Attachment B

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County of Monterey
Condition of Approval and Mitigation Monitoring and Report Program
2016 Annual Report

Summary
This is the Annual Report on the status of compliance with condition of approval/mitigation monitoring and reporting plans for all land use projects with mitigation measures approved by the County of Monterey in 2016, any related code enforcement actions undertaken in 2016, related trainings, and any proposed action to modify conditions of approval for land use projects approved in 2016. This report is required pursuant to Section III.E of the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program ("Program").

2016 Projects
In 2016, two EIR and seven Mitigated Negative Declarations were adopted (**Exhibit 1)**. As demonstrated in **Exhibit 2**, the projects on the list are in compliance or currently working towards compliance with their conditions of approval and mitigation measures are being monitored. None of them have asked for modifications to the conditions of approval, and none of them are under a code enforcement action to require compliance with the conditions of approval or mitigation measures. Some projects have been recently approved and have not commenced the process of condition compliance. On February 14, 2017, the Board of Supervisors approved amendments to the Program. The amendments include requirements for additional staff training, tracking and reporting of conditions of approval and compliance of mitigation measures. In addition, the amendment outlined reporting of on-going conditions of approval and mitigations measures for projects approved in previous years that an Environment Impact Report (EIR) was certified and the project not implemented and on Subdivisions, where the final map has not been recorded. The addition of 11 projects have been included in the Annual Report.

The projects are:
SB000841 - Oak Knowles Subdivision
SH93001 - Moro Cojo CHISPA Subdivision
PC7704 - Pasadera/Bishop Ranch Subdivision
965120PC - Canada Woods North
PLN980516 - Moshine -Somoske Subdivision
PLN990391 - Sunridge Views Subdivision
PLN010001 - Poterero Subdivision
PLN020344 - Omni Enterprise LLC
PLN040758 - Bollenbacher & Kelton Inc (Ferrini Ranch)
PLN100138 - Pebble Beach Company
PLN120294 - California Flats Solar LLC (Hearst Corporation)

Enforcement
RMA-Planning staff continues to work with project applicants to secure condition compliance on projects that were approved in previous years.

In one case, California Flats Solar, LLC (Hearst Corporation PLN120294, Rincon Consultant, Inc consulting firm was retained to perform monitoring and compliance tasks and submit technical memoranda summarizing the review of each compliance document along with next steps, if applicable. County staff conducts weekly conference calls with the staff from Rincon

and California Flats Solar representatives to discuss the timeframe for submittal of the requested documentation. Prior to submittal of construction permits, California Flats Solar, LLC is to submit pre-construction reports before issuance of building permits. The project is currently in compliance, and we continue to work with the consultant and the applicant regarding mitigation monitoring.

Training

The RMA has procedures for clearing conditions and mitigation measures. "Standard Comments" were created to for specific conditions to make documentation uniform. Agencies are required to input the date the condition was met, how it was met, and the person in the land use department who cleared the condition into the County's permits tracking database, Accela Automation. This information is available to the public through the public access component of the database called Accela Citizen Access (<https://aca.accela.com/monterey/default.aspx>). This public access portal allows any member of the public access to Planning and Construction permit information for the unincorporated areas of Monterey County 24 hours a day, 7 days a week. Information can be searched by street address, Assessor's Parcel Number, or Permit File Number.

The RMA Chief of Planning oversee the implementation of the Program and provides training to the other land use departments on tracking condition compliance per the terms of the Program. All planners are assigned condition compliance; however, there is a core team (one senior, an associate and two assistants) that specialize in condition compliance. New staff is trained on these requirements as part of introductory training. "Responsible Departments" and "Advisory Agencies," as those terms are defined in the Program, met on six occasions in 2016 at the Inter-Agency Review (IAR) meeting. Most recently a major training was conducted on March 2, 2017 to review the amended Program procedures on reporting and inputting Condition Compliance documentation into Accela, along with the new expectations and responsibilities for tracking and monitoring mitigation measures on previously approved projects.

Meet and Confer

During the 2017, County staff met and conferred with representatives from the Save Our Peninsula Committee ("SOPC") to review the proposed amendments to the Program prior to the Board's consideration of the amendments. The February 14, 2017, were amendments of conjoint agreement. County staff continually seeks to improve our public communications and accessibility to project information.

Exhibits:

1. A Detailed Project List – 2016
2. Annual Report Matrix – 2016

EXHIBIT 1 OF ATTACHMENT B

2016 ANNUAL REPORT - DRAFT

06/13/2017

	Project Name	File Number	Decision Date	CEQA Status	Mitigation Monitoring Agreement Document Number	Overall Project Status (permits issued; commenced use)	# of Conditions on project	# of Mitigation Measures on project	Is Project in Compliance with Cond. & MM? (Y/N)	CE Action Taken? (Compliance Order Issued) (Y/N)
1	PEBBLE BEACH COMPANY	PLN130447	08/23/2016	EIR	DOC #2017003224		28	19	Y	N
2	LOMBARDO LAND GROUP I LP (RANCHO CANADA VILLAGE)	PLN040061	12/13/2016	EIR		PROJECT IS IN LITIGATION	112	0	Y	N
3	CASTRO JAN	PLN150218	01/27/2016	MND	DOC #2016021921		24	2	Y	N
4	PACIFIC GAS & ELECTRIC CO (MOSS LANDING SUBSTATION SECURITY UPGRADE)	PLN150699	04/14/2016	MND	DOC #2016035162		10	24	Y	N
5	HEIDI SCHWENK	PLN150453	05/11/2016	MND	DOC #2016041864		13	83	Y	N
6	PIETRO FAMILY INVESTMENTS LP	PLN150598	05/12/2016	MND	DOC #2016047118		15	3	Y	N
7	SCHEID VINEYARDS CALIFORNIA INC (FOUNDATION WINDPOWER)	PLN150815	06/08/2016	MND			13	1	Y	N
8	NORTH MONTEREY COUNTY UNIFIED SCHOOL DISTRICT (RESOURCE CONSERVATION DISTRICT)	PLN150247	07/28/2016	MND			4	0	Y	N
9	BELLA DESIGNS LLC	PLN140219	08/31/2016	MND			31	0	Y	N

Monterey County Resource Management Agency
Planning

Projects Decided in 2016 with EIR and MND

EXHIBIT 2 OF ATTACHMENT B

EIR **2**

Application Title: PEBBLE BEACH COMPANY
File No: PLN130447
Decision Date: 08/23/2016
Entitlement: Combined Development Permit
Location: 4005 SUNRIDGE RD, PEBBLE BEACH, CA 93953
Planning Area: Greater Monterey Peninsula Area Plan
Current Status: Condition Compliance

Description

Combined Development Permit consisting of: 1) a Use Permit and Design Approval to allow the construction of 24 affordable housing units and a 498 square foot manager's office building; 2) a Use Permit to allow the removal of approximately 725 trees; and associated grading. The project site is located along SFB Morse Drive, just south of the intersection with Ortega Road and adjacent to the City of Pacific Grove, Pebble Beach (a portion of Assessor's Parcel Number 008-041-009-000 also known as Area D), Del Monte Forest, Greater Monterey Peninsula Area Plan.

Application Title: LOMBARDO LAND GROUP I LP (RANCHO CANADA VILLAGE)
File No: PLN040061
Decision Date: 12/13/2016
Entitlement: Combined Development Permit
Location: 9999 TO BE ASSIGNED, TO BE ASSIGNED, CA 999
Planning Area: Carmel Valley Master Plan
Current Status: Condition Compliance

Description

The proposed development application consists of: two alternative residential subdivision scenarios for the West Course of the Rancho Canada Golf Club, located on the south side of Carmel Valley Road (4860 Carmel Valley Road), approximately 0.6 miles east of Highway 1. One alternative is a 281-unit residential project consisting of a mix of single family residences (141 units) and townhomes and condominiums (140 units). The second alternative is a lower density, 130-unit project consisting primarily of single family lots, but also includes 12 condominium units. The alternatives occupy the same general area of the West Course, except that the 130-unit alternative also includes a 4.3 acre parcel, approximately one-half mile northeast of the main project area, presently developed with maintenance facilities. The subject site is designated Public/Quasi-Public (P/Q-P) by the Monterey County General Plan and Carmel Valley Master Plan, with a Special Treatment designation allowing for residential development under certain conditions. Consistent with the General Plan and the site's existing public golf course use, the site is in the P/Q-P Zoning District. An environmental impact report (EIR) will be prepared for the project analyzing both subdivision scenarios. The properties are located on Carmel Valley Road, Carmel [No addresses have been assigned to the parcels] (Assessor's Parcel Numbers 015-162-017-000, 015-162-025-000, 015-162-026-000, 015-162-039-000 and 015-162-040-000), Carmel Valley Master Plan.

Monterey County Resource Management Agency
Planning

Projects Decided in 2016 with EIR and MND

Mitigated Negative Declaration 7

Application Title: CASTRO JAN
File No: PLN150218
Decision Date: 01/27/2016
Entitlement: Coastal Development Permit
Location: 36324 HWY 1, CARMEL, CA 93923
Planning Area: Coast-Big Sur
Current Status: Condition Compliance

Description
Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the demolition of an existing 4,010 square foot single family dwelling and the construction of a one story 8,279 square foot single family dwelling; 2) Coastal Development Permit to allow development within 50 feet of a coastal bluff; and 3) Coastal Development Permit for a Lot Line Adjustment; 4) Coastal Development Permit for development within 750 feet of a known archaeological resource; and 5) Design Approval. The property is located at 36404 & 36324 Highway 1, Carmel (Assessor's Parcel Numbers 243-251-005-000 & 243-251-008-000), Big Sur Coast Land Use Plan, Coastal Zone.

Application Title: PACIFIC GAS & ELECTRIC CO (MOSS LANDING SUBSTATION SECURITY UPGRADE)
File No: PLN150699
Decision Date: 04/14/2016
Entitlement: Coastal Development Permit
Location: 7251 HWY 1 1, MOSS LANDING, CA 95039
Planning Area: Moss Landing Comm Plan
Current Status: Condition Compliance

Description
Combined Development Permit consisting of the following: Coastal Administrative Permit for the removal of an existing 8,225 linear foot chain link fence and construction of a 5,460 linear foot by 12 foot tall pre-cast concrete wall and 2,765 linear foot by 10 foot tall chain link fence; and Coastal Development Permit for development on a site with a positive archaeological report. The property is located at 7251 Highway 1, Moss Landing (Assessor's Parcel Number 133-181-010-000), Moss Landing Community Plan, Coastal Zone.

Monterey County Resource Management Agency
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Projects Decided in 2016 with EIR and MND

Application Title: SCHWENK HEIDI
File No: PLN150453
Decision Date: 05/11/2016
Entitlement: Coastal Development Permit
Location: 2486 17TH AVE, CARMEL, CA 93923
Planning Area: Carmel LUP
Current Status: Condition Compliance

Description
Coastal Development Permit and Design Approval to allow a new exterior stairwell and excavation under the foundation to increase ceiling height of an existing 144 square foot room within 750 feet of a known archaeological resource. The property is located at 2486 17th Avenue, Carmel (Assessor's Parcel Number 009-471-020-000), Carmel Area Land Use Plan, Coastal Zone.

Application Title: PIETRO FAMILY INVESTMENTS LP
File No: PLN150598
Decision Date: 05/12/2016
Entitlement: Design Approval
Location: 26324 VALLEY VIEW AVE, CARMEL, CA 93923
Planning Area: Carmel LUP
Current Status: Condition Compliance

Description
Design Approval to allow a first and second story addition to an existing single family dwelling and 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource. The property is located at 26324 Valley View Avenue, Carmel (Assessor's Parcel Number 009-463-016-000), Carmel Land Use Plan, Coastal Zone.

Monterey County Resource Management Agency
Planning

Projects Decided in 2016 with EIR and MND

Application Title: SCHEID VINEYARDS CALIFORNIA INC (FOUNDATION WINDPOWER)
File No: PLN150815
Decision Date: 06/08/2016
Entitlement: Use Permit
Location: 1972 HOBSON AVE, GREENFIELD, CA 93927
Planning Area: Central Salinas Valley
Current Status: Condition Compliance

Description
Use Permit to allow an approximately 400 foot tall 1.85 MW commercial wind energy conversion system (WECS). The property is located at 1972 Hobson Avenue, Greenfield (Assessor's Parcel Number 221-081-009-000), Central Salinas Valley Area Plan.

Application Title: NORTH MONTEREY COUNTY SCHOOL DIST (RESOURCES CONSERVATION DIST)
File No: PLN150247
Decision Date: 07/28/2016
Entitlement: Coastal Development Permit
Location: 13990 CASTROVILLE BLVD, CASTROVILLE, CA 95(
Planning Area: North County LCP
Current Status: Condition Compliance

Description
Coastal Development Permit to allow an Amphibian Habitat Restoration project within 100 feet of environmentally sensitive habitat. The property is located at 13990 Castroville Boulevard, Castroville (Assessor's Parcel Number 133-092-007-000), North Monterey County High School, North County Land Use Plan, Coastal Zone.

Monterey County Resource Management Agency
Planning

Projects Decided in 2016 with EIR and MND

Application Title: BELLA DESIGNS LLC
File No: PLN140219
Decision Date: 08/31/2016
Entitlement: Combined Development Permit
Location: 165 SPINDRIFT RD, CARMEL, CA 93923
Planning Area: Carmel LUP
Current Status: Condition Compliance

Description
Combined Development Permit consisting of: 1) a Coastal Administrative Permit to demolish a residence and garage, and construct a single family dwelling, attached garage, loggia, and covered terrace with a spa; 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 3) a Design Approval. The property is located at 165 Spindrift Road, Carmel (Assessor's Parcel Number 241-251-011-000), Carmel Area Land Use Plan, Coastal Zone.