

When recorded, return to:

CITY OF SALINAS
Community Development Department
65 West Alisal Street, Salinas, CA 93901
Attn: Thomas Wiles, Senior Planner

SPACE ABOVE FOR RECORDER'S USE ONLY

Conditional Use Permit 2022-059

CONDITIONAL USE PERMIT NO. 2022-059

City of Salinas

Community Development Department

WHEREAS, the Salinas City Council, at a public hearing duly noticed and held on March 12, 2024, found that the proposed location of the use and structure is in accord with the objectives of the Salinas Zoning Code and the purposes of the zoning district in which the site is located; that the location of the use and structure and the proposed conditions under which it would be operated and maintained will be consistent with the Salinas General Plan and 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, nor detrimental to properties or improvements in the vicinity or the general welfare of the City of Salinas; that the use and structure will comply with the provisions of the Salinas Zoning Code, including the specific conditions required for the proposed use and structure; and that this conditional use has been evaluated in accordance with the California Environmental Quality Act, as amended; and that the Salinas City Council has reviewed and considered an Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

NOW, THEREFORE, the Salinas City Council hereby grants and issues Conditional Use Permit No. 2022-059 pursuant to *Article VI, Division 8: Conditional Use Permits*, of Chapter 37 of the Salinas City Code and upon the following terms and conditions and not otherwise, to wit:

ISSUED TO:	CHISPA, Incorporated
PROPERTY OWNER:	Rector, Wardens, and Vestryman of St. George's Parish
FOR USE:	Construct a three story 36-unit multifamily residential 100% affordable senior housing project consisting of one (1) bedroom units including one (1) manager unit, 31 off-street parking spaces with a five (5) space (14%) parking reduction, concession and waiver requests for usable open space, density, and off-street parking and alternative means of compliance for landscaping along the east property line.
ON PROPERTY LOCATED AT:	98 Kip Drive

ASSESSOR'S PARCEL NO.: 261-661-011-000

ZONING DISTRICT: Public/Semipublic (PS)

ENVIRONMENTAL REVIEW ACTION & DATE: Mitigated Negative
Declaration and Mitigation Monitoring and Reporting Program: March 12, 2024.

EXPIRATION DATE: None, once properly established, unless the subject senior housing project use ceases operation for a continuous period of six (6) months or more.

RIGHT TO OPERATE/DEVELOP

1. The Permittee shall have the right to construct a three story 36-unit multifamily residential 100% affordable senior housing project consisting of one (1) bedroom units including one (1) manager unit, 31 off-street parking spaces with a five (5) space (14%) parking reduction, concession and waiver requests for usable open space, density, and off-street parking and alternative means of compliance for landscaping along the east property line located on the above-described property in accordance with the following exhibits incorporated herein by reference and made a part of this Permit:

Exhibit "A" Vicinity Map
Exhibit "B" Proposed Site Plan (Sheet A1.1)
Exhibit "C" Proposed Floor Plans (Sheet A2.1)
Exhibit "D" Enlarged Plans (Sheet A2.2)
Exhibit "E" Elevations (Sheet A3.1)
Exhibit "F" Building Sections (Sheet A4.1)
Exhibit "G" Site Details (Sheet A8.1)
Exhibit "H" Civil Cover (Sheet C0.1)
Exhibit "I" Civil Overall Site Plan (Sheet C1.0)
Exhibit "J" Civil Grading, Drainage, and Utility Plan (Sheet C1.1)
Exhibit "K" Civil Grading, Drainage, and Utility Plan (Sheet C1.2)
Exhibit "L" Civil Temporary Erosion and Sediment Control Plan (Sheet C2.1)
Exhibit "M" Stormwater Control Plan (Sheet C3.1)
Exhibit "N" Landscape Plan (Sheet L1.0)
Exhibit "O" Planting Plan (Sheet L-2.0)
Exhibit "P" Plant Images (Sheet L-2.1)
Exhibit "Q" Hydrozone Map Water Use Calculations (Sheet L-3.0)
Exhibit "R" Engineer's Report for CUP 2022-059 and RZ 2023-001 dated August 28, 2023
Exhibit "S" Affordable Housing Plan – St. George's Senior Apartments dated July 13, 2023
Exhibit "T" Mitigation Monitoring and Reporting Program
Exhibit "U" Alternative Means of Compliance for Landscaping

Exhibit “V” Facilities Traffic Management Plan for 98 Kip Drive – GPA 2023-001, RZ 2023-001, CUP 2022-059, RS 2022-006, and MM 2022-019

LIMITATIONS ON USE

2. This Permit shall not be effective until the effective date of the related General Plan Amendment 2023-001 and Rezone 2023-001. All provisions of the General Plan Amendment and Rezone adopted by action of the Salinas City Council shall be incorporated herein as conditions of approval into this Conditional Use Permit.
3. The City Planner may conduct a review of this Permit after inauguration, and may require modifications, if appropriate. The City Planner may also schedule a review by the Salinas Planning Commission, at a public hearing, if considered necessary. In the event that a public hearing is necessary, the Permittee shall reimburse the City of Salinas for all costs and expenses required to prepare for and conduct said hearing.
4. Because the Project exceeds ten residential units, it is subject to the City’s Inclusionary Housing Ordinance (Salinas Municipal Code Chapter 17). Based on the Option One selection of the Applicant/Permittee pursuant to Municipal Code Section 17-11(e)(1), the Project shall provide a minimum of 35 Inclusionary Units at affordable rents for a minimum of 55 years as per the Affordable Housing Plan – St. George’s Senior Apartments dated July 13, 2023 (Exhibit “S”) for the following targeted income groups:

Income Group	Very Low	Low	Moderate	Workforce
No. of Units	3	32		

5. The Inclusionary Housing Units shall be rented to qualifying households at rents determined by the City (Community Development Department) to be affordable, based upon the size of the unit and assumed household size. Affordable rent levels assume that necessary utilities (e.g., water, garbage collection, sewer, electricity, gas, and other heating, cooking, and refrigeration fuels) are provided at no additional cost to the tenant. At the discretion of the Applicant/Permittee, tenants may pay for any or all necessary utilities when the rent charged is reduced by a utility allowance determined by the City (Community Development Department).
6. The Applicant/Permittee shall execute an Affordable Housing Agreement prepared by the City pursuant to Municipal Code Chapter 17 and to the City’s Inclusionary Housing Guidelines. The Affordable Housing Plan – St. George’s Senior Apartments (AHP) prepared by the Applicant/Permittee, dated, July 13, 2023, is incorporated herein as Exhibit “S” of this Conditional Use Permit. The required Affordable Housing Agreement shall be based upon the Affordable Housing Plan. However, if there is any discrepancy in the requirements contained in either document, the terms of the Affordable Housing Agreement shall prevail. The

Affordable Housing Agreement shall be executed by the Applicant/Permittee and the City, and recorded at the Monterey County Recorder's Office, prior to issuance of any Building Permit for the construction of any of the Dwelling Units within the Project.

7. If the subject senior housing project use ceases operation for a continuous period of six (6) months or more, this Conditional Use Permit shall become null and void.
8. Requirements of the Facilities Traffic Management Plan, attached as Exhibit "V" shall be conditions of approval incorporated herein by reference.
9. The terms and conditions of Conditional Use Permit 1977-031 are hereby removed from the 0.85-acre project site per related Minor Modification 2022-019.
10. The 100% affordable senior Type 1 housing project includes the following two (2) concessions, under State law (Government Code 65915(d)(2)(D)), the City's density bonus ordinance, and in accordance with Zoning Code Section 37-50.060(k)(4) because 100% of the units of the Project (with the exemption of the Manager's unit) are proposed to be affordable:

Concession No. 1: Usable Open Space: Zoning Code Section 37-30.170, Table 37-30.80), requires 18,000 square-feet of usable open space per unit for projects of 36 units on the Project site (36 units x 500 s.f.). The project includes 4,900 square-feet of usable open space (3,172 square-feet of common usable open space and 1,728 square-feet of private open space) and includes a concession for usable open space. The concession for reduction in the amount of usable open space allows for additional area of the project site to be used for development of residential units, which will result in identifiable and actual cost reductions to provide for affordable rents. The project shall contain a minimum of 4,900 square-feet of usable open space pursuant to Zoning Code Section 37-10.390.

Concession No. 2: Parking: The Zoning Code requires a minimum of 36 off-street parking spaces for the 36-unit affordable senior housing project (one space per unit). The project includes a concession to allow a total of 31 off-street parking spaces for the project. Per the Applicant, support for the concession is appropriate because a parking space will not be required for every unit. The Applicant's records show that number of cars for three (3) similar senior projects in the City of Salinas indicate that the number of cars per unit ranges from 35% to 52%. By reducing the amount of land required for the off-street parking spaces and allowing more of the site to be used for development of residential units, the concession results in identifiable and actual cost reductions to provide for affordable rents. Per this concession, a minimum of 31 off-street parking spaces, including a minimum of two (2) accessible parking spaces shall be provided.

11. Per Section 37-50.070(n), prior to the approval of any building permit for a residential development subject to a density bonus and this section, a density bonus

housing agreement shall be executed by the city and the applicant and the density bonus housing agreement shall be recorded against the entire residential development property to ensure that the agreement will be enforceable upon any successor in interest. The density bonus housing agreement shall run with the land and bind future owners and successors in interest as required to ensure compliance with the provisions of this section. The execution of said covenant needs to be coordinated through the Housing Division of the Community Development Department (65 West Alisal Street, (831) 758-7334).

12. Per Zoning Code Section 37-40.230(b)(10), a Management Plan shall be submitted for review and approval by the City Planner (Planning Manager) prior to issuance of construction permits for residential structures. At a minimum, the Management Plan shall describe policies ensuring on-going exterior maintenance, on-site security measures for residents and property, appropriate posting of emergency evacuation plans, and the adoption of reasonable practices governing the allocation of parking spaces and the use of common open space areas.
13. Colored, textured pavement paving shall be provided at a minimum depth of ten feet at all primary vehicular driveway entrances and exits (immediately behind the street right-of-way line) to the development.
14. The project shall include an eight (8) foot tall solid masonry wall along the east property line on the revised plans to separate the R-H-2.1 district and use from the adjacent R-L-5.5 district per Zoning Code Section 37-50.090(e)(1).
15. Prior to the issuance of a building permit, a reciprocal Parking, Access, and Drainage Agreement shall be required between the two resulting parcels of related Resubdivision 2022-006.
16. Prior to issuance of any grading permit and/or building permit, the Applicant or successor in interest, shall consult with the Monterey Bay Air Resources District regarding the potential need for a diesel health risk assessment and shall mitigate diesel impacts to a less than significant level in accordance with the Air District requirements.
17. All applicable permits from the Monterey Bay Air Resources District shall be obtained for building demolition and construction.

NPDES REQUIREMENTS

18. The development shall conform to all National Pollutant Discharge Elimination System (NPDES) and Low Impact Development (LID) requirements and standards in effect and required by the City Engineer when building permits are issued. The project will require a Storm Water Control Plan (SWCP) that identifies Stormwater Development Standards (SWDS) Compliance to be incorporated into the project (see attached Exhibit "R").

ENVIRONMENTAL MITIGATIONS

19. All environmental mitigation measures contained in the Mitigation Monitoring and Reporting Plan (MMRP), attached as Exhibit “T,” shall be conditions of approval incorporated herein by reference.

FIRE PROTECTION REQUIREMENTS

20. All applicable requirements of the Salinas Fire Department including those items identified in Titles 19, 24 and 25 of the California Administrative Code must be met and may include, but not be limited to, provisions for fire alarm systems, fire extinguishers, sprinkler systems, emergency vehicle access and installation of fire hydrants.

CRIME PREVENTION REQUIREMENTS

21. Prior to the issuance of any building permit, the applicant shall consult with the Police Department regarding crime prevention and security. Written confirmation from the Police Department demonstrating compliance with this condition shall be submitted to the Community Development Department prior to issuance of a building permit.

PARKING REQUIREMENTS

22. A minimum of 31 on-site parking spaces shall be provided including two (2) on-site parking space designated for people with disabilities in accordance with *Article V, Division 2: Parking, Loading, and Outdoor Lighting*. Bicycle parking (rack) shall be provided in accordance with Zoning Code Section 37-50.400. This Conditional Use Permit authorizes a five (5) space 14-percent parking reduction as identified as a requested concession per Government Code Section 65915 and Zoning Code Section 37-50.370(a)(2). Requirements for minimum off-street parking is also not required since the subject property is covered by Assembly Bill 2097 (AB 2097), because it is located within a half-mile radius of a major transit stop.
23. All off-street parking and loading areas shall be graded, paved, drained, landscaped, striped, and maintained in accordance with *Article V, Division 2: Parking, Loading, and Outdoor Lighting* of the Salinas City Code.

SIGNS

24. A Sign Permit issued in accordance with *Article V, Division 3: Signs* of the Salinas City Code, shall be required for all signs.
25. No canvas signs, banners, pennants, flags, streamers, balloons or other temporary

or wind signs; no mobile, A-frame, or portable signs; no roof or canopy signs extending above a building roof; no signs that resemble any official marker erected by the city, state or any governmental agency, or that by reason of position, shape, color or illumination would conflict with the proper functioning of any traffic sign or signal or would be a hazard to vehicular or pedestrian traffic; no signs which produce odor, sound, smoke, fire or other such emissions; and no animated, flashing, moving or rotating signs shall be permitted unless permitted in accordance with *Article 5, Division 3: Signs* of the Salinas Zoning Code, as may be amended from time to time.

OUTDOOR LIGHTING

26. Exterior lighting may be installed in accordance with Zoning Code Section 37-50.480 under the following limitations:
 - a. No floodlighting will be allowed on any structure.
 - b. Parking lot lighting shall be shielded to confine light spread to within the site boundaries and shall not exceed 25 feet in height.
 - c. Prior to the issuance of a Building Permit, the applicant shall submit a detailed lighting plan for review and approval by the Community Development Department.

BUILDING MATERIALS AND COLORS

27. Prior to issuance of a building permit, all exterior building materials and colors shall be identified on the building plans, and a colors and materials board shall be submitted electronically by the Applicant for review and approval by the Community Development Department.
28. Prior to the issuance of a building permit, the materials and colors shall be identified on the plans in accordance with the Colors and Materials Board.
29. Prior to the issuance of a building permit, the materials and colors shall be identified on the plans to be matching that of the existing building. Roof pitch of the proposed addition shall match the pitch of the existing building.

LANDSCAPING

30. Landscaping shall comply with the requirements of the State of California “Model Water Efficient Landscape Ordinance” (AB 1881) and *Article V, Division 4* of the Salinas Zoning Code. Prior to the issuance of a Building Permit, the applicant shall submit detailed final landscape and irrigation plans for review and approval by the Community Development Department. The landscape and irrigation plans shall include the following:
 - a. Per Zoning Code Section 37-20(b)(4), landscape areas shall incorporate

plantings using a three-tier system: 1) grasses and groundcovers, 2) shrubs, and 3) trees.

- b. Landscape plans shall show the location, type, size, and names of all plantings: ground covers (1-gallon minimum), shrubs (5-gallon minimum), and trees (15-gallon minimum).
- c. Irrigation plans shall show size and location of irrigation pipe, heads, bibs, and backflow devices.
- d. Planters located along street frontages shall include a landscaped berm and/or hedge with a minimum height of 32 inches and maximum height of 42 inches for screening of off-street parking areas.
- e. Plants shall be maintained and trimmed to three feet in height within the Areas of Unrestricted Visibility triangles at the driveways (15 feet) and street corners (25 feet).
- f. All landscape islands within the parking area shall include a minimum of one 15-gallon tree.
- g. Per Zoning Code Section 37-50.700(d)(5), all trees and shrubs shall be staked as shown in Figure 37-50.150 (Landscape Staking Detail)
- h. Planters adjacent to the buildings shall be landscaped with shrubs of a minimum of 5-gallon size, 1-gallon containers for mass planting, and groundcover.
- i. Exposed soil shall be landscaped with drought resistant groundcover that will propagate and take root quickly. A minimum two-inch layer of mulch shall be applied except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
- j. Turf shall be limited to 25% of the total landscaping area. No turf shall be permitted in areas with a dimension of less than eight (8) feet, or on slopes exceeding ten-percent.
- k. This Conditional Use Permit authorizes Alternative Means for Landscaping in respect with Zoning Code Section 37-50.690(i), per the attached Alternative Means of Compliance for Landscaping (Exhibit "U"), the Landscape and Irrigation Plan shall show a minimum of 24% of the parking lot area to be landscaped, in lieu of a minimum required eight (8) foot wide landscaped planter (five (5) foot planter plus three (3) foot overhang) as required per Zoning Code Section 37-50.690(g)(3) along the east property line to accommodate proposed off-street

parking. Enhanced landscaping including, but not limited to; decorative boulders, mounding and berming, and large specimen trees shall be provided on the landscape plans especially along the street frontages where visible to the public.

1. Plant material shall conform to the following spacing standards:
 - i. A minimum of thirty feet from the property corner at a street intersection to the center of the first tree or large shrub;
 - ii. A minimum of fifteen feet between center of trees and ten feet between large shrubs to light standards;
 - iii. A minimum of ten feet between center of trees or large shrubs and fire hydrants;
 - iv. A minimum of fifteen feet from the intersection of a driveway (for commercial, mixed use, or public/semipublic and industrial uses) with a street right-of-way to the center of any tree having a diameter larger than eighteen inches at maturity or large shrub and a minimum of ten feet for residential uses.

31. A minimum of three (3) street trees shall be planted in accordance with Public Works Development Engineering Section standards as per the Engineer's Report dated August 28, 2023 (see Exhibit "R").

RECYCLING AND SOLID WASTE DISPOSAL AREA

32. A recycling and solid waste enclosure shall be provided with capacity adequate to achieve 50 percent recycling of the total recyclable wastes generated onsite. Instructional signs shall be provided for use of recycling bins and containers. The enclosure shall be constructed with a six-foot high solid masonry walls and screened from public view with a minimum two-foot wide perimeter planter. Colors and materials of the enclosure shall match those of the primary structures (example: exterior plaster - stucco). Doors of the enclosure shall be constructed of a solid material and colored to match the buildings (chain-link fencing with slats is not allowed). The enclosure shall be designed to allow walk-in access without having to open the main enclosure gate. Details of the enclosure need to be shown on the plan. Prior to issuance of a building permit, written confirmation from the City's solid waste service provider, is required to ensure that the recycling and solid waste provisions of the project will meet the service needs of the service provider.

MAINTENANCE

33. All parking areas, driveways, other paved surfaces, accessways and grounds shall be regularly maintained and kept free of weeds, litter, and debris. All traffic signs and pavement markings shall be clear and legible at all times. All landscaped areas shall be maintained free of weeds, trash, and debris, and all plant material shall be continuously maintained in a healthy, growing condition. All exterior building and

wall surfaces shall be regularly maintained, and any damage caused by weathering, vandalism, or other factors shall be repaired in conformance with the terms and conditions of this Permit.

34. The Applicant, or successor-in-interest shall eradicate graffiti painted or marked on the facility within seventy-two (72) hours of occurrence pursuant to Municipal Code Section 5-03.19(a)(4).

PUBLIC IMPROVEMENTS

35. All existing damaged and hazardous sidewalks, and unused driveways shall be reconstructed to City standards prior to issuance of a Certificate of Occupancy.
36. Public improvements to serve the development shall be reviewed and approved by the City Engineer and shall be installed in accordance with City standards. All utilities shall be installed underground with details to be included on the final improvement plans.

UTILITIES/EQUIPMENT SCREENING

37. All new utility lines shall be placed underground and all new power transformers shall be placed underground where permitted by the utility company. Where transformers must be pad-mounted above ground, they shall be located away from the general public view or shall be effectively concealed by landscaping or a screen fence of a design approved by the utility company and the City Planner.
38. All new mechanical equipment and appurtenances (i.e. gas, water meters, electrical boxes, HVAC systems, refrigeration equipment, etc.), building or ground mounted, shall be screened from public view and adjacent properties. Roof vents shall be painted to blend with roof materials. Details shall be shown on the final construction and/or land plans and are subject to the approval of the City Planner.

PERMIT NOT TO SUPERSEDE OTHER REQUIRED LICENSING OR PERMITS

39. The issuance of this Permit shall not relieve the Permittee of any requirement to obtain permits or licensing from any county, regional, state or federal agencies. If applicable, a City Business License shall be obtained prior to commencement of use.
40. This Permit may be subject to water and sanitary sewer allocations. The Permittee will proceed at their own risk as water and sanitary sewer allocation may not be available at the time requested.

MODIFICATION OF APPROVED USE AND PLANS

41. Any modification to the terms and conditions of this Permit are subject to the

issuance of a new Permit. The City Planner may approve minor modifications to this Permit if the City Planner finds the modification to be in substantial compliance with the original approval.

VIOLATION; REVOCATION

42. Use of the property shall be conducted in such a way that it does not constitute a nuisance to the use and enjoyment of surrounding properties or the City. Any permittee, person, firm, corporation, whether as principal, agent, employee or otherwise, violating, causing or maintaining the violation of any of the provision of this Permit shall be guilty of a misdemeanor or an infraction, as charged. Alternatively, any violation of this Permit may be prosecuted administratively pursuant to the City's Administrative Remedies Ordinance and/or other applicable laws, regulations or codes. Upon determination by the City Planner that there are reasonable grounds for revocation of this Permit, a revocation hearing shall be set to be heard before the Salinas Planning Commission in accordance with *Article VI, Division 18: Enforcement and Penalties* of the Salinas Zoning Code or such codes as may be subsequently adopted.

SUBSTANTIAL ACTION TIME LIMIT

43. This Permit shall expire one year after its effective date unless:
 - a. A building permit has been issued and construction diligently pursued;
 - b. A certificate of occupancy has been issued;
 - c. The use is established in conformance with the provisions of the Zoning Code;
 - d. The City Planner determines that substantial action has commenced to carry out the terms and intent of the Conditional Use Permit; or
 - e. The project is 100% very low or low income or otherwise qualifying pursuant to Civil Code Section 51.3.

PERMIT VALIDATION

44. Pursuant to Zoning Code Section 37-60.530, this Permit shall be null and void and all terms and conditions shall have no force or effect unless this Permit is signed by the Permittee(s) and returned to City of Salinas Community Development Department within 90 days of approval. ***It is the applicant's responsibility to track the 90-day expiration date. No notice will be sent.***

STANDARD CONDITIONS

45. Pursuant to **Salinas City Code Section 1-8.1: Civil action enforcement**, and **Section 1-8.2: Liability for costs**, permittee shall reimburse the City of Salinas for all costs and expenses (including but not limited to fees and charges of architects, engineers, attorneys, and other professionals, and court costs) incurred by the City in enforcing the provisions of this Permit.

46. The applicant(s) shall defend, indemnify, and hold harmless the City of Salinas or any of its boards, commissions, agents, officers, and employees from any claim, action or proceeding against the City, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul, the approval of this project/use. For Tentative Maps, this shall also apply when such claim or action is brought within the time period provided for in applicable state and/or local statutes. The City shall promptly notify the applicant(s) of any such claim, action, or proceeding. The City shall cooperate in the defense. Nothing contained in this condition shall prohibit the City from participation in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith.
47. Notwithstanding any of the provisions in this permit, all improvements and uses shall comply with all other ordinances and regulations of the City of Salinas and all local, state and federal laws and regulations.
48. No further development other than that shown on this permit or attached exhibits shall be allowed unless or until an amendment to this permit has been approved. Requests for a minor modification of an approved permit may be granted by the City Planner provided the modification is substantially in compliance with the original approval and conditions.

NOTICE OF CHALLENGE LIMITATIONS

49. Code of Civil Procedure Section 1094.6 requires all Court challenges to the decision to grant this Permit be initiated within 90 days of the final decision of the City in this matter.

EXECUTIONS

THIS CONDITIONAL USE PERMIT was approved by action of the Salinas City Council on March 12, 2024, and shall become effective immediately:

Effective Date: March 12, 2024

Courtney Grossman
Planning Manager, City of Salinas

(Signatures Listed Below on Pages 13 through 16 Must Be Notarized)

THIS CONDITIONAL USE PERMIT is hereby accepted upon the express terms and conditions hereof, and the undersigned Permittee agrees to strictly conform to and comply with each and all of this Permit's terms and conditions.

Dated: _____

Pfianna Cline, Chair
CHISPA, Incorporated, Permittee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.
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STATE OF CALIFORNIA
COUNTY OF MONTEREY

On _____ 202__, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Dated: _____

Geoffrey Morgan, President/CEO
CHISPA, Incorporated, Permittee

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COUNTY OF MONTEREY

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I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

CONSENT is hereby granted to the Permittee to carry out the terms and conditions of this Conditional Use Permit.

Dated: _____

Richard C. Smith, Senior Warden
Rector, Wardens, and Vestryman of St. George's
Parish, Property Owner

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I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Dated:_____

Joan Dresser
Rector, Wardens, and Vestryman of St. George's
Parish, Property Owner

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STATE OF CALIFORNIA
COUNTY OF MONTEREY

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I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

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