

When recorded return to:
MONTEREY COUNTY
ENVIRONMENTAL HEALTH
BUREAU

Attn: Janna Faulk, Environmental
Health Review Services
1270 Natividad Road
Salinas, CA 93906

Space above for Recorder's Use

Owner/s Name: **County of Monterey**
Resolution No.: **11-031**
Permit (File) No.: **PLN110485**
Applicant's Name/s: **Rancho Cielo, Inc.**
Assessor's Parcel No.: **211-031-004-000 and 211-031-021-000**
Physical Address: **710 Old Natividad Road, Salinas, California**

**DEED RESTRICTION:
ALTERNATIVE OWTS REQUIREMENTS
Condition No. 21**

RECITALS

I. WHEREAS, as of the date opposite the respective signature below, County of Monterey (hereafter, "Owner") is the owner of that certain real property more particularly described in Exhibit "A," attached hereto and incorporated by this reference (hereafter, "the Property"); and

II. WHEREAS, Rancho Cielo, Inc. is the Applicant and the lessee of the Property (hereinafter "Applicant") and

III. WHEREAS, Monterey County Health Department is acting on behalf of the People of Monterey County; and

IV. WHEREAS, Applicant applied to Monterey County for a Combined Development Permit for the development on the subject property described above; and

V. WHEREAS, Combined Development Permit No. PLN110485 was granted on September 28, 2011 by the Planning Commission in accordance with the Findings, Evidence and Conditions contained in Resolution No. 11-031 attached hereto as "Exhibit B", and incorporated by this reference; and

VI. WHEREAS, said Permit No. PLN110485 was subject to the terms and conditions including, but not limited to, Environmental Health Bureau (hereafter "EHB") **Condition No. 21. EHSP06 – ALTERNATIVE ONSITE WASTEWATER TREATMENT SYSTEM: DEED RESTRICTION (NON-STANDARD)**, which states as follows:

Condition / Mitigation Measure: The applicant shall record a deed restriction with the Monterey County Recorder for parcels 211-031-004 and 211-031-021 which indicates that an Alternative Onsite Wastewater Treatment System (Alt. OWTS) is installed on the property and includes the following specifications:

- A certified wastewater treatment plant operator shall be required to oversee the operation of the Alt. OWTS for the life of the system.
- The Alt. OWTS shall be operated according to the manufacturer's or engineer's specifications.
- The property will be subject to future federal, state or local laws and ordinances regarding the permitting, operation and maintenance of Alt. OWTS.

VII. WHEREAS, it is intended that this Deed Restriction is irrevocable and shall constitute enforceable restrictions; and

VIII. WHEREAS, Applicant has elected to comply with the condition imposed by Permit No. PLN110485 to enable Applicant to undertake the development authorized by the permit.

IX. WHEREAS, County of Monterey, through the Monterey County Health Department, Environmental Health Bureau (EHB), has required recordation of this document as a means to disclose to current and future owners the status of and requirements for an Alternative Onsite Wastewater Treatment System (hereafter, "Alternative OWTS") for the Property.

X. WHEREAS, County will be revising its sewage ordinance to provide for the regulation of Alternative OWTS and annual operating permits will be required for Alternative OWTS. This Deed Restriction is a notification to present and future owners that the subject property will require an ongoing, annual Alternative OWTS operating permit when said local ordinance is adopted.

TERMS

NOW, THEREFORE, in consideration of the granting of Permit No. PLN110485 to the Applicant by Monterey County, Applicant hereby irrevocably covenants with Monterey County that there be and hereby is created the following restrictions on the use and enjoyment of said property, to be attached to and become a part of the deed to the property as set forth below. The undersigned Applicant, for himself/herself/itself and for his/her/its/their heirs, assigns, and successors in interest, covenants and agrees to the following:

A. Restrictions and Conditions shall run with the land.

Owner and Applicant agree that the Property shall be held, occupied, sold and conveyed subject to the following deed restrictions and conditions which shall run with the land and which shall be binding upon all parties, heirs, successors, and assigns, having any right, title or interest in said Property.

B. Operation in Accordance with Manufacturer's Instructions and Applicable Law.

A certified wastewater treatment plant operator shall be required to oversee the operation of the Alternative OWTS for the life of the system. Applicant agrees to operate the Alternative OWTS in accordance with the manufacturer's instructions and any and all applicable federal, state, or local laws, regulations and ordinances as may be amended from time to time.

C. Applicable Law.

Property shall be subject to any and all applicable federal, state or local laws, regulations, and ordinances, as may be amended from time to time, regarding the permitting, operation and maintenance and/or monitoring of Alternative OWTS, including but not limited to an annual operating permit from EHB and any and all associated fees.

D. Maintenance.

Applicant agrees to enter into and maintain in effect a maintenance contract with the manufacturer of the Alternative OWTS, or a company certified through the manufacturer, for purposes of scheduled inspection and maintenance of said system per manufacturer's specification and any National Sanitation Foundation (NSF) standards consistent with NSF approval of the treatment system. The maintenance contract shall include a telemetric alarm service so that Applicant, manufacturer, and/or contracted service provider may be notified in real time of any breakdown or failure of the Alternative OWTS.

E. Enforcement.

Applicant understands and agrees that the provisions of this Deed Restriction are declared to be specifically enforceable through this recorded instrument; and, through any and all applicable federal, state, or local laws, regulations and ordinances concerning the permitting and operation of an Alternative OWTS, as may be amended from time to time.

F. Recordation.

Applicant shall obtain the permission of Owner to allow recordation of said Deed restriction. Applicant shall execute and record this Deed Restriction with the Monterey County Recorder's Office as soon as possible after the date of execution.

G. Owner's Permission

Owner hereby permits the Applicant to record this Deed Restriction on the Property.

H. Disclosure.

Applicant and Owner agree to disclose the contents of this Deed Restriction to any person or entity to whom the Property herein described shall be conveyed.

I. Attorney's Fees.

In the event that it becomes necessary for the County to commence an action to enforce any of the conditions or restrictions contained herein, the County shall be entitled to recover reasonable attorney's fees and costs, as may be determined by the court, from the individual or entity against whom such action is maintained. This provision shall be deemed to be accepted and agreed to by any person or entity to which the Property described herein shall be conveyed.

J. Hold Harmless and Indemnification.

Applicant agrees as a condition and in consideration of the approval of Permit No. PLN110485 that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. Applicant will reimburse County for any court costs and attorney's fees which County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded prior to the issuance of an EHB permit for and installation of an Alternative OWTS, or prior to the issuance of any repair permit for an onsite wastewater treatment system located at 710 Old Natividad Road, Salinas, California, whichever occurs first and as applicable.

County shall promptly notify Applicant of any such claim, action or proceeding and County shall cooperate fully in the defense thereof. If County fails to promptly notify Applicant of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, Applicant shall not thereafter be responsible to defend, indemnify or hold County harmless.

K. Incorporation of Recitals.

The recitals to this Deed Restriction are hereby incorporated into this instrument.

L. California Civil Code Section 1654.

Neither party is to be deemed the party which prepared this instrument within the meaning of California Civil Code Section 1654.

M. Severability.

If any provision of this Deed Restriction is held to be invalid or for any reason becomes unenforceable, no other provision shall be thereby affected or impaired. Said Deed Restriction shall remain in full force and effect during the period that said permit, or any modification or amendment thereof, remains effective, and during the period that the development authorized by said permit or any modification of said development, remains in existence in or upon any part of, and thereby confers benefit upon, the subject property described herein, and to that extent, said deed restriction is hereby deemed and agreed by Owner to be a covenant running with the land, and shall bind Owner and all his/her assigns or successors in interest.

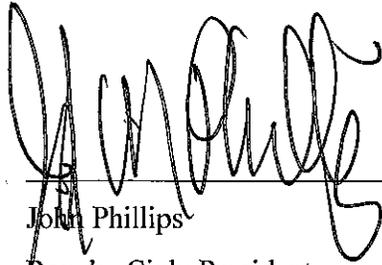
N. Irrevocable Covenant.

In consideration of the issuance of Permit No. PLN110485 to Applicant by County, Applicant hereby irrevocably covenants with County that there be and hereby is created the foregoing restrictions on the use and enjoyment of said Property, to be attached to and become a part of the deed to the Property. The undersigned Applicant and Owner, for himself/herself/itself and for his/her/its' heirs, assigns, and successors in interest, covenants and agrees to those terms and conditions set forth herein.

Applicant: Rancho Cielo, Inc.

DATE: 11-5-14

Signed:



John Phillips
Rancho Cielo President

DATE: 11-5-14

Signed:



Susie Brusa
Rancho Cielo Executive Director

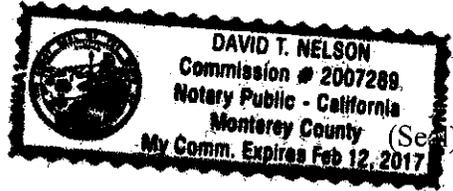
STATE OF CALIFORNIA)
COUNTY OF MONTEREY)

On 11/5/14 before me, David T. Nelson, Notary a
Notary Public, personally appeared John M. Phillips, 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 David T. Nelson



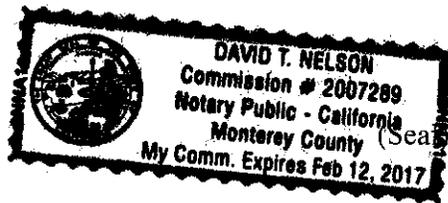
STATE OF CALIFORNIA)
COUNTY OF MONTEREY)

On 11/5/14 before me, David T. Nelson, Notary a
Notary Public, personally appeared Susie Brnsh, 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 David T. Nelson



Owner: **COUNTY OF MONTEREY**

Dated: _____

John Ramirez
Director of Environmental Health Bureau
Monterey County Health Department

STATE OF CALIFORNIA
COUNTY OF MONTEREY

On _____ 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)

(Seal)

"ANY EXHIBIT(S) MUST BE NO LARGER OR SMALLER THAN 8 1/2" X 11"

This is to certify that the Deed Restriction set forth above is hereby acknowledged pursuant to
the action of the Planning Commission, County of Monterey, as set forth in Resolution No. 11-
031 (Permit No. PLN110485) passed and adopted on September 28, 2011 and that said Deed
Restriction is in accordance with EHB Condition No. 21 of said Permit, and that the Monterey
County Health Department, Environmental Health Bureau, consents to recordation thereof.

Dated: _____

Janna L. Faulk, EHS III, Senior REHS
Environmental Health Review Services
Monterey County Health Department
Environmental Health Bureau

APPROVED AS TO FORM & LEGALITY:
OFFICE OF THE COUNTY COUNSEL
CHARLES. J. McKEE

By: Cynthia L. Hasson
Cynthia L. Hasson
Deputy County Counsel

EXHIBIT "A"

GRANT DEED (Individual)

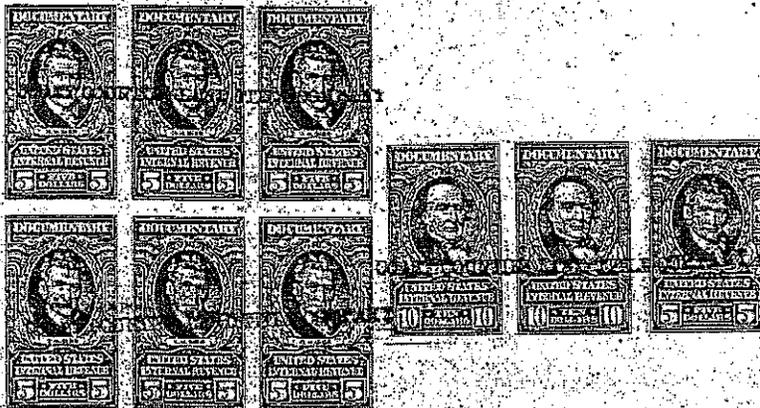
MABLE M. STIRLING

GRANT to COUNTY OF MONTEREY, A BODY POLITIC AND CORPORATE BOOK 1768 PAGE 577

all that real property situated in the

County of Monterey State of California, described as follows:

BEGINNING at a post marked "C.P.H.F.1." being the North East corner of a tract purchased by Monterey County of Daniel B. King, the deed therefor bearing date May 15, 1873; and thence running North 24° 45' West, 22.24 chains to a post marked "C.P.H.F.2." being the N. W. Corner; thence South 70° 30' W., 46.27 chains to a post marked "C.P.H.F.3"; thence South 24° 45' East, 7.23 chains to post marked "C.P.H.L." on North side of proposed lane; thence South 65° 15' West, 21.43 chains to post marked "C.P.H.L." in Salinas Street of the town of Natividad; thence South 24° 45' East, 45 & 1/2 links to a post marked "C.P.H.L." in said Salinas Street; thence North 65° 15' East, 21.43 chains to a post, marked "C.P.H.L."; thence South 24° 45' East, 15.51 & 1/2 chains, to a post marked "C.P.H.F.4", being the South East corner; thence North 71° 30' East, 46.47 chains to the place of beginning; the said tract containing 100 acres of land and a proposed lane from said tract to Main Street of said town of Natividad, and the same distributed by the Final Decree of Distribution given, made and entered by the Superior Court of the County of Monterey, California, in the matter of the Estate of Henry Whisman, deceased, on June 25th, A.D. 1894, and recorded in Book 44 of Deeds at page 132 of the records of said Monterey County, and is here referred to and made a part hereof.



WITNESS MY hand this 5th day of February, 1957

For Recorder's Use Only

INDEXED

3096

MONTEREY COUNTY OFFICIAL RECORDS DEPOSITED AT REQUEST OF COUNTY LAND TITLE COMPANY

FEB 7 AM 9 57 BOOK 1768 PAGE 577

RECORDED

NO FEE

Mable M. Stirling

STATE OF CALIFORNIA County of Monterey

On February 5, 1957 before me, J. Dudley a Notary Public, in and for said County and State, personally appeared Mable M. Stirling

known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same

J. Dudley My commission expires

Exhibit B

Before the Planning Commission in and for the County of Monterey, State of California

In the matter of the application of:

Rancho Cielo Youth Campus Expansion Master Plan (PLN110485)

RESOLUTION NO. 11-031

Resolution by the Monterey County Planning
Commission:

- 1) Consider an Addendum to the Certified Final Environmental Impact Report for the Rancho Cielo Youth Master Plan (SCH#2008121082);
- 2) Approving amendment to a previously approved Combined Development Permit (Planning File No. PLN080351) for the Rancho Cielo Youth Campus Expansion Master Plan.

[PLN110485, **Rancho Cielo, Inc.**, 710 Old Natividad Road, Salinas, Greater Salinas Area Plan (APNs: 211-0310-004-000 and 211-031-021-000)]

The Rancho Cielo Youth Campus application (PLN110485) came on for public hearing before the Monterey County Planning Commission on September 28, 2011. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in the:

- 2010 Monterey County General Plan;
- Greater Salinas Area Plan;
- Monterey County Zoning Ordinance (Title 21);
- Rancho Cielo Youth Campus Expansion Master Plan

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The property is located at 710 Old Stage Rd, Salinas (Assessor's Parcel Numbers: 211-031-004-000 and 211-031-021-000, Greater Salinas Area Plan. The parcel is zoned Public/Quasi-Public, which allows public uses, such as schools. The youth educational, training, and assistance programs are a non-profit adjunct to public educational programs and consistent with the site's land use designation. The proposed development would make minor alterations to the previously approved Rancho Cielo Youth Campus Expansion Master Plan. The changes include minor internal circulation changes, an increase in the size of the adaptive living learning units. The use of the property would not change. Therefore, the project is an allowed land use for this site.
- c) The proposed amendment would allow changes from the previously approved design to the location of the internal access roads and driveways and allow larger adaptive living units (permitted at 650

square feet each/proposed at one unit of 2,130 square feet for the supervisor and four units at 1,712 square feet for students), and a sixth building to contain shared laundry facilities. The proposed amendment would increase the student housing capacity from an estimated 10 students to 24 students. The increase in student housing capacity has been reviewed and the site is capable of supporting the proposed increase (see Finding 3 with supporting evidence).

- d) This amendment modifies the timing of certain conditions of the Combined Development Permit for the Rancho Cielo Youth Campus Expansion from “prior to issuance of permits” to “prior to final inspection”, to allow the construction of the on-site waste water treatment facility concurrent with the construction of the new adaptive living units. Conditions of approval from the Monterey Regional Fire District have also been added through this amendment because fire conditions were not incorporated in the original Combined Development Permit. In addition, one Water Resources Agency condition has also been added because this condition was inadvertently omitted in the original approval. All condition amendments were discussed with the applicant and amongst departments/agencies for consistency with the original permit approval.
- e) As the campus expansions are designed and constructed there are variables including funding availability and future campus needs that may result in the need for minor modifications to the design approved under the Combined Development Permit for Rancho Cielo Youth Campus Expansion (Resolution No. 10-025). In keeping with the Combined Development Permit and to allow minor and trivial changes in the design, this amendment is intended to not only allow the proposed minor modifications but also to provide the Director of Planning with the authority to determine compliance with the Combined Development Permit based on the approved total development square footage of 120,575 square feet (25,505 square feet of existing buildings and 95,070 square feet of proposed, pursuant to PLN080351). The list of approved uses include:
- classroom space;
 - vocational education and laboratory education;
 - agricultural education working farm;
 - amphitheater;
 - park space for day use;
 - 5 adaptive living learning units;
 - gymnasium expansion;
 - expansion of the culinary training center;
 - expansion of the administrative spaces;
 - internal roadways and parking areas;
 - construction of recreation fields with up to 80,000 cubic yard of excavation;
 - additions of hard courts for out door hard court sports;
 - expansion of the equestrian training and therapy facilities;
 - renovation of existing lakes for water storage and fishing opportunities;

- addition of storage buildings and facilities;
- addition of site restroom facilities;
- construction of a caretaker residence;
- improvement of sewage disposal system, storm drainage, water storage and distribution; and
- up to 12 community events per year.

Each improvement will be evaluated to determine if the development and intensity of development is in keeping with the Combined Development Permit and with the Certified Final Rancho Cielo Youth Campus Expansion EIR.

- f) The project was not referred to the Land Use Advisory Committee (LUAC) for review because there is no LUAC for the Greater Salinas Area.
- g) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project Files PLN110485 and PLN080351.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Monterey Regional Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) The site was previously found suitable for the school and school expansion (Resolution 10-025). This proposed amendment does not change the approved use and the site can support the intensification in the capacity of the adaptive living units.
 - c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project Files PLN110485 and PLN080351.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by RMA - Planning Department, Monterey Regional Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) Necessary public facilities would be provided. The site is currently served water by Alco Water Service, which has adequate water quality and quantity to serve existing development. In order to allow additional development beyond existing uses, Rancho Cielo shall obtain an updated can and will serve letter from Alco indicating that all CDPH water system requirements have been met. A new on-site wastewater facility is required to provide sewage disposal. Condition No. 19 of original Combined Development Permit (Resolution No. 10-025) requires that the facility be developed prior to issuance of permits. This amendment would change the timing of the facility development to prior to final to allow the construction of the facility and the housing units concurrently.
- c) Preceding findings and supporting evidence for PLN110485.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff researched County records to assess if any violation exists on the subject property. There are no known violations on the subject parcel.
 - c) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project Files PLN110485 and PLN080351.

5. **FINDING:** **CEQA (Addendum):** - An Addendum to a previously certified EIR was prepared pursuant to Code of Regulations, Title 14, Section 15164 to reflect changes or additions in the project that do not cause substantial changes or new information that would require major revisions to the adopted EIR.

- EVIDENCE:**
- a) An EIR for Rancho Cielo Youth Campus Expansion was prepared and certified by the Monterey County Planning Commission on September 8, 2011 (Planning Commission Resolution 10-025).
 - b) An Addendum to the Rancho Cielo Youth Campus Expansion project EIR was prepared pursuant to Code of Regulations, Title 14, Section 15164 (CEQA Guidelines).
 - c) The Addendum attached as Exhibit A.2 to the September 28, 2011, Staff Report to the Planning Commission reflects the County's independent judgment and analysis.
 - d) Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial changes proposed in the project that would require major revisions to the prior EIR. This permit (PLN110485) amends certain conditions of approval of the approved Rancho Cielo Combined Development Permit. None of the adopted mitigation measures are proposed to be amended. Pursuant to CEQA Section 15164, the project qualifies for an addendum to the Certified Final Environmental Impact Report for the Rancho Cielo Youth Master Plan because the project

involves only minor technical changes or additions that are necessary and none of the conditions described in CEQA Section 15162 calling for the preparation of a subsequent EIR have occurred.

- e) Pursuant to Section 15162 of the CEQA Guidelines, there is no new information of substantial importance that was not known at the time the EIR was adopted. The amendments are only to timing of conditions of approval of the original permit and clarification that any building/grading permits (See *Condition 1*) shall be in substantial conformance to the original permit approval. The amendment also clarifies that all improvements shall also be consistent with the Certified Final Rancho Cielo Youth Campus Expansion EIR.

6. **FINDING:** **WATER SUPPLY** – The project has an adequate long-term water supply and manages development in the area so as to minimize adverse effects on the aquifers and preserve them as viable sources of water for human consumption.

- EVIDENCE:**
- a) Potable water is currently supplied from Alco Water Service. Condition 23 has been applied requiring that prior to final inspection of building permits, Rancho Cielo shall obtain an updated can and will serve letter from Alco indicating that all CDPH water system requirements have been met in order to serve additional development beyond existing uses.
 - b) The project site is in the East Side subarea of the Salinas Valley Groundwater Basin.
 - c) The Monterey County WRA oversees water supplies for the project site. In December 2008, the Public Utilities Commission authorized Alco Water Service to supply potable water to the project site, utilizing a recently-constructed pipeline that crosses the site. The project would capture storm water run-off and utilize treated onsite wastewater discharge to reduce its dependence on potable groundwater for irrigation purposes.
 - d) Annually the proposed project would use about five acre-feet of water for interior building use, about 35 acre-feet for irrigation, and about 3.5 acre-feet for other exterior uses. Water required from Alco Water Service is estimated at about 26.5 acre-feet per year, assuming about 12 acre-feet of the storm water run-off collected in ponds and five acre-feet of treated wastewater would be utilized for irrigation. Water use would fluctuate throughout the year, dependent on the number of students in programs, and seasonal irrigation of the fields. The project would result in a net increase of about 22.1 acre-feet of groundwater use.
 - e) Modeling developed for the Salinas Valley Water Project predicts a rise in East Side and adjacent Pressure sub-area groundwater levels for at least 35 years following implementation of the Salinas Valley Water Project in January 2010.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.

- EVIDENCE:** a) Section 21.80.040.D. Monterey County Zoning Ordinance.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

- A. Consider an Addendum to the Certified Final Environmental Impact Report for the Rancho Cielo Youth Master Plan (SCH#2008121082);
- B. Approve the amendment (PLN110485) to a previously approved Combined Development Permit (Planning File No. PLN080351) for the Rancho Cielo Youth Campus Expansion Master Plan., in general conformance with the attached sketch and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.
- C. Adopt the Mitigation Monitoring and Reporting Program, as adopted originally pursuant to PC Resolution No. 10-025 on September 8, 2010 (**Exhibit 1**)

PASSED AND ADOPTED this 28th day of September, 2011 upon motion of Commissioner Brown, seconded by Commissioner Salazar, by the following vote:

AYES: Brown, Vandevere, Roberts, Rochester, Salazar, Getzelman, Mendez, Diehl, Padilla,
 Hert
NOES: None
ABSENT: None
ABSTAIN: None



Carl Holm, Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON **OCT. 28 2011**

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **NOV 07 2011**

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

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

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

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

- 2. This permit expires 3 years after the original granting of permit (PLN080351/PC Resolution 10-025) of September 8, 2010, thereof unless construction or use is started within this period.

Exhibit 1 – Resolution #11-031
Monterey County Resource Management Agency
Planning Department
Condition Compliance & Mitigation Monitoring and/or
Reporting Plan

Project Name: Rancho Cielo Youth Campus Master Plan Amendment

File No: PLN110485

APNs: 211-031-004, 021

Approval by: Planning Commission

Date: September 28, 2011

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

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (Name/Date)
RMA - PLANNING DEPARTMENT						
1.		<p>PD001 - SPECIFIC USES ONLY This is an amendment (Planning File No. PLN110485) to a previously approved Combined Development Permit (Planning File No. PLN080351) for the Rancho Cielo Youth Campus Expansion Master Plan. The following is the full description of the permit with deletions shown as <u>strikeout text</u> and additions shown as <u>underline text</u>: This Combined Development permit including a Use Permit and an Administrative Permit (PLN080351; original approval and PLN110485-amendment) allows expansion of a vocation, educational and recreational facility to be developed in phases. The project would add 95,070 square feet of building area to the existing 25,505 square feet. <u>For a total square footage not to exceed 120,575 square feet.</u> The project is anticipated to take twenty years for build out. The components of the Rancho Cielo site master plan include: 1) approximately 17,000 square feet of classroom space; 2) approximately 32,000 square feet for vocational education and laboratory education; 3) an 8-acre agricultural education working farm; 4) construction of an amphitheatre for seating of up to 200; 5) park space for day use including a 2,000 square feet barbeque and serving area and day use; 6) five (5) 650 square feet-adaptive living learning units for transitional living; 7) 10,000 square foot expansion of</p>	<p>Adhere to conditions and uses specified in the permit. Neither the uses nor the construction allowed by this permit shall commence unless and until all the conditions of this permit are met to the satisfaction of the Director of the RMA-Planning Department To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.</p>	<p>Applicant RMA-Planning WRA RMA-Planning</p>	<p>Ongoing unless otherwise stated</p>	

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		<p>existing gymnasium; 8) expansion of the culinary training center including cooking and serving areas ; 9) expansion of administrative spaces to allow for program growth; 10) internal roadways and parking areas; 11) construction of recreational fields including soccer and baseball fields requiring approximately 80,000 cubic yards of excavation; 12) additions of hard courts for basketball tennis and outdoor hard court sports ;13) expansion of equestrian training and therapy facilities;14) renovation of existing lakes for water storage and fishing opportunities ; 15) addition of storage buildings and facilities; 16) addition of site restroom facilities ; 17) construction of caretakers residence; 18) improvement of sewage disposal system, storm drainage, water storage and distribution; and 19) allow up to 12 community events per year. The property is located at 710 Old Stage Road (Assessor's Parcel Number 211-031-004-000 and 211-031-021-000), Greater Salinas Area Plan. This permit was approved in accordance with County ordinance and land use regulations subject to the following terms and conditions. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. <u>The Director of Planning, in consultation with the other land use departments, has authority to review, interpret and apply permit conditions as different projects (building and/or grading permits) come forward. The projects may differ in size and/or location from what is shown on the Master Plan attached hereto as Exhibit 2. The Director of Planning, in consultation with other land use departments, has discretion in determining substantial conformance of projects, provided the projects are</u></p>				

Permit Order Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (date/late)
		consistent with the overall intent and scope of the Combined Development Permit and its conditions and there are no significant adverse impacts not addressed in the project EIR and approved mitigation monitoring program. (RMA - Planning Department)				
2.		PD002 - NOTICE OF PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 10-025) was approved by the Planning Commission for Assessor's Parcel Numbers 211-031-004-000 and 211-031-021-000 on September 8, 2010 and such permit was amended on September 28, 2011 (Resolution No. 11-031). The permit amendment was granted subject to 46 59 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)	Obtain appropriate form from the RMA - Planning Department. The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Applicant RMA - Planning	Prior to the issuance of grading and building permits or commencement of uses.	
3.		PD0032(A) - PERMIT EXPIRATION The permit shall be granted for a time period of 3 years, to expire on September 8, 2013 (original approval date; Resolution No. 10-025) unless use of the property or actual construction has begun within this period. (RMA - Planning Department)	The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration September 8, 2013.	Applicant	As stated in the conditions of approval	
4.		PD004 - INDEMNIFICATION AGREEMENT The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474 .9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought	Submit signed and notarized Indemnification Agreement to the Director of RMA - Planning Department for review and signature by the County. Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA - Planning Department	Applicant	Upon demand of County Counsel or with the issuance of building permits,	

Permit Conti Number	Mitigation Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification Of Compliance (date)
		<p>within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (RMA - Planning Department)</p>			<p>use of the property which ever occurs first and as applicable</p>	
5.		<p>PD005 - FISH AND GAME FEE - NEG DEC/EIR Pursuant to the State Public Resources Code A§ 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA - Planning Department)</p>	<p>The applicant shall submit a check, payable to the <i>County of Monterey</i>, to the Director of the RMA - Planning Department.</p>	Applicant	<p>Within 5 working days of project approval</p>	

Plan/Conc. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (Timeline)
6.	<p>PD006 – MITIGATION MONITORING PROGRAM</p> <p>The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. (RMA - Planning Department)</p>	<p>1) Enter into agreement with the County to implement a Mitigation Monitoring Program.</p> <p>2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.</p>	Applicant	Within 60 days after project approval or prior to the issuance of grading or building permits, whichever occurs first.		
7.	<p>PD010 – EROSION CONTROL PLAN AND SCHEDULE</p> <p>The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA - Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. (RMA - Planning Department and RMA - Building Services Department)</p>	An Erosion Control Plan shall be submitted to the RMA – Planning Services Department prior to issuance of building and grading permits.	Applicant	Prior to the issuance of grading and building permits.		

Permit Cont. Number	Meets Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (date/date)
8.		<p>PD012(G) - LANDSCAPE PLAN AND MAINTENANCE (OTHER THAN SINGLE FAMILY DWELLING)</p> <p>The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning Department)</p>	<p>Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."</p>	<p>Owner/ Applicant/ Licensed Landscape Contractor / Licensed Landscape Architect</p>	<p>Prior to issuance of Building Permits</p>	
9.		<p>PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN</p> <p>All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA - Planning Department)</p>	<p>The landscaping shall be installed and inspected.</p>	<p>Owner/ Applicant/ Licensed Landscape Contractor / Licensed Landscape Architect</p>	<p>Prior to Occupancy</p>	
10.		<p>PD035 - UTILITIES - UNDERGROUND</p> <p>All new utility and distribution lines shall be placed underground. (RMA - Planning Department; Public Works)</p>	<p>Install and maintain utility and distribution lines underground</p>	<p>Owner/ Applicant</p>	<p>Ongoing</p>	

Permit Code Number	Mills Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/dtc)
PUBLIC WORKS						
11.		<p>PWSP001 – ENCROACHMENT (NON-STANDARD) Obtain an encroachment permit from the Department of Public Works and construct a commercial driveway connection to Old Natividad Road. The design and construction is subject to the approval of the Public Works Director. (Public Works)</p>	<p>Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupying or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.</p>	Applicant	<p>Prior to issuance of building permits. <u>Required improvements shall be completed or bonded prior to occupancy or commencement of use</u></p>	
12.		<p>PWSP002 – ON-SITE PARKING STD (NON-STANDARD) The on-site parking shall meet the standards of the Zoning Ordinance and be approved by the Director of Public Works and the Director of Planning and Building Inspection. (Public Works)</p>	<p>Applicant's engineer or architect shall prepare a parking plan for review and approval concurrent with building and grading permits applications</p>	Applicant/ Engineer	<p><u>A. Prior to Building / Grading Permit Issuance</u> <u>B. Parking improvements required for a specific project</u></p>	

Permit Case Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Local Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a copy of assessment is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (narrative)
13.		<p>PWSP003 – CONSTRUCTION MANAGEMENT PLAN (NON-STANDARD)</p> <p>The applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information: Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works)</p>	<p>Applicant shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval concurrent with building and grading permits applications.</p> <p>The approved measures shall be implemented during the construction/grading phase of the project.</p>	Applicant/ Contractor	shall be completed prior to occupancy commencement of use	
					<p>A. Prior to issuance of the Grading Permit or Building Permit.</p> <p>B. The approved measures shall be implemented during the construction/grading phase of the project.</p>	

Permit Code Number	Mitig. Number	Conditions of Approval (and/or) Mitigation Measures (and Responsible Party Use Department)	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
14.		PWSP004 – OFF-SITE IMPROVEMENT PLANS (NON-STANDARD) Old Natividad Road North of Old Stage Road shall be widened in accordance with County standards, subject to the review and approval by the Director of Public Works. Construction of turning radius at the intersection of Old Stage Road and Old Natividad Road must be adequate for school buses. No sidewalks are required. (Public Works)	Applicant shall submit improvement plans prepared by his Engineer to DPW for approval. Improvements to be bonded prior to issuance of the Grading Permit for Sports Field Parking and Roadway.	Applicant	Prior to issuance of the Grading Permit or Building Permit for Sports Field Parking and Roadway	
15.		PWSP005 – ENCROACHMENT (NON-STANDARD) Obtain an encroachment permit from the Department of Public Works for off-site road and underground utilities work within County Road Right-of-way. (Public Works)	Applicant shall submit improvement plans prepared by his Engineer to DPW for approval. Improvements to be bonded prior to issuance of the Grading Permit for Sports Field Parking and Roadway.	Applicant	Prior to issuance to the Grading Permit for Sports Field Parking and Roadway	
HEALTH DEPARTMENT – ENVIRONMENTAL HEALTH BUREAU						
16.		EHSP01 – PORTABLE TOILETS The Rancho Cielo Youth Campus Expansion Master Plan states that various community and special events will be hosted on the property. Pursuant to Monterey County Code (MCC), Chapter 15.20, no person(s) shall use or maintain any building, structure, or place or place where people reside, congregate, or are employed unless it is equipped with a flush toilet supplied with	Whenever flush toilets are unavailable, provide an adequate number of portable chemical toilets. Limit the use of portable chemical toilets to the number of calendar days specified in Monterey County Code,	Applicant	Continuous on a quarterly basis	

Permit Code Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed, where applicable, a certified professional is required for action to be accepted	Responsible Party for Compliance	Timing	Verification of Compliance (Date/Date)
		<p>water from a reliable source of water as determined by the Director.</p> <p>When flush toilets are unavailable during community or special events, an adequate number of portable chemical toilets shall be provided and maintained so as not to create a public nuisance and shall be serviced and cleaned by a permitted liquid waste hauler. Portable chemical units shall provide hand washing facility. The use of portable chemical toilets on the Rancho Cielo property shall be limited to a total of nine (9) calendar days per year, or as otherwise specified by MCC, Chapter 15.20</p> <p>Self-contained restrooms or unplumbed (vaulted) outhouses shall not be allowed pursuant to MCC, Chapter 15.20. (Environmental Health).</p>	<p>Section 15.20.050.</p>			
17.		<p>EHSP02 – DEMOLITION OF EXISTING ONSITE WASTE WATER TREATMENT SYSTEM(S) (NON STANDARD)</p> <p>Existing development throughout Rancho Cielo use to the conventional onsite wastewater treatment systems for wastewater disposal (OWTS). In the event that a structure(s) served by a conventional OWTS is proposed to connect to the Alt OWTS (proposed as part of this Master Plan), a permit to demolish the conventional septic tank must be obtained from the Environmental Health Bureau (EHB). EBB shall witness the septic tank demolition, or abandonment in place. (Environmental Health)</p>	<p>Submit a septic tank demolition application and plot plan to EHB for review and approval.</p> <p>Obtain demolition permit.</p> <p>Demolish the septic tank, or abandon in place, according to standards set forth in Monterey County Code, Section 15.20.090, under witness by EHB.</p>	Applicant	Concurrent with connection to the Alternative OWTS	
18.		<p>EHSP03 – ALTERNATIVE ONSITE WASTE WATER TREATMENT SYSTEM: DEED NOTIFICATION: SOILS AND PERCOLATION TESTING (NON STANDARD)</p> <p>The Environmental Health Bureau has determined that</p>	<p>Submit a percolation and soils testing work plan to EHB for review and approval. Once approved, the testing shall be conducted by a qualified individual and witnessed by EHB.</p>	Applicant/ CA- Licensed Engineer	Prior to issuance of building permits.	

Permit Condi- tion Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible and Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for actions to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/dates)
		<p>adequate area would exist to accommodate an expansive subsurface drip disposal field for the proposed alternative onsite wastewater treatment system (Alt OWTS). Due to the existing topography off the proposed disposal field area, EBB has authorized deferral of percolation and soil testing requirements that would demonstrate wastewater disposal feasibility to allow site grading to occur first.</p> <p>Prior to submittal of an Alt OWTS proposal to EBB, submit a work plan that outlines soil and percolation testing plans. Once the work plan is approved, the testing shall be conducted by a qualified individual, as specified by Monterey County Code, Section 15.20.070, and witnessed by EBB. (Environmental Health)</p>				
19.		<p>EHP04 – ALTERNATIVE ONSITE WASTEWATER TREATMENT SYSTEM; DEED WASTEWATER TREATMENT SYSTEM; DEED NOTIFICATION-DESIGN AND CONSTRUCTION (NON STANDARD)</p> <p>The Environmental Health Bureau (EHB) has determined that adequate area exists on the property to accommodate an extensive alternative onsite wastewater treatment system (Alt OWTS) that would be required to accept, treat and dispose of all of the wastewater generated by activities described in the Rancho Cielo Master Plan. Submit two (2) copies of the following:</p> <ul style="list-style-type: none"> - Alt OWTS proposal, designed by a registered engineer having experience in wastewater treatment and disposal, to EHB for review and acceptance - Completed CRWQCB Form 200, regarding Waste Discharge Requirements - Percolation and soils testing results prepared by a qualified individual as specified by MCC, Section 15.20.70. 	<p>Submit proposal for an Alt OWTS to EHB for review and approval. Upon acceptance by EHB, the proposal would be referred to CRWQCB for review and approval.</p>	<p>Applicant / CA-Licensed Engineer</p>	<p>Prior to issuance of building permits Prior to final inspection of any building permit that will connect to the Alt OWTS</p>	

Permit Condition Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, to certified professionals required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (Immediate)
		Upon EHB's acceptance, the Alt OWTS proposal package would be referred by EBB to the Central Coast Regional Water Quality Control Board (CRWQCB) for review and approval. (Environmental Health)				
20.		<p>EHSP05 – ALTERNATIVE ONSITE WASTEWATER TREATMENT SYSTEM: WASTE DISCHARGE REQUIREMENTS (NON STANDARD)</p> <p>Pursuant to the Memorandum of Understanding between Monterey County and the Central Coast Regional Water Quality Control Board - Central Coast Region (CRWQCB), Monterey County refers all onsite wastewater treatment systems (OWTS) intended to accept 2,500 gallons per day or more of wastewater to the CRWQCB for review. CRWQCB would determine if the proposal must obtain a waiver of Waste Discharge Requirements from CRWQCB or if the proposal would require Individual Waste Discharge Requirements to be assigned by CRWQCB. (Environmental Health)</p>	<p>Submit evidence to EHB that CRWQCB has issued a waiver of Individual Waste Discharge Requirements for the proposed alternative onsite wastewater treatment system.</p>	Applicant	<p>Prior to the issuance of building permits. Prior to final inspection on of any building permit that will connect to the Alt OWTS</p>	
21.		<p>EHSP06 – ALTERNATIVE ONSITE WASTEWATER TREATMENT SYSTEM: DEED NOTIFICATION (NON-STANDARD)</p> <p>The applicant shall record a deed notification with the Monterey County Recorder for parcels 211-031-004 and 211-031-021, which indicates that an alternative onsite wastewater treatment system is installed on the property and includes the following specifications:</p> <ul style="list-style-type: none"> - A certified wastewater treatment plant operator shall be required to oversee operation of the Alt OWTS for the life of the system. - The Alt OWTS shall be operated according to manufacturer or engineer's specifications. 	<p>Contact EHD for specific deed notification language.</p> <p>Record deed notification with Monterey County Recorder .</p>	CA Licensed Engineer/ Applicant	<p>Record deed notice prior to final of building permit. Prior to final inspection of the first building</p>	

Permit Code Number	Mits Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (month/date)
		<p>The property will be subject to future federal, state or local laws and ordinances regarding the permitting, operation and maintenance of Alt OWTS.</p> <p>Contact EHD for specific wording to be included on the deed notification. (Environmental Health)</p>			<p>permit that will connect to the Alternative OWTS</p>	
22.		<p>EHSP07 – CROSS CONNECTION CONTROL PROGRAM (NON-STANDARD)</p> <p>Rancho Cielo receives water from multiple sources:</p> <ul style="list-style-type: none"> ▪ Alco Water Service (potable) – Domestic ▪ Alco Water Service (non-potable) - Irrigation and Fire Suppression ▪ Storm run-off - Irrigation and Fire Suppression ▪ Alt OWTS Treated Wastewater – Subsurface Irrigation <p>Rancho Cielo's water distribution system shall be protected from actual and potential cross-connections between the irrigation, fire and domestic water distribution systems. A cross-connection control plan shall be implemented to reduce the hazard of potential cross-connections and to eliminate actual cross-connections. (Environmental Health)</p>	<p>Submit a cross-connection control survey work plan to the Environmental health Bureau (EHB) for review and approval.</p> <p>Once approved, the cross-connection control survey shall be completed by an individual considered qualified by EHB.</p> <p>Submit a cross-connection control plan, prepared by the individual who completed the survey, for review and approval by EHB. Beyond standard components, the plan should also identify the cross-connection specialist and future survey schedules.</p> <p>Implement the recommendations of the cross-connection control program.</p>	Cross-Connection Specialist/Engineer	<p>Prior to issuance of building permits</p> <p>Prior to commencement of activities at the existing equestrian center that have potential to generate manure or Prior to issuance of building permits for</p>	

Permit Code Number	Mills Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions (to be performed. Where applicable, a certified professional is required for action to be accepted.)	Responsible Party for Compliance	Timing	Verification of Compliance (Timeline)
23.		EHSP08 – UPDATED CAN & WILL SERVE LETTER (NON-STANDARD) Prior to issuance of building permits, the applicant shall submit an updated "can and will serve" letter from Alco Water Service indicating that the required infrastructure improvements have been completed and that the water system has adequate source capacity and storage to meet CDPH public water system requirements. (Environmental Health)	Prior to issuance of building permits, the applicant shall submit to EHB an updated 'can and will serve' letter from Alco Water Service	Applicant	expand the existing equestrian center Prior to issuance of building permits	
24.		EHSP09 – COMMUNITY / SPECIAL EVENT DISCLOSURE (NON-STANDARD) Rancho Cielo's Drummond Culinary Academy is registered with the Environmental Health Bureau (EHB) to allow food preparation for service at community or special events that occur outside of normal classroom operations. EHB has authority to complete an inspection of the kitchen and dining facilities at their discretion. In order for EHB to determine if an inspection of the kitchen and dining facilities is appropriate, Rancho Cielo shall notify EHB of community or special event(s) scheduled to occur outside of normal classroom operation. This notice shall be in writing and provided to EHB on a quarterly basis. (Environmental Health)	Rancho Cielo shall notify EHB once per quarter in writing of community or special event(s) scheduled to occur at the Drummond Culinary Academy.	Applicant	Prior to Community or special events held at the Drummond Culinary Academy	NOTE: DELETED BY EHB; THIS CONDITION IS NO LONGER REQUIRED
25.		EHSP10 – MANURE MANAGEMENT PLAN (NON-STANDARD) Provide a Manure Management Plan to the Environmental Health Bureau (EHB) for review and approval. The Manure Management Plan shall include	<ul style="list-style-type: none"> ▪ Submit two copies of the plan and monitoring timeline to the Environmental Health Bureau for review and approval. ▪ Comply with the approved 	Applicant	Prior to issuance of building permit	

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		<p>the following aspects:</p> <ul style="list-style-type: none"> ▪ the volume of waste generated, method and time frame of continual disposal off-site, and necessary controls for vector, odor and waste run-off. ▪ detailed timeline to provide evidence to EHB that the plan is being implemented and the methods in place are controlling vectors, odors and waste run-off. ▪ appropriate mechanism to allow for public comment of neighbors to assess compliance to the plan. <p>The approved Manure Management Plan will be on file at the Environmental Health Bureau, File Number PLN080351 and available to the public upon request. (Environmental Health)</p>	<p>Manure Management Plan. The applicant shall operate the facility in a manner consistent with public health and safety requirements.</p>			
26.		<p>EH61 – SEPARATE RECYCLABLES All persons shall separate recyclables from other solid waste generated at their premises and shall place such recyclables into a different approved container to facilitate segregation at a solid waste facility pursuant to Monterey County Code 10.41. (Environmental Health)</p>	<p>Submit a written plan on how recyclables will be collected and stored to Recycling and Resource Recovery Services (RRRS) of Environmental Health Bureau for review and approval. Contact RRRS for sample calculation worksheets.</p>	Applicant	Prior to issuance of Grading and/or Building Permits	
WATER RESOURCES AGENCY						
27.		<p>WRSP001 – STORMWATER DETENTION (NON STANDARD WORDING) The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer addressing on-site and off-site impacts with supporting calculations, construction details, and oil-grease/water separators for the paved parking areas. The plan shall include detention facilities to mitigate the impact of impervious surface stormwater runoff. New detention facility shall be fenced for public safety. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)</p>	<p>Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval</p>	Applicant	Prior to issuance of Grading and/or Building Permits	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for actions to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (date/time)
28.		<p>WR8 - COMPLETION CERTIFICATION The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater detention/retention facilities have been constructed in accordance with approved plans. (Water Resources Agency)</p>	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Owner/ Applicant/ Engineer/ Contractor	Prior to final inspection	

MONTEREY COUNTY REGIONAL FIRE DISTRICT

Permit Condition Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Party for Department	Compliance or Monitoring Actions to be performed where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (Annex D)
NEW NO. 28.		<p>FIRE030 – NON-STANDARD CONDITIONS – ON-SITE ROADWAY AND WATER SYSTEM IMPROVEMENTS – PLANS AND INSTALLATION</p> <p>On-site roadway and water system improvement plans shall be prepared by qualified registered professional engineer(s) for the emergency access and fire protection for the development outlined in the master plan for this project. Permanent roadway and water system improvements may be designed to be installed incrementally, providing all-weather fire department vehicle access and water for fire protection using temporary facilities during the course of construction as approved by the fire district. Permanent roadway and water system facilities serving each phase of development shall be installed and shall be tested and accepted by the fire district prior to the approval of the final fire inspection. (Monterey County Regional Fire District)</p>	<p>Applicant or owner shall submit master-plan roadway and water system improvement plans to the fire district and obtain fire district approval.</p> <p>Applicant or owner shall construct temporary or permanent roadway and water system improvements to serve each phase of development during the course of construction as approved by the fire district, and shall obtain fire district approval of the construction of such temporary improvements.</p> <p>Applicant or owner shall construct permanent roadway and water system improvements to serve each phase of development and shall obtain fire district approval of the construction of such improvements.</p>	Applicant or owner	Prior to issuance of construction permits to be served by the improvements	
NEW NO. 29.		<p>FIRE030 – NON-STANDARD CONDITIONS ON-SITE ROAD ACCESS</p> <p>Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum width of 20 feet with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. (Monterey County Regional Fire District)</p>	<p>Applicant or owner incorporate the access road design into the roadway improvement plans and into the construction plans of each phase of development in accordance with the master improvement plan.</p> <p>Applicant or owner shall construct temporary or permanent roadway to serve each phase of development during the course of construction as approved by the fire district, and shall obtain fire district approval of the construction of such temporary improvements.</p>	Applicant or owner	Prior to issuance of construction permit.	

Permit Condition Number	Mitigation Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certification of professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (timeframe)
NEW NO. 30.		<p>FIRE030 – ON-SITE ROADWAY ENGINEERING The grade for all roads shall not exceed 15 percent. Where road grades exceed 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The length of vertical curves in roadways, exclusive of gutters, ditches and drainage structures designed to hold or divert water, shall not be less than 100 feet. No roadway turn shall have a horizontal inside radius of less than 50 feet. A roadway turn radius of 50 to 100 feet is required to have an additional 4 feet of roadway surface. A roadway turn radius of 100 to 200 feet is required to have an additional 2 feet of roadway surface. Roadway turnarounds shall be required on dead-end roads in excess of 150 feet of surface length. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Monterey County Regional Fire District)</p>	<p>Applicant or owner shall construct permanent roadway improvements to serve each phase of development and shall obtain fire district approval of the construction such improvements.</p>	Applicant or owner	Prior to approval of the final fire inspection	
		<p>Applicant or owner incorporate the access road design into the roadway improvement plans and into the construction plans of each phase of development in accordance with the master improvement plan.</p>	Applicant or owner	Prior to issuance of construction permit.		
		<p>Applicant or owner shall construct temporary or permanent roadway to serve each phase of development during the course of construction as approved by the fire district, and shall obtain fire district approval of the construction of such temporary improvements.</p>	Applicant or owner	Prior to approval of the foundation inspection		
		<p>Applicant or owner shall construct permanent roadway improvements to serve each phase of development and shall obtain fire district approval of the construction such improvements.</p>	Applicant or owner	Prior to approval of the final fire inspection		

Permit Compl. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Turns	Verification of Compliance (Date/Title)
NEW NO. 31.	FIRE007 - DRIVEWAYS Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Monterey County Regional Fire District)	Applicant or owner incorporate the access road design into the roadway improvement plans and into the construction plans of each phase of development in accordance with the master improvement plan.	Applicant or owner	Prior to issuance of construction permit.		
NEW NO. 32.	FIRE030 - NON-STANDARD CONDITIONS FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (NON-RESIDENTIAL BUILDINGS)	Applicant or owner shall construct temporary or permanent roadway to serve each phase of development during the course of construction as approved by the fire district, and shall obtain fire district approval of the construction of such temporary improvements.	Applicant or owner	Prior to approval of the foundation inspection		
NEW NO. 32.	FIRE030 - NON-STANDARD CONDITIONS FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (NON-RESIDENTIAL BUILDINGS)	Applicant or owner incorporate the access road design into the roadway improvement plans and into the construction plans of each phase of development in accordance with the master improvement plan.	Applicant or owner	Prior to issuance of construction permit.		

Permit Cond. Number	Mitig. Cond. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (Name/Date)
		<p>Any non-residential building having a total floor area greater than 500 square feet which is constructed, moved or relocated on the premises shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and approved prior to requesting a framing inspection. (Monterey County Regional Fire District)</p>	<p>Applicant shall obtain fire district approval of the rough sprinkler inspection.</p> <p>Applicant shall obtain fire district approval of the final sprinkler inspection</p>	<p>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to framing inspection</p> <p>Prior to final building inspection</p>	

Permit Condi- Number	Meeting Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (Name/Date)
NEW NO. 33.		<p>FIRE030- NON-STANDARD CONDITIONS – FIRE PROTECTION EQUIPMENT & SYSTEMS – FIRE SPRINKLER SYSTEM (RESIDENTIAL BUILDINGS)</p> <p>All buildings classified as Group "R" occupancies which are constructed, moved, or relocated on the premises shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and approved prior to requesting a framing inspection. (Monterey County Regional Fire District)</p>	<p>Applicant shall print the text of this condition on the construction plans</p> <p>Applicant shall obtain fire district approval of the rough sprinkler inspection.</p> <p>Applicant shall obtain fire district approval of the final sprinkler inspection</p>	<p>Applicant or owner</p> <p>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to issuance of construction permit.</p> <p>Prior to framing inspection</p> <p>Prior to final building inspection</p>	
NEW NO. 34.		<p>FIRE030 – NON-STANDARD CONDITIONS- FIRE ALARM SYSTEM</p> <p>Automatic sprinkler systems protecting buildings with 20 or more fire sprinklers shall be fully monitored by an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72. Where an automatic fire sprinkler system is installed in a building with more than one tenant or with over 100 fire sprinklers, audible and visible notification appliances shall be installed throughout the building, meeting the audibility and visibility requirements of NFPA 72. Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. Exception: One- and two-family dwellings classified as Group R-3 occupancies. (Monterey County Regional Fire District)</p>	<p>Applicant shall print the text of this condition on the construction plans.</p> <p>Applicant shall submit fire alarm plans to the fire district and obtain approval of the fire alarm plans.</p> <p>Applicant shall obtain approval of the fire alarm system acceptance test from the fire district.</p>	<p>Applicant or owner</p> <p>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to issuance of construction permit.</p> <p>Prior to rough sprinkler or framing inspection</p> <p>Prior to rough sprinkler or framing inspection and</p>	

Permit Council Number	Mitigation Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (date/date)
NEW NO. 35		<p><u>FIRE030 –NON-STANDARD CONDITIONS – HYDRANTS AND FIRE FLOW-</u> Hydrants for fire protection shall be provided at locations approved by the Fire District and shall conform to the following requirements:</p> <p>a. <u>FIRE FLOW</u> - Pursuant to California Fire Code Appendix B, the minimum fire flow requirement for 32,000 square foot commercial facilities built with Type II-A construction is 2,500 gallons per minute with a residual pressure of 20 psi under normal operating conditions for a duration of 2 hours. Fire flow for facilities protected with automatic fire sprinkler systems may be reduced to 1,500 gallons per minute with a residual pressure of 20 psi under normal operating conditions for a duration of 2 hours. Lesser fire flow rates required for other buildings shall be provided through water system improvements pursuant to the requirements of Appendix B of the California Fire Code.</p> <p>b. <u>TIMING OF INSTALLATION</u> - Approved fire protection water supply systems must be installed and made serviceable prior to the time of construction. Temporary facilities may be installed and utilized during the course of construction as approved by the fire district. Permanent water system improvements shall be installed and shall be tested and accepted by the fire district prior to the approval of the final fire inspection of the applicable construction permit.</p>	<p>Applicant or owner shall submit water system improvement plans to the fire district and obtain fire district approval</p>	Applicant or owner	Prior to final construction inspection	
			<p>Applicant or owner shall construct temporary or permanent water system improvements to serve each phase of development during the course of construction as approved by the fire district, and shall obtain fire district approval of the construction of such temporary improvements.</p>	Applicant or owner	Prior to approval of the foundation inspection	
			<p>Applicant or owner shall construct permanent water system improvements to serve each phase of development and shall obtain fire district approval of the construction such improvements.</p>	Applicant or owner	Prior to the approval of the final fire inspection	

Permit Cont. Number	Meeting Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (immediate)
		<p>c. <u>HYDRANT/FIRE VALVE (ADDITION) – New hydrant shall be installed as required by the fire district.</u></p> <p>d. <u>HYDRANT/FIRE VALVE (LOCATION) - The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway.</u></p> <p>e. <u>FIRE HYDRANTS - Hydrants shall be installed in accordance with spacing set forth in California Fire Code Appendix C and in accordance with the following specifications:</u></p> <p>g. <u>HYDRANT SIZE - The hydrant shall have a minimum of two (2) 2-1/2 inch outlets NST and one (1) 4-1/2 inch outlet NST. The riser shall be a minimum of six (6) inches and shall be wet barrel type with a coefficient of 0.9.</u></p> <p>h. <u>SIGNING OF WATER SOURCES - Hydrant or fire valve identification may be allowed as specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.</u></p> <p>(Monterey County Regional Fire District)</p>				
NEW NO. 36		<p><u>FIRE030 –NON-STANDARD CONDITIONS – EMERGENCY ACCESS KEY BOX – Emergency access key box shall be installed and maintained as required by the fire district. The type and location shall be approved by the fire department. The fire department shall be notified when locks are changed so that the emergency access key box can be maintained with current keys. (Monterey County Regional Fire District)</u></p>	<p>Applicant shall incorporate specification into design and print the text of this condition on the construction plans.</p> <p>Applicant shall install new key box(es) or maintain existing key box(es), and shall obtain approval of the fire district final inspection</p>	<p>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to issuance of construction permit.</p> <p>Prior to final building inspection.</p>	

Permit Code Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Permit Issuing Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (Name/Date)
NEW NO. 37		<p>FIRE030 – NON-STANDARD CONDITIONS – PORTABLE FIRE EXTINGUISHERS – Portable fire extinguishers shall be installed and maintained in accordance with California Fire Code Section 906. (Monterey County Regional Fire District)</p>	<p>Applicant shall incorporate specification into design and print the text of this condition on the construction plans.</p> <p>Applicant shall install and maintain portable fire extinguishers, and obtain approval of the fire district final inspection.</p>	<p>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to issuance of construction permit.</p> <p>Prior to final building inspection.</p>	
NEW NO. 38		<p>FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be visible and legible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to</p>	<p>Applicant shall incorporate specification into design and print the text of this condition on the construction plans.</p> <p>Applicant shall install and maintain permanent address numbers and building identification, and obtain approval of the fire district final inspection</p>	<p>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to issuance of construction permit.</p> <p>Prior to final building inspection</p>	

Permit Condi- Number	Meas- Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions (to be performed. Where applicable, a certified professional is required for action to be accepted.)	Responsible Party for Compliance	Timing	Verification of Compliance (date/date)
		requesting final clearance. (Monterey County Regional Fire District)				
NEW NO. 39		FIRE030 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS) Management of combustible vegetation shall be conducted and maintained within a minimum of 100 feet of structures in accordance with California Public Resources Code Section 4291. Tree limbs shall be trimmed creating a minimum of 6 feet of vertical clearance from the ground. Tree limbs shall be trimmed to a minimum of 10 feet from chimneys. Additional fire protection or firebreaks approved by the Reviewing Authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (Monterey County Regional Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept. clearance inspection	Applicant or owner Applicant or owner	Prior to issuance of grading and/or building permit. Prior to final building inspect- ion	
NEW NO. 40		FIRE026 - ROOF CONSTRUCTION (STANDARD) All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class B roof construction. (Monterey County Regional Fire District)	Applicant shall print the text of this condition on the construction plans.	Applicant or owner		

Permit Gov. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (Time/date)
28: 41.	BIO-1	<p>In order to prevent the spread of invasive non-native species, the applicant's landscape architect shall prepare a landscaping and revegetation plan to be implemented by the applicant/developer. The landscaping and revegetation plan shall include the following requirements:</p> <ul style="list-style-type: none"> • An eradication plan for plants listed on the Invasive Plant Inventory (Cal-IPC 2006) currently growing on the project site to be implemented during the grading phases of the project; • Use of plants listed on the Invasive Plant Inventory (Cal-IPC 2006) shall be prohibited; • Exposed soil areas shall be planted, mulched, or covered between October 15 and the following April 15 each year; • Plant materials used in landscaping or erosion control shall consist of plants that are appropriate native California plants as identified by a qualified biologist or landscape architect; <p>To prevent erosion and conserve water during construction, bare soil between newly installed plant materials shall be mulched, covered with jute netting, or seeded with a mix of seeds best suited for the climate and soil conditions, and native to the Monterey County region.</p>	<p>Applicant's landscape architect shall prepare a landscaping and revegetation plan to be implemented by the applicant/developer. The landscaping and revegetation plan shall be submitted to the RMA Planning Department for review and approval.</p> <p>Submit a review letter to the RMAPanning Department prepared by a qualified biologist demonstrating compliance with requirements</p>	Applicant/ Developer	Prior to approval of grading plans. Prior to occupancy permit for respective permit	
29: 42.	BIO-2.	<p>The applicant shall be required to obtain a jurisdictional determination from the USACE if grading activities associated with maintenance of the ponds, cross country trails, or construction of the vocational education building, boat house, toilet facilities, storage building, caretaker residence, adaptive living units, and park are within 100 feet of and may impact the ponds or drainage. If the intermittent drainage or the ponds are determined to be jurisdictional, the applicant shall obtain a Section 404 permit from the USACE, a Streambed Alteration Agreement from CDFG, and a</p>	<p>The applicant shall submit jurisdictional determination and correspondence from USACE.</p> <p>The applicant shall submit a Section 404 permit from the USACE, a Streambed Alteration Agreement from CDFG, and a Water Quality (Section 401) Certification from the Central Coast RWQCB.</p>	Applicant/ Developer	Prior to grading or building permit for work within 100 feet of ponds.	

Permit Cond. Number	Mitig. Number	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	Responsible Party for Compliance	Timing	Verification of Compliance (Date/Time)
		<p>Water Quality (Section 401) Certification from the Central Coast RWQCB. Depending on the type and extent of impact proposed, a nationwide permit is likely the most appropriate USACE permit. To qualify for Nationwide permits, the applicant shall need to submit detailed plans to conduct the work and enhance or mitigate any impacts.</p>			<p>Prior to issuance of a grading or building permit for work within 100 feet of a jurisdictional wetland</p>	

Permit Cont. Number	Mtg. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required to action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (date/date)
30-43.	BIO-3.	<p>To avoid potential impacts to California red-legged frog possibly migrating through the 100-acre campus, the applicant shall implement the following measures:</p> <ul style="list-style-type: none"> ▪ The Master Plan shall incorporate a 100-foot setback around each of the ponds. No permanent development shall be allowed within the setback. Ground disturbance activities throughout the 100-acre campus shall be completed between May 15 and September 31, outside of the migration period. Should the applicant demonstrate a need to conduct activities within the migration period, the USFWS and CDFG shall be contacted for authorization of such activities. <p>The applicant shall implement the following measure prior to ground disturbance:</p> <ul style="list-style-type: none"> ▪ At least 15 days prior to the onset of ground disturbance, the applicant shall submit the name(s) and credentials of qualified biologists who would conduct activities specified in the following measures to RMA-Planning Department. No project activities shall begin until the applicant has written approval from the County that the biologist is qualified to conduct the work. ▪ Prior to any ground disturbance activities, the qualified biologist shall conduct a training session for all construction personnel. At a minimum, the training will include a description of California red-legged frog, their habitats, the importance of California red-legged frog and their habitats, general measures that are being implemented to conserve the California red-legged frog as they relate to the project and the extent of project boundaries. 	<p>The applicant shall indicate the 100-foot buffer on Master Plan.</p> <p>The applicant shall stipulate construction dates on grading and building permits or submit authorization from USFWS and CDFG</p> <p>The applicant shall submit biologist information to the RMA – Planning Department.</p> <p>A qualified biologist shall conduct training fro construction personnel.</p>	Applicant/ Developer	<p>Prior to approval of final Master Plan</p> <p>Prior to grading or building permit.</p> <p>15 days prior to start of grading</p>	

Permit Control Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certification of compliance is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (Milestone)
	<p>Brochures, books and briefings may be used in the training session, provided that a qualified person is on hand to answer any questions.</p> <p>The applicant shall implement the following measures during construction:</p> <ul style="list-style-type: none"> ▪ Temporary structures such as flagging, sediment fencing, straw bales, or other appropriate erosion control measures shall be used to delineate a 100-foot buffer of the ponds and prevent project-related runoff or materials from entering the ponds. ▪ Food and food-related trash items shall be enclosed in sealed container and regularly removed from the project site to deter potential predators of California red-legged frog. ▪ Construction activities and protective measures shall be monitored weekly by the qualified biologist. A weekly log and representative photographs shall document monitoring activities. ▪ The qualified biologist shall submit a written annual report to the Monterey County Planning Department by January 31 following construction. The report will discuss activities associated with monitoring and protection of California red-legged frog. Any additional measures taken to protect and monitor California red-legged frog will also be included in the report. <p>If California red-legged frog(s) are observed during the construction surveys, and/or if the above avoidance measures cannot be implemented, all work shall cease immediately and project improvements shall only continue in consultation with the USFWS and the CDFG to determine whether incidental take authorization is required, and/or to establish any additional avoidance measures.</p>	<p>The applicant shall delineate the 100-foot buffer and submit photographic evidence.</p> <p>The qualified biologist shall submit the weekly and annual report to the RMA-Planning Department.</p> <p>The applicant shall cease work immediately if California red-legged frogs are observed and/or if the above avoidance measures cannot be implemented.</p>		<p>Prior to ground disturbance activities</p> <p>Prior to start of grading.</p> <p>Weekly log during construction activities</p> <p>Annual log by January 31 following the completion of construction activities</p> <p>During</p>	

Permit Cont. Number	Meeting Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance Monitoring Actions to be performed where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (mandatory)
34- 44.	BIO-4	<p>Prior to the issuance of grading or building permits for development within the 100-acre campus, the applicant shall implement the following measures subject to the review and approval of the RMA - Planning Department:</p> <ul style="list-style-type: none"> ▪ A pre-construction survey shall be conducted by a qualified biologist for burrowing owls within 30 days of the on-set of construction according to methods described in the Staff Report on Burrowing Owl Mitigation (CDFG 1995). ▪ If pre-construction surveys undertaken during the breeding season (February through July) locate active nest burrows within or near construction zones, these nests, and an appropriate buffer around them (as determined by a qualified biologist) must remain off limits to construction until the breeding season is over. The CDFG recommends setbacks' from occupied nest burrows of 100 meters where construction will result in the loss of foraging habitat. <p>During the non-breeding season (August through January), resident owls may be relocated to alternative habitat. The relocation of resident owls must be according to a relocation plan prepared by a qualified biologist in consultation with the CDFG. Passive relocation is the preferred method of relocation. This plan must provide for the owl's relocation to nearby lands possessing available nesting and foraging habitat.</p>	<p>The applicant shall include the conditions on grading and building permits.</p> <p>A qualified biologist shall conduct a pre-construction burrowing owl survey within 30 days of the on-set of construction. The survey report shall be submitted to the RMA-Planning Department.</p> <p>A qualified biologist shall establish a buffer and limit construction if active nests are found during breeding season.</p> <p>A qualified biologist shall prepare a plan to relocate nests if found during non-breeding season.</p>	Applicant/ Developer	con- struction activitie s Prior to grading or building permits. Prior to the start of con- struction (within 30 days). Prior to the start of con- struction if the pre-con- struction survey is under- taken during breeding season	

Permit Cont. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certification or approval is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (Date/Date)
					(February through July) and active nests are found. Prior to the start of construction if the pre-construction surveys undertaken during the non-breeding season (August through January) if owls are found.	

Permit Code Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Local Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional's required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
32- 45.	BIO-5	<p>Subject to the review of the RMA - Planning Department, a qualified biologist shall conduct pre-construction surveys for roosting bats will be performed 15 days prior to construction at locations within 500 feet of abandoned buildings or trees. Alternatively, the construction schedule for these projects can be modified to initiate construction outside of the nesting period at the recommendation of a qualified biologist. The nesting period is typically April-August.</p> <p>If nesting or roosting bats are found, the applicant shall obtain a Memorandum of Understanding (MOU) with the CDFG in order to remove bat species. Alternative habitat will need to be provided by a qualified biologist if bats are to be excluded from maternity roosts. If this is the case, a roost with comparable spatial and thermal characteristics will be constructed and provided. CDFG will be consulted regarding specific designs.</p>	<p>The applicant shall implement the conditions on grading and building permits.</p> <p>A qualified biologist shall conduct pre-construction bat survey; the survey report shall be submitted to the RMA-Planning Department.</p> <p>The applicant shall obtain a MOU with CDFG if nesting or roosting bats are found during the pre-construction survey.</p>	Applicant/ Developer	<p>Prior to grading or building permits</p> <p>Prior to the start of construction activities (within 15 days)</p> <p>Prior to start of construction</p>	
33- 46.	BIO-6	<p>The project applicant shall coordinate pre-construction surveys for nesting raptors and/or migratory birds to be conducted by a qualified biologist within 15 days prior to construction if construction is to occur during the nesting season (February through mid-September). If nests are located during pre-construction surveys, a qualified biologist will establish a 250-foot buffer around each nest for the duration of the breeding season (until such time as the young are fully fledged) to prevent nest harassment and brood mortality. Work may proceed prior to mid-September only if a qualified biologist conducts nest checks and establishes that the young are fully fledged. Every effort shall be made to avoid removal or impact to known nests within project boundaries. If trees known to support nests cannot be avoided, removal of these trees will only occur outside</p>	<p>The applicant shall include the conditions on grading and building permits.</p> <p>Pre-construction nesting raptor/migratory bird survey by qualified biologist; the survey report shall be submitted to the RMA-Planning Department.</p>	Applicant/ Developer	<p>Prior to grading or building permits</p> <p>Prior to the start of construction activities (within 15 days)</p>	

Permit Cond. Number	Mitig. Number	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification Of Compliance (Mandatory)</i>
		<p>of the nesting season (mid-September through January). A report documenting the results of the surveys and plan for avoidance (if needed) will be submitted to the RMA - Planning Department for review prior to the initiation of ground disturbance.</p>			<p>Prior to start of con- struction activi- ties, if the pre- con- struction survey is under- taken during the breeding season (Febru- ary through mid- Septem- ber) if nests are found.</p>	

Permit Case Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (Time/Date)
34- 47.	CR-1	If archaeological resources or human remains are discovered during excavation, grading, and construction, the applicant shall halt work within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented.	The applicant shall implement the conditions of grading and building permits. The applicant shall halt construction activities if archaeological resources or human remains are discovered during excavation.	Applicant/ Developer	Prior to grading or building permits. During construction activities, immediately upon discovery of resources.	
35- 48.	CR-2	The applicant shall conduct further historical studies of all affected buildings of 50 years of age or older at the time of building permit application prior to obtaining building permits for additions and alterations to the gymnasium, classroom, or kitchen building. The studies shall be prepared by a qualified cultural historian, to determine the effect of the proposed modifications on the historical significance of the buildings. The studies shall be subject to review and approval by the Parks Department Cultural Affairs Manager and RMA - Planning Department. Additional review by the Historic Resources Review Board may be required if determined appropriate by the Cultural Affairs Manager.	The applicant shall have a qualified cultural historian conduct building-specific historic evaluation if the building is 50 years or older. The evaluation shall be submitted to the Parks Department Cultural Affairs Manager and RMA - Planning Department.	Applicant/ Developer	Prior to obtaining building permits for additions and alterations to the gymnasium, classroom, or kitchen building.	

Permit Card Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Party (see Department)	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for actions to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
36-49.	CR-3	The applicant shall ensure that all additions, and/or alterations to historically significant buildings, as identified in the historic evaluation prepared pursuant to Mitigation Measure CR-2, shall be subject to the provisions of Monterey County Code Chapter 18.25, or consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as described in CEQA Guidelines section 15064.5(b)(3). All proposed alterations are subject to review and approval by the Parks Department Cultural Affairs Manager and RMA - Planning Department. Additional review by the Historic Resources Review Board may be required if determined appropriate by the Cultural Affairs Manager.	The applicant shall submit appropriate documentation to Parks Department Cultural Affairs Manager and RMA - Planning Department	Applicant/ Developer	Prior to obtaining building permits for additions and alterations to the gymnasium, classroom, or kitchen building.	
37-50	GEO-1	The applicant shall have a qualified engineer perform a detailed site-specific supplemental liquefaction study shall be performed in accordance with the guidelines contained within the California Division of Mines and Geology Special Publication 117, as adopted by the State Mining and Geology Board in accordance with the State of California Seismic Hazards Mapping Act of 1990. The supplemental liquefaction study shall include additional cone penetrometer test (CPT) borings in order to more accurately characterize the site subsurface conditions at key locations, determine liquefaction factors of safety, and estimate potential ground settlements as a result of liquefaction. The liquefaction study shall be submitted for the review and approval of the RMA - Planning Department. Final improvement plans and construction documents shall be prepared subject to recommendations in the liquefaction analysis prior to issuance of a grading or building permit.	The applicant shall have a qualified engineer prepare a site-specific liquefaction study and submit the study to the RMA - Planning Department. The applicant shall prepare construction plans in accordance with the study and submit to the RMA - Planning Department	Applicant/ Developer	Prior to grading or building permits. Prior to grading or building permits.	

Permit Catal. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Mitigating Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (Date/Date)
38- 51.	GEO-2.	The applicant shall prepare an erosion control plan consistent with the requirements of Monterey County Code Chapter 16.12 prior to approval of grading or building permits. All erosion control measures required by the approved erosion control plan shall be in place between October 15 and April 15, until work is completed, and permanent erosion control measures are in place and approved by the County.	<p>The applicant shall prepare an erosion control plan and submit the plan to the RMA - Planning Department for approval.</p> <p>The applicant shall implement construction erosion control measure stipulated in the erosion control plan of approval of the RMA - Planning Department.</p> <p>The applicant shall implement permanent measures. The permanent erosion control measures shall be submitted for approval to the RMA - Planning Department.</p>	Applicant/ Developer	<p>Prior to grading or building permits.</p> <p>During construction activities that occur between October 15 through April 15. Prior to permit signature</p>	
39- 52.	HY-1	The applicant shall prepare a storm water quality best management practices program. The program shall address methods to provide adequate water quality filtering for storm water flows leaving roofs and paved surfaces, and flows entering and exiting the drainage basin. The storm water quality plan shall be submitted to and approved by the Water Resources Agency, and evidence of said approval provided to the RMA-Planning Department prior to issuance of grading permits. The program shall provide typical storm water flow treatment details, focusing on infiltration of storm water in open areas adjacent to roads and parking lots; dispersal of roof run-off to infiltration areas or storage	<p>The applicant shall prepare a storm water quality best management practices program and submit the program to the Water Resources Agency for approval.</p> <p>The applicant shall submit evidence of Water Resources Agency approval of the storm water quality best management practices program to the RMA - Planning Department</p>	Applicant/ Developer	<p>Prior to grading permits.</p> <p>Prior to grading permit.</p>	

Permit Condi- tion Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (immediacy)
		receptacles for later irrigation use; and construction details and plan drawings for the basins illustrating low impact development practices to be employed at both inlets and outlets				

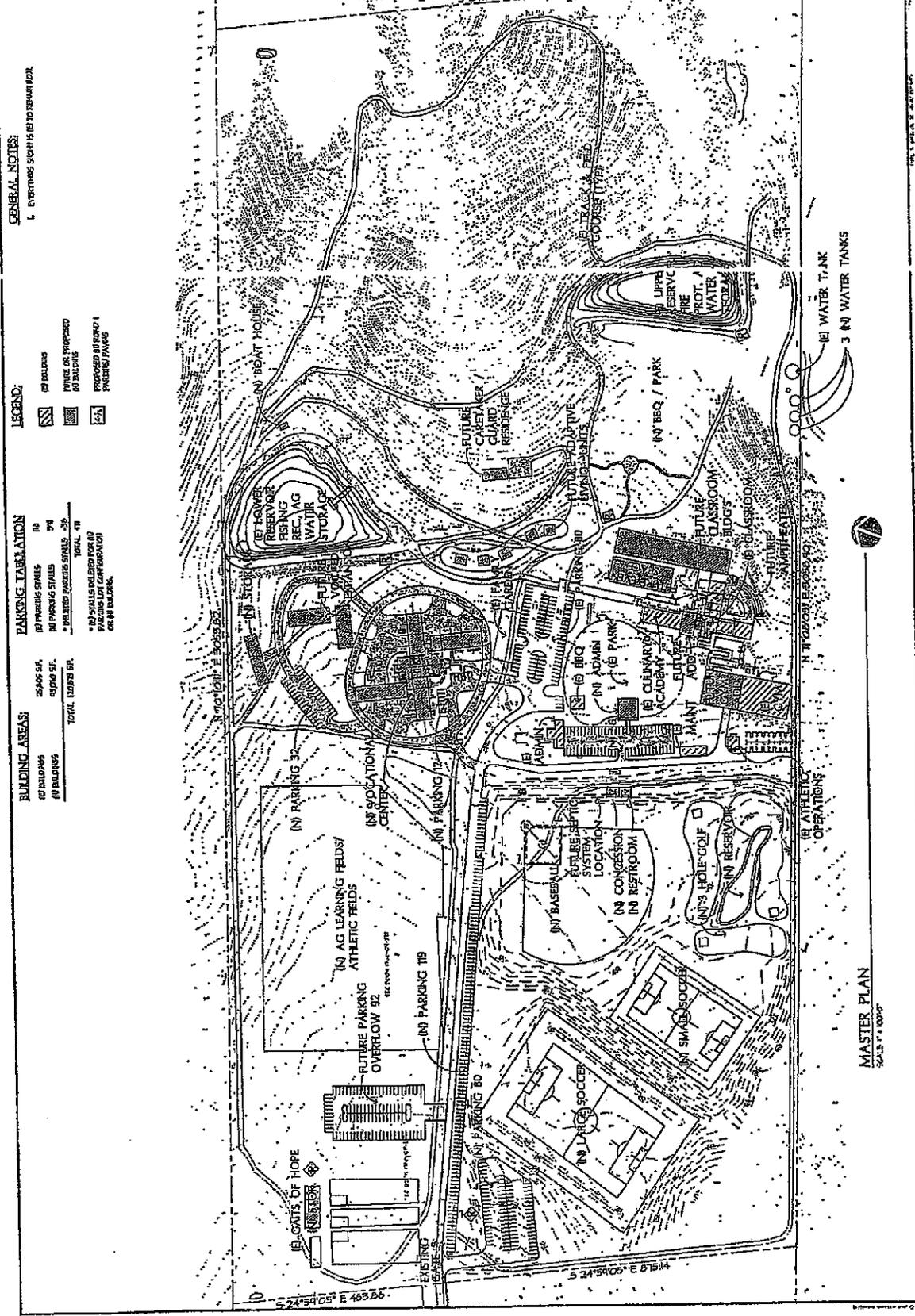
Permit Condition Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed, where applicable, a certified professional is required for action to be accepted	Responsible Party for Compliance	Timing	Verification of Compliance (time/date)
40- 53.	T-1	<p>The applicant shall prepare a Traffic Control Plan prior to obtaining a grading permit or a construction permit for a building over 10,000 square feet, subject to the review and approval of the Monterey County Public Works Department to include the following elements :</p> <ol style="list-style-type: none"> a. advance signage alerting traffic along Old Stage Road that slow trucks may be entering or exiting at Old Natividad Road; b. provision of flaggers if deemed necessary by the Monterey County Public Works Department 	<p>The applicant shall prepare a Traffic Control Plan. The applicant shall submit the plan to the Monterey County Public Works Department for approval</p>	Applicant/ Developer	Prior to obtainin g a grading permit or a con- struction permit for a building over 10,000 square feet	
41- 54	S-1	<p>The applicant shall design a new wastewater treatment system prior to development that results in an increased demand on wastewater treatment on the project site. The applicant shall submit proposed designs to the Monterey County Health Department and the Regional Water Quality Control Board for approval. The applicant shall complete construction of the system prior to any expanded use of existing buildings that would result in an increase in demand in excess of five percent over current demand, and prior to any occupancy of new buildings. The septic discharge area shall be adequately separated from the storm water detention facility</p>	<p>The applicant shall design a new wastewater treatment system. The proposed designs shall be submitted to the Monterey County Health Department and the Regional Water Quality Control Board for approval. The applicant shall complete the construction of the new septic system</p>	Applicant/ Developer	Prior to develop ment that results in an in- creased demand on waste- water treat- ment on the project site. Prior to the issuance of occup- ancy	

Permit Case Number	Mits Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (Timeline)
					permit and prior to any expand- ed use of existing build- ings in excess of five percent over current demand.	

Permit Card Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Mitig. Timing	Verification of Compliance (Timeline)
42; 55.	S-2	The applicant shall modify the Master Plan to eliminate self-contained bathrooms replacing them as necessary with bathroom facilities-connected to water and sewer systems	The applicant shall modify Master Plan to eliminate self-contained bathrooms and shall submit the revised plan to the Environmental Health Department and RMA - Planning Department for review and approval.	Applicant/ Developer	Prior to approval of final Master Plan.	
43; 56.	AQ-1	The applicant shall include on all grading permits for the proposed project the following measures, to be implemented as necessary to prevent construction dust leaving the immediate construction area. a. Water all active portions of the construction site at least twice daily; b. Suspend all excavation and grading operations when wind speeds exceed 15 miles per hour averaged over one hour, if watering activities are inadequate to control airborne dust; c. Replace ground cover or apply MBUAPCD-approved chemical soil stabilizers according to manufacturer's specifications to all inactive portions of the construction site (previously graded areas inactive for four days or more), when airborne dust conditions are visible; d. Apply water two times daily or chemical stabilizers according to manufacturer's specifications to all inactive portions of the construction site (previously graded areas inactive for four days or more), when airborne dust conditions are visible; e. Sufficiently water or securely cover all material transported off-site and adjust on-site loads as necessary to prevent airborne dust conditions. Haul trucks shall maintain two feet of freeboard to prevent airborne dust conditions; f. Plant vegetative ground cover in, or otherwise stabilize disturbed areas as soon as grading and construction activities in those areas are completed; g. Cover material stock piles that remain inactive for	The applicant shall include the conditions stipulated in the mitigation measure on grading permits. The applicant shall implement the conditions stipulated on the grading permit. The applicant shall maintain erosion control implementation logs.	Applicant/ Developer	Prior to the issuance of grading permits. During construction activities Ongoing during grading activities	

Permit Card Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a qualified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (date/date)
		<p>more than 72 consecutive hours;</p> <p>h. Provide dust free stabilized surfaces at the exit of construction sites for all exiting trucks;</p> <p>i. Mechanically sweep adjacent public streets at the end of each day if visible soil material is carried out from the construction site; and</p> <p>j. Limit traffic speed on all unpaved roads to 15 miles per hour or less.</p>				
44; 57.	AQ-2.	The applicant shall stipulate on grading and construction permits that ground disturbance in excess of 8 .1 acres of general construction activity or 2 .2 acres of grading or excavation shall be limited to non-school days.	<p>The applicant shall stipulate conditions on grading permits.</p> <p>The applicant shall maintain erosion control implementation logs</p>	Applicant/ Developer	Prior to the issuance of grading permits. Ongoing during grading activities	
45; 58.	HAZ-1.	Prior to removal of the transite pipe, the applicant shall test the pipe for asbestos content, and if the pipe does contain asbestos, the applicant shall obtain a demolition/asbestos removal permit from the MBUAPCD.	<p>The applicant shall test the transite pipe for asbestos content.</p> <p>The applicant shall obtain demolition/asbestos removal permit from the MBUAPCD. If the pipe does contain asbestos.</p> <p>The applicant shall submit the results of the testing and an asbestos removal permit from the MBUAPCD (if applicable) to the RMA – Planning Department.</p>	Applicant/ Developer	Prior to the issuance of a permit for removal for the transite pipe.	

Permit Control Number	Mitigation Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (date/tile)
46- 59.	CC-1	<p>The applicant shall prepare a Greenhouse Gas/Off-site Energy Demand Reduction Plan and submit the plan with building permit applications for review and approval of the Resources Management Agency. The plan may be freestanding or incorporated into Title 24 compliance reports or construction plans, and shall include:</p> <ul style="list-style-type: none"> • Quantification of baseline projected greenhouse gas emissions from the proposed development project; • Feasible greenhouse gas reduction measures to be incorporated into the development project; and • Quantification of greenhouse gas emissions reductions resulting from implementation of the plan. • The applicant may utilize the methodology for quantifying baseline greenhouse gas emissions and quantifying greenhouse gas emissions reductions specified by the Bay Area Air Quality Management District in the draft California Air Quality Act Air Quality Guidelines and its California Environmental Quality Act Air Quality Guidelines, or other appropriate method approved by the RMA-Planning Department. Other feasible measures may be proposed provided that the applicant is able to present substantial evidence that the level of greenhouse gas emissions reduction anticipated is likely to accrue from the measures. The plan may include off-site greenhouse gas emissions reduction measures in addition to off-site energy demand reductions, but must focus on on-site reductions 	<p>The applicant shall prepare a Greenhouse Gas/Off-site Energy Demand Reduction Plan.</p> <p>The applicants shall submit the plan to the RMA – Planning Department for approval.</p>		Prior to the issuance of building permits	



GENERAL NOTES:
 1. EXISTING STRUCTURE IS TO BE DEMOLISHED.

LEGEND:

- [Symbol] EXISTING BUILDING
- [Symbol] PROPOSED BUILDING
- [Symbol] EXISTING PARKING
- [Symbol] PROPOSED PARKING

PARKING TABULATION

EXISTING SPACES	18
PROPOSED SPACES	276
TOTAL SPACES	294

* SPACES IN PARENTHESES ARE PROPOSED FOR FUTURE DEVELOPMENT OR IN BALANCE.

BUILDING AREAS

EXISTING BLDGS	5,400 SQ. FT.
PROPOSED BLDGS	1,200,000 SQ. FT.
TOTAL BLDG AREA	1,205,400 SQ. FT.

MASTER PLAN
 SCALE: 1" = 100'-0"

PROOF OF SERVICE

I am employed in the County of Monterey, State of California. I am over the age of 18 years and not a party to the within action. My business address is 168 W. Alisal Street, 2nd Floor, Salinas, California.

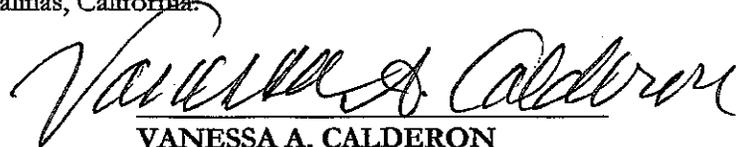
On Friday, October 28, 2011 I served a true copy of the following document:

- PLANNING COMMISSION RESOLUTION NO. -11-031 RANCHO CIELO YOUTH CAMPUS EXPANSION MASTER PLAN (PLN110485)
- NOTICE OF APPEAL AND INSTRUCTIONS

on the interested parties to said action by the following means:

- (BY HAND-DELIVERY)** By causing a true copy thereof, enclosed in a sealed envelope, to be hand-delivered.
- (BY MAIL)** By placing a true copy thereof, enclosed in a sealed envelope, for collection and mailing on that date following ordinary business practices, in the United States Mail at the Resource Management Agency Planning Department, 168 W. Alisal Street, 2nd Floor, Salinas, California, addressed as shown below. I am readily familiar with this business's practice for collection and processing of correspondence for mailing with the United States Postal Service, and in the ordinary course of business, correspondence would be deposited with the United States Postal Service the same day it was placed for collection and processing.
- (BY OVERNIGHT DELIVERY)** By placing a true copy thereof, enclosed in a sealed envelope, with delivery charges to be billed to the Resource Management Agency, Planning Department, to be delivered by Overnight Delivery.
- (BY FACSIMILE TRANSMISSION)** By transmitting a true copy thereof by facsimile transmission from facsimile number (831) 757-9516 to the interested parties to said action at the facsimile number(s) shown below.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on Friday, October 28, 2011, at Salinas, California.


VANESSA A. CALDERON

Place address(es) mailed to here:

AGENT:

DALE ELLIS
LOMBARDO & GILLES
318 CAYUGA STREET
SALINAS CA 93901