpage: http://www.montereysea.org/resources_developers.php.
13. **Storm Water BMP Maintenance Agreement:** Prior to finalization of the Building Permit, the developer shall develop and submit an operations and maintenance plan for permanent, structural storm water BMPs constructed as a part of this project, and enter into a legal agreement or covenant with the City to provide verification of at least annual maintenance of any necessary post-construction storm water facilities constructed on the site. The legal agreement or covenant shall be subject to review and approval of the City Engineering and City Attorney. The provisions in the agreement shall run with the land and the document shall be recorded with the County Recorder.
14. **During-Construction Pollution Prevention:** During construction, the developer shall employ temporary storm water best management practices (BMPs) for erosion and sediment control, prevention of non-storm water discharges, and implement good housekeeping and construction waste management practices to protect the storm drainage system and water quality as required by City Code Section 31.5-15(c), City Phase II Permit, State Water Resources Control Board (SWRCB) Construction General Permit (CGP), and MRSWMP. Plans for the implementation of during-construction storm water management and BMPs, such as a Storm Water Pollution Prevention Plan (SWPPP), shall be submitted to the City and subject to review and approval of the City Engineer and Building Official prior to issuance of a grading and/or building permit.

Please retain this letter for your records. If you have any further questions, please contact me at (831) 646-1739.

Sincerely,


Elizabeth Caraker, AICP
Principal Planner

EC:jl

e: Rick Marvin

Attachment: Findings for Decision
CEQA Exemption
Project Plans received May 5, 2015

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Findings for Decision:

The project is consistent with the Downtown Specific Plan objectives as follows:

1. USES	Project Compliance
Objectives	
O.1.1. The project includes a commercial component that is one of a wide range of business types including retail, restaurant, hotels, and development containing a mix of uses including business, retail and residential.	The Planning Commission approved a use permit for the location of residential uses on the ground floor.
O.1.2. The project is located in the Alvarado District and contains active uses such as retail and restaurants. Mixed-use development is encouraged in this district. Ground floor offices, personal services, and residential on Alvarado Street and the first blocks of Del Monte and Franklin are inappropriate uses (Figure 9)	N/A
O.1.3. The project is located in the East Village or Pearl Districts and provides either active uses or uses that provide services for residents.	N/A
O.1.4. The project is located in the Heritage or Island of Adobe Districts and is complimentary to these nationally significant historic areas.	N/A
O.1.5. The project is located in the Pierce District and provides uses that support and are compatible with office, educational, residential and support commercial.	The project provides a good transition between civic, educational and residential uses
O.1.6. The project is located in the Royal Presidio District and contains uses complimentary to sensitive areas, such as educational and residential uses.	N/A
O.1.7. The project is located in the Public Recreation District and contain active or passive recreation uses.	N/A
2. SITE PLANNING	
GENERAL	
Objectives	
O.2.1. Commercial spaces are oriented for the pedestrian.	N/A
O.2.2. New development creates a safe pedestrian environment.	The project includes windows facing the street and adequate lighting for safe pedestrian activity. CPTED standards are incorporated.

Standards	
S.2.1. Maximum residential density Alvarado District – 100 du/acre Other Districts – 30 du/acre	A Density Bonus per State law will allow 41 dwelling units per acre
S.2.2. Projects on through lots and corner lots shall provide a building face to both streets.	N/A
TOPOGRAPHY	
Objectives	
O.2.3. No portion of the project shall appear out of scale as compared to the street due to topographical changes on the site.	Topography is flat along the street frontage
OPEN SPACE	
Objective	
O.2.4. The project provides sufficient open space to enhance livability by providing a pleasant outdoor environment.	Open space areas include gardens and patios that are central to the project, and balconies that face the street.
PUBLIC UTILITIES AND BUILDING SERVICES	
Objective	
O.2.5. Trash, service areas, and equipment areas are located to decrease impacts on the streetscape appearance and function.	Trash areas and equipment are screened by fences and roof design and meet appropriate setbacks.
Standard	
S.2.3 Fire sprinkler risers, back flow preventers, trash areas, and other utilities shall be located inside a building or completely screened from public view.	Utilities and backflow devices will be screened per conditions of approval
PARKING	
Objective	
O.2.6. Parking facilities are conveniently located and designed to be attractive, compatible additions that provide a pedestrian-friendly edge to the area.	Profile of parking area is minimal. A single driveway is proposed.
Standards	
S.2.5. Parking lots shall be screened from the public right-of-way	Fencing is proposed along Van Buren to screen the parking lot
S.2.6.2. Residential: 5 spaces per unit. Maximum of 2 spaces per unit. All new residential development shall “unbundle” the full cost of parking from the cost of the housing itself, by creating a separate parking charge.	10 spaces required; 11 spaces provided.
3. BUILDING DESIGN, MASS AND SCALE	
Objectives	
O.3.1. The building design conveys a sense of local identity and reflects the evolving character	The building reflects both multi-family and single-family elements.

of the area.	
O.3.2. The building design complements the natural features of Monterey.	Natural finishes are used
O.3.3. The building design respects the traditional character of the area while reflecting its own period and function.	The building has both traditional and modern elements.
O.3.4. Buildings that occur at a major intersection provide an anchor at the corner.	N/A
O.3.5. The project contributes to a variety of height and mass along the streetface.	The building changes planes, materials, and color.
O.3.6. The rhythm and scale of the street wall is designed to enhance the pedestrian experience.	N/A
O.3.7. The building design includes façade components that help establish traditional building composition.	The building has both traditional and modern elements.
O.3.8. The project is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties If it has the potential to impact a historic resource.	N/A
O.3.9. The project qualifies as a Transit Priority Project (TPP) and implements the City's Climate Action Plan.	N/A
Standards	
S.3.1. Maximum Stories: <ul style="list-style-type: none"> ▪ Alvarado District - 4 stories ▪ East Village District - 3 stories ▪ Pearl District - 3 stories ▪ All other districts - 2 stories <p>➤ Note: Visitor Accommodation Facility zoned properties shall be subject to development standards set forth in City Code Chapter 38.</p>	2 stories
Guidelines	
4. COLORS	
Objectives	
O.4.1. The building color reflects the architectural style of the building	The colors are appropriate
O.4.2. The building colors compliment the district and adjacent buildings	The colors are complimentary
Standards	
S.4.1. Use a creative mix of colors to reflect architectural style	The colors are appropriate
S.4.2. Brick and stone shall not be painted but previously painted surfaces may be repainted.	N/A
5. BUILDING MATERIALS	

Objective	
O.5.1. Building materials convey a sense of “belonging” in the setting of the District.	Proposed materials are conventional and fit in with the neighborhood
O.5.2. Building materials are durable and low maintenance to avoid maintenance issues.	Proposed fiber cement and cement plaster siding, composition shingle roofing, and vinyl windows will avoid maintenance issues
6. LIGHTING	
Lighting plans shall be prepared and submitted for review as part of the project. Lighting plans must indicate all exterior lighting fixture locations, height, type of light source, fixture type and pole type. A photometric study may be required for parking lots.	Plans have been submitted including photometric study and cut sheets.
Objectives	
O.6.1. The lighting continues a consistent character and level of lighting that protects the dark sky.	Lighting is adequate
O.6.2. The lighting is sensitive to residential uses.	Lighting is screened and adequate
O.6.3. The project’s use of lighting is limited to providing an accent for building entrances; lighting signs; and providing a safe and secure environment for public places.	Lighting is adequate
O.6.4. The lighting source is efficient.	Details required
O.6.5. The project’s lighting is appropriate for the site.	Lighting is adequate
O.6.6. The project’s light does not result in glare and does not spill beyond its subject.	Photometric study provided and meet requirements
O.6.7. CPTED Standards have been incorporated where feasible.	CPTED Standards have been met
Standards	
S.6.1. Exposed bulbs are prohibited.	Screens will be required
S.6.2. Direct all light sources downward unless highlighting architectural features.	Lighting is directed downward
S.6.3. Outlining roof elements and building with lighting is prohibited.	None proposed
7. LANDSCAPING	
Objectives	
O.8.1. The project complies with the City’s Water Efficient Landscape Ordinance as specified in the City’s Municipal Code.	N/A
O.8.2. The landscaping is simple, drought tolerant and easy to maintain.	Yes
O.8.3. The landscaping uses a few plant species, as opposed to detailed planting with multiple plant types.	Yes.
O.8.4. The sidewalk trees selected will arch over	Yes.

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the roadway as they mature (at suitable clearances for trucks and buses).	
O.8.5. The project includes street trees that will not drop leaves or seeds that may become a hazard for pedestrians or cyclists and include an adequate tree grate system that will contain the roots to avoid impacting the pedestrian and bicycle infrastructure.	Yes.
Standard	
S.8.1. Projects are required to plant street trees at appropriate intervals.	Street trees against the buildings are proposed
S.8.2. Fruiting trees along public walkways are prohibited.	No fruit trees are proposed

CEQA Finding:

The Van Buren Senior Affordable Housing project is exempt from CEQA in that the project meets all of the threshold requirements found at CEQA Guidelines Section 15192 as follows:

a) The project is consistent with:

(1) Any applicable general plan, specific plan, or local coastal program, including any mitigation measures required by such plan or program, as that plan or program existed on the date that the application for the project pursuant to Section 65943 of the Government Code was deemed complete; and

(2) Any applicable zoning ordinance, as that zoning ordinance existed on the date that the application for the project pursuant to Section 65943 of the Government Code was deemed complete, unless the zoning of project property is inconsistent with the general plan because the project property has not been rezoned to conform to the general plan.

The project also meets a community housing need for low-income seniors as identified in the Housing Element by offering 100% of the units to low-income seniors. The project is within the Pierce District of the Downtown Specific Plan. While the Pierce District allows a maximum of 30 dwelling units per acre, the project is using a density bonus, allowed by State law, to increase the project density to 41 dwelling units per acre.

The project is consistent with the design intent of the Pierce District, which is a transitional area between civic, multi-family, and single-family uses. The project successfully integrates into the neighborhood and the massing of the buildings is minimized through the use of a variety of architectures features, roof lines, building planes, colors, materials, and window designs (Attachment 3). The landscaping further softens the street elevation, screens utilities and includes street trees that mitigate tree removals. The roof planes have been design to minimize the visibility of rooftop equipment.

b) Community-level environmental review has been adopted or certified in that the City Council adopted the Downtown Specific Plan negative declaration in October 2013.

c) The project and other projects approved prior to the approval of the project can be adequately served by existing utilities, and the project applicant has paid, or has committed to pay, all

applicable in-lieu or development fees in that the project has adequate water credits to accommodate the intensification of use at the site. The City's sewer and stormwater facilities are adequate to service the project.

(d) The site of the project:

(1) Does not contain wetlands, as defined in Section 328.3 of Title 33 of the Code of Federal Regulations.

(2) Does not have any value as an ecological community upon which wild animals, birds, plants, fish, amphibians, and invertebrates depend for their conservation and protection. (3) Does not harm any species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.) or by the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code).

(4) Does not cause the destruction or removal of any species protected by a local ordinance in effect at the time the application for the project was deemed complete in that the project site is a developed site and does not contain any such species of concern.

(e) The site of the project is not included on any list of facilities and sites compiled pursuant to Section 65962.5 of the Government Code in that the previous uses include residential, office, and parking.

(f) The site of the project is subject to a preliminary endangerment assessment prepared by a registered environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity. In addition, the following steps have been taken in response to the results of this assessment:

(1) If a release of a hazardous substance is found to exist on the site, the release shall be removed, or any significant effects of the release shall be mitigated to a level of insignificance in compliance with state and federal requirements.

(2) If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to a level of insignificance in compliance with state and federal requirements.

Previous uses include residential, office, and parking and there is no potential for release of a hazardous substance on the site.

(g) The project does not have a significant effect on historical resources pursuant to Section 21084.1 of the Public Resources Code in that a historic survey was conducted and concluded that no historic resources are located on the project site.

(h) The project site is not subject to wildland fire hazard, as determined by the Department of Forestry and Fire Protection, unless the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a wildland fire hazard in that the site is not within a wildland fire hazard zone.

(i) The project site does not have an unusually high risk of fire or explosion from materials stored or used on nearby properties in that the project site is adjacent to City of Monterey Fire and Police offices, which offers no such unusually high risk.

(j) The project site does not present a risk of a public health exposure at a level that would exceed the standards established by any state or federal agency in that previous uses include residential, office, and parking.

(k) Either the project site is not within a delineated earthquake fault zone or a seismic hazard zone, as determined pursuant to Section 2622 and 2696 of the Public Resources Code respectively, or the applicable general plan or zoning ordinance contains provisions to mitigate the risk of an earthquake or seismic hazard in that the project will be designed to seismic safety building code standards.

(l) Either the project site does not present a landslide hazard, flood plain, flood way, or restriction zone, or the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a landslide or flood in that the site is not prone to landslide hazard or flooding.

(m) The project site is not located on developed open space. The project is located on a previously developed site.

(n) The project site is not located within the boundaries of a state conservancy.

(o) The project has not been divided into smaller projects to qualify for one or more of the exemptions set forth in sections 15193 to 15195 in that the project has been designed and will be developed as a single project.

The project meets the criteria set forth in section 15194 in that:

(a) The project meets the threshold criteria set forth in section 15192 as outlined above.

(b) The project meets the following size criteria: the project site is not more than five acres in area: the project is 0.46 acres.

(c) The project meets both of the following requirements regarding location:

(1) The project meets one of the following location requirements relating to population density:

(A) The project site is located within an urbanized area or within a census-defined place with a population density of at least 5,000 persons per square mile: the project is surrounded by a population density of over 5,000 persons per square mile.

(B) If the project consists of 50 or fewer units, the project site is located within an incorporated city with a population density of at least 2,500 persons per square mile and a total population of at least 25,000 persons: the project is located within an incorporated City.

(C) The project is located within either an incorporated city or a census defined place with a population density of at least 1,000 persons per square mile and there is no reasonable possibility that the project would have a significant effect on the environment or the residents of the project due to unusual circumstances or due to the related or cumulative impacts of reasonably foreseeable projects in the vicinity of the project: there are no unusual circumstances that could apply. The project is consistent with the Downtown Specific Plan and adopted negative declaration. No reasonably foreseeable significant cumulative impacts would result.

(2) The project meets one of the following site-specific location requirements (the project meets both (A) and (B):

(A) The project site has been previously developed for qualified urban uses; or

(B) The parcels immediately adjacent to the project site are developed with qualified urban uses.

(C) The project site has not been developed for urban uses and all of the following conditions are met: 1. No parcel within the site has been created within 10 years prior to the proposed development of the site.

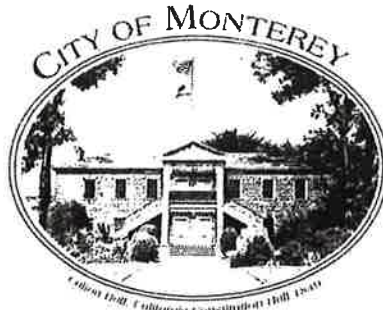
2. At least 75 percent of the perimeter of the site adjoins parcels that are developed with qualified urban uses.

3. The existing remaining 25 percent of the perimeter of the site adjoins parcels that have previously been developed for qualified urban uses.

(d) The project meets both of the following requirements regarding provision of affordable housing.

(1) The project consists of the construction, conversion, or use of residential housing consisting of 100 or fewer units that are affordable to low-income households. The project consists of the construction of 19 units affordable to low-income households.

(2) The developer of the project provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units for lower income households for a period of at least 30 years, at monthly housing costs deemed to be "affordable rent" for lower income, very low income, and extremely low income households, as determined pursuant to Section 50053 of the Health and Safety Code in that a development agreement between the City and the developer will require that the units remain affordable for lower income, very low income, and extremely low income households in perpetuity.



May 13, 2015

Elizabeth Wilson,
Mid-Peninsula The Farm
275 Main Street, Suite 204
Watsonville, CA 95076

Subject: 613-669 Van Buren - Permit 15-082

Dear Ms. Wilson,

On April 28, 2015, the Planning Commission adopted a Resolution approving the above mentioned project. The final Resolution is enclosed. Please remember that compliance with the Conditions of Approval is required as indicated on the enclosed Resolution.

Please give me a call at (831) 646-1739 if you require any additional information or clarification on any issue pertaining to this project.

Sincerely,


Elizabeth Caraker
Principal Planner

EC:ar

Attachment: 1. Final Resolution

e: Elizabeth Wilson, Mid-Peninsula The Farm
Rick Marvin

RESOLUTION NO. P15-009

A RESOLUTION OF THE PLANNING COMMISSION

APPROVING USE PERMIT 15-082 TO ALLOW GROUND FLOOR RESIDENTIAL USES AND ON-SITE SURFACE PARKING FOR AN AFFORDABLE SENIOR HOUSING PROJECT LOCATED AT 613 - 669 VAN BUREN STREET

WHEREAS, the City of Monterey owns a 0.48-acre property located at 613-669 Van Buren Street;

WHEREAS, the applicant, Mid Peninsula The Farm, will enter into a lease agreement with the City and develop the site as a 19-unit affordable senior housing complex, to include nine units on the first floor and 10 units on the second floor and 11 on-site surface parking spaces (Exhibit A);

WHEREAS, the applicant has requested City Council approval of a 35% density bonus in exchange for providing age restricted and low-income housing as 100% of the project, as allowed by CA Government Code Section 65915, which would increase the allowed density from 30 du/acre to 41 du/acre;

WHEREAS, the project is within the City's Residential General Plan land use designation and Planned Community/Downtown zoning designation;

WHEREAS, the Downtown Specific Plan requires a Use Permit for residential uses on the first floor and for public and private parking areas to ensure consistency with the specific plan goals and objectives;

WHEREAS, an on-street parking survey shows that on-street parking is available on Van Buren Street for visitors, employees, and deliveries, but not to meet the parking requirement for the project, and a neighborhood impact would likely result if adequate off-street parking were not provided for the project;

WHEREAS, existing off-street parking is located within the adjacent City lot, but, given the difference in topography between the project site and the City lot, the number of spaces required for the project, the need for disabled access, and the need for parking in close proximity for senior residents, this option was not deemed practical.

WHEREAS, the City of Monterey Planning Office determined the project is exempt from the California Environmental Quality Act (CEQA) Guidelines per the Infill/Affordable Housing exemption Sections 15192 and 15194. The Van Buren Senior Affordable Housing project meets all of the threshold requirements found at CEQA Guidelines Section 15192 in that:

a) The project is consistent with:

(1) Any applicable general plan, specific plan, or local coastal program, including any mitigation measures required by such plan or program, as that plan or program existed on the date that the application for the project pursuant to Section 65943 of the Government Code was deemed complete; and

(2) Any applicable zoning ordinance, as that zoning ordinance existed on the date that the application for the project pursuant to Section 65943 of the Government Code was deemed complete, unless the zoning of project property is inconsistent with the general plan because the project property has not been rezoned to conform to the general plan.

The project also meets a community housing need for low-income seniors as identified in the Housing Element by offering 100% of the units to low-income seniors. The project is within the Pierce District of the Downtown Specific Plan. While the Pierce District allows a maximum of 30 dwelling units per acre, the project is using a density bonus, allowed by State law, to increase the project density to 41 dwelling units per acre.

The project is consistent with the design intent of the Pierce District, which is a transitional area between civic, multi-family, and single-family uses. The project successfully integrates into the neighborhood and the massing of the buildings is minimized through the use of a variety of architectural features, roof lines, building planes, colors, materials, and window designs (Attachment 1). The landscaping further softens the street elevation, screens utilities and includes street trees that mitigate tree removals. The roof planes have been designed to minimize the visibility of rooftop equipment.

b) Community-level environmental review has been adopted or certified in that the City Council adopted the Downtown Specific Plan negative declaration in October 2013.

c) The project and other projects approved prior to the approval of the project can be adequately served by existing utilities, and the project applicant has paid, or has committed to pay, all applicable in-lieu or development fees in that the project has adequate water credits to accommodate the intensification of use at the site. The City's sewer and stormwater facilities are adequate to service the project.

(d) The site of the project:

(1) Does not contain wetlands, as defined in Section 328.3 of Title 33 of the Code of Federal Regulations.

(2) Does not have any value as an ecological community upon which wild animals, birds, plants, fish, amphibians, and invertebrates depend for their conservation and protection. (3) Does not harm any species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.) or by the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code.

(4) Does not cause the destruction or removal of any species protected by a local ordinance in effect at the time the application for the project was deemed complete in that the project site is a developed site and does not contain any such species of concern.

(e) The site of the project is not included on any list of facilities and sites compiled pursuant to Section 65962.5 of the Government Code in that the previous uses include residential, office, and parking.

(f) The site of the project is subject to a preliminary endangerment assessment prepared by a registered environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity. In addition, the following steps have been taken in response to the results of this assessment:

(1) If a release of a hazardous substance is found to exist on the site, the release shall be removed, or any significant effects of the release shall be mitigated to a level of insignificance in compliance with state and federal requirements.

(2) If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to a level of insignificance in compliance with state and federal requirements.

Previous uses include residential, office, and parking and there is no potential for release of a hazardous substance on the site.

(g) The project does not have a significant effect on historical resources pursuant to Section 21084.1 of the Public Resources Code in that a historic survey was conducted and concluded that no historic resources are located on the project site.

(h) The project site is not subject to wildland fire hazard, as determined by the Department of Forestry and Fire Protection, unless the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a wildland fire hazard in that the site is not within a wildland fire hazard zone.

(i) The project site does not have an unusually high risk of fire or explosion from materials stored or used on nearby properties in that the project site is adjacent to City of Monterey Fire and Police offices, which offers no such unusually high risk.

(j) The project site does not present a risk of a public health exposure at a level that would exceed the standards established by any state or federal agency in that previous uses include residential, office, and parking.

(k) Either the project site is not within a delineated earthquake fault zone or a seismic hazard zone, as determined pursuant to Section 2622 and 2696 of the Public Resources Code respectively, or the applicable general plan or zoning ordinance contains provisions to mitigate the risk of an earthquake or seismic hazard in that the project will be designed to seismic safety building code standards.

(l) Either the project site does not present a landslide hazard, flood plain, flood way, or restriction zone, or the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a landslide or flood in that the site is not prone to landslide hazard or flooding.

(m) The project site is not located on developed open space. The project is located on a previously developed site.

(n) The project site is not located within the boundaries of a state conservancy.

(o) The project has not been divided into smaller projects to qualify for one or more of the exemptions set forth in sections 15193 to 15195 in that the project has been designed and will be developed as a single project.

The project meets the criteria set forth in section 15194 in that:

(a) The project meets the threshold criteria set forth in section 15192 as outlined above.

(b) The project meets the following size criteria: the project site is not more than five acres in area: the project is 0.46 acres.

(c) The project meets both of the following requirements regarding location:

(1) The project meets one of the following location requirements relating to population density:

(A) The project site is located within an urbanized area or within a census-defined place with a population density of at least 5,000 persons per square mile: the project is surrounded by a population density of over 5,000 persons per square mile.

(B) If the project consists of 50 or fewer units, the project site is located within an incorporated city with a population density of at least 2,500 persons per square mile and a total population of at least 25,000 persons: the project is located within an incorporated City.

(C) The project is located within either an incorporated city or a census defined place with a population density of at least 1,000 persons per square mile and there is no reasonable possibility that the project would have a significant effect on the environment or the residents of the project due to unusual circumstances or due to the related or cumulative impacts of reasonably foreseeable projects in the vicinity of the project: there are no unusual circumstances that could apply. The project is consistent with the Downtown Specific Plan and adopted negative declaration. No reasonably foreseeable significant cumulative impacts would result.

(2) The project meets one of the following site-specific location requirements (the project meets both (A) and (B):

(A) The project site has been previously developed for qualified urban uses; or

(B) The parcels immediately adjacent to the project site are developed with qualified urban uses.

(C) The project site has not been developed for urban uses and all of the following conditions are met: 1. No parcel within the site has been created within 10 years prior to the proposed development of the site.

2. At least 75 percent of the perimeter of the site adjoins parcels that are developed with qualified urban uses.

3. The existing remaining 25 percent of the perimeter of the site adjoins parcels that have previously been developed for qualified urban uses.

(d) The project meets both of the following requirements regarding provision of affordable housing.

(1) The project consists of the construction, conversion, or use of residential housing consisting of 100 or fewer units that are affordable to low-income households. The project consists of the construction of 19 units affordable to low-income households.

(2) The developer of the project provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units for lower income households for a period of at least 30 years, at monthly housing costs deemed to be "affordable rent" for lower income, very low income, and extremely low income households, as determined pursuant to Section 50053 of the Health and Safety Code in that a development agreement between the City and the developer will require that the units remain affordable for lower income, very low income, and extremely low income households in perpetuity.

WHEREAS, the Planning Commission, at a properly noticed public hearing on April 28, 2015, carefully considered all of the information presented to it, including the agenda report and information submitted at the public hearing by interested persons; and,

WHEREAS, notice is hereby given that decisions of the Planning Commission are appealable to the City Council within 10 days of the date of this action pursuant to Monterey City Code section 38-206.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF MONTEREY that it hereby approves Use Permit 15-082 to allow ground floor residential uses and on-site surface parking for an affordable senior housing project located at 613 - 669 Van Buren Street, based on the following findings and subject to the following conditions of approval:

FINDINGS:

1. That the proposed use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City because the project is appropriate for the site, zoning, and General Plan land use designation, and is compatible with the surrounding neighborhood;
2. That the project is consistent with the Residential General Plan land use designation and Planned Community/Downtown zoning designation in that the project is within the Pierce District of the Downtown Specific Plan and is consistent with the design intent of the Pierce District, which is a transitional area between civic, multi-family, and single-family uses and encourages housing at this location due to its proximity to amenities, such as the library and shopping.
3. That the first floor residential use is justified because the use is appropriate for the site and the location is not intended for pedestrian-oriented shopping or other commercial uses.
4. That the proposed surface on-site parking is justified because there is not adequate on-street parking available within the vicinity of the project; and the adjacent City surface parking poses accessibility issues due to proximity and topography; and subsurface parking would have rendered a 100% affordable housing project infeasible.

CONDITIONS OF APPROVAL:

1. That this approval will expire 24 months from the date of approval by the City of Monterey Zoning Administrator unless the required building permits are issued for the project. It is the applicant's responsibility to track the expiration date and any request for extension must be made a minimum of 60 days prior to expiration. No renewal notice will be sent to the applicant or property owner.
2. That the applicant provide a copy of these Conditions of Approval on the front page of any plans to be included in the Building Permit submittal, as well as the following standard requirements:
 - a. That the hours of construction shall be limited to the hours of 7:00 am to 7:00 pm Monday through Friday, 8:00 am to 6:00 pm Saturday and 10:00 am to 5:00 pm Sunday.

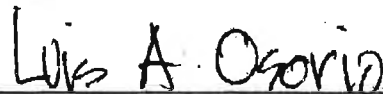
- b. That the project is subject to the categorical water allocation program approved by the City Council and subject to the rules and regulations as adopted by the Monterey Peninsula Water Management District. The applicant proceeds at his own risk that water may not be available at the time he requests building permits. No building permits will be issued if water is not available for this project.
- c. That the applicant shall fully comply with all provisions of Monterey City Code, Chapter 31.5, Storm Water Management, and associated City Storm Water Regulatory Permit and Management Program, including, but not limited to storm water design, installation and maintenance of all necessary best management practices and physical infrastructure required to comply with said chapter.
- d. **Storm Water Development Design for New and Redevelopment Projects:** Project must conform to new post-construction storm water design regulations (PCRs) for new and redevelopment projects, which include the submittal of a Storm Water Control Plan and associated storm water design plans, calculations, information and attachments. Regulations, guidelines, and templates can be found online at this MRSWMP Developers Resource webpage: http://www.montereysea.org/resources_developers.php.
- e. **Storm Water BMP Maintenance Agreement:** Prior to finalization of the Building Permit, the developer shall develop and submit an operations and maintenance plan for permanent, structural storm water BMPs constructed as a part of this project, and enter into a legal agreement or covenant with the City to provide verification of at least annual maintenance of any necessary post-construction storm water facilities constructed on the site. The legal agreement or covenant shall be subject to review and approval of the City Engineering and City Attorney. The provisions in the agreement shall run with the land and the document shall be recorded with the County Recorder.
- f. **During-Construction Pollution Prevention:** During construction, the developer shall employ temporary storm water best management practices (BMPs) for erosion and sediment control, prevention of non-storm water discharges, and implement good housekeeping and construction waste management practices to protect the storm drainage system and water quality as required by City Code Section 31.5-15(c), City Phase II Permit, State Water Resources Control Board (SWRCB) Construction General Permit (CGP), and MRSWMP. Plans for the implementation of during-construction storm water management and BMPs, such as a Storm Water Pollution Prevention Plan (SWPPP), shall be submitted to the City and subject to review and approval of the City Engineer and Building Official prior to issuance of a grading and/or building permit.
- g. Tree protection shall be installed prior to initiation of any site disturbance as required by Municipal Code Chapter 37.
- h. If archaeological materials or features are discovered at any time during construction, excavation shall be halted within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist (defined as one who is certified by the Society of Professional Archaeologists). If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented.

If human remains are discovered at any time during construction, work shall be halted within 50 meters (150 feet) of the find. The contractor shall call the Monterey County Coroner and await the Coroner's clearance. If the coroner determines the remains are Native American, the Coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours. NAHC shall notify the most likely descendent. The Native American descendent, with permission of the land owner or representative, may inspect the site of the discovery and recommend the means for treating or disposing with appropriate dignity the human remains and any associated grave goods. The Native American descent shall complete their inspection and make their recommendation within 24 hours of their notification by the Native American Heritage Commission. The recommendation may include the removal and analysis of human remains and associate items; preservation of the Native American human remains and associated items in place; relinquishment of Native American human remains and associated items to the descendants for treatment; other culturally appropriate treatment. If the NAHC is unable to identify a descendent or the descendent identified fails to make a recommendation within 24 hours, the landowner shall reinter the human remains and items associated with the Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance. If the landowner and Native American descendent reach agreement on the appropriate procedure, the landowner shall follow this procedure. If the landowner and Native American descent cannot reach agreement, the parties shall consult with the Native American Heritage Commission. The landowner shall consider and if agreeable follow the identified procedure. If the landowner and Native American descendant cannot reach agreement after consultation, the Native American human remains shall be reinterred on the property with appropriate dignity. All procedures described in California Government Code Section 65352 shall apply.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF MONTEREY this 28th day of April, 2015, by the following vote:

AYES:	6	COMMISSIONERS:	Osorio, Davis, Garden, Stocker, Reed, Widmar
NOES:	0	COMMISSIONERS:	None.
ABSENT:	1	COMMISSIONERS:	McCrone
ABSTAIN:	0	COMMISSIONERS:	None.

APPROVED:



Planning Commission Chair

ATTEST:



Principal Planner

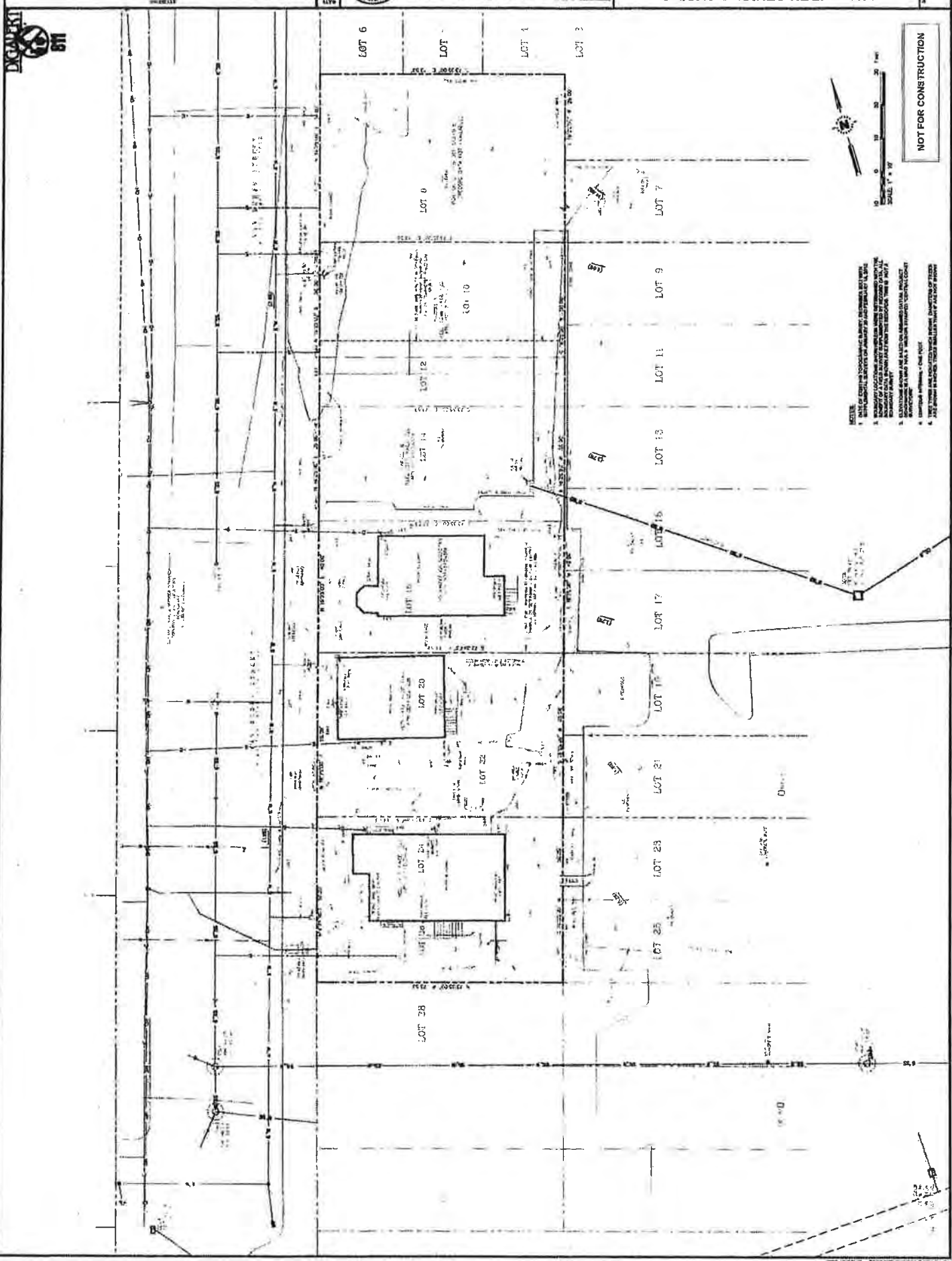


DATE	DESCRIPTION

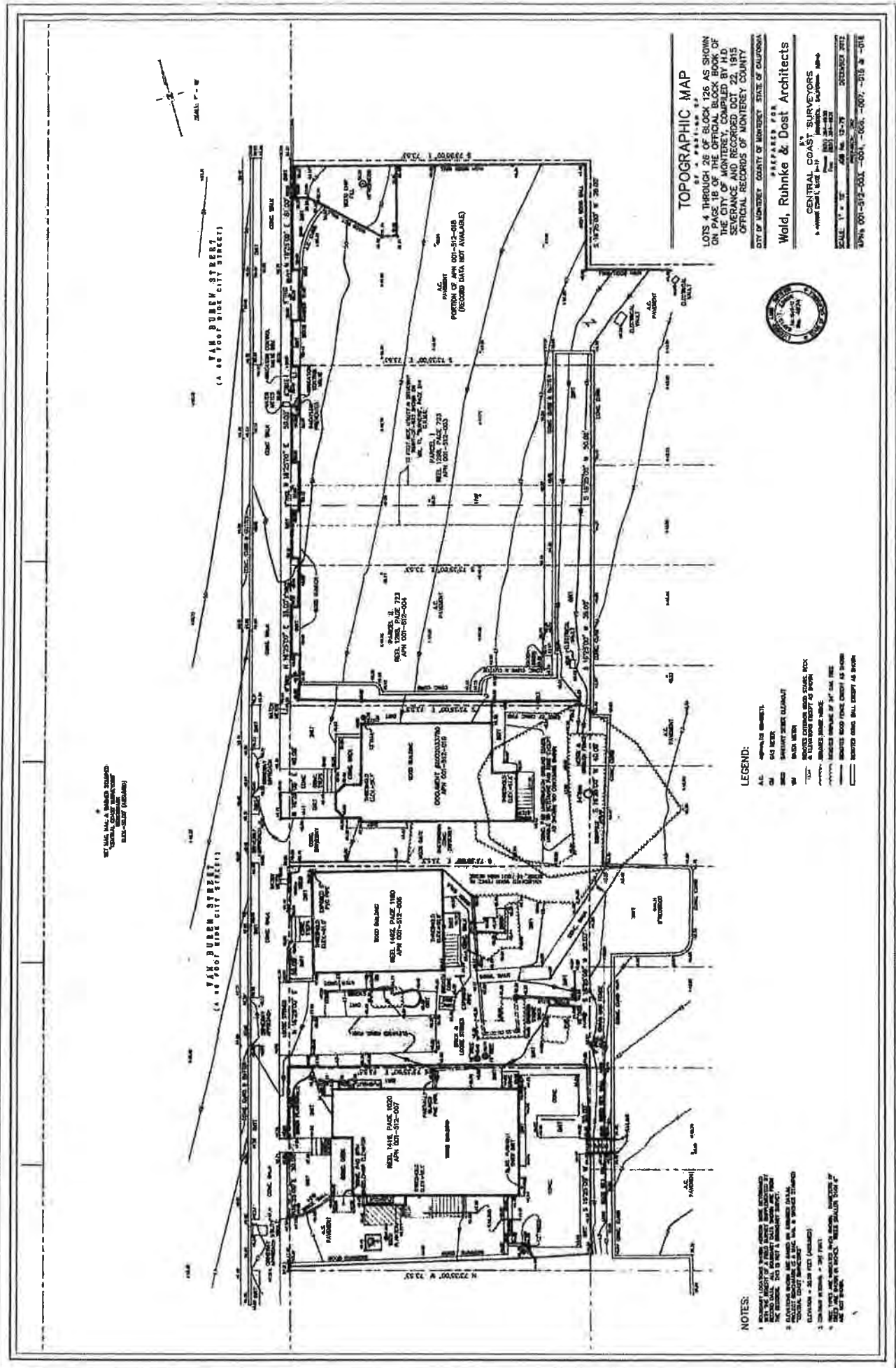


NOT FOR CONSTRUCTION

- NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE ORDINANCES.
 2. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA PROVIDED BY THE APPLICANT.
 3. ELEVATIONS SHOWN ARE BASED ON THE ADJACENT STATE HIGHWAY RIGHT-OF-WAY ELEVATION DATA.
 4. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
 5. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.



SUBMITTED BY APPLICANT



TOPOGRAPHIC MAP

LOTS 4 THROUGH 26 OF BLOCK 126 AS SHOWN ON PAGE 18 OF THE OFFICIAL BLOCK BOOK OF THE CITY OF MONTEREY, COMPILED BY H.D. SEVERANCE AND RECORDED OCT. 22, 1915 OFFICIAL RECORDS OF MONTEREY COUNTY

PREPARED FOR
Wald, Ruhnke & Dost Architects
 1000 CALIFORNIA STREET, MONTEREY, CALIFORNIA

SCALE: 1" = 20'

APPROVED FOR THE CITY OF MONTEREY, CALIFORNIA
 OCT 10 1925

- LEGEND:**
- AL. APPROX. TO CORNER
 - CL. GAS METER
 - CS. CURB
 - DR. DRAIN
 - EM. ELEVATION MARK
 - FM. FIRE METER
 - GR. GROUND
 - HT. HIGH WATER
 - IR. IRON PIPE
 - LD. LUMBER
 - LS. LUMBER
 - MS. MASONRY
 - NS. NAIL SHEET
 - OS. OIL PIPE
 - PS. PAVEMENT
 - RS. RAILROAD
 - SS. SAND
 - TS. TANK
 - US. UTILITY
 - VS. VALVE
 - WS. WATER
 - XS. X-RAY
 - YS. YARD
 - ZS. ZONE

- NOTES:**
1. PROPERTY LOCATIONS SHOWN ON THIS MAP ARE BASED ON THE OFFICIAL BLOCK BOOK OF THE CITY OF MONTEREY, CALIFORNIA, COMPILED BY H.D. SEVERANCE AND RECORDED OCT. 22, 1915 OFFICIAL RECORDS OF MONTEREY COUNTY.
 2. PROPERTY LOCATIONS SHOWN ON THIS MAP ARE BASED ON THE OFFICIAL BLOCK BOOK OF THE CITY OF MONTEREY, CALIFORNIA, COMPILED BY H.D. SEVERANCE AND RECORDED OCT. 22, 1915 OFFICIAL RECORDS OF MONTEREY COUNTY.
 3. ELEVATION = 500 FEET (MEAN SEA LEVEL)
 4. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
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 9. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 10. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

SUBMITTED BY APPLICANT



VAN BUREN & HOOD
ARCHITECTS & INTERIORS
2000 VAN BUREN STREET, SUITE 100
VAN BUREN, CALIFORNIA 92385
TEL: 951-261-1111
WWW.VANBURENANDHOOD.COM

PROFESSIONAL SEAL
ARCHITECT
STATE OF CALIFORNIA
NO. 12345
EXPIRES 12/31/2024

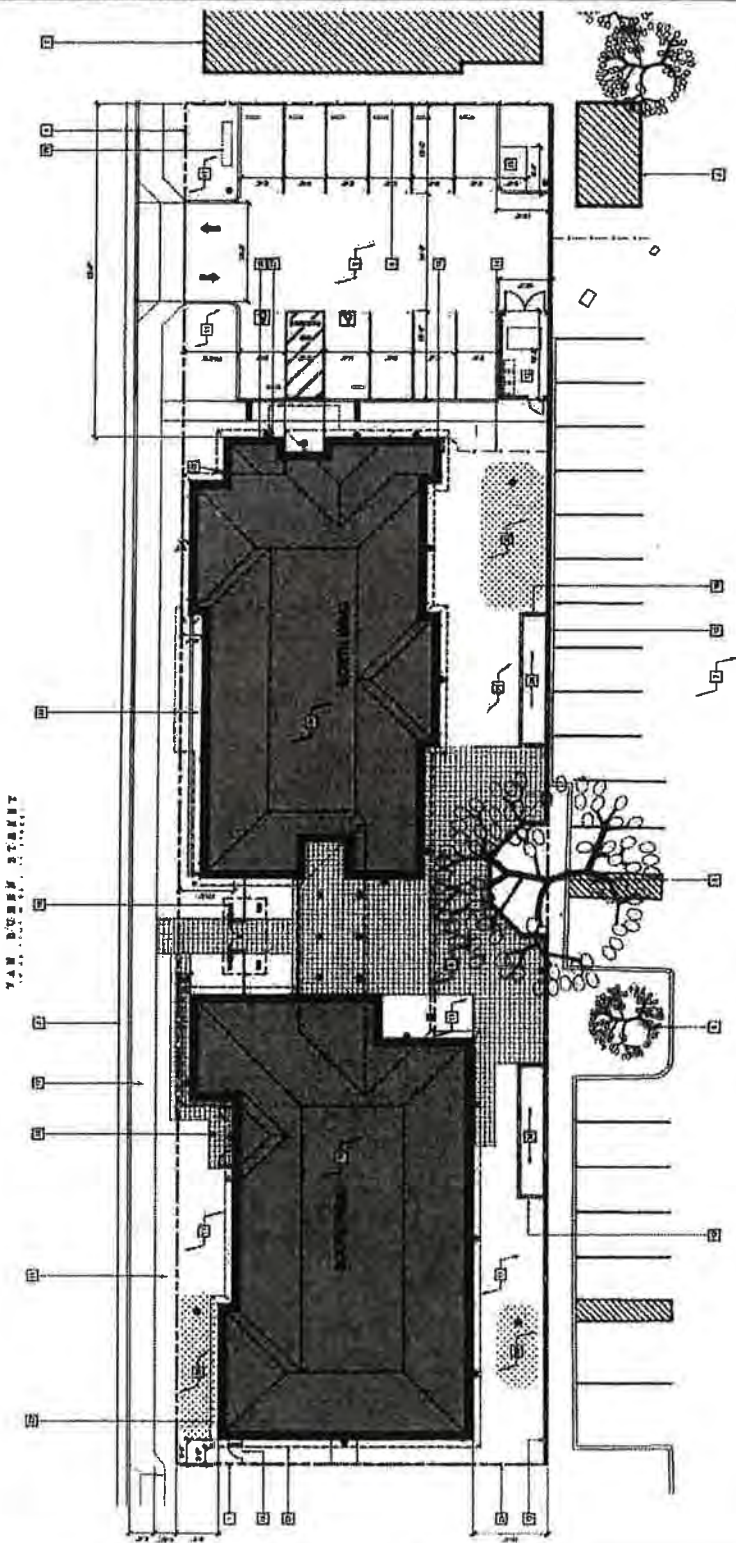


VAN BUREN STREET SENIOR HOUSING
VAN BUREN & HOOD ARCHITECTS
VAN BUREN, CALIFORNIA
DATE: 09/15/2023, 09/15/2023, 09/15/2023, 09/15/2023

PROJECT NO.	14076
DATE	09/15/2023
CLIENT	ASBDC
ADDRESS	14076 VAN BUREN ST, VAN BUREN, CA 92385
DESIGNED BY	PH/MS
DATE	09/15/2023
PROJECT NAME	SITE PLAN
PROJECT NO.	A100

KEY NOTES

1. SEE ALL NOTES AND SPECIFICATIONS TO THE PERMITS AND PERMITS ONLY. ANY CHANGES TO THE PERMITS MUST BE APPROVED BY THE PERMITTING AGENCY.
2. PROPERTY LINE
3. CONSTRUCTION
4. NEW CONSTRUCTION AND LETTERS
5. EXISTING CONSTRUCTION
6. EXISTING FOOTING TO REMAIN
7. EXISTING WALLS TO REMAIN
8. EXISTING ROOF TO REMAIN
9. EXISTING FLOOR FINISHES TO REMAIN
10. EXISTING CEILING FINISHES TO REMAIN
11. EXISTING MECHANICAL AND ELECTRICAL
12. EXISTING PLUMBING AND SANITARY
13. EXISTING PAINT
14. EXISTING LANDSCAPE
15. EXISTING UTILITIES
16. EXISTING DRIVEWAY
17. EXISTING SIDEWALK
18. EXISTING CURB
19. EXISTING DRIVE
20. EXISTING DRIVEWAY
21. EXISTING DRIVEWAY
22. EXISTING DRIVEWAY
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24. EXISTING DRIVEWAY
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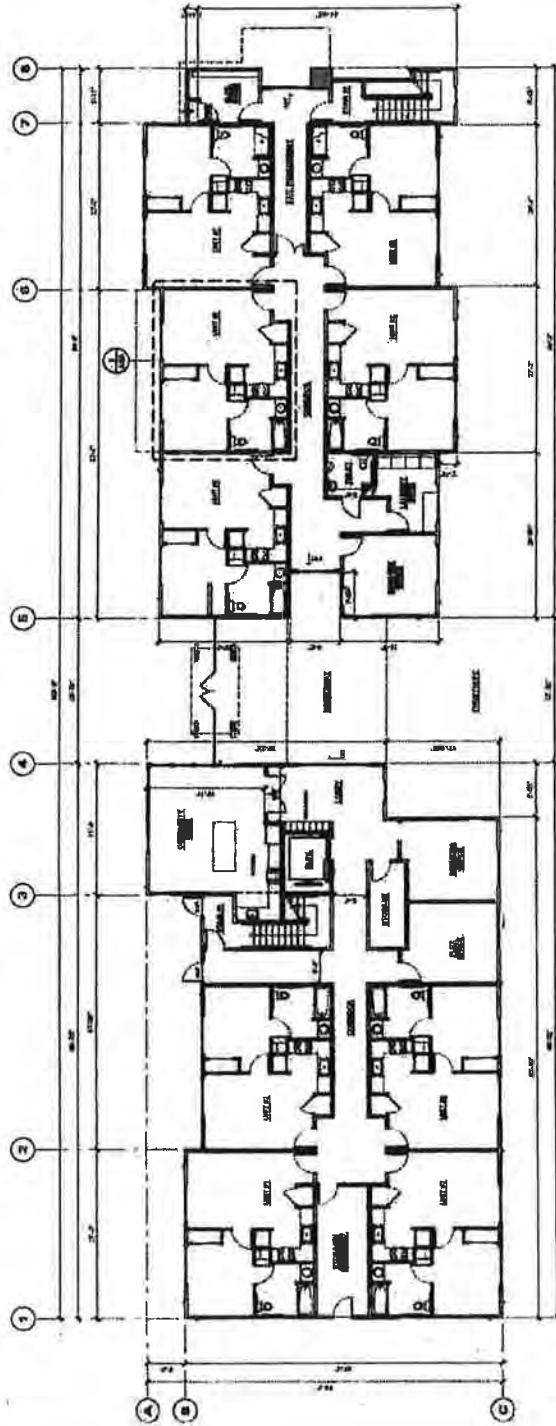


SUBMITTED BY APPLICANT

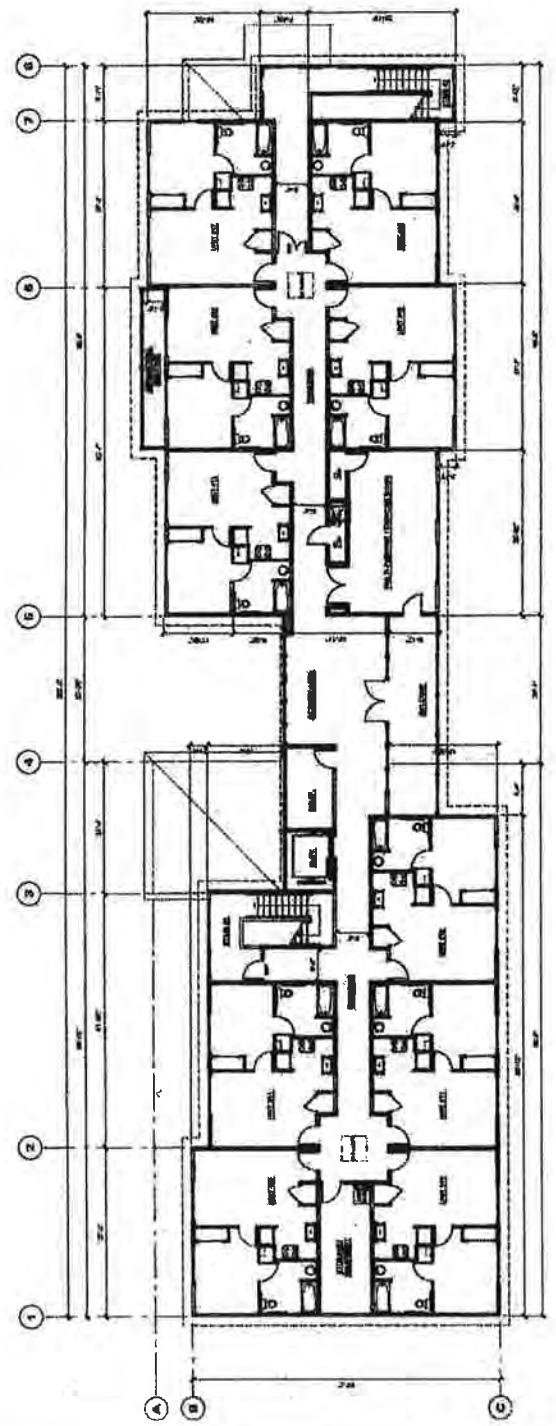
KEY NOTES

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE FOR INFORMATION ONLY.

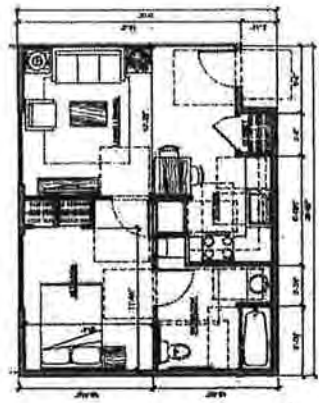
-
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1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 ENLARGED TYPICAL UNIT PLAN
SCALE: 1/4" = 1'-0"

VAN BURDEN STREET SENIOR HOUSING
VAN BUREN & ASSOCIATES ARCHITECTS
10000 VAN BUREN STREET, SUITE 100
VAN BUREN, CALIFORNIA 92686
TEL: (714) 471-1111 FAX: (714) 471-1112
WWW.VANBUREN.COM



VAN BUREN & ASSOCIATES
ARCHITECTS
10000 VAN BUREN STREET, SUITE 100
VAN BUREN, CALIFORNIA 92686
TEL: (714) 471-1111 FAX: (714) 471-1112
WWW.VANBUREN.COM

PROJECT NO.	14078
PROJECT NAME	VAN BUREN STREET SENIOR HOUSING
DATE	08/14/08
DESIGNED BY	WJL/TC
CHECKED BY	WJL/TC
DATE PLOTTED	08/14/08
PLotted BY	WJL/TC
SCALE	AS SHOWN
DATE	08/14/08
PROJECT NAME	VAN BUREN STREET SENIOR HOUSING

FIRST & SECOND FLOOR PLANS
PROJECT NO. A201
DATE: 08/14/08

WARDEN & SONS
 200 GARDEN ROAD, SUITE 100
 WARDEN, ONTARIO L9A 4W7
 PHONE: (416) 491-1111
 FAX: (416) 491-1112
 WWW.WARDEN.COM

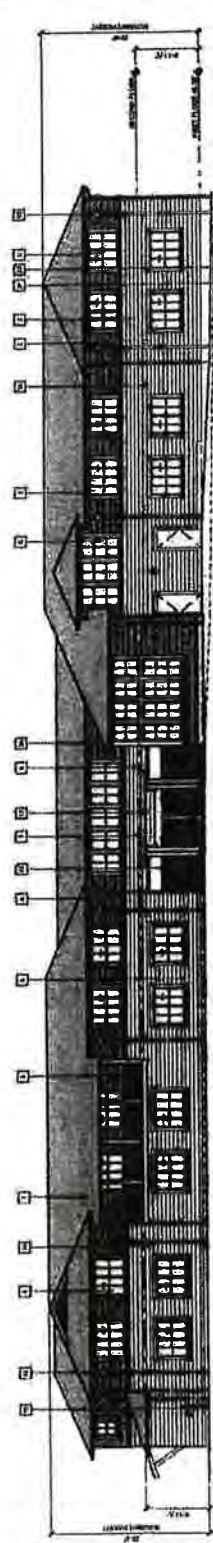


VAN BUREN STREET SENIOR HOUSING
 VAN BUREN & SONS ARCHITECTS
 100 WARDEN AVENUE, SUITE 100
 WARDEN, ONTARIO L9A 4W7
 A.P.N. 001-01-2103-001-009-007-011-010

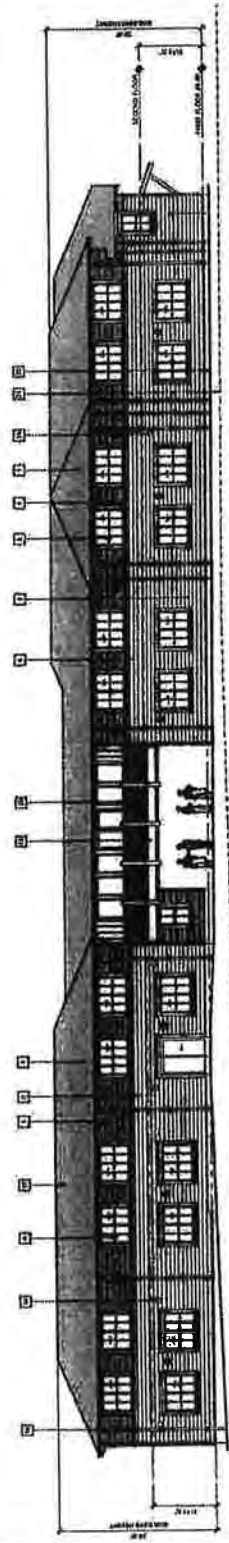
DATE: 14/07/2014
 PROJECT: VAN BUREN STREET SENIOR HOUSING
 DRAWING NO.: 14076
 SHEET NO.: 14076-01
 DRAWING TITLE: EXTERIOR ELEVATIONS AND SECTIONS
 SCALE: AS SHOWN
 PROJECT NO.: 14076

A401
 EXTERIOR ELEVATIONS AND SECTIONS

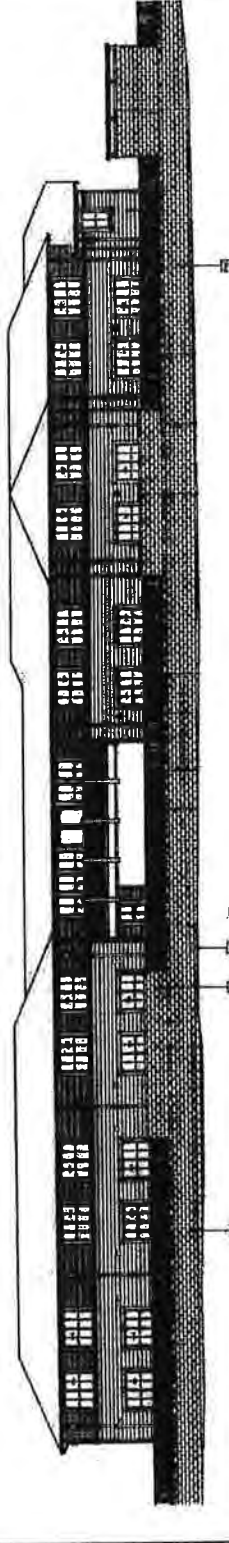
- KEY NOTES**
- 1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN METERS.
 - 2. FINISHES AND MATERIALS TO BE AS SHOWN ON THE DRAWINGS.
 - 3. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA (NBC).
 - 4. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE OF CANADA (NEC).
 - 5. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL PLUMBING AND MECHANICAL CODE OF CANADA (NPM).
 - 6. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS.
 - 7. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL ASSOCIATION OF ARCHITECTS (NAA) STANDARDS.
 - 8. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL ASSOCIATION OF PROFESSIONAL ENGINEERS (NAPE) STANDARDS.
 - 9. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL ASSOCIATION OF PROFESSIONAL DESIGNERS (NAPD) STANDARDS.
 - 10. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL ASSOCIATION OF PROFESSIONAL MANAGERS (NAPM) STANDARDS.
 - 11. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL ASSOCIATION OF PROFESSIONAL CONSULTANTS (NAPC) STANDARDS.
 - 12. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL ASSOCIATION OF PROFESSIONAL ENGINEERS AND ARCHITECTS (NAPEA) STANDARDS.
 - 13. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL ASSOCIATION OF PROFESSIONAL ENGINEERS AND ARCHITECTS (NAPEA) STANDARDS.
 - 14. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL ASSOCIATION OF PROFESSIONAL ENGINEERS AND ARCHITECTS (NAPEA) STANDARDS.
 - 15. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL ASSOCIATION OF PROFESSIONAL ENGINEERS AND ARCHITECTS (NAPEA) STANDARDS.
 - 16. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL ASSOCIATION OF PROFESSIONAL ENGINEERS AND ARCHITECTS (NAPEA) STANDARDS.
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 - 20. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL ASSOCIATION OF PROFESSIONAL ENGINEERS AND ARCHITECTS (NAPEA) STANDARDS.



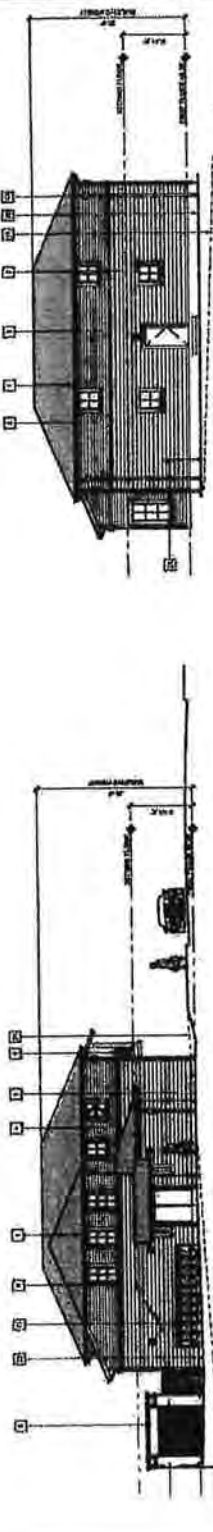
1 WEST ELEVATION
 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
 SCALE: 1/8" = 1'-0"

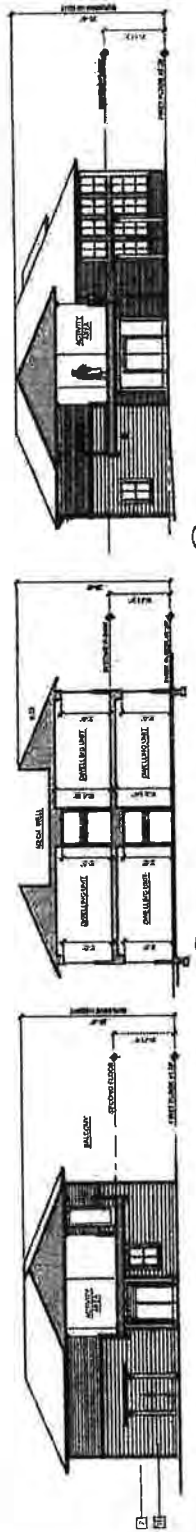


3 EAST ELEVATION
 SCALE: 1/8" = 1'-0"



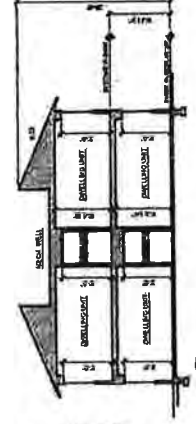
4 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

5 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



6 COURTYARD SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

8 COURTYARD NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



7 BUILDING SECTION
 SCALE: 1/8" = 1'-0"

SUBMITTED BY APPLICANT