

# Attachment B

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# 2020 ANNUAL REPORT

This annual report provides the status of condition compliance for land use projects approved in 2020 which relied on a CEQA Environmental Impact Report (EIR) or Mitigated Negative Declaration (MND) and the status of condition compliance for selected older, previously approved land use projects.



Monterey County  
Condition of Approval &  
Mitigation and  
Monitoring Program

**CONTENTS**

INTRODUCTION ..... 3

2020 ANNUAL REPORT SUMMARY ..... 3

RESPONSIBLE DEPARTMENTS' ANNUAL REPORTS .....20

2020 PROGRAM TRAINING .....156

## INTRODUCTION

This report is the Annual Report to the Board of Supervisors on the status of compliance with approved Conditions of Approval and Mitigation Monitoring and Reporting Plans for land use projects approved by the County of Monterey in 2020 with an adopted Mitigated Negative Declaration (MND) or certified Environmental Impact Report (EIR) and for a selection of previously approved land use projects.

This report is required to be prepared and presented to the Board of Supervisors pursuant to Section III.E of the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program (“Program”). Pursuant to Program reporting requirements, the report also includes the following information: any related compliance orders or code enforcement actions undertaken for the projects being reported on; any proposed actions to modify conditions of approval/mitigation measures for these projects; the Responsible Departments’ annual reports; and evidence of Program training completed by staff within the Responsible Departments. “Responsible Departments” are those departments that apply, monitor and/or report on status of compliance with approved mitigation measures and conditions of approval of land use projects.

## 2020 ANNUAL REPORT SUMMARY

### Projects Approved in 2020 with an EIR or MND

The County certified one EIR, wrote addenda to three certified EIRs, adopted twelve MNDs, and wrote addenda to two MNDs for land use projects approved in 2020. These recent projects comply with or are currently working towards compliance with their conditions of approval and/or mitigation measures (herein referred to as “COA/MM”). No modifications to the approved COA/MM were requested, and there were no compliance issues described in the certifications from Responsible Departments for these projects.<sup>1</sup>

Table 1 – Projects Approved in 2020 with an EIR or MND

Project List No.	Planning Permit No.	Planning Permit Title	EIR or MND
1	PLN020016-AMD2	Morisoli Partnership and Amaral Ranches <i>et al.</i>	Addendum to EIR
2	PLN030204-AMD1	East Garrison COA 184	Addendum to EIR
3	PLN040183	Paraiso Springs Resort	EIR
4	PLN100396	Raiser Helen M Trust	MND
5	PLN150337	Esalen Institute	Addendum to MND
6	PLN170257	Dole Fresh Vegetable Inc. (Foundation Windpower)	MND

<sup>1</sup> Pursuant to the Program section II.B.I (a through d), projects previously approved with an EIR or MND in 2020 but which are in litigation or on appeal to the California Coastal Commission are currently exempt from the Condition Compliance verification process and therefore not included in this report.

7	PLN180257	11721 Hidden Valley LLC	MND
8	PLN180337	Ocho West CA LLC	MND
9	PLN180371	PG&E (Elkhorn Battery Energy Storage Facility)	MND
10	PLN180434	Haley Timothy M & McGourty Ethna C Trust	MND
11	PLN180496	Spreckels Industrial Park LLC	MND
12	PLN180537	Steppe Stephen M & Sara R Trust	MND
13	PLN190010	State of California (Charter Spectrum)	MND
14	PLN190127	Café Tori Investment LLC (Harvest Moon Agricultural Employee Housing)	MND
15	PLN190199	Horvath Liza D Trust	Addendum to MND
16	PLN190253	Dynergy Moss Landing LLC	MND
17	PLN190299	Vasseghi Nader & Vasseghi Firozeh & Yolanda & Ron Gurries Family Partnership (Cal-Am Water Company)	MND
18	PLN120294-AMD1	California Flats Solar LLC	Addendum to EIR

### Selected Older Projects

Pursuant to Section III.E.2 of the Program, the Condition of Approval Supervisor (“CAPS”), in consultation with County Counsel, has chosen to report on selected older projects (**see Table 2 below**). The list includes many of the same selected older previously approved projects reported on in last year’s Annual Report. The eight projects are sub-grouped as either a) working on condition compliance or b) having ongoing post-Final Map conditions.

#### Group A

Omni Resources Corral de Tierra Shopping Center and September Ranch (Project Nos. 19 and 20) worked toward compliance with the project COA/MM in calendar year 2020. There were no proposed modifications to the approved COA/MM in 2020. The CAPS chose not to report on Building Services conditions in this Annual Report because the project is not near the need to comply with those two conditions (i.e. Omni Resources Condition Nos. 7 and 11). The September Ranch applicant (owner is now “Carmel Reserve”) submitted the Final Map for the first phase of the project in the fall of 2020, and the Board of Supervisors approved the Final Map for Phase 1 on December 8, 2020.

Group B

The selected older projects include six projects with on-going monitoring COA/MM (Projects No. 21 through 26) that require the permit holder to submit annual reports to the County’s Responsible Departments for review. Four projects did not submit annual reports on time to HCD-Environmental Services, while three reports were submitted on time to HCD-Environmental Services and Environmental Health Bureau for calendar year 2020. A condition compliance notice from HCD-Environmental Services was sent to the four permit holders to submit their delinquent 2020 annual reports within 30 days of receiving the notice. Three subsequently submitted the reports. One permit holder, Pasadera/Bishop Ranch, did not submit its report in a timely manner, and County staff is in the process of addressing the lack of compliance pursuant to the Program section III.D.2. No modifications to the approved COA/MM were requested for any of the six projects with on-going monitoring conditions in 2020.

See **Table 3** (starting on page 7 of this report) for the full 2020 Annual Report Summary Chart.

**Table 2 - Previously Approved Projects Selected by the CAPS**

No.	Planning Permit No.	Planning Permit Title	“On-Going” or “Unmet” Conditions	Pursuing Condition Compliance
19	PLN110077/ PLN020344	Omni Resources	Several Unmet COA/MM (see Dept. Reports)	Yes
20	PLN110173/ PLN050001	September Ranch	See Dept. Reports	Yes
21	965120PC	Canada Woods North	COA 153 (Annual Water Report)	No
22	PC07703/PC07 704	Pasadera/Bishop Ranch	COA 155 (Annual Water Report)	No
23	PLN030065	Bloom Joint Venture (The Commons at Rogge Rd.)	COA 62 (Annual Drainage Report)	No
24	SB00866	Pattee Ranch Subdivision	COA 56 (Annual Drainage Report)	No
25	SB 95001	Woodland Heights/ La Tourette Subdivision	COA 38 (Annual Drainage Report)	No
26	PC94067	Santa Lucia Preserve	COA 14 (Annual Base Flow Monitoring Report)/ COA 52 (Annual Water Report)	No

## RESPONSIBLE DEPARTMENT ABBREVIATION CODES:

Responsible Departments with conditions on a given project are listed in the last line of each project summary box. Housing and Community Development (HCD) – Engineering Services (representing Public Works)<sup>2</sup> is abbreviated as PW; HCD-Planning is abbreviated as PLN; HCD-Environmental Services is abbreviated as ES; County Environmental Health Bureau is abbreviated as EHB; County Counsel-Risk Management is abbreviated as CC-RM; the Fire Districts are shortened to “Fire” and County Parks is shortened to “Parks.” Environmental Services has taken on the development review responsibilities of Water Resources Agency (WRA) and that is expressed in the Project List as ES (for WRA).

<sup>2</sup> In November 2020, the County Resource Management Agency (RMA) was split into two new County departments, respectively entitled Housing and Community Development (HCD) and Public Work, Facilities and Parks (PWFP). As part of the division of RMA into two departments, a portion of the former RMA-Public Works staff that conduct development review was assigned to the newly-formed Housing and Community Development Department. That team is called “HCD-Engineering Services (representing Public Works).” That team prepared the Responsible Department Annual Report for the Public Works conditions of approval on land use project permits.



## Monterey County RMA/HCD Condition of Approval Mitigation Monitoring Reporting Program

### 2020 Project List

2020 Project No. 1	Project Data	Project Description
Application Title:	MORISOLI PARTNERSHIP AND AMARAL RANCHES ET AL.	Amendment to Conditions of Approval numbers 188 (MM #44), 189 (MM #45), 190 (MM #46), 191 (MM #47), 192 (MM #48) and 193 (MM #49) of the Combined Development Permit (PLN020016) for the subdivision to change timing of transportation-related mitigation measures, including associated bonding or fair-share contribution requirements, to correspond to the phase of the development that results in the potential impact. The subdivision is located west of the Pine Canyon Road and Pettitt Road intersection approximately two miles southwest of King City (Assessor's Parcel Numbers 221-161-017-000, 420-063-044-000, 420-063-045-000, 420-063-046-000, 420-063-054-000 and 420-063-055-000), Central Salinas Valley Area Plan.
File No:	<a href="#">PLN020016-AMD2</a>	
Decision Date:	3/24/2020	
Entitlement:	Permit Amendment	
Location:	West of the Pine Canyon Road and Pettitt Road intersection	
Planning Area:	Central Salinas Valley	
Current Status:	Condition Compliance	
CEQA Status:	Addendum to EIR	
Project Planner:	Cheryl Ku	
COA/MM Reporting:	PLN, PW, CC-RM	

2020 Project No. 2	Project Data	Project Description
Application Title:	US ARMY CORPS OF ENGINEERS (EAST GARRISON SPECIFIC PLAN)	Amend an air quality mitigation measure [East Garrison Specific Plan/Combined Development Permit (PLN030204) Condition of Approval No. 184] with language that is equivalent or more effective than what was certified with the FSEIR. The original mitigation measure reads: "The applicant shall pay the Planning and Building Inspection Department \$1,857.14 per residential unit for a total not to exceed \$2,600,000 for Air Quality mitigation. The \$2,600,000 will be distributed by the Air District as follows: \$1,565,806 for funding agricultural pump retrofits and \$1,034,194 for purchase of school buses." and will be amended as follows: "The applicant shall pay the Planning and Building Inspection Department \$1,857.14 per residential unit for a total not to exceed \$2,600,000 for Air Quality mitigation. The funds will be distributed to the Monterey Bay Air Resources District (District) to use toward emission reduction grant programs including, but not limited to, the installation of electric vehicle charging infrastructure, incentive programs promoting the purchase of electric vehicles (including school buses), and grant projects following the District's Policies and Procedures Manual for the Carl Moyer Program."
File No:	<a href="#">PLN030204-AMD1</a>	
Decision Date:	2/11/2020	
Entitlement:	Permit Amendment	
Location:	East Garrison	
Planning Area:	Greater Monterey Peninsula	
Current Status:	Pending Approved	
CEQA Status:	Addendum to EIR	
Project Planner:	Anna Quenga	
COA/MM Reporting:	PLN, PW	

2020 Project No. 3	Project Data	Project Description
Application Title:	PARAISO SPRINGS RESORT (PARAISO SPRINGS RESORT LLC)	<p>Combined Development Permit consisting of: 1) "After The Fact" Environmental Review and permission to demolish 9 Historic Cottages removed from the Paraiso Hot Springs Resort, November 2003 (to clear Code Violation Case CE030404/PLN040488); 2) A General Development Plan proposal for the reconstruction and expansion of the historic spa resort with the following amenities: a 103 room hotel consisting of single and two-story clustered visitor-servicing hotel units; 60 two-to-three bedroom timeshare units and 17 timeshare villas; lodge; visitor center; restaurants; culinary training center; wine pavilion; shops; tennis courts; swimming pools; golf instruction center; racquetball pavilion; spa center with massage, beauty, therapeutic services and outdoor/indoor fitness center; a wellness/education center with lecture and conference facilities; cultural center for music, art and literature; outdoor amphitheater; vineyards; laundry and maintenance facilities; wastewater treatment system; and re-landscaping of the grounds including new trees, paths, hiking trails, pedestrian and vehicle bridges, gardens and pergolas. Architectural treatments, materials, colors, and landscaped grounds are intended to echo the Paraiso Hot Springs' former affiliation with Mission Soledad; 3) a Standard Subdivision (Vesting Tentative Map) to create 23 parcels and a condominium map for timeshare units; 4) Use Permit for removal of 185 protected oak trees; 5) Use Permit for development on slopes in excess of 30%; 6) Grading of 162,073 cubic yards; 7) off site road improvements to Paraiso Springs Road. The property is located at 34358 Paraiso Springs Road, Soledad (Assessor's Parcel Numbers 418-381-021-000, 418-361-004-000, and 418-381-022-000), Central Salinas Valley Area.</p>
File No:	<a href="#">PLN040183</a>	
Decision Date:	2/20/2020	
Entitlement:	Combined Development Permit	
Location:	34358 PARAISO SPRINGS RD, SOLEDAD, CA 93960	
Planning Area:	Central Salinas Valley	
Current Status:	Condition Compliance	
CEQA Status:	EIR	
Project Planner:	Mike Novo	
COA/MM Reporting:	PLN, PW, ES, EHB, CC-RM, Fire	

2020 Project No. 4	Project Data	Project Description
Application Title:	RAISER HELEN M TR & HELEN M RAISER TR (RAISER PHILLIP H TR ET AL)	<p>Combined Development Permit required by Condition Number 4 under Emergency Permit (PLN100094) consisting of: 1) a Coastal Administrative Permit and Design Approval for the construction of an approximately 15 foot tall, 130 foot long Hilfiker wall (terraced wall) to stabilize and repair a failing slope around an existing single family dwelling, installation of drainage improvements including a culvert and concrete check dams placed below the slope; 2) Coastal Development Permit for development within 100 feet of environmentally sensitive habitat; 3) Coastal Development Permit for development within 50 feet of a Coastal bluff; 4) Coastal Development Permit for development on slopes exceeding 30 percent; 5) Coastal Development Permit for development within 750 feet of known archaeological resources. The property is located at 30650 Aurora Del Mar, Carmel (Assessor's Parcel Number 243-341-001-000), Big Sur Coast Land Use Plan, Coastal Zone.</p>
File No:	<a href="#">PLN100396</a>	
Decision Date:	4/8/2020	
Entitlement:	Combined Development Permit	
Location:	30650 AURORA DEL MAR, CARMEL, CA 93923	
Planning Area:	Coast-Big Sur	
Current Status:	Condition Compliance	
CEQA Status:	Mitigated Negative Declaration	

Project Planner:	R. Craig Smith
COA/MM Reporting:	PLN, CC-RM

2020 Project No. 5	Project Data	Project Description
Application Title:	ESALEN INSTITUTE (ESALEN SOUTH COAST EMPLOYEE HOUSING)	<p>Coastal Development Permit and Design Approval to allow the replacement of a previously burned down employee housing building with three worker housing buildings consisting of: Building #1: 2,830 square feet, Building #2: 4,292 square feet and Building #3: 5,771 square feet, and one common room of 1,133 square feet (primarily below grade); and grading (4,966 cubic yards cut/3,039 cubic yards import fill). The project would be constructed in two phases: Phase I includes site preparation for the entire project, Building 2 and Building 3; Phase II includes Building 1 and the Common room. The project also includes a perimeter driveway around the structural development to facilitate service vehicles and emergency vehicles. The property is located at 54105 Highway 1, Big Sur (Assessor's Parcel Number 421-011-018-000), on the east side of Highway 1, Big Sur Coast Land Use Plan, Coastal Zone. NOTE: This is a re-submittal for Environmental Health and new project for RMA Environmental Services only.</p>
File No:	<a href="#">PLN150337</a>	
Decision Date:	3/11/2020	
Entitlement:	Coastal Development Permit	
Location:	54105 HWY 1, BIG SUR, CA 93920	
Planning Area:	Coast-Big Sur	
Current Status:	Condition Compliance	
CEQA Status:	Addendum to MND	
Project Planner:	R. Craig Smith	
COA/MM Reporting:	PLN, PW, ES, EHB, CC-RM	

2020 Project No. 6	Project Data	Project Description
Application Title:	DOLE FRESH VEGETABLES INC (FOUNDATION WINDPOWER)	<p>Combined Development Permit consisting of: 1) Use Permit to allow installation and operation of two (2) 2.7-megawatt commercial wind energy conversion systems; and 2) Variance to allow a reduction of the setback from the nearest public road. The property is located at 32655 Camphora Gloria Road, Soledad (Assessor's Parcel Number 257-081-038-000), Central Salinas Valley Area Plan.</p>
File No:	<a href="#">PLN170257</a>	
Decision Date:	10/14/2020	
Entitlement:	Combined Development Permit	
Location:	32655 CAMPHORA GLORIA RD, SOLEDAD, CA 93960	
Planning Area:	Central Salinas Valley	
Current Status:	Condition Compliance	
CEQA Status:	Mitigated Negative Declaration	
Project Planner:	Joseph Sidor	
COA/MM Reporting:	PLN, CC-RM	

2020 Project No. 7	Project Data	Project Description
Application Title:	11721 HIDDEN VALLEY LLC	Administrative Permit and Design Approval to allow a private vineyard including construction of a new 3,871 square foot farm out-building (barn) for processing in the Site Plan review district. The property is located at 11729 Hidden Valley Road, Carmel Valley (Assessor's Parcel Number 185-051-019-000), Greater Monterey Peninsula Area Plan.
File No:	<a href="#">PLN180257</a>	
Decision Date:	3/11/2020	
Entitlement:	Combined Development Permit	
Location:	11729 HIDDEN VALLEY RD, CARMEL VALLEY, CA 93924	
Planning Area:	Greater Monterey Peninsula Area Plan	
Current Status:	Condition Compliance	
CEQA Status:	Mitigated Negative Declaration	
Project Planner:	Kenny Taylor	
COA/MM Reporting:	PLN, PW, ES, CC-RM	

2020 Project No. 8	Project Data	Project Description
Application Title:	OCHO WEST CA LLC	Coastal Administrative Permit and Design Approval to allow the construction of a 6,800 square foot two-story single family dwelling with attached garage and Coastal Administrative Permit and Design Approval to enable the construction to 800 square foot detached Accessory Dwelling Unit. The property is located at 12 Rancho San Carlos Road, Carmel (Assessor's Parcel Number 157-131-002-000), Carmel Land Use Plan, Coastal Zone.
File No:	<a href="#">PLN180337</a>	
Decision Date:	1/30/2020	
Entitlement:	Coastal Administrative Permit	
Location:	12 RANCHO SAN CARLOS RD, CARMEL, CA 93923	
Planning Area:	Carmel LUP	
Current Status:	Condition Compliance	
CEQA Status:	Mitigated Negative Declaration	
Project Planner:	Kenny Taylor	
COA/MM Reporting:	PLN, ES, CC-RM	

2020 Project No. 9	Project Data	Project Description
Application Title:	PACIFIC GAS & ELECTRIC CO (ELKHORN BATTERY ENERGY STORAGE FACILITY)	Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for the installation of a battery storage system and associated PG&E switchgear and equipment on approximately 4.5 acres of land within the existing Moss Landing Substation which would transmit power to the PG&E electric grid; 2) Coastal Development Permit for development
File No:	<a href="#">PLN180371</a>	

Decision Date:	2/26/2020	with a positive archaeological report; and 3) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area. The property is located at 7251 Highway 1, Moss Landing (Assessor's Parcel Number 133-181-010-000), Moss Landing Community Plan, Coastal Zone.
Entitlement:	Combined Development Permit	
Location:	7251 HWY 1, MOSS LANDING, CA 95039	
Planning Area:	Moss Landing Comm Plan	
Current Status:	Condition Compliance	
CEQA Status:	Mitigated Negative Declaration	
Project Planner:	Yasmeen Hussain	
COA/MM Reporting:	PLN, PW, ES, CC-RM	

2020 Project No. 10	Project Data	Project Description
Application Title:	HALEY TIMOTHY M & MCGOURTY ETHNA C TRS	Combined Development Permit consisting of: 1) Coastal Development Permit to allow a Lot Line Adjustment, including a lot merger, between three legal lots of record, resulting in two lots of 9,369 square feet and 8,587 square feet; 2) Coastal Administrative Permit and Design Approval to allow demolition of an existing single family dwelling and construction of a 2,661 square foot single family dwelling with an attached two-car garage of 557 square feet, and a minor remodel and addition of a 225 square foot attached carport to a second existing single family dwelling resulting in a 1,090 square foot dwelling; and 3) Coastal Development Permit to allow development with 750 feet of a known archaeological site. The property is located at 26226 Isabella Avenue, Carmel Point (Assessor's Parcel Number 009-451-013-000), Carmel Area Land Use Plan, Coastal Zone.
File No:	<a href="#">PLN180434</a>	
Decision Date:	5/5/2020	
Entitlement:	Combined Development Permit	
Location:	26226 ISABELLA AVE, CARMEL, CA 93923	
Planning Area:	Carmel LUP	
Current Status:	Condition Compliance	
CEQA Status:	Mitigated Negative Declaration	
Project Planner:	Joseph Sidor	
COA/MM Reporting:	PLN, ES, CC-RM	

2020 Project No. 11	Project Data	Project Description
Application Title:	SPRECKELS INDUSTRIAL PARK LLC	Minor Subdivision to allow the division of a 155.4 acre parcel into two parcels of 109.1 acres (Parcel 1) and 46.3 acres (Parcel 2), respectively. The properties are located at 129 Spreckels Boulevard, Spreckels [NO ADDRESS ASSIGNED TO 177-021-025-000] (Assessor's Parcel Numbers 177-021-016-000 & 177-021-025-000), Greater Salinas Area Plan & a small portion of Assessor's Parcel Number 177-021-016-000 within the Toro Area Plan.
File No:	<a href="#">PLN180496</a>	
Decision Date:	8/26/2020	
Entitlement:	Minor Subdivision	
Location:	129 SPRECKELS BLVD, SPRECKELS, CA 93962	
Planning Area:	Greater Salinas Toro	

Current Status:	Condition Compliance
CEQA Status:	Mitigated Negative Declaration
Project Planner:	Jaime Scott-Guthrie
COA/MM Reporting:	PLN, PW, ES, CC-RM

2020 Project No. 12	Project Data	Project Description
Application Title:	STEPPE STEPHEN M & SARA R TRS	Combined Development Permit consisting of the following: 1) Coastal Administrative Permit to demolish an existing 449 square foot detached garage; 2) Coastal Administrative Permit and Design Approval for construction of an approximately 1,165 square foot addition to existing 1,414 square foot split-level single family dwelling, resulting in a 2,577 square foot two-story dwelling, inclusive of an attached garage; 3) Coastal Administrative Permit to allow parking within the front yard setback; and 4) Coastal Development Permit to allow for development within 750 feet of known archaeological resources. The property is located at 2497 San Antonio Avenue, Carmel (Assessor's Parcel Number 009-412-004-000), Carmel Land Use Plan, Coastal Zone.
File No:	<a href="#">PLN180537</a>	
Decision Date:	10/14/2020	
Entitlement:	Combined Development Permit	
Location:	2497 SAN ANTONIO AVE, CARMEL, CA 93923	
Planning Area:	Carmel LUP	
Current Status:	Condition Compliance	
CEQA Status:	Mitigated Negative Declaration	
Project Planner:	Jaime Scott-Guthrie	
COA/MM Reporting:	PLN, PW, ES, CC-RM	

2020 Project No. 13	Project Data	Project Description
Application Title:	STATE OF CALIFORNIA (CHARTER SPECTRUM)	Coastal Development Permit to allow development (excavation and boring) within 750 feet of known archaeological resources. The project area includes approximately 0.66 miles of internet cable placed underground along a 4.97-mile length of State Route 1 between post-miles 74.638 to 69.666, Carmel (Assessor's Parcel Number 000-000-000-000 [Caltrans right-of-way]), Carmel Area Land Use Plan, Coastal Zone.
File No:	<a href="#">PLN190010</a>	
Decision Date:	1/9/2020	
Entitlement:	Coastal Development Permit	
Location:	State Route 1 between post-miles 74.638 to 69.666, Carmel	
Planning Area:	Carmel LUP	
Current Status:	Condition Compliance	
CEQA Status:	Mitigated Negative Declaration	
Project Planner:	Joseph Sidor	
COA/MM Reporting:	PLN, PW	

2020 Project No. 14	Project Data	Project Description
Application Title:	CAFE TORI INVESTMENTS LLC (HARVEST MOON AGRICULTURAL EMPLOYEE HOUSING)	Lot Line Adjustment between two legal lots of record of approximately 48.65 acres (Assessor's Parcel Number 261-011-026-000) and 8.98 acres (Assessor's Parcel Number 261-011-024-000), resulting in two parcels of approximately 51.81 (Parcel 1) acres and 5.81 acres (Parcel 2), a Use Permit, and General Development Plan to allow 150 units accommodating up to 1,200 agricultural employees. The property is located at 800 & 801 Rossi Street, Salinas (Assessor's Parcel Numbers 261-011-024-000 & 261-011-026-000), on the north west side of North Davis Road, near the intersection of Rossi Street and Davis Road, Greater Salinas Area Plan.
File No:	<a href="#">PLN190127</a>	
Decision Date:	6/24/2020	
Entitlement:	Use Permit	
Location:	800 ROSSI ST, SALINAS, CA 93907	
Planning Area:	Greater Salinas Area Plan	
Current Status:	Condition Compliance	
CEQA Status:	Mitigated Negative Declaration	
Project Planner:	Yasmeen Hussain	
COA/MM Reporting:	PLN, PW, ES, EHB, CC-RM	

2020 Project No. 15	Project Data	Project Description
Application Title:	HORVATH LIZA D TR (EST OF JOAN MURRAY)	Combined Development Permit consisting of: 1) Coastal Development Permit and Design Approval to allow construction of a 50 linear foot pier-supported concrete retaining structure with natural stone veneer, a slope reinforcement system, and a cellular vegetation confinement system; 2) Coastal Development Permit to allow development within 50 feet of a coastal bluff; 3) Coastal Development Permit to allow development on slopes exceeding 30 percent; 4) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area; and 5) Coastal Administrative Permit to allow development within 750 feet of known archaeological resources. The property is located at 243 Highway 1, Carmel (Assessor's Parcel Number 241-182-015-000), Carmel Highlands area, Carmel Area Land Use Plan, Coastal Zone.
File No:	<a href="#">PLN190199</a>	
Decision Date:	8/12/2020	
Entitlement:	Combined Development Permit	
Location:	243 HWY 1, CARMEL, CA 93923	
Planning Area:	Carmel LUP	
Current Status:	Condition Compliance	
CEQA Status:	Addendum to MND	
Project Planner:	Joseph Sidor	
COA/MM Reporting:	PLN, CC-RM	

2020 Project No. 16	Project Data	Project Description
Application Title:	DYNEGY MOSS LANDING LLC (VISTRA ENERGY)	Coastal Administrative Permit to establish a 1200-megawatt (MW) Battery Energy Storage System including: 1) Construction of four (4) two-story buildings totaling 391,200 square feet: Building 1 - 106,500 square feet/300-MW; Building 2 - 94,500 square feet/300-MW. Building 3 -
File No:	<a href="#">PLN190253</a>	

Decision Date:	7/29/2020	<p>66,000 square feet/300-MW; and Building 4 - 124,200 square feet/300-MW; 2) Installation of up to 500 inverters and transformers; 3) Placement of two (2) substations totaling 92,000 square feet: (Substation 1 - 32,000 square feet and Substation 2 - 60,000 square feet), which include installation of up to four (4) 150-foot monopole and a 100-foot dead-end 500-kv tower; and 4) Grading of 124,000 cubic yards of cut. The property is located at 11283 Dolan Road, Moss Landing (Assessor's Parcel Number 133-181-011-000), Moss Landing Community Plan, Coastal Zone.</p>
Entitlement:	Coastal Administrative Permit	
Location:	11283 DOLAN RD, MOSS LANDING, CA 95039	
Planning Area:	Moss Landing Comm Plan	
Current Status:	Condition Compliance	
CEQA Status:	Mitigated Negative Declaration	
Project Planner:	Jackie Nickerson	
COA/MM Reporting:	PLN, PW, ES, CC-RM	

2020 Project No. 17	Project Data	Project Description
Application Title:	VASSEGHI NADER & VASSEGHI FIROZEH AND YOLANDA & RON GURRIES FAMILY PARTNERSHIP (CALIFORNIA AMERICAN WATER COMPANY)	<p>Combined Development Permit consisting of a Coastal Development Permit and Design Approval to allow the repair of slope failure due to heavy rains, and a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area. The slopes support two (2) 40,000-gallon water tanks serving the Garrapata Water System. The project includes poured in place reinforced concrete piers at the top of slope adjacent to the vertical scarp. The piers will be connected together by a reinforced rail wall that will support the fill under the tanks. A reinforced concrete mat (shotcrete) with tiebacks anchors will be installed over the slide area starting at the rail and extending down slope to a toe anchor keyed into the bedrock. The shotcrete will be colored and textured to emulate the surrounding soil conditions. The area below the toe anchor and other disturbed areas will be revegetated with native plants, including sea cliff buckwheat and other native shrub and seeds. The water tanks and slope failure are located on property addressed as 35904 Weston Ridge Road, Carmel (Assessor's Parcel Number 243-301-031-000); access to the site is gained through property located at 35781 Highway 1, Carmel (Assessor's Parcel Number 243-301-030-000), Big Sur Coast Land Use Plan, Coastal Zone.</p>
File No:	<a href="#">PLN190299</a>	
Decision Date:	10/8/2020	
Entitlement:	Combined Development Permit	
Location:	35904 WESTON RIDGE RD, MONTEREY 93940	
Planning Area:	Coast-Big Sur	
Current Status:	Condition Compliance	
CEQA Status:	Mitigated Negative Declaration	
Project Planner:	R. Craig Smith	
COA/MM Reporting:	PLN	



2020 Project No. 18		Project Data	Project Description
Application Title:	CALIFORNIA FLATS SOLAR LLC (HEARST CORPORATION)	<p>Amendment to California Flats Use Permit (approved pursuant to Resolution No. 15-027) involving the construction of up to 85 Tesla Megapack battery energy storage system and associated infrastructure improvements. The proposed modification is located entirely within the existing footprint of the California Flats Project, encompassing an area of approximately 3 acres specifically on Assessor's Parcel Numbers 424-181-014-000 and 424-181-015-000, a 2,675 acre parcel. Furthermore, the proposed 3-acre battery storage area is within a "solar development area" footprint, analyzed in the EIR for the approved project. The project is located in the southeastern corner of Monterey County, approximately 7 miles southwest of Parkfield and 25 miles northeast of Paso Robles, east of Turkey Flats Road and north of State Highway 46 near borders of Monterey, San Luis Obispo, Kings and Fresno counties.</p>	
File No:	<a href="#">PLN120294-AMD1</a>		
Decision Date:	6/16/2020		
Entitlement:	Amendment to Use Permit		
Location:	7 mi. SW of Parkfield and 25 mi. NE of Paso Robles		
Planning Area:	South County		
Current Status:	Condition Compliance		
CEQA Status:	Addendum to EIR		
Project Planner:	Nadia Garcia		
COA/MM Reporting:	PLN, ES, CC-RM		

## Older Projects

2020 Project No. 19		Project Data	Project Description
Application Title:	Omni Resources	<p>Combined Development Permit consisting of: 1) Use Permit for development of a new 126,500 square foot shopping center including retail and office space, 508 parking spaces and landscaping; 2) General Development Plan; 3) Design Approval; and 4) Standard Subdivision Tentative Map to subdivide two existing lots of record (5.3 and 5.6 acres) into seven lots (2.4, 1.3, 1.6, 2.6, 0.9, 0.7 and 1.1 acres respectively). Rezoning of the subject property to remove the "B-8" Overlay Zoning District from the property's overall "LC-B-8-D" Zoning Designation. The property is located at 5 Corral De Tierra Road, Salinas (Assessor's Parcel Numbers 161-571-003-000 &amp; 161-581-001-000), in the southeast corner of the State Highway 68 and Corral De Tierra Road intersection, Toro area.</p>	
File No:	PLN110077/PLN020344		
Resolution No.:	12-040		
Entitlement:	CDP		
Location:	5 Corral de Tierra Rd.		
Planning Area:	Toro Area Plan		
Current Status:	Condition Compliance		
CEQA Status:	EIR		
Project Planner:	Mike Novo		
COA/MM Reporting:	PLN, PW, ES (for WRA), EHB, CC-RM, Fire	(Building Services not required for this report)	

2020 Project No. 20		Project Data	Project Description
Application Title:	September Ranch Partners (Carmel Reserve LLC)		<p>Extension request of four (4) year to a Combined Development Permit (PLN050001) consisting of: 1) a Vesting Tentative Map for the subdivision of 891 acres into 73 market-rate residential lots and 22 affordable housing lots (15 inclusionary and 7 deed-restricted workforce housing lots) for a total of 95 residential lots; a 20.2 acre existing equestrian facility and accessory structures related to that use (Parcel E); 300.5 acres of common open space (Parcels A &amp; C); 242.9 acres of public open space for donation/dedication (Parcel D); 250.7 acres of private open space (conservation and scenic easement) on each lot outside of the building envelope; 6.9 acres of open space reserved for future public facilities (Parcel B); annexation to the Carmel Area Wastewater District for sewage disposal; 2) a Use Permit for the public/commercial use of the equestrian center &amp; stables for a maximum of 50 horses and a maximum water use of 3.0 acre-feet per year; 3) a Use Permit for an on-site water system including new wells, backup well(s), booster pumps, water tanks and piping for fire suppression and residents of the subdivision; 4) a Use Permit for removal of a maximum of 819 protected Coast live oaks; 5) an Administrative Permit for up to 100,000 cubic yards of grading in an "S" (Site Plan Review) Overlay Zoning District for subdivision infrastructure and improvements including, but not limited to, development of roads, water tanks, water system, and drainage detention areas; 6) a Use Permit to allow development on slopes greater than 30 percent for affordable housing on Lots 5 through 11, subdivision infrastructure and subdivision improvements; and 7) an Administrative Permit for affordable housing, equestrian center Caretaker Unit/public office, a tract sales office and a security gatehouse. The property is located approximately 2.5 miles east of Highway 1 on the north side of Carmel Valley Road, between Canada Way and Valley Greens Drive, Mid-Carmel Valley area (Assessor's Parcel Numbers 015-171-010-000; 015-171-012-000; 015-361-013-000; and 015-361-014-000), Carmel Valley Master Plan area.</p>
File No:	PLN110173/050001		
Resolution No.:	13-010, 10-312		
Entitlement:	Permit Extension		
Location:	2.5 miles east of Highway 1 on the north side of Carmel Valley Road, between Canada Way and Valley Greens Drive		
Planning Area:	Carmel Valley Master Plan		
Current Status:	Condition Compliance		
CEQA Status:	EIR		
Project Planner:	Nadia Garcia		
COA/MM Reporting:	PLN, PW, ES (for WRA), EHB, CC-RM, Fire, Parks		

2020 Project No. 21		Project Data	Project Condition of Approval No. 153
Application Title:	Canada Woods North		<p>Except during the startup period, maximum volume of water to be used for irrigation of the golf course shall not exceed 150 acre-feet per year. All irrigation sources (including reclaimed waste water) shall be metered. The applicant shall prepare and submit an annual water usage report for the golf course, adequate in form and content to the Director of Environmental Health and General Manager of the Water Resources Agency, no later than April 1 for each prior calendar year.</p>
File No:	965120PC		
Resolution No:	96-518		
Entitlement:	Vesting Tentative Map		
Location:	Canada Woods Subdivision		
Planning Area:	Greater Monterey Peninsula LUP		

Current Status:	Monitoring
Condition No.:	153
COA/MM Reporting:	ES

2020 Project No. 22	Project Data	Project Condition of Approval No. 155
Application Title:	Pasadera/Bishop Ranch	Annual water demand for irrigation of the golf course has been estimated at 188 acre-feet. The operator of the golf course shall file annual reports of the annual water use for irrigation of the golf course with the Monterey County Water Resources Agency. If the annual use reported exceeds 188 acre feet, including reclaimed wastewater, the operator shall be required to implement water conservation reclaimed wastewater, the operator of the golf course shall be required to implement measures to insure that annual water use does not exceed 188 acre feet in subsequent years.
File No:	PC07703/PC07704	
Resolution No:	95-026	
Entitlement:	CDP	
Location:	Pasadera Subdivision	
Planning Area:	Greater Monterey Peninsula LUP	
Current Status:	Monitoring	
Condition No.:	155	
COA/MM Reporting:	ES	

2020 Project No. 23	Project Data	Project Condition of Approval No. 62
Application Title:	Bloom Joint Venture (The Commons at Rogge Rd.)	WRSP001 - HOMEOWNERS ASSOCIATION CC&R'S (NON-STANDARD CONDITION) A homeowner's association shall be formed for the maintenance of roads, drainage facilities, and open spaces. The Director of Public Works, the Director of Planning and Building Inspection, and the County Water Resources Agency shall approve documents for formation of association. The covenants, conditions and restrictions (CC&R's) shall include provisions for a yearly report by a registered civil engineer and the monitoring of impacts of drainage and maintenance of drainage facilities. Report shall be approved by the County Water Resources Agency. (Water Resources Agency and Public Works)
File No:	PLN030065	
Resolution No:	96-518	
Entitlement:	CDP	<i>Compliance/Monitoring Actions to be Performed:</i>
Location:	Northeast corner of San Juan Grade Rd. and Rogge Rd.	Prior to filing of final map Subdivider shall submit documentation to the Director of Public Works, the Director of Planning and Building Inspection, and the County Water Resources Agency for review and approval for the formation of a homeowners association or other entity to maintain roads and drainage improvements. Submit the CC&R's to the Water Resources Agency for review and approval.
Planning Area:	Greater Salinas	
Current Status:	Monitoring	
Condition No.:	62	
COA/MM Reporting:	ES	

**2020 Project No. 24****Project Data****Project Condition of Approval No. 56**

Application Title:	Pattee Ranch Subdivision	That pursuant to state law (AB 3180) the subdivider or Homeowners Association (whichever has legal ownership at the time) shall report on progress of the mitigation required to avoid significant Environmental Impact as specified on condition numbers 3, 6, 13, 16, 27, 29, 30, 36, 38, 39, and 48. Said reporting shall occur within 30 days of June 1 of each calendar year and shall be done in perpetuity subject to the approval by the County agencies listed in parentheses after the above mentioned conditions. The subdivider shall prepare an agreement with the county agencies involved to the final map subject to the approval by the Flood Control, Public works, and Planning and Building Inspection Departments.
File No:	SB00866	
Resolution No:	96-518	
Entitlement:	CDP/VTM	
Location:	Fronting and westerly of Corral de Tierra Rd.	
Planning Area:	Toro Area Plan	
Current Status:	Monitoring	
Condition No.:	56	
COA/MM Reporting:	ES	

**2020 Project No. 25****Project Data****Condition of Approval No. 38**

Application Title:	Woodland Heights / La Tourette Subdivision	A homeowners association shall be formed for the maintenance of roads, drainage facilities, and open spaces. Documents for formation of association shall be approved by the Director of Public Works, the Director of Planning and Building Inspection, and the County Water Resources Agency, prior to filing of final map. C.C.& R's shall include provisions for a yearly report by a registered civil engineer, and the monitoring of impacts of drainage and maintenance of drainage facilities. Report shall be approved by the County Water Resources Agency.
File No:	SB 95001	
Resolution No:	96-013	
Entitlement:	Tent. Subdivision Map	
Location:	Northerly of Pesante Rd. & westerly of King Rd.	
Planning Area:	Greater Salinas	
Current Status:	Monitoring	
Condition No.:	38	
COA/MM Reporting:	ES	

2020 Project No. 26		Project Data	Condition of Approval No. 52
Application Title:	Santa Lucia Preserve	<p>An Annual Water Use Monitoring Report shall be submitted for the preceding calendar year (reporting year) no later than March 1 to the Director of Environmental Health for review. Once submitted, the Report shall be reviewed and a determination shall be made no later than April 1 as to whether additional source capacity is needed for any pressure distribution system to meet the following criteria:</p> <p style="text-align: right;">A. Daily well operational modes required in Mitigation Measure #12 of the Final EIR (EIR #94-005), and/or B. Source capacity requirements as found in Chapter 16, Title 22 California Code of Regulations. This condition shall become effective no later than six months after the start of either irrigation of the golf trail or occupancy of homes created via the subdivision.</p>	
File No:	PC94067		
Resolution No:	97-360		
Entitlement:	CDP		
Location:	Santa Lucia Preserve		
Planning Area:	Greater Monterey Peninsula LUP		
Current Status:	Monitoring		
Condition No.:	52		
COA/MM Reporting:	ES		

Project No. 26, con'td		Project Data	Condition of Approval No. 14
Application Title:	Santa Lucia Preserve	<p>Measured daily base flows in the Potrero Canyon, San Clemente and Las Garzas Creeks shall be recorded at approved locations near the boundaries of Rancho San Carlos. An annual survey of pools and base flow conditions in the gaged creeks and in San Jose Creek shall be conducted in September of each year. At least every year, a Base Flow Monitoring Report for evaluating base flow conditions shall be prepared and filed with Environmental Health, Water Resources Agency, The Department of Fish and Game, and the Monterey County Planning and Building Inspection Department. (MM 16)</p>	
File No:	PC94067		
Resolution No:	97-360		
Entitlement:	CDP		
Location:	Santa Lucia Preserve		
Planning Area:	Greater Monterey Peninsula LUP		
Current Status:	Monitoring		
Condition No.:	14		
COA/MM Reporting:	ES, EHB		

## RESPONSIBLE DEPARTMENTS' ANNUAL REPORTS

Pursuant to Section II.B.2 of the Program, each Responsible Department that applied COA/MM for projects on the 2020 Annual Project List (as shown in Tables 1 and 2) completed a Responsible Department's Annual Report. The Responsible Departments include:

- Housing and Community Development (HCD) – Engineering Services (representing Public Works)
- HCD - Environmental Services
- HCD – Housing
- HCD – Planning
- Monterey County Department of Public Works, Facilities and Parks – Parks
- County Counsel-Risk Management
- Environmental Health Bureau
- Monterey County Regional Fire District
- Mission Soledad Rural Fire Protection District

The Responsible Departments' Annual Reports are included below and provide the following documentation:

- 1)The 2020 Project List for the department;
- 2)A signed memo from the department head or his/her designee, verifying compliance with the Program; and
- 3) The Responsible Department's Condition Compliance Certification Reports, certifying and verifying the status of each COA/MM being reported on.



# PLANNING 2020 REPORT



<b>2020 Project List for Planning</b>	<b>Planning Project Number and Brief Title</b>
Project Number 1	PLN020016-AMD2 MORISOLI
Project Number 2	PLN030204-AMD1 EAST GARRISON COA 184
Project Number 3	PLN040183 PARAISO SPRINGS
Project Number 4	PLN100396 RAISER
Project Number 5	PLN150337 ESALEN INSTITUTE
Project Number 6	PLN170257 DOLE FRESH VEGETABLES
Project Number 7	PLN180257 HIDDEN VALLEY
Project Number 8	PLN180337 OCHO WEST
Project Number 9	PLN180371 PG&E (ELKHORN BATTERY)
Project Number 10	PLN180434 HALEY
Project Number 11	PLN180496 SPRECKELS
Project Number 12	PLN180537 STEPPE
Project Number 13	PLN190010 CHARTER SPECTRUM
Project Number 14	PLN190127 CAFE TORI
Project Number 15	PLN190199 HORVATH
Project Number 16	PLN190253 DYNEGY
Project Number 17	PLN190299 VESSEGGHI
Project Number 18	PLN120294-AMD1 CAL FLATS
Project Number 19	PLN110077/PLN020344 OMNI RESOURCES
Project Number 20	PLN110173/050001 SEPTEMBER RANCH



# MONTEREY COUNTY

## HOUSING AND COMMUNITY DEVELOPMENT

Carl P. Holm, AICP, Director



HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES

1441 Schilling Place, South 2nd Floor  
Salinas, California 93901-4527

(831)755-4800  
www.co.monterey.ca.us

### RESPONSIBLE DEPARTMENTS' ANNUAL REPORT FOR PROJECTS APPROVED WITH CONDITIONS OF APPROVAL AND MITIGATION MEASURES

**Date:** 2/5/21

**To:** Erik Lundquist, HCD Chief of Planning  
Wendy S. Strimling, Assistant County Counsel

**From:** Acting Director, Housing and Community Development

**Subject:** Annual Report Pursuant to County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program.

In accordance with Section II.B.2 of the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program ("Program") (adopted by the Monterey County Board of Supervisors Resolution No. 19-270), a list of land use projects (the "Project List") was provided to Housing and Community Development (HCD)-Planning. The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning and to County Counsel on the projects included in the project list to verify the status of condition compliance. The Condition Compliance Certification Reports included in **Attachment 1** provides the listed projects' conditions of approval/mitigation measures (COA/MMs) and current statuses as noted in Accela. Accordingly, staff has reviewed each COA/MM listed and made any necessary corrections to the report and in Accela. Staff has verified, through initialing, the current status of each COA/MM.

#### CERTIFICATION

On behalf of Monterey County HCD-Planning, I hereby certify that the HCD-Planning COA/MMs identified in the adopted Mitigated Negative Declaration or certified Environmental Impact Report pursuant to the California Environmental Quality Act for the projects included in the Project List have been verified as indicated in the attached Condition Compliance Certification Reports. All applicable Condition Compliance Forms (CCFs) and supporting documentation have been submitted into the County's electronic database: Accela Automation, also known as "Accela" and are available for the public to review.

Respectfully,

Acting Director, Housing and Community Development




**Attachment 1:** Condition Compliance Certification Reports

# Condition Compliance Certification Report

PLN020016-AMD2

MORISOLI PARTNERSHIP AND AMARAL RANCHES ET AL

## Planning Department



Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Not Met		
4.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Not Met		

# Condition Compliance Certification Report

PLN030204-AMD1

US ARMY CORPS OF ENGINEERS (EAST GARRISON SPECIFIC PLAN)

## Planning Department










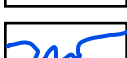
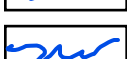
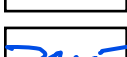
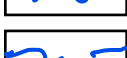
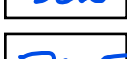
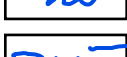
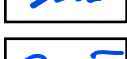

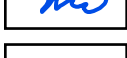
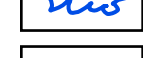
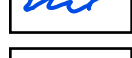

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going	Ongoing until full buildout completed.	
2.	PD002 - NOTICE PERMIT APPROVAL	Not Met	Under review.	

# Condition Compliance Certification Report

PLN040183

PARAISO SPRINGS RESORT (PARAISO SPRINGS RESORT LLC)

## Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PDSP001 - PROJECT MODIFICATIONS	Not Met		
3.	PD002 - NOTICE PERMIT APPROVAL	Not Met	Document with agent as of 1/27/21.	
4.	VILLA TIMESHARE REDESIGN	Not Met		
5.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met		
6.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Not Met	Document with agent as of 1/27/21.	
7.	PD006(A) - CONDITION COMPLIANCE FEE	Not Met		
8.	PD007- GRADING WINTER RESTRICTION	Not Met		
9.	PDSP0016 - TREE AND ROOT PROTECTION NON STANDARD	Not Met		
10.	PD011(A) - TREE REMOVAL	Not Met		
11.	PD047 - DEMOLITION/DECONSTRUCTION (MBUAPCD RULE 439)	Not Met		
12.	PD052 - PRE-CONSTRUCTION MEETING	Not Met		
14.	MISSION-SOLEDAD FIRE DISTRICT	Not Met		
15.	PD013 - STREET LIGHTING	Not Met		
16.	PDSP0019 - NOTE ON MAP-STUDIES NON STANDARD	Not Met		
17.	PDSP0017 - ANNEX TO FIRE DISTRICT NON STANDARD	Not Met		
18.	PD026 - BANNER, FLAGS, PENNANTS	Not Met		
19.	PDSP014 SIGN PROGRAM	Not Met		
20.	PD032(A) - PERMIT EXPIRATION	Not Met		
21.	PDSP002 NO PUBLIC EVENTS	On-Going		
22.	PDSP012 REVISED PHASING PLAN	Not Met		

# Condition Compliance Certification Report

PLN040183

PARAISO SPRINGS RESORT (PARAISO SPRINGS RESORT LLC)

## Planning Department



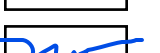

23.	PDSP04 EXTERIOR LIGHTING PLAN AND BIOLOGIST INPUT	Not Met		
24.	PDSP010 LANDSCAPING PLAN ADDITIONAL REQUIREMENTS	Not Met		
25.	PDSP009 RESIDENTIAL USES PROHIBITED	Not Met	Document with agent as of 1/27/21.	
26.	PDSP011 TIMESHARE SALES	Not Met		
27.	PDSP0018 - LANDSCAPE PLAN & MAINTENANCE (OTHER) NON STANDARD	Not Met		
28.	PD035 - UTILITIES UNDERGROUND	Not Met		
29.	PD036 - UTILITIES-SUBDIVISION	Not Met		
30.	PD038 - WATER TANK APPROVAL	Not Met		
31.	PDSP003: FINAL FIRE PROTECTION PLAN ADDITIONAL INFORMATION	Not Met		
32.	PDSP005 EXTERIOR LIGHTING MAINTENANCE	Not Met		
33.	PDSP006 PHASING	Not Met		
34.	PDSP007 COMPLIANCE WITH GENERAL DEVELOPMENT PLAN	Not Met		
35.	PDSP008 SOLID FUEL PROHIBITED	Not Met		
36.	PDSP013 FINAL EIR DELIVERY	Not Met		
37.	DEED RESTRICTION-TIMESHARE USE PERIOD	Not Met	Document with agent as of 1/27/21.	
38.	PDSP0014-CONSERVATION AND SCENIC EASEMENT	Not Met	County awaiting receipt of Easement legal description and survey maps.	
39.	Property Taxes	Not Met		
40.	TIMESHARE SALES	Not Met		
41.	TRANSIENT OCCUPANCY TAX	Not Met		
93.	MITIGATION MEASURE 3.1-1: AESTHETICS & VISUAL RESOURCES	Not Met		
94.	MITIGATION MEASURE 3.1-2 - AESTHETICS & VISUAL RESOURCES	Not Met		
				
				

# Condition Compliance Certification Report

PLN040183

PARAISO SPRINGS RESORT (PARAISO SPRINGS RESORT LLC)

## Planning Department




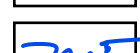

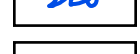





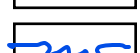
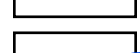
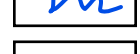






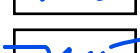
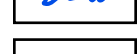
95.	MITIGATION MEASURE 3.2-1: AIR QUALITY	Not Met		
96.	MITIGATION MEASURE 3.3-2a: BIOLOGICAL RESOURCES	Not Met		
97.	MITIGATION MEASURE 3.3-2b: BIOLOGICAL RESOURCES	Not Met		
98.	MITIGATION MEASURE 3.3-2b (CONTINUED): BIOLOGICAL RESOURCES	Not Met		
99.	MITIGATION MEASURE 3.3-2c: BIOLOGICAL RESOURCES	Not Met		
100.	MITIGATION MEASURE 3.3-2d: BIOLOGICAL RESOURCES	Not Met		
101.	MITIGATION MEASURE 3.3-2e: BIOLOGICAL RESOURCES	Not Met		
102.	MITIGATION MEASURE 3.3-3: BIOLOGICAL RESOURCES	Not Met		
103.	MITIGATION MEASURE 3.3-4a: BIOLOGICAL RESOURCES	Not Met		
104.	MITIGATION MEASURE 3.3-4b: BIOLOGICAL RESOURCES	Not Met		
105.	MITIGATION MEASURE 3.3-6a: BIOLOGICAL RESOURCES	Not Met		
106.	MITIGATION MEASURE 3.3-6b: BIOLOGICAL RESOURCES	Not Met		
107.	MITIGATION MEASURE 3.3-6c: BIOLOGICAL RESOURCES	Not Met	County awaiting receipt of Easement legal description and survey maps.	
108.	MITIGATION MEASURE 3.4-1: CLIMATE CHANGE	Not Met		
109.	MITIGATION MEASURE 3.4-1-b: CLIMATE CHANGE	Not Met		
110.	MITIGATION MEASURE 3.5-1a: CULTURAL RESOURCES	Not Met		
111.	MITIGATION MEASURE 3.5-1a (CONDITION CONTINUED): CULTURAL RESOURCES	Not Met		
112.	MITIGATION MEASURE 3.5-1b: CULTURAL RESOURCES	Not Met		
113.	MITIGATION MEASURE 3.5-1c: CULTURAL RESOURCES	Not Met		
114.	MITIGATION MEASURE 3.5-1d: CULTURAL RESOURCES	Not Met		
115.	MITIGATION MEASURE 3.5-2a: CULTURAL RESOURCES	Not Met	County awaiting receipt of Easement legal description and survey maps.	

# Condition Compliance Certification Report

PLN040183

PARAISO SPRINGS RESORT (PARAISO SPRINGS RESORT LLC)

## Planning Department

116.	MITIGATION MEASURE 3.5-2b: CULTURAL RESOURCES	Not Met	
117.	MITIGATION MEASURE 3.5-2b (CONDITION COMPLIANCE): CULTURAL RESOURCES	Not Met	
118.	MITIGATION MEASURE 3.5-2c: CULTURAL RESOURCES	Not Met	
119.	MITIGATION MEASURE 3.5-3a: CULTURAL RESOURCES	Not Met	
120.	MITIGATION MEASURE 3.5-b: CULTURAL RESOURCES	Not Met	
121.	MITIGATION MEASURE 3.5-b (CONDITION CONTINUED): CULTURAL RESOURCES	Not Met	
122.	MITIGATION MEASURE 3.5-3c: CULTURAL RESOURCES	Not Met	
123.	MITIGATION MEASURE 3.5-4a: CULTURAL RESOURCES	Not Met	
124.	MITIGATION MEASURE 3.5-4b	Not Met	
125.	MITIGATION MEASURE 3.6-1a: GEOLOGY & SOILS	Not Met	
126.	MITIGATION MEASURE 3.6-1b: GEOLOGY & SOILS	Not Met	
127.	MITIGATION MEASURE 3.6-2: GEOLOGY & SOILS	Not Met	
128.	MITIGATION MEASURE 3.6-3a: GEOLOGY & SOILS	Not Met	
129.	MITIGATION MEASURE 3.6-3b: GEOLOGY & SOILS	Not Met	
130.	MITIGATION MEASURE 3.6-3c	Not Met	
131.	MITIGATION MEASURE 3.6-4: GEOLOGY & SOILS	Not Met	
132.	MITIGATION MEASURE 3.6-4b: GEOLOGY & SOILS	Not Met	
133.	MITIGATION MEASURE 3.6-5: GEOLOGY & SOILS	Not Met	
134.	MITIGATION MEASURE 3.7-3a: HAZARDS & HAZARDOUS MATERIALS	Not Met	
135.	MITIGATION MEASURE 3.7-3b: HAZARDS & HAZARDOUS MATERIALS	Not Met	
136.	MITIGATION MEASURE 3.7-4: HAZARDS & HAZARDOUS MATERIALS	Not Met	
137.	MITIGATION MEASURE 3.7-5: HAZARDS & HAZARDOUS MATERIALS	Not Met	

# Condition Compliance Certification Report

PLN040183

PARAISO SPRINGS RESORT (PARAISO SPRINGS RESORT LLC)

## Planning Department

138.	MITIGATION MEASURE 3.7-6a: HAZARDS & HAZARDOUS MATERIALS	Not Met	
139.	MITIGATION MEASURE 3.7-6a (CONTINUED)	Not Met	
140.	MITIGATION MEASURE 3.7-6b: HAZARDS & HAZARDOUS MATERIALS	Not Met	
141.	MITIGATION MEASURE 3.7-7a: HAZARDS & HAZARDOUS MATERIALS	Not Met	
142.	MITIGATION MEASURE 3.7-7b: HAZARDS & HAZARDOUS MATERIALS	Not Met	
143.	MITIGATION MEASURE 3.7-7c: HAZARDS & HAZARDOUS MATERIALS	Not Met	
144.	MITIGATION MEASURE 3.7-7d: HAZARDS & HAZARDOUS MATERIALS	Not Met	
145.	MITIGATION MEASURE 3.7-9: HAZARDS & HAZARDOUS MATERIALS	Not Met	
146.	MITIGATION MEASURE 3.8-2: HYDROLOGY & WATER HYDROLOGY	Not Met	
147.	MITIGATION MEASURE 3.8-3: HYDROLOGY & WATER HYDROLOGY	Not Met	
148.	MITIGATION MEASURE 3.8-8: HYDROLOGY & WATER HYDROLOGY	Not Met	
149.	MITIGATION MEASURE 3.8-9: HYDROLOGY & WATER HYDROLOGY	Not Met	
150.	MITIGATION MEASURE 3.10-3: NOISE	Not Met	
151.	MITIGATION MEASURE 3.10-4: NOISE	Not Met	
152.	MITIGATION MEASURE 3.11-2: PUBLIC SERVICES & UTILITIES	Not Met	
153.	PDSP0015-STATE FIRE STANDARDS	Not Met	








# Condition Compliance Certification Report

PLN100396

RAISER HELEN M TR & HELEN M RAISER TR (RAISER PHILLIP H TR ET AL)

## Planning Department













Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Not Met	Applicant was contacted via phone call regarding document status	
3.	PD004 - INDEMNIFICATION AGREEMENT	Not Met	Applicant was contacted via phone call regarding document status	
4.	PD005 - FISH & GAME FEE NEG DEC/EIR	Not Met	An invoice will be drafted and sent to the applicant to clear the Fish and Game fee condition	
5.	PD022(C) - EASEMENT-CONSERVATION AND SCENIC (COASTAL)	Not Met	Previous Conservation and Scenic Easement under staff review	

# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Planning Department








Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
1.	PD001 (A) - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Met	Met for all phases.	
3.	PBDSP001 - CONSERVATION AND SCENIC EASEMENT (NON-STANDARD CONDITION)	Partially Met	Met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits.	
4.	PBDSP004 - EROSION CONTROL PLAN AND SCHEDULE (NON-STANDARD CONDITION)	Partially Met	Met for recordation of Phase 1 final map by CC&R but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits.	
5.	PD008 - GEOLOGIC CERTIFICATION	Not Met	Timed with construction permits.	
6.	PBDSP032 - HOURS OF CONSTRUCTION ACTIVITY	Partially Met	Met for Phase 1 Final Map recordation.	
7.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met	Met for all phases of September Ranch development. (Phases 1 and 2) by payment of filing fee.	
8.	PD007- GRADING WINTER RESTRICTION	Partially Met	Met for recordation of Phase 1 final map by note on final map and CC&Rs but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits.	
9.	PD004 - INDEMNIFICATION AGREEMENT	Met	Met for all phases of September Ranch development (Phases 1 and 2) by proof of recordation of the IA.	
10.	PBD018(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY)	Partially Met	Met for recordation of Phase 1 final map by notes on recorded final map and CC&Rs.	
11.	PBD018(B) - LANDSCAPE PLAN AND MAINTENANCE (OTHER THAN SINGLE FAMILY DWELLING)	Partially Met	Met for recordation of Phase 1 final map by note on final map and CC&Rs.	

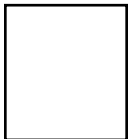
# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Planning Department

12.	PBDSP031 ¿ LIGHTING (NON-STANDARD CONDITION)	Partially Met	Met for recordation of Phase 1 final map by note on final map and CC&Rs, conceptual lighting plan but status will remain partially met as it applies to approval of construction permits.	
13.	PBDSP002 ¿ CONDITION COMPLIANCE AND MITIGATION MONITORING PROGRAM	Met	Met by MMRP recording, CC&R and note on Phase I final map.	
14.	PBD024 - NOTE ON MAP-STUDIES	Partially Met	Met for recordation of Phase 1 final map by note on final map and Appendix of CC&Rs but status will remain partially met as it applies to approval of future phases of the subdivision.	
15.	PBD024 - NOTE ON MAP-STUDIES	Partially Met	Met for recordation of Phase 1 final map by note on final map and CC&Rs Appendix but status will remain partially met as it applies to approval of future phases of the subdivision.	
16.	PBD024 - NOTE ON MAP-STUDIES	Partially Met	Met for recordation of Phase 1 final map by note on final map and CC&Rs Appendix but status will remain partially met as it applies to approval of future phases of the subdivision.	
17.	PBD024 - NOTE ON MAP-STUDIES	Partially Met	Met for recordation of Phase 1 final map by note on final map and in CC&Rs Appendix but status will remain partially met as it applies to approval of future phases of the subdivision.	
18.	PBD024 - NOTE ON MAP-STUDIES	Partially Met	Met for recordation of Phase 1 final map by note on final map and in CC&Rs Appendix but status will remain partially met as it applies to approval of future phases of the subdivision.	



# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Planning Department

19.	PBDSP007 - NOTE ON MAP-STUDIES (NON-STANDARD)	Partially Met	Met for recordation of Phase 1 final map by note on final map and in CC&Rs Appendix but status will remain partially met as it applies to approval of future phases of the subdivision.	
20.	PBDSP005 ¿ SUBDIVISION BUILDING ENVELOPE APPROVAL (NON-STANDARD CONDITION)	Partially Met	Met for recordation of Phase 1 final map by note on final map and CC&Rs but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits.	
21.	PBD032(B) ¿ TREE AND ROOT PROTECTION	Partially Met	Met for Phase 1 Final Map recordation by Improvement Plan Notes on the Onsite SIP.	
22.	PBD033 ¿ UTILITIES ¿ SUBDIVISION	Partially Met	Met for recordation of Phase 1 final map by note on final map and CC&Rs but status will remain partially met as it applies to approval of future phases of the subdivision.	
23.	PBDSP028 - WATER TANK APPROVAL (NON-STANDARD CONDITION)	Partially Met	Met for Phase 1 FM by Onsite SIP but status will remain partially met pending compliance actions for construction permits for Phase 1 water tank and filing final map for future phase (western portion) of the subdivision and associated construction permits	
24.	PBDSP033 ¿ GRADING/EASEMENT STAKING	Not Met	Relates to grading activities.	
25.	PBD042 ¿ GRADING PERMITS REQUIRED	Partially Met	Met for recordation of Phase 1 final map by note on final map and CC&Rs but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits.	
26.	PBDSP006 ¿ SECOND UNITS (NON-STANDARD CONDITION)	Partially Met	This condition has separate actions. Met for Phase 1 Final Map and concurrent CC&Rs recordation.	
27.	PBDSP009 ¿ GRADING PERMIT (NON-STANDARD CONDITION)	Not Met		

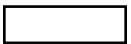
# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Planning Department

28.	PBDSP011 ¿ DESIGN APPROVAL (NON-STANDARD CONDITION)	Partially Met	Met for Phase 1 recordation by note on final map.	
29.	PBDSP013 ¿ SWPPP COMPLIANCE AND EROSION CONTROL INSPECTIONS (NON-STANDARD CONDITION)	Partially Met	Met for recordation of Phase 1 final map by note on final map and CC&Rs but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits.	
30.	PBDSP014 ¿ OPEN SPACE (NON-STANDARD CONDITION)	Partially Met	Met for recordation of Phase 1 final map by rezone request submittal but status will remain partially met as portions of Parcel A - Open Space is within future phases of the subdivision.	
31.	PBDSP015 ¿ DEVELOPMENT IN CONSERVATION AND SCENIC EASEMENTS (NON-STANDARD CONDITION)	Partially Met	Met for recordation of Phase 1 final map by approval of Cons. & Scenic Easement Deeds and concurrent recordation of easements with final map but status will remain partially met as it applies to approval of future phases of the subdivision.	
32.	PBDSP016 ¿ NON-NATIVE INVASIVES (NON-STANDARD CONDITION)	Partially Met	Met for recordation of Phase 1 final map by note on final map and CC&Rs but status will remain partially met as it applies to approval of future phases of the subdivision.	
33.	PBDSP017 ¿ WATER INTENSIVE USES (NON-STANDARD CONDITION)	Partially Met	Met for recordation of Phase 1 final map by note on final map and CC&Rs but status will remain partially met as it applies to approval of future phases of the subdivision.	
34.	PBDSP018 ¿ MAPPED LANDSLIDES (NON-STANDARD CONDITION)	Partially Met	Met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision.	
35.	PBDSP019 ¿ ANTENNAS (NON-STANDARD CONDITION)	Partially Met	Met for recordation of Phase 1 final map by note on final map but status will remain partially met as it applies to approval of future phases of the subdivision.	




# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Planning Department








36.	PBDSP020 <i>¿</i> PHASING (NON-STANDARD CONDITION)	Partially Met	Met for recordation of Phase 1 final map by delineation of Parcel F for affordable/inclusionary housing but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits.	
37.	PBDSP021 <i>¿</i> <i>¿</i> B-6 <i>¿</i> COMBINING DISTRICT (NON-STANDARD CONDITION)	Partially Met	Met for recordation of Phase 1 final map by rezoning request letter submittal but status will remain partially met as it applies to approval of future phases of the subdivision.	
38.	PBDSP022 <i>¿</i> FENCING PARCELS (NON-STANDARD CONDITION)	Partially Met	Met for recordation of Phase 1 final map by note on final map and CC&Rs but status will remain partially met as it applies to approval of future phases of the subdivision.	
39.	PBDSP023 <i>¿</i> TREE REMOVAL (NON-STANDARD CONDITION)	Partially Met	Met for recordation of Phase 1 final map by note on final map and CC&Rs but status will remain partially met as it applies to approval of future phases of the subdivision.	
40.	PBDSP025 <i>¿</i> CONNECTION TO CAL-AM PROHIBITED (NON-STANDARD CONDITION)	Partially Met	Met for recordation of Phase 1 final map by CC&Rs but status will remain partially met as it applies to approval of future phases of the subdivision.	
41.	PBD006 - DEED RESTRICTION - USE	Partially Met	Met for recordation of Phase 1 final map by Deed Restriction and CC&Rs but status will remain partially met as it applies to approval of future phases of the subdivision.	
42.	PBDSP027 <i>¿</i> VEHICLE TRIP REDUCTION ORDINANCE (NON-STANDARD CONDITION)	Partially Met	Met for recordation of Phase 1 final map by CC&Rs but status will remain partially met as it applies to approval of future phases of the subdivision.	
43.	PBDSP030 <i>¿</i> HISTORIC STRUCTURES (NON-STANDARD CONDITION)	Met	Met for phase 1 and 2 by County acceptance of Phase 1 Historic Report, Phase 2 report not required.	

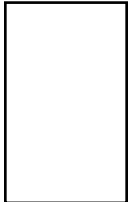
# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Planning Department

44.	PBDSP008 ¿ SPECIAL SETBACKS (NON-STANDARD CONDITION)	Partially Met	Met for recordation of Phase 1 final map by note on final map but status will remain partially met as it applies to approval of future phases of the subdivision.	
45.	PBDSP003 ¿ WATER USE PLAN (NON-STANDARD CONDITION)	Partially Met	Met for recordation of Phase 1 final map by note on final map and CC&Rs but status will remain partially met as it applies to approval of future phases of the subdivision.	
46.	PBDSP012 ¿ WATER USE REPORT (NON-STANDARD CONDITION)	On-Going	This condition does not apply to PHASE 1 recordation, but will for subsequent phase. For this reason, Condition status for recordation of Phase 1 will be "Ongoing"	
47.	SOSP001 ¿ PUBLIC SAFETY AND SECURITY (NON-STANDARD CONDITION)	Not Met	Compliance with this condition is timed with building permits and occupancy.	
128.	MITIGATION MEASURE (4.2-1) - GEOLOGY & SOILS	Partially Met	Met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits.	
129.	MITIGATION MEASURE 4.2-2 - GEOLOGY AND SOILS	Partially Met	Met for recordation of Phase 1 final map by note on final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits.	
130.	MITIGATION MEASURE (4.2-3) GEOLOGY AND SOILS	Partially Met	Met for recordation of Phase 1 final map by staff acceptance of a Geologic Report, note on final map, CC&Rs and onsite SIP but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits.	




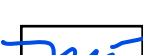

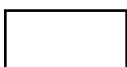


# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Planning Department

131.	MITIGATION MEASURE (4.2-4) GEOLOGY AND SOILS	Partially Met	Met for recordation of Phase 1 final map by staff acceptance of a Geologic Report and note on final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits.	
132.	MITIGATION MEASURE (4.2-5) GEOLOGY AND SOILS	Partially Met	Met for recordation of Phase 1 final map by note on final map, Onsite SIP and CC&Rs but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits.	
133.	MITIGATION MEASURE (4.2-6) GEOLOGY AND SOILS	Partially Met	Met for recordation of Phase 1 final map by note on final map and CC&Rs and onsite SIP but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits.	
134.	MITIGATION MEASURE (4.2-7) GEOLOGY AND SOILS	Partially Met	Met for recordation of Phase 1 final map by note on final map, onsite SIP and CC&Rs but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits.	
135.	MITIGATION MEASURE (4.2-8) GEOLOGY AND SOILS	Partially Met	Met for recordation of Phase 1 final map by note on final map, onsite SIP and CC&Rs but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits.	
136.	MITIGATION MEASURE (4.2-9) GEOLOGY AND SOILS	Partially Met	Met for recordation of Phase 1 final map by note on final map, onsite SIP and CC&Rs but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits.	
				










# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Planning Department

137.	MITIGATION MEASURE (4.2-10) GEOLOGY AND SOILS	Partially Met	Met for recordation of Phase 1 final map by note on final map, onsite SIP and CC&Rs but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits.	
138.	MITIGATION MEASURE (4.2-11) GEOLOGY AND SOILS	Partially Met	Met for recordation of Phase 1 final map by note on final map, CC&Rs and onsite SIP but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits.	
139.	MITIGATION MEASURE (4.2-12) GEOLOGY AND SOILS	Partially Met	Met for recordation of Phase 1 final map by note on final map, CC&Rs and onsite SIP but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits.	
140.	MITIGATION MEASURE (4.2-13) GEOLOGY AND SOILS	Partially Met	Met for recordation of Phase 1 final map by note on final map, CC&Rs and onsite SIP but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits.	
141.	MITIGATION MEASURE (4.2-14) GEOLOGY AND SOILS	Partially Met	Met for recordation of Phase 1 final map by note on final map, CC&Rs and onsite SIP but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits.	
142.	MITIGATION MEASURE (4.2-15) GEOLOGY AND SOILS	Partially Met	Met for recordation of Phase 1 final map by note on final map, CC&Rs and onsite SIP but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits.	
				

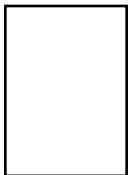
# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Planning Department

143.	MITIGATION MEASURE (4.2-16) GEOLOGY AND SOILS	Partially Met	Environmental Services Condition; This condition has separate actions and current status is PARTIALLY MET as not all the actions have been approved for PHASE 1 Final Map recordation.	
144.	MITIGATION MEASURE (4.2-17) GEOLOGY AND SOILS	Partially Met	Met for recordation of Phase 1 final map by note on final map, CC&Rs and onsite SIP but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits.	
145.	MITIGATION MEASURE (4.2-18) GEOLOGY AND SOILS	Partially Met	Met for recordation of Phase 1 final map by note on final map, CC&Rs and onsite SIP but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits.	
146.	MITIGATION MEASURE (4.3-1) WATER SUPPLY AND AVAILABILITY	On-Going	Environmental Services Condition	
147.	MITIGATION MEASURE (4.3-2) WATER SUPPLY AND AVAILABILITY	Partially Met	Met for recordation of Phase 1 final map but status will remain partially met as it applies to issuance of well permits.	
148.	MITIGATION MEASURE (4.4-1) HYDROLOGY AND WATER QUALITY	Partially Met	This condition has separate actions. Drainage plan and Stormwater Control Plan accepted and approved for Phase 1 Final Map recordation.	
149.	MITIGATION MEASURE (4.4-2) HYDROLOGY AND WATER QUALITY	Partially Met	Met for recordation of Phase 1 final map by note on final map, onsite SIP and CC&Rs but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits.	



# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Planning Department

150.	MITIGATION MEASURE (4.4-3) HYDROLOGY AND WATER QUALITY	Partially Met	Met for recordation of Phase 1 final map by CC&Rs but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits.	
159.	MITIGATION MEASURE (4.7-1) AIR QUALITY	Partially Met	Met for recordation of Phase 1 final map by note on final map, onsite SIP and CC&Rs but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits.	
162.	MITIGATION MEASURE (4.9-1) BIOLOGICAL RESOURCES	Partially Met	This condition has separate actions. Partially met by Open Space Mgmt Plan approval, notation on Phase 1 final map and CC&Rs in conformance, and conservation and scenic easement Deed recordation with Phase 1 final map recordation.	
163.	MITIGATION MEASURE (4.9-2) BIOLOGICAL RESOURCES	Partially Met	This condition has separate actions. Partially met by Open Space Mgmt Plan approval, notation on Phase 1 final map and CC&Rs in conformance, and conservation and scenic easement Deed recordation with Phase 1 final map recordation.	
164.	MITIGATION MEASURE (4.9-3) BIOLOGICAL RESOURCES	Partially Met	Met for Phase 1 Final Map recordation. Tree replacement plan requirements are required to be placed on all future building permits. A tree planting monitoring report is also required to be submitted to RMA-Planning once a year for 7 years for review/appr	
165.	MITIGATION MEASURE (4.9-4) BIOLOGICAL RESOURCES	Partially Met	Met for recordation of Phase 1 final map by note on final map and SIP but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits.	

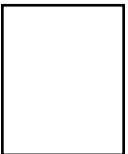
# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Planning Department

166.	MITIGATION MEASURE (4.9-5) BIOLOGICAL RESOURCES	Partially Met	Met for recordation of Phase 1 final map note on final map and SIP but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits.	
167.	MITIGATION MEASURE (4.9-6) BIOLOGICAL RESOURCES	Partially Met	Met for Phase 1 Final Map recordation by Open Space Mgmt Plan approval, CC&Rs. Actions required to be taken during construction phases still pending.	
168.	MITIGATION MEASURE (4.9-7) BIOLOGICAL RESOURCES	Partially Met	Met for recordation of Phase 1 final map by approval of Open Space Mgmt Plan, note on final map and onsite SIP, and CC&Rs but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits.	
169.	MITIGATION MEASURE (4.9-8) BIOLOGICAL RESOURCES	Partially Met	Met for recordation of Phase 1 final map by Open Space Mgmt Plan approval, CC&Rs but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits.	
170.	MITIGATION MEASURE (4.9-9) BIOLOGICAL RESOURCES	Partially Met	Met for recordation of Phase 1 final map by Open Space Mgmt Plan approval but status will remain partially met as it applies to construction permit stage.	
171.	MITIGATION MEASURE (4.9-10) BIOLOGICAL RESOURCES	Partially Met	Met for recordation of Phase 1 final map by Open Space Mgmt Plan approval and note on final map, SIP and CC&Rs but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits.	






# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Planning Department









172.	MITIGATION MEASURE (4.9-11) BIOLOGICAL RESOURCES	Partially Met	Met for recordation of Phase 1 final map by Open Space Mgmt Plan approval and road alignment notes on final map but status will remain partially met as it applies to approval of roadway construction by phase.	
173.	MITIGATION MEASURE (4.9-12) BIOLOGICAL RESOURCES	Not Met	Actions required to be taken are prior to grading permit or tree removal activities.	
174.	MITIGATION MEASURE (4.9-13) BIOLOGICAL RESOURCES	Not Met	Actions required to be taken are prior to grading permit or tree removal activities.	
175.	MITIGATION MEASURE (4.9-14) BIOLOGICAL RESOURCES	Not Met	Actions required to be taken are pre-construction.	
176.	MITIGATION MEASURE (4.10-1) CULTURAL RESOURCES	Partially Met	Met for recordation of Phase 1 final map by notes on final map and SIP, CC&Rs but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits.	
177.	MITIGATION MEASURE (4.11-1) AESTHETICS	Partially Met	Met for recordation of Phase 1 final map by note on final map and CC&Rs and final map but status will remain partially met as it applies to approval of future phases of the subdivision and building permits.	
178.	MITIGATION MEASURE (4.11-2) AESTHETICS	Partially Met	Met for recordation of Phase 1 final map by CC&Rs but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits.	
179.	MITIGATION MEASURE (4.11-3) AESTHETICS	Partially Met	Partially met by recordation of Conservation and Scenic Easement but will require actions on future phases of the subdivision.	
180.	MITIGATION MEASURE (4.11-4) AESTHETICS	Partially Met	Met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision.	

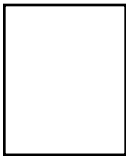
# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Planning Department

181.	MITIGATION MEASURE (4.11-5) AESTHETICS	Partially Met	Met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits.	
182.	MITIGATION MEASURE (4.13.4-1) PUBLIC SERVICES AND UTILITIES	On-Going		
183.	MITIGATION MEASURE (4.13.5-1) PUBLIC SERVICES AND UTILITIES	Met		
184.	MITIGATION MEASURE (4.13.5-2) PUBLIC SERVICES AND UTILITIES	Met		
186.	MITIGATION MEASURE (4.4-2A) HYDROLOGY AND WATER QUALITY.	Partially Met	Met for recordation of Phase 1 final map by note on SIP and CC&Rs but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits.	
187.	MITIGATION MEASURE (4.9-1A) BIOLOGICAL RESOURCES	Partially Met	Met for recordation of Phase 1 final map by recordation of conservation and scenic easement and notes in CC&Rs but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits.	
188.	MITIGATION MEASURE (4.9-1B) BIOLOGICAL RESOURCES	Partially Met	Met for recordation of Phase 1 final map by approval of Open Space Mgmt Plan, notes on final map and CC&Rs but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits.	
189.	MITIGATION MEASURE (4.9-3A) BIOLOGICAL RESOURCES	Partially Met	Met for recordation of Phase 1 final map by note on final map and CC&Rs but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits.	





# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Planning Department

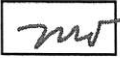

- |      |  |               |   |   |
|------|--|---------------|---|---|
| 191. | PBDSP003 (A) <i>i</i> WATER USE PLAN<br>(NON-STANDARD CONDITION)               | Partially Met | Met for Phase 1 Final Map by CC&Rs but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits.             |  |
| 192. | PBDSP005 (A) - SUBDIVISION BUILDING ENVELOPE APPROVAL (NON-STANDARD CONDITION) | Partially Met | Met for recordation of Phase 1 final map by note on final map and CC&Rs but status will remain partially met as it applies to approval of future phases of the subdivision. |  |

# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Redevelopment

Condition	Condition Title	Status	Status Comment	Staff Initial
48.	OHRSP001 $\delta$ INCLUSIONARY AND WORKFORCE HOUSING (NON-STANDARD CONDITION)	Not Met		
48.	OHRSP001 (A) $\delta$ INCLUSIONARY AND WORKFORCE HOUSING (NON-STANDARD CONDITION)	Met	Met for recordation of Phase 1 final map.	

*MW*
















# Condition Compliance Certification Report

PLN150337

ESALEN INSTITUTE (ESALEN SOUTH COAST EMPLOYEE HOUSING)

## Planning Department



Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Not Met	No recordation of Permit Approval Notice by the applicant	
3.	PD002(A) - ATTACH RESOLUTION TO CONSTRUCTION PLANS	Not Met	Currently, no building/construction permits applied by the applicant to construct the proposed project	
4.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	Not Met	Currently, no building/construction permits applied by the applicant to construct the proposed project	
5.	PD004 - INDEMNIFICATION AGREEMENT	Not Met	Currently pending Indemnification Agreement documents from the applicant.	
6.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Not Met	Mitigation Monitoring Plan currently under review by Planning staff	
7.	PD014(C) - LIGHTING-EXTERIOR LIGHTING PLAN (BIG SUR)	Not Met	Currently, no building/construction permits applied by the applicant to construct the proposed project	
8.	PD011 - TREE AND ROOT PROTECTION	Not Met	Currently, no building/construction permits applied by the applicant to construct the proposed project	
9.	PD006(A) - CONDITION COMPLIANCE FEE	Not Met	Condition compliance fee invoice sent to the applicant for payment	
10.	PD041 - HEIGHT VERIFICATION	Not Met	Currently, no building/construction permits applied by the applicant to construct the proposed project	
11.	PD007- GRADING WINTER RESTRICTION	Not Met	Currently, no building/construction permits applied by the applicant to construct the proposed project	
24.	MM1 Smith's blue butterfly & Coastal Scrub Habitat	Not Met	Currently, no building/construction permits applied by the applicant to construct the proposed project. Therefore no photos sent from the biologist.	 

# Condition Compliance Certification Report

PLN150337

ESALEN INSTITUTE (ESALEN SOUTH COAST EMPLOYEE HOUSING)

## Planning Department
















- |     |   |         |  |   |
|-----|---|---------|--|---|
| 25. | MM 2 ARROYO WILLOW HABITAT                            | Not Met | Currently, no building/construction permits applied by the applicant to construct the proposed project. Therefore no photos of required fencing. |  |
| 26. | MM 3 NO INTENSIFICATION OF A LEGAL NON-CONFORMING USE | Not Met | Email sent instructing the applicant to record the required deed restriction   |  |

# Condition Compliance Certification Report

PLN170257

DOLE FRESH VEGETABLES INC (FOUNDATION WINDPOWER)

## Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Not Met		
3.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met	Notice of Determination filed.	
4.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Not Met		
6.	PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN	Partially Met	Exterior Lighting Plan submitted, reviewed, and approved.	
7.	PD032(A) - PERMIT EXPIRATION	Not Met		
8.	PD035 - UTILITIES UNDERGROUND	On-Going		
9.	PD041 - HEIGHT VERIFICATION	Partially Met	Benchmark identified on construction plan sheet SP-1.	
10.	PDSP001 - MAXIMUM WIND ENERGY CONVERSION SYSTEM HEIGHT (NON-STANDARD)	On-Going		
11.	PDSP002 - REDUCE VISUAL IMPACTS (NON-STANDARD)	Met	Applicant submitted the required letter/declaration.	
12.	PDSP003 - SYSTEM REMOVAL (NON-STANDARD)	On-Going		
13.	PDSP004 - FAA REQUIREMENTS (NON-STANDARD)	Met	Applicant submitted the required evidence of filing the FAA Form 7460-1, and the FAA's findings.	
14.	PDSP005 - LOCATION OF SYSTEM (NON-STANDARD)	On-Going		
15.	MITIGATION MEASURE NO. 1: ONSITE TRIBAL MONITOR	Partially Met	The applicant submitted an executed contract with a qualified tribal monitor.	
16.	PDSP006 - AVOIDANCE & MINIMIZATION MEASURES (NON-STANDARD)	On-Going		

# Condition Compliance Certification Report

PLN180257

11721 HIDDEN VALLEY LLC

## Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		KT
2.	PD002 - NOTICE PERMIT APPROVAL	Met	Notice Recorded	KT
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	Met	The applicant has noted condition on building plans	KT
5.	COMMERCIAL WINE TASTING / SPECIAL EVENT DEED RESTRICTION (NONSTANDARD)	Met	The applicant has recorded the required Deed Restriction	KT
6.	PDSP001 - COMPLIANCE WITH OPERATIONS PLAN	On-Going	The approved operations plan is attached to the resolution	KT
7.	PDSP002 - VINEYARD IRRIGATION SOURCE	On-Going	The vineyard water usage is attached to the resolution	KT
8.	PDSP003 - EMPLOYEE AND DELIVERY TRAFFIC	On-Going	All traffic and delivery information is attached to the resolution and operations plan	KT

# Condition Compliance Certification Report

PLN180337

OCHO WEST CA LLC

## Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		KT
2.	PD002 - NOTICE PERMIT APPROVAL	Met	Permit Approval Notice recorded	KT
3.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Met	Mitigation Monitoring and Reporting Plan recorded	KT
7.	MM01 - BIOLOGICAL RESOURCES	Not Met	Building permit(s) has not been issued upon condition requirement	KT
8.	MM02 - BIOLOGICAL RESOURCES	Not Met	Building permit(s) has not been issued upon condition requirement	KT
9.	MM03 - BIOLOGICAL RESOURCES	Not Met	Building permit(s) has not been issued upon condition requirement	KT
10.	MM04 - BIOLOGICAL RESOURCES	On-Going	The owner has provided U.S FISH & WILDLIFE SERVICE Incidental Take Permit #TE80620D-0, and California Endangered Species Act Incidental Take Permit #2081-2081-2019-04	KT
11.	MM05 - BIOLOGICAL RESOURCES	On-Going	The owner has provided U.S FISH & WILDLIFE SERVICE Incidental Take Permit #TE80620D-0, and California Endangered Species Act Incidental Take Permit #2081-2081-2019-04	KT
12.	MM06 - BIOLOGICAL RESOURCES	Not Met	Building permit(s) has not been issued upon condition requirement	KT
13.	MM07 - GEOLOGY AND SOILS	Not Met	Building permit(s) has not been issued upon condition requirement	KT
14.	MM08 - GEOLOGY AND SOILS	Not Met	Building permit(s) has not been issued upon condition requirement	KT
15.	MM09 - TRIBAL CULTURAL RESOURCES	Not Met	Building permit(s) has not been issued upon condition requirement	KT
16.	MM10 - TRIBAL CULTURAL RESOURCES	On-Going	Contract agreement received	KT

# Condition Compliance Certification Report

PLN180337

OCHO WEST CA LLC

## Planning Department

17. PD005 - FISH & GAME FEE NEG DEC/EIR

Met

Notice of Determination filed  
at Monterey County Clerk on  
February 5, 2020



# Condition Compliance Certification Report

PLN180337

OCHO WEST CA LLC

## Planning Department

18. PD014(C) - LIGHTING-EXTERIOR LIGHTING PLAN  
(BIG SUR)

Partially Met

Lighting plan identified on  
building plans



MW

# Condition Compliance Certification Report

PLN180371

PACIFIC GAS & ELECTRIC CO (ELKHORN BATTERY ENERGY STORAGE FACILITY)

## Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		KT
2.	PD002 - NOTICE PERMIT APPROVAL	Met	Document notice recorded	KT
10.	PD002(A) - ATTACH RESOLUTION TO CONSTRUCTION PLANS	Met	Document resolution recorded on plans	KT
11.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met	Fish and Game has been paid	KT
13.	PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN	Partially Met	Lighting plan identify on building permit	KT
14.	PD050 - RAPTOR/MIGRATORY BIRD NESTING	Partially Met	Survey received from biologist	KT
15.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Met	Mitigation Monitoring Plan recorded	KT
16.	MM01 - BIOLOGIST CONTRACT	Partially Met	Applicant has submitted required Biological Contract	KT
17.	MM02 - PRECONSTRUCTION SURVEY - SPECIAL STATUS AMPHIBIANS	Partially Met	Required mitigation measure identified on construction plans. Currently pending required final survey.	KT
18.	MM03 - PRECONSTRUCTION SURVEY - NESTING BIRDS AND BURROWING OWLS	Partially Met	Preconstruction survey conducted condition partially met	KT
19.	MM04 - BIOLOGICAL EDUCATION PROGRAM FOR CONSTRUCTION PERSONNEL	Partially Met	Biological program was conducted	KT
20.	MM05 - BEST MANAGEMENT PRACTICES	Partially Met	Required mitigation measures written on grading plans	KT



# Condition Compliance Certification Report

PLN180371

PACIFIC GAS & ELECTRIC CO (ELKHORN BATTERY ENERGY STORAGE FACILITY)

## Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
21.	MM06 - ONSITE ARCHAEOLOGICAL MONITOR	Partially Met	Archaeological contract was submitted and review prior to issuance of building permits	KT
22.	MM07 - UNIDENTIFIED CULTURAL RESOURCES	On-Going	Required archeological condition noted on the grading plan	KT
23.	MM08 - PALEONTOLOGICAL RESOURCES EDUCATION PROGRAM FOR CONSTRUCTION PERSONNEL	Partially Met	Currently pending archeological information to satisfy the required condition	KT
24.	MM09 - UNANTICIPATED DISCOVERY OF PALEONTOLOGICAL RESOURCES	On-Going	Required condition noted on building plans	KT
25.	MM10 - PROTECTION OF TRIBAL CULTURAL RESOURCES AND SACRED PLACES	On-Going		KT

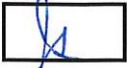






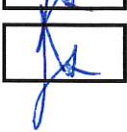


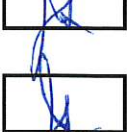
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# Condition Compliance Certification Report

PLN180434

HALEY TIMOTHY M & MCGOURTY ETHNA C TRS

## Planning Department







Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Met	Permit Approval Notice recorded.	
3.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met	Notice of Determination filed and CDFW fee paid.	
4.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Met	Agreement recorded and applicable fee paid.	
5.	PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN	Partially Met	Exterior Lighting Plan submitted, reviewed, and approved for construction.	
6.	PD032(A) - PERMIT EXPIRATION	Not Met		
7.	PD045 - COC (LOT LINE ADJUSTMENTS)	Met	Certificates of Compliance recorded.	
15.	MITIGATION MEASURE NO. 1: ONSITE ARCHAEOLOGICAL MONITOR	Partially Met	Condition note included on construction plan set sheet C1. Executed contract for an archaeological monitor submitted, reviewed, and approved. Evidence of completed cultural resources training submitted.	
16.	MITIGATION MEASURE NO. 2: ONSITE TRIBAL MONITOR	Partially Met	Executed tribal monitoring agreement submitted, reviewed, and approved.	
17.	PDSP001 - CULTURAL RESOURCES (NON-STANDARD)	Partially Met	Condition note included on construction plan set sheet C1.	
18.	PDSP001 - CULTURAL RESOURCES (NON-STANDARD) - CONTINUATION	Partially Met	Continuation of Condition No. 17.	

# Condition Compliance Certification Report

PLN180496

SPRECKELS INDUSTRIAL PARK LLC

## Planning Department








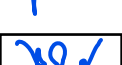
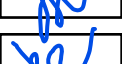
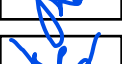
Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		jsg 
2.	PD002 - NOTICE PERMIT APPROVAL	Not Met		jsg 
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	Not Met		jsg 
7.	PDSP001 - NOTICE OF REPORT (Mitigation Measure VII.a)	Not Met		jsg 
8.	PDSP002 - DEED RESTRICTION (Mitigation Measure VII.b)	Not Met		jsg 
9.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Not Met		jsg 

# Condition Compliance Certification Report

PLN180537

STEPPE STEPHEN M & SARA R TRS

## Planning Department








Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Not Met		
3.	PD041 - HEIGHT VERIFICATION	Not Met		
4.	PD047 - DEMOLITION/DECONSTRUCTION (MBUAPCD RULE 439)	Not Met		
5.	PD050 - RAPTOR/MIGRATORY BIRD NESTING	Not Met		
9.	MITIGATION MEASURE (MM) NO. 1 - XP1/PHASE 2 ARCHAEOLOGICAL RESOURCES INVESTIGATION	Not Met		
10.	MITIGATION MEASURE (MM) NO. 2 - IF XP1/PHASE 2 PROVIDES EVIDENCE TO REQUIRE PHASE 3 DATA RECOVERY	Not Met		
11.	MITIGATION MEASURE (MM) NO. 3 - ARCHAEOLOGICAL MONITOR	Not Met		
12.	MITIGATION MEASURE (MM) NO. 4 - PALEONTOLOGICAL RESOURCES	Not Met		
13.	MITIGATION MEASURE (MM) NO. 5 - TRIBAL MONITOR	Not Met		

# Condition Compliance Certification Report

PLN190010

STATE OF CALIFORNIA (CHARTER SPECTRUM)

## Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Met	Permit Approval Notice recorded.	
3.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met	Notice of Determination filed and CDFW fee paid.	
4.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Partially Met	Agreement being routed for review and signatures. Applicable fee paid.	
9.	MITIGATION MEASURE NO. 3 - TRIBAL MONITOR	Partially Met	Executed contract submitted, reviewed, and approved.	
10.	PD003(A) - CULTURAL RESOURCES - INADVERTENT DISCOVERY (NON-STANDARD)	On-Going		
11.	PD003(B) - CULTURAL RESOURCES - HUMAN REMAINS (NON-STANDARD)	On-Going		

# Condition Compliance Certification Report

PLN190127

SAFE TORI INVESTMENTS LLC (HARVEST MOON AGRICULTURAL EMPLOYEE HOUSING

## Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going	This is a standard condition stating what the project is. It will remain ongoing.	CR
2.	PD002 - NOTICE PERMIT APPROVAL	Met	Notice has been recorded.	CR
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	On-Going	Note recorded on plans as required. Construction is nearly complete, but condition remains ongoing until final because procedures are required should anything be discovered.	CR
4.	PD012(G) - LANDSCAPE PLAN & MAINTENANCE (OTHER)	Partially Met	Landscaping bond has been paid to County. Landscaping installation is ongoing.	CR
5.	MMAQ-1-FUGITIVE DUST CONTROL PLAN	Met	Note was included on plans, and condition was adhered too.	CR
6.	MMCR1 - CULTURAL RESOURCES	On-Going	Note was included on plans as required. Construction is almost complete, but condition will remain ongoing until final because procedures are required in the event resources are found.	CR
7.	MMCR2-CULTURAL MONITOR	Met	Subsurface investigation was completed.	CR
8.	PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN	Partially Met	Lighting has been fully installed as approved for Buildings E, I, D, and J. Lighting installation for other buildings is ongoing.	CR
9.	PDNS_OPERATION OF PROJECT	On-Going	This condition requires property to operate consistent with General Development Plan. It will remain ongoing for the life of the project unless otherwise amended.	CR
10.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Met	MMRP was recorded.	CR
11.	PD045 - COC (LOT LINE ADJUSTMENTS)	Met	Certificates of Compliance were recorded.	CR
12.	MMN1_CONSTRUCTION NOISE	Met	Note was included on plans and contact info was posted as required.	CR

# Condition Compliance Certification Report

PLN190127

SAFE TORI INVESTMENTS LLC (HARVEST MOON AGRICULTURAL EMPLOYEE HOUSING

## Planning Department

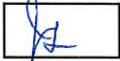









13.	MMN2_NOISE_WALL_CONSTRUCTION	Met	Building plans included the correct specification.	<input type="checkbox"/> CR
42.	PDNS_PAYMENT OF SCHOOL DISTRICT DEVELOPMENT FEES	Met	School fees were paid.	<input type="checkbox"/> CR

# Condition Compliance Certification Report

PLN190199

HORVATH LIZA D TR (EST OF JOAN MURRAY)

## Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Met	Permit Approval Notice recorded.	
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	On-Going		
5.	PD006(A) - CONDITION COMPLIANCE FEE	Met	Condition compliance fee paid.	
6.	PD032(A) - PERMIT EXPIRATION	Not Met		
7.	PDSP001 - GEOTECHNICAL CERTIFICATION (NON-STANDARD)	Not Met		
8.	PDSP002 - EROSION CONTROL (NON-STANDARD)	Met	Erosion Control Plan (ECP) submitted with construction plan set. ECP reviewed and approved.	
9.	PDSP003 - LANDSCAPE MONITORING (NON-STANDARD)	Not Met		
10.	MITIGATION MEASURE NO. 1: BIOLOGICAL RESOURCES - CONSTRUCTION FENCING	Not Met		
11.	MITIGATION MEASURE NO. 3: BIOLOGICAL RESOURCES - SITE INSPECTIONS	Not Met		












# Condition Compliance Certification Report

PLN190253

DYNEGY MOSS LANDING LLC (VISTRA ENERGY)

## Planning Department









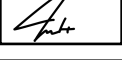
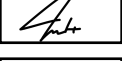

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Met	Applicant submitted a signed, notarized, and recorded Permit Approval Notice.	
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	Partially Met	Grading and building plans included the required languages and notes.	
4.	PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN	Partially Met	Exterior Lighting Plan submitted, reviewed, and approved.	
5.	PD050 - RAPTOR/MIGRATORY BIRD NESTING	Partially Met	Preconstruction nesting bird survey is prepared and completed.	
11.	MITIGATION MEASURE NO. 1: REDUCTION OF FUGITIVE DUST (AIR QUALITY)	Partially Met	Mitigation Measure No.1 notes included on the approved construction plans.	
12.	MITIGATION MEASURE NO.2: WORKER ENVIRONMENTAL AWARENESS PROGRAM – SCLTS AND CTS (BIOLOGY)	Partially Met	Employee education program and list of current personnel associated with project construction are provided and completed. Notes added to the approved plans.	
13.	MITIGATION MEASURE NO. 3: PROTECTION OF TRIBAL CULTURAL RESOURCES AND SACRED PLACES (TRIBAL CULTURAL RESOURCES)	Partially Met	Executed Tribal Monitor Agreement submitted, added monitoring language on the approved construction plans.	
14.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met	Notice of Determination filed	

# Condition Compliance Certification Report

PLN190299

AHI FIROZEH AND YOLANDA & RON GURRIES FAMILY PARTNERSHIP (CALIFORNIA AM

## Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Not Met		
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	Not Met		
4.	PD007- GRADING WINTER RESTRICTION	Not Met		
5.	PD033 -RESTORATION NATURAL MATERIALS	Not Met		
6.	CULTURAL RESOURCES ACCIDENTLY DISCOVERED	Not Met		
7.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Not Met	MMP Agreement with Agent	
8.	PD006(A) - CONDITION COMPLIANCE FEE	Not Met	Condition compliance fees invoiced, payment pending.	
9.	MM1-SMITH'S BLUE BUTTERFLY HABITAT PROTECTION	Not Met		
10.	MM2 - PROJECT SITE SPEED LIMIT	Not Met		
11.	MM3- Migratory/Nesting Bird Survey	Not Met		

# Condition Compliance Certification Report

PLN120294-AMD1

CALIFORNIA FLATS SOLAR LLC (HEARST CORPORATION)

## Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		KT
2.	PDSP000- MITIGATION MEASURES APPLICABLE TO THIS AMENDMENT	Partially Met	Mitigation Monitoring on-going prior to issuance of all construction permits	KT
3.	PD002 - NOTICE PERMIT APPROVAL	Met	Notice recorded	KT
4.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Met	Mitigation Monitoring Plan recorded	KT
6.	PDSP001- GOOD NEIGHBOR SCREENING	Met	Visual Screening Plan approved	KT

# Condition Compliance Certification Report

PLN120294-AMD1

CALIFORNIA FLATS SOLAR LLC (HEARST CORPORATION)

## Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
7.	PDSP002- GRADING DISPOSITION TO BE STORED ONSITE	Not Met		

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HCD-ENGINEERING SERVICES  
(REPRESENTING PUBLIC WORKS)  
2020 REPORT



<b>2020 Project List for HCD-Engineering Services (representing Public Works)</b>	<b>Planning Project Number and Brief Title</b>
Project Number 1	PLN020016-AMD2 MORISOLI
Project Number 2	PLN030204-AMD1 EAST GARRISON COA 184
Project Number 3	PLN040183 PARAISO SPRINGS
Project Number 5	PLN150337 ESALEN INSTITUTE
Project Number 7	PLN180257 HIDDEN VALLEY
Project Number 9	PLN180371 PG&E (ELKHORN BATTERY)
Project Number 11	PLN180496 SPRECKELS
Project Number 12	PLN180537 STEPPE
Project Number 13	PLN190010 CHARTER SPECTRUM
Project Number 14	PLN190127 CAFE TORI
Project Number 16	PLN190253 DYNEGY
Project Number 19	PLN110077/PLN020344 OMNI RESOURCES
Project Number 20	PLN110173/050001 SEPTEMBER RANCH

RESPONSIBLE DEPARTMENTS' ANNUAL REPORT FOR PROJECTS APPROVED WITH CONDITIONS OF APPROVAL AND MITIGATION MEASURES

**Date:** 2/1/2021

**To:** Erik Lundquist HCD Chief of Planning  
Wendy S. Strimling, Senior Deputy County Counsel

**From:** Randell Ishii, Director of Public Works, Facilities & Parks

**Subject:** Annual Report Pursuant to County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program.

In accordance with Section II.B.2 of the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program ("Program") (adopted by the Monterey County Board of Supervisors Resolution No. 19-270), a list of land use projects (the "Project List") was provided to Public Works. The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning and to County Counsel on the projects included in the project list to verify the status of condition compliance. The Condition Compliance Certification Reports included in **Attachment 1** provides the listed projects' conditions of approval/mitigation measures (COA/MMs) and current statuses as noted in Accela. Accordingly, staff has reviewed each COA/MM listed and made any necessary corrections to the report and in Accela. Staff has verified, through initialing, the current status of each COA/MM.

**CERTIFICATION**

On behalf of Public Works, I hereby certify that the Public Works COA/MMs identified in the adopted Mitigated Negative Declaration or certified Environmental Impact Report pursuant to the California Environmental Quality Act for the projects included in the Project List have been verified as indicated in the attached Condition Compliance Certification Reports. All applicable Condition Compliance Forms (CCFs) and supporting documentation have been submitted into the County's electronic database: Accela Automation, also known as "Accela" and are available for the public to review.

Respectfully,  
DocuSigned by:

Randell Ishii

C09779298FE94F3  
Randell Ishii, Director of Public Works, Facilities & Parks



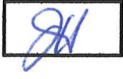



**Attachment:** Condition Compliance Certification Reports

# Condition Compliance Certification Report

PLN020016-AMD2

MORISOLI PARTNERSHIP AND AMARAL RANCHES ET AL

## Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
5.	PDSP001_NONSTANDARD_AMENDED CONDITION NO. 188 (MM#44 T-1.1)	Not Met	Applicable after recordation of Final Map phase A and B are completed.	
6.	PDSP002_NONSTANDARD_AMENDED CONDITION NO. 189 (MM#45 T-2.1)	Not Met	Applicable after recordation of Final Map phase A and B are completed.	
7.	PDSP003_NONSTANDARD_AMENDED CONDITION NO. 190 (MM#46 T-3.1)	Not Met	Applicable after recordation of Final Map phase A and B are completed.	
8.	PDSP004_NONSTANDARD_AMENDED CONDITION NO. 191 (MM#47 C-1)	Not Met	Subdivider has not apply for building permits.	
9.	PDSP005_NONSTANDARD_AMENDED CONDITION NO. 192 (MM#48 C-1.2)	Not Met	Subdivider has not apply for building permits.	
10.	PDSP006_NONSTANDARD_AMENDED CONDITION NO. 193 (MM#49 C-2)	Not Met	Applicable after recordation of Final Map phase A and B are completed.	




# Condition Compliance Certification Report

PLN030204-AMD1

US ARMY CORPS OF ENGINEERS (EAST GARRISON SPECIFIC PLAN)

## Public Works Department














Condition	Condition Title	Status	Status Comment	Staff Initial
3.	PWSP-NON-STANDARD-TRAFFIC AND CIRCULATION – AIR QUALITY FEES	On-Going	Fees are due at time of issuance of the building permits.	

# Condition Compliance Certification Report

PLN040183

PARAISO SPRINGS RESORT (PARAISO SPRINGS RESORT LLC)

## Public Works Department


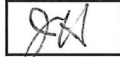




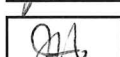

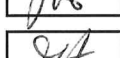
Condition	Condition Title	Status	Status Comment	Staff Initial
42.	PW0007 - PARKING STANDARD	Not Met		
43.	PW0015 - UTILITY COMPANY COMMENTS	Not Met		
44.	PW0020 - PRIVATE ROADS	Not Met		
45.	PW0021 - ROAD NAMES	Not Met		
46.	PW0032 - AS-BUILT PLANS	Not Met		
47.	PWSP001 - PROJECT IMPROVEMENTS - ONSITE	Not Met		
48.	PW0036 - EASEMENTS AND RIGHTS-OF-WAY	Not Met		
49.	PW0044 - CONSTRUCTION MANAGEMENT PLAN	Not Met		
50.	PW0045 - COUNTYWIDE TRAFFIC FEE	Not Met		
51.	PWSP002 - PARAISO SPRINGS ROAD IMPROVEMENTS - OFFSITE	Not Met		
52.	PWSP003 - CUL-DE-SAC IMPROVEMENTS	Not Met		
53.	PWSP004 - ROAD MAINTENANCE AGREEMENT	Not Met		
54.	PWSP005 - ROAD & DRAINAGE MAINTENANCE	Not Met		
55.	PWSP006 - VEHICLE TRIP MANAGEMENT	Not Met		

# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Public Works Department














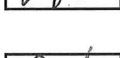




Condition	Condition Title	Status	Status Comment	Staff Initial
73.	PW0018 ¿ ROUGH GRADING FOR SLOPE	Partially Met	12/01/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. Armando Fernandez, Civil Engineer.	
74.	PW0026 ¿ PLANTING FOR GRADED AREAS	Partially Met	12/01/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. Armando Fernandez, Civil Engineer.	
75.	PWSP002-GRADING (NON-STANDARD CONDITION)	Partially Met	12/01/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. Armando Fernandez, Civil Engineer.	
76.	PWSP003-UTILITIES (NON-STANDARD CONDITION)	Partially Met	12/01/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. Armando Fernandez, Civil Engineer.	
77.	PWSP006-TRANSIT STOP (NON-STANDARD CONDITION)	Met		
78.	PWSP007 ¿ FRONTAGE IMPROVEMENTS (NON-STANDARD CONDITIONS)	Partially Met	Met for Final Map Phase 1 Recordation Only.	
79.	PWSP016 ¿ UTILITIES (NON-STANDARD CONDITION)	Met		
80.	PWSP017 ¿ PAYMENT OF FEES (NON-STANDARD CONDITION)	Partially Met	Met for Final Map Phase 1 Recordation Only.	
81.	PWSP008 ¿ MAP/PLAN SUBMISSION (NON-STANDARD CONDITION)	Met		

# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Public Works Department

82.	PWSP018 ¿ NATURAL DRAINAGE EASEMENTS (NON-STANDARD CONDITION)	Partially Met	Met for Final Map Phase 1 Recordation Only.	
83.	PWSP015 ¿ MAINTENANCE (NON-STANDARD CONDITION)	Met		
84.	PWSP009-CROSS SECTIONS (NON-STANDARD CONDITION)	Partially Met	12/01/2020: This condition is met for recordation of Phase 1 final map but status will remain partially met as it applies to approval of future phases of the subdivision and construction permits. Armando Fernandez, Civil Engineer.	
85.	PW0020 ¿ PRIVATE ROADS	Partially Met	Met for Phase 1	
86.	PW0021 ¿ ROAD NAMES	Partially Met	Met for Phase 1	
87.	PWSP019 ¿ ROADWAYS (NON-STANDARD CONDITION)	Met		
88.	PWSP004-TAMC (NON-STANDARD CONDITION)	Partially Met	Met for Final Map Phase 1 Recordation Only.	
89.	PWSP005-DRAINAGE PLAN (NON-STANDARD CONDITION)	Met		
90.	PWSP010-SIGNS (NON-STANDARD CONDITION)	Met		
91.	PWSP026 ¿ CONSTRUCTION LOGISTICS PLAN (NONSTANDARD CONDITION)	Partially Met	Met for Final Map Phase 1 Recordation Only.	
92.	PW0023 ¿ IMPROVEMENT PLANS	Met		
93.	PWSP023 ¿ HOMEOWNERS ASSOCIATION (NON-STANDARD CONDITION)	Partially Met	Met for Final Map Phase 1 Recordation Only.	
94.	PWSP024 ¿ HOMEOWNERS ASSOCIATION OMP (NON-STANDARD CONDITION)	Met	This condition is met for phase 1 Final Map recordation.	
95.	PWSP025 ¿ HOMEOWNERS ASSOCIATION OMP (NON-STANDARD CONDITION)	Partially Met	Met for Final Map Phase 1 Recordation Only.	
96.	PW0032 ¿ AS BUILT PLANS	Partially Met	Met for Final Map Phase 1 Recordation Only.	
97.	PWSP012 ¿ FRONTAGE IMPROVEMENTS (NON-STANDARD CONDITIONS)	Partially Met	Met for Final Map Phase 1 Recordation Only.	
98.	PWSP021 ¿ CARMEL AREA WASTEWATER DISTRICT (NON-STANDARD CONDITION)	Met		
99.	PWSP022 ¿ SEWER SYSTEM IMPROVEMENTS (NON-STANDARD CONDITION)	Met		

# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)









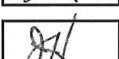
**Public Works Department**

# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Public Works Department



Condition	Condition Title	Status	Status Comment	Staff Initial
151.	MITIGATION MEASURE (4.6-1) TRANSPORTATION AND CIRCULATION	Partially Met	Met for Final Map Phase 1 Recordation Only.	
152.	MITIGATION MEASURE (4.6-2) TRANSPORTATION AND CIRCULATION	Partially Met	Met for Final Map Phase 1 Recordation Only.	
153.	MITIGATION MEASURE (4.6-3) TRANSPORTATION AND CIRCULATION	Partially Met	Met for Final Map Phase 1 Recordation Only.	
154.	MITIGATION MEASURE (4.6-4) TRANSPORTATION AND CIRCULATION	Partially Met	Met for Final Map Phase 1 Recordation Only.	
155.	MITIGATION MEASURE (4.6-5) TRANSPORTATION AND CIRCULATION	Partially Met	Met for Final Map Phase 1 Recordation Only.	
156.	MITIGATION MEASURE (4.6-6) TRANSPORTATION AND CIRCULATION	Partially Met	Met for Final Map Phase 1 Recordation Only.	
157.	MITIGATION MEASURE (4.6-7) TRANSPORTATION AND CIRCULATION	Partially Met	Met for Final Map Phase 1 Recordation Only.	
158.	MITIGATION MEASURE (4.6-8) TRANSPORTATION AND CIRCULATION	Met		
190.	MITIGATION MEASURE (5-1) CUMULATIVE IMPACTS $\zeta$ TRANSPORTATION & CIRCULATION	Not Met	Compliance with this conditions is not required prior to filling of Final Map Phase 1.	

# Condition Compliance Certification Report

PLN150337

ESALEN INSTITUTE (ESALEN SOUTH COAST EMPLOYEE HOUSING)

## Public Works Department


Condition	Condition Title	Status	Status Comment	Staff Initial
22.	PW0045 – COUNTYWIDE TRAFFIC FEE	Not Met	Traffic fees are due prior to issuance of Building Permits, applicant has not applied for building permits.	
23.	PW0043 - REGIONAL DEVELOPMENT IMPACT FEE	Not Met	Traffic fees are due prior to issuance of Building Permits, applicant has not applied for building permits.	

# Condition Compliance Certification Report

PLN180257

11721 HIDDEN VALLEY LLC

## Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
13.	PW0045 – COUNTYWIDE TRAFFIC FEE	Met		

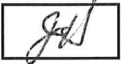



# Condition Compliance Certification Report

PLN180496

SPRECKELS INDUSTRIAL PARK LLC

## Public Works Department


Condition	Condition Title	Status	Status Comment	Staff Initial
4.	PW0017 - NATURAL DRAINAGE EASEMENT	Not Met		
5.	PW0036 - EASEMENTS AND RIGHT-OF-WAY	Not Met		

# Condition Compliance Certification Report

PLN180537

STEPPE STEPHEN M & SARA R TRS

## Public Works Department





Condition	Condition Title	Status	Status Comment	Staff Initial
6.	PW0044 - CONSTRUCTION MANAGEMENT PLAN	Not Met		

# Condition Compliance Certification Report

PLN190010

STATE OF CALIFORNIA (CHARTER SPECTRUM)

## Public Works Department














Condition	Condition Title	Status	Status Comment	Staff Initial
5.	PWSP001 - CONSTRUCTION TRAFFIC CONTROL PLAN	Met	Traffic Control Plan submitted, reviewed, and approved.	
6.	PWSP002- ROAD ENCROACHMENT	Met	Encroachment Permit issued.	
7.	MITIGATION MEASURE NO. 1 - CONSTRUCTION TRAFFIC MANAGEMENT PLAN	On-Going	Traffic Control/Management Plan submitted, reviewed, and approved by Public Works. Implementation ongoing during construction.	
8.	MITIGATION MEASURE NO. 2 - COMMUNICATION PROTOCOL	Not Met		

# Condition Compliance Certification Report

PLN190127

SAFE TORI INVESTMENTS LLC (HARVEST MOON AGRICULTURAL EMPLOYEE HOUSING

## Public Works Department


Condition	Condition Title	Status	Status Comment	Staff Initial
14.	PW0001 – FRONTAGE IMPROVEMENTS	Met	Final Construction Plans Submitted along with City of Salinas encroachment application.	
15.	PW0007 - PARKING STANDARD	Met	Parking plan submitted within the building plans, sheets C1.4 & C1.5	
16.	PW0010 - SEWER CONNECTION	Met	Sewer connection fees paid to the City of Salinas.	
17.	PW0011 - SEWER (MONTEREY ONE WATER)	Met	Applicant has paid sewer impact fees to Monterey One.	
18.	PW0043 - REGIONAL DEVELOPMENT IMPACT FEE	Met	Regional Development Impact Fee (RDIF) paid on 07/16/2020.	
19.	PW0044 - CONSTRUCTION MANAGEMENT PLAN	Met	The Construction Management Plan (CMP) was submitted and approved.	
20.	PW0045 – COUNTYWIDE TRAFFIC FEE	Met	Countywide Traffic Fee paid on 17/16/2020.	
21.	PWSP002- ONSITE IMPROVEMENTS	Met	The on-site improvements were submitted within the building plans (Permit number 19CP03561), sheets C01, C1.2 & C1.3.	
22.	PWSP003- NON-STANDARD CONDITION - CITY OF SALINAS TRAFFIC FEE	Met	City of Salinas Traffic Impact Fee Paid.	
23.	MMT1-TRAFFIC IMPROVEMENTS	Partially Met	Applicant is in the process of completing improvements.	
24.	MMT2-RIGHT OF WAY	Met	Offer of dedication was submitted by the applicant to the County and recorded.	
39.	NON-STANDARD: IMPROVEMENTS TO FEE STRIP BORONDA SANITATION DISTRICT	Met	Received copies of recorded documents.	
40.	NON-STANDARD: SEWER EASEMENT BORONDA SANITATION DISTRICT	Met	Received approved and recorded docs from applicant.	

# Condition Compliance Certification Report

PLN190253

DYNEGY MOSS LANDING LLC (VISTRA ENERGY)

## Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
10.	PW0044 - CONSTRUCTION MANAGEMENT PLAN	Partially Met	Construction management plan submitted, reviewed, and approved for grading/building portion of the project for phase 1 of 4.	

# Condition Compliance Certification Report

PLN110077

OMNI RESOURCES LLC

## Public Works Department


Condition	Condition Title	Status	Status Comment	Staff Initial
35.	PW0035 - RECORD OF SURVEY	Met	Record of Survey showing new line and monuments filed in Volume 34, page 30 of Surveys on January 16, 2019.	JL
37.	PWSP001 - ENCROACHMENT (NON- STANDARD)	Not Met		JL
38.	PWSP002 - ROAD IMPROVEMENT AGREEMENT (NON-STANDARD)	Not Met		JL
39.	PW0007 - PARKING STD	Not Met		JL
40.	PWSP003 - DEDICATION (NON-STANDARD)	Met	Right of way dedication document was recorded by the applicant (Doc. No. 2019004947).	JL
41.	PWSP004 - UTILITIES COMMENTS (NON STANDARD)	Not Met		JL
42.	PWSP005 - IMPROVEMENT PLANS (NON-STANDARD)	Not Met		JL
43.	PWSP006 - CONSTRUCTION MANAGEMENT PLAN (NON-STANDARD)	Not Met		JL
91.	MM25 (FEIR 4.12.3) CLASS II BIKEWAY	Not Met		JL

# Condition Compliance Certification Report

PLN180371

PACIFIC GAS & ELECTRIC CO (ELKHORN BATTERY ENERGY STORAGE FACILITY)

## Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
12.	PW0044 - CONSTRUCTION MANAGEMENT PLAN	Partially Met		



# ENVIRONMENTAL SERVICES REPORT





<b>2020 Project List for HCD – Environmental Services</b>	<b>Planning Project Number and Brief Title</b>
Project Number 3	PLN040183 PARAISO SPRINGS
Project Number 5	PLN150337 ESALEN INSTITUTE
Project Number 7	PLN180257 HIDDEN VALLEY
Project Number 8	PLN180337 OCHO WEST
Project Number 9	PLN180371 PG&E(ELKHORN BATTERY)
Project Number 10	PLN180434 HALEY
Project Number 11	PLN180496 SPRECKELS
Project Number 12	PLN180537 STEPPE
Project Number 14	PLN190127 CAFE TORI
Project Number 16	PLN190253 DYNEGY
Project Number 18	PLN120294-AMD1 CAL FLATS
Project Number 19	PLN110077/PLN020344 OMNI RESOURCES
Project Number 20	PLN110173/050001 SEPTEMBER RANCH
Project Number 21	965120PC Canada Woods North COA 153
Project Number 22	PC07703/PC0704 Pasadera/Bishop Ranch COA 155
Project Number 23	PLN030065 Bloom Joint Venture aka The Commons at Rogge Road COA 62
Project Number 24	SB00866 Pattee Ranch Subdivision COA 56
Project Number 25	SB95001 Woodland Heights/La Tourette COA 38
Project Number 26	PC94067 Santa Lucia Preserve COA 14 and COA 52

**MONTEREY COUNTY**  
**HOUSING AND COMMUNITY DEVELOPMENT**  
Carl P. Holm, AICP, Director

HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES

1441 Schilling Place, South 2nd Floor  
Salinas, California 93901-4527



(831)755-4800  
www.co.monterey.ca.us

**RESPONSIBLE DEPARTMENTS' ANNUAL REPORT FOR PROJECTS APPROVED  
WITH CONDITIONS OF APPROVAL AND MITIGATION MEASURES**

**Date:** 1/29/21

**To:** Erik Lundquist, Chief of Planning  
Wendy S. Strimling, Senior Deputy County Counsel

**From:** Mike Novo, Interim Director

**Subject:** Annual Report Pursuant to County of Monterey Condition of Approval and  
Mitigation Monitoring and Reporting Program.

In accordance with Section II.B.2 of the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program ("Program") (adopted by the Monterey County Board of Supervisors Resolution No. 19-270), a list of land use projects (the "Project List") was provided to Environmental Services. The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning and to County Counsel on the projects included in the project list to verify the status of condition compliance. The Condition Compliance Certification Reports included in **Attachment 1** provides the listed projects' conditions of approval/mitigation measures (COA/MMs) and current status(es) as noted in Accela. Accordingly, staff has reviewed each COA/MM listed and made any necessary corrections to the report and in Accela. Staff has verified, through initialing, the current status of each COA/MM.

**CERTIFICATION**

On behalf of Environmental Services, I hereby certify that the Environmental Services COA/MMs identified in the adopted Mitigated Negative Declaration or certified Environmental Impact Report pursuant to the California Environmental Quality Act for the projects included in the Project List have been verified as indicated in the attached Condition Compliance Certification Reports. All applicable Condition Compliance Forms (CCFs) and supporting documentation have been submitted into the County's electronic database: Accela Automation, also known as "Accela" and are available for the public to review.

Respectfully,

Mike Novo, Interim Director

**Attachment:** Condition Compliance Certification Reports

# Condition Compliance Certification Report

PLN040183

PARAISO SPRINGS RESORT (PARAISO SPRINGS RESORT LLC)

## Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
56.	AS-BUILT CERTIFICATION	Not Met		AT
57.	DRAINAGE AND FLOOD CONTROL SYSTEMS AGREEMENT	Not Met		AT
58.	EROSION CONTROL PLAN	Not Met		AT
59.	GEOTECHNICAL PLAN REVIEW	Not Met		AT
60.	GRADING PLAN	Not Met		AT
61.	STREAM SETBACK	Not Met		AT

# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Water Resources Agency

Condition	Condition Title	Status	Status Comment	Staff Initial
121.	WR37 - DRAINAGE & FLOOD CONTROL SYSTEMS AGREEMENT	Met	HCD-Environmental Services is in receipt of a recorded Drainage & Flood Control Systems Agreement, signed and notarized by the owner, that includes terms for maintenance, repair, and operation of the stormwater control measures for the subdivision.	AT
122.	WR41 - NOTICE OF WATER CONSERVATION REQUIREMENTS	Partially Met	This condition is Partially Met for Phase I. Staff contacted applicant for copy of recorded notice on 1/27/21.	AT
123.	WRSP001 - LANDSCAPING REQUIREMENTS (NON-STANDARD)	Partially Met	This condition is Partially Met for Phase I. Staff contacted applicant for copy of recorded notice on 1/27/21.	AT
124.	WR46 - C.C.&R. WATER CONSERVATION PROVISIONS	Met	The CCR's include the provisions required by this condition. This condition is Met.	AT
125.	WR47 - WASTE MANAGEMENT PLAN	Partially Met	HCD-Environmental Services is in receipt of a Waste Management Plan for Phase I. This condition is Met for Phase I.	AT
126.	WRSP005 ¿ DRAINAGE PLAN (NON-STANDARD CONDITION)	Partially Met	HCD-Environmental Services approved the drainage plan and supporting calculations for Phase I. This condition is Met for Phase I.	AT
127.	WRSP008 ¿ COMPLETION CERTIFICATION (NON-STANDARD CONDITION)	Partially Met	This condition is Met for Phase I for map recordation only.	AT

# Condition Compliance Certification Report

PLN150337

ESALEN INSTITUTE (ESALEN SOUTH COAST EMPLOYEE HOUSING)

## Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
12.	GRADING PLAN	Not Met		AT
13.	INSPECTION-PRIOR TO LAND DISTURBANCE	Not Met		AT
14.	INSPECTION-DURING ACTIVE CONSTRUCTION	Not Met		AT
15.	INSPECTION-FOLLOWING ACTIVE CONSTRUCTION	Not Met		AT
16.	CALIFORNIA CONSTRUCTION GENERAL PERMIT	Not Met		AT
17.	EROSION CONTROL PLAN	Not Met		AT
18.	GEOTECHNICAL CERTIFICATION	Not Met		AT

# Condition Compliance Certification Report

PLN180257

11721 HIDDEN VALLEY LLC

## Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
4.	AS-BUILT CERTIFICATION	Not Met		AT
10.	EROSION CONTROL PLAN	Met	Erosion control plan reviewed and approved.	AT
11.	GEOTECHNICAL PLAN REVIEW	Met	Geotechnical plan review letter reviewed and approved.	AT
12.	GRADING PLAN	Met	Grading plan reviewed and approved.	AT

# Condition Compliance Certification Report

PLN180337

OCHO WEST CA LLC

## Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
5.	AS-BUILT CERTIFICATION	Not Met		AT
6.	GRADING PLAN	Partially Met	Condition Met for 20CP01031 and Not Met for 20CP00851. Staff contacted applicant 8/6/20 regarding grading plan requirements.	AT

# Condition Compliance Certification Report

PLN180371

PACIFIC GAS & ELECTRIC CO (ELKHORN BATTERY ENERGY STORAGE FACILITY)

## Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
3.	AS-BUILT CERTIFICATION	Not Met		AT
4.	CALIFORNIA CONSTRUCTION GENERAL PERMIT	Met	Proof of coverage under CA Construction General Permit received.	AT
5.	EROSION CONTROL PLAN	Met	Erosion control plan reviewed and approved.	AT
6.	GEOTECHNICAL PLAN REVIEW	Met	Geotechnical plan review letter reviewed and approved.	AT
7.	GRADING PLAN	Met	Grading plan reviewed and approved.	AT
8.	STORMWATER CONTROL PLAN	Met	Stormwater control plan, with supporting calculations, reviewed and approved.	AT



# Condition Compliance Certification Report

PLN180434

HALEY TIMOTHY M & MCGOURTY ETHNA C TRS

## Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
9.	EROSION CONTROL PLAN	Met	Erosion Control Plan submitted, reviewed, and approved for construction.	AT
10.	GEOTECHNICAL PLAN REVIEW	Met	Certification submitted.	AT
11.	GRADING PLAN	Met	Grading Plan submitted, reviewed, and approved for construction.	AT
12.	STORMWATER CONTROL PLAN (PR1)	Met	Stormwater Control Plan submitted, reviewed, and approved for construction.	AT
13.	WINTER INSPECTIONS - AREAS OF SPECIAL BIOLOGICAL SIGNIFICANCE (ASBS)	On-Going	Inspections are on-going with construction.	AT
14.	AS-BUILT CERTIFICATION	Not Met		AT

# Condition Compliance Certification Report

PLN180537

STEPPE STEPHEN M & SARA R TRS

## Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
7.	STORMWATER CONTROL PLAN (PR1)	Partially Met	Stormwater control plan submitted with grading permit application. Approval of plan pending re-instatement of expired grading permit.	AT
8.	WINTER INSPECTIONS - AREAS OF SPECIAL BIOLOGICAL SIGNIFICANCE (ASBS)	On-Going	Inspections are on-going with construction.	AT

# Condition Compliance Certification Report

PLN190127

SAFE TORI INVESTMENTS LLC (HARVEST MOON AGRICULTURAL EMPLOYEE HOUSING

## Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
25.	FLOODPLAIN NOTICE	Met	Copy of recorded floodplain notices received for both subject parcels.	AT
26.	MMGEO1-GRADING AND FOUNDATION	Met	Plan review letter prepared by project geotechnical engineer received.	AT
27.	MAINTENANCE AGREEMENT (PR 2-4)	Met	Recorded maintenance agreement received.	AT
28.	MMGEO2-BUILDING CODE	Met	Construction plans reviewed and approved by Building Services staff for conformance with building code.	AT
29.	ELEVATION CERTIFICATE	Partially Met	Received elevation certificates based on "Building Under Construction". Clearance pending receipt of elevation certificates based on "Finished Construction".	AT
30.	ZONE AE ELEVATION REQUIREMENTS	Met	Letter from licensed land surveyor received certifying location of reference marker.	AT
31.	OPERATION AND MAINTENANCE PLAN (PR 2-4)	Met	Received and approved Operation & Maintenance Plan.	AT
32.	CALIFORNIA CONSTRUCTION GENERAL PERMIT	Met	Proof of coverage under California Construction General Permit received. WDID number is 327C390681 and is active as of 6/23/2020.	AT
33.	MMGEO3-SEISMIC ZONE 4 BUILDING CODE	Partially Met	Received geotechnical progress inspection letter for Buildings E and I. Clearance pending final geotechnical letters for all buildings and development.	AT
34.	MMHYD1-STORMWATER CONTROL REPORT & PLAN	Met	Received and approved stormwater control plan and calculations in conformance with construction requirements for projects in the Central Coastal Region.	AT

# Condition Compliance Certification Report

PLN190127

SAFE TORI INVESTMENTS LLC (HARVEST MOON AGRICULTURAL EMPLOYEE HOUSING

## Environmental Services

35. MMHYD2-STORMWATER CONTROL PLAN  
CERTIFICATION

Partially Met

Received partial certification letter from civil engineer for stormwater facilities. Clearance pending receipt of final certification letter based on finished construction.



# Condition Compliance Certification Report

PLN190253

DYNEGY MOSS LANDING LLC (VISTRA ENERGY)

## Environmental Services


Condition	Condition Title	Status	Status Comment	Staff Initial
6.	CALIFORNIA CONSTRUCTION GENERAL PERMIT	Met	Stormwater Pollution Prevention Plan submitted, reviewed, and approved. Waste Discharger Identification number certifying the project covered under the California Construction General Permit.	AT
7.	FLOODPLAIN NOTICE	Met	A signed, notarized, and recorded floodplain notice is submitted.	AT
8.	GEOTECHNICAL REPORT	Met	Geotechnical report submitted, reviewed, and approved.	AT
9.	STORMWATER CONTROL PLAN	Met	Stormwater control plan submitted, reviewed, and approved.	AT

# Condition Compliance Certification Report

PLN120294-AMD1

CALIFORNIA FLATS SOLAR LLC (HEARST CORPORATION)

## Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
8.	CALIFORNIA CONSTRUCTION GENERAL PERMIT	Met	Proof of coverage under California Construction General Permit received.	

# Condition Compliance Certification Report

PLN110077

OMNI RESOURCES LLC

## Water Resources Agency

Condition	Condition Title	Status	Status Comment	Staff Initial
55.	SPWRA001 - COMPLETION CERTIFICATION (NON-STANDARD)	Not Met		AT
83.	MM17 (FEIR 4.5.5) DRAINAGE PLAN	Not Met		AT
84.	MM18 (FEIR 4.7.6) DRAINAGE AND FLOOD CONTROL SYSTEMS AGREEMENT	Not Met		AT

# Condition Compliance Certification Report

965120PC

CANADA WOODS NORTH

## Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
153.	CONDITION NO. 153 (FINAL MAP, IMPROVEMENT PLAN, AND SECURITY)	On-Going	2020 report due April 1, 2021. Courtesy reminder to applicant sent on 1/27/21.	AT

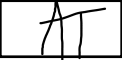


# Condition Compliance Certification Report

PC07704

PASADERA / BISHOP RANCH SUBDIVISION

## Water Resources Agency


Condition	Condition Title	Status	Status Comment	Staff Initial
155.	Annual Water Use Report - Golf Course Irrigation Demand	On-Going	Not met for 2020. On 1/27/21, email notification sent to Pasadera staff to request latest water use reports.	

# Condition Compliance Certification Report

PLN030065

THE COMMONS AT ROGGE ROAD (ROGGE COMMONS LLC)

## Water Resources Agency


Condition	Condition Title	Status	Status Comment	Staff Initial
62.	HOMEOWNERS ASSOCIATION CC&R'S	On-Going	This condition is Met for 2020. HCD-Environmental Services staff received an annual drainage report for the current year.	

# Condition Compliance Certification Report

SB00866

PATTEE RANCHES

## Environmental Services


Condition	Condition Title	Status	Status Comment	Staff Initial
56.	ANNUAL REPORTING	On-Going	This condition is Met for 2020. A drainage report was received covering years 2019-2020.	

# Condition Compliance Certification Report

SB95001

LA TOURETTE JEFF

## Environmental Services


Condition	Condition Title	Status	Status Comment	Staff Initial
38.	ANNUAL DRAINAGE REPORT	On-Going	1/28/21 This condition is Not Met for 2020. Email notification sent to contact, requesting 2020 annual drainage system report.	

# Condition Compliance Certification Report

PC94067

SANTA LUCIA PRESERVE

## Environmental Services

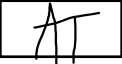
Condition	Condition Title	Status	Status Comment	Staff Initial
14.	BASE FLOW MONITORING REPORT	On-Going	1/28/21 This condition is Not Met for 2020. Emailed notification to contact, requesting 2020 report.	

# Condition Compliance Certification Report

PC94067

SANTA LUCIA PRESERVE

## Water Resources Agency

Condition	Condition Title	Status	Status Comment	Staff Initial
99.	Annual Drainage and Flood Control Systems Report	On-Going	1/28/21 This condition is Not Met for 2020. Emailed notification to contact, requesting 2020 report.	

# Condition Compliance Certification Report

PLN180496

SPRECKELS INDUSTRIAL PARK LLC

## Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
6.	FLOODPLAIN NOTICE	Not Met		AT

*mw*



# ENVIRONMENTAL HEALTH BUREAU REPORT





<b>2020 Project List for County Environmental Health Bureau</b>	<b>Planning Project Number and Brief Title</b>
Project Number 3	PLN040183 PARAISO SPRINGS
Project Number 5	PLN150337 ESALEN INSTITUTE
Project Number 14	PLN190127 CAFE TORI
Project Number 19	PLN110077/PLN020344 OMNI RESOURCES
Project Number 20	PLN110173/050001 SEPTEMBER RANCH
Project Number 26	PC94067 Santa Lucia Preserve COA 52

**MONTEREY COUNTY**  
**HOUSING AND COMMUNITY DEVELOPMENT**  
Carl P. Holm, AICP, Director



HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES

1441 Schilling Place, South 2nd Floor  
Salinas, California 93901-4527

(831)755-4800  
www.co.monterey.ca.us

**RESPONSIBLE DEPARTMENTS' ANNUAL REPORT FOR PROJECTS APPROVED  
WITH CONDITIONS OF APPROVAL AND MITIGATION MEASURES**

**Date:** January 29, 2021

**To:** HCD Chief of Planning  
Wendy S. Strimling, Senior Deputy County Counsel

**From:** Roger Van Horn, Environmental Health Specialist IV, EHB

**Subject:** Annual Report Pursuant to County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program.

In accordance with Section II.B.2 of the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program ("Program") (adopted by the Monterey County Board of Supervisors Resolution No. 19-270), a list of land use projects (the "Project List") was provided to the Environmental Health Bureau. The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning and to County Counsel on the projects included in the project list to verify the status of condition compliance. The Condition Compliance Certification Reports included in **Attachment 1** provides the listed projects' conditions of approval/mitigation measures (COA/MMs) and current statuses as noted in Accela. Accordingly, staff has reviewed each COA/MM listed and made any necessary corrections to the report and in Accela. Staff has verified, through initialing, the current status of each COA/MM.

**CERTIFICATION**

On behalf of Monterey County Environmental Health Bureau, I hereby certify that the Environmental Health COA/MMs identified in the adopted Mitigated Negative Declaration or certified Environmental Impact Report pursuant to the California Environmental Quality Act for the projects included in the Project List have been verified as indicated in the attached Condition Compliance Certification Reports. All applicable Condition Compliance Forms (CCFs) and supporting documentation have been submitted into the County's electronic database: Accela Automation, also known as "Accela" and are available for the public to review.

Respectfully,

Roger Van Horn, Environmental Health Specialist IV, Environmental Health Bureau

**Attachment:** Condition Compliance Certification Reports

# Condition Compliance Certification Report

PLN040183

PARAISO SPRINGS RESORT (PARAISO SPRINGS RESORT LLC)

## Health Department

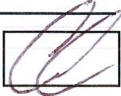
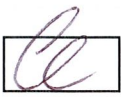

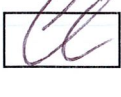


Condition	Condition Title	Status	Status Comment	Staff Initial
62.	EHSP01 – AMEND PUBLIC WATER SYSTEM PERMIT (NON-STANDARD)	Not Met		
63.	EHSP02 - DESIGN WATER SYSTEM IMPROVEMENTS (NON-STANDARD)	Not Met		
64.	EHSP03 – BACKFLOW PREVENTION (NON-STANDARD)	Not Met		
65.	EHSP04 – FIRE FLOW STANDARDS (NON-STANDARD)	Not Met		
66.	EHSP05 – WELL AND WATER SYSTEM EASEMENTS (NON-STANDARD)	Not Met		
67.	EHSP06 – WELLS NOT IN SERVICE (NON-STANDARD)	Not Met		
68.	EHSP08 – RECYCLED WATER: PRODUCTION (NON-STANDARD)	Not Met		
69.	EHSP09 – RECYCLED WATER: STORAGE (NON-STANDARD)	Not Met		
70.	EHSP10 – SLUDGE REMOVAL (NON-STANDARD)	Not Met		
71.	EHSP11 – RECYCLED WATER: USE (NON-STANDARD)	Not Met		
72.	EHSP12 – RECYCLED WATER: POSTING SIGNS (NON-STANDARD)	Not Met		
73.	EHSP13 – WASTEWATER TREATMENT AND RECLAMATION FACILITY OPERATING PERMIT (NON-STANDARD)	Not Met		
74.	EHSP14 – HAZARDOUS MATERIALS BUSINESS RESPONSE PLAN (NON-STANDARD)	Not Met		
75.	EHSP15 – HAZARDOUS WASTE CONTROL (NON-STANDARD)	Not Met		
76.	EHSP16 – CALIFORNIA RETAIL FOOD CODE (NON-STANDARD)	Not Met		
77.	EHSP17 – POOLS AND SPAS (NON-STANDARD)	Not Met		
78.	EHSP18 - SEPARATE RECYCLABLES AND ORGANIC WASTE (NON-STANDARD)	Not Met		

# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Health Department

Condition	Condition Title	Status	Status Comment	Staff Initial
107.	EHSP001 ∩ WATER SYSTEM PERMIT (NON-STANDARD CONDITION)	Partially Met	Condition is met for Phase 1. Condition Status will remain partially met relative to subsequent phases. This condition shall be fully met prior to recordation of map for phase 1.	
108.	EHSP002 ∩ WATER SYSTEM IMPROVEMENTS (CO. PERMITTED SYSTEM) (NON-STANDARD CONDITION)	Partially Met	This condition is met for recordation of Phase 1 final map but status will remain Partially Met as it applies to approval of future phases of the subdivision and construction permits. This condition shall be fully met prior to recordation of map for phase	
109.	EH4 ∩ FIRE FLOW STANDARDS	Partially Met	This condition is met for recordation of Phase 1 final map but status will remain Partially Met as it applies to approval of future phases of the subdivision and construction permits. This condition shall be fully met prior to recordation of map for phase	
110.	EH5 ∩ INSTALL /BOND WATER SYSTEM IMPROVEMENTS	Partially Met	This condition is met for recordation of Phase 1 final map but status will remain Partially Met as it applies to approval of future phases of the subdivision and construction permits. This condition shall be fully met prior to recordation of map for phase	
111.	EHSP003 ∩ WELL CONSTRUCTION PERMIT (NON-STANDARD CONDITION)	Met	EHB issued well construction permit no. 18-13000 to allow construction of a new well intended to serve multiple connections.	 

# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Health Department

112.	EHSP004 ¿ WELL LOTS (NON-STANDARD CONDITION)	Partially Met	This condition is met for recordation of Phase 1 final map but status will remain Partially Met as it applies to approval of future phases of the subdivision and construction permit. This condition shall be fully met prior to recordation of map for phase	
113.	EHSP010 - ABANDON EXISTING ONSITE WASTEWATER TREATMENT SYSTEM(S) (NON-STANDARD CONDITION)	Partially Met	This condition is met for recordation of Phase 1 final map but status will remain Partially Met as it applies to septic tank demolition that will take place concurrent with construction permits.	
114.	EHSP005 SEWER SERVICE CAN/WILL SERVE (NON-STANDARD CONDITION)	Met	EHB received a can and will serve letter from CAWD.	
115.	EH 25 ¿ INSTALL/BOND SEWER SYSTEM IMPROVEMENTS	Partially Met	This condition is met for recordation of Phase 1 final map but status will remain Partially Met as it applies to approval of future phases of the subdivision and construction permits. This condition shall be fully met prior to recordation of map for phase	
116.	EHSP006 ¿ SEWER SYSTEM IMPROVEMENTS (NON-STANDARD CONDITION)	Partially Met	This condition is met for recordation of Phase 1 final map but status will remain Partially Met as it applies to approval of future phases of the subdivision and construction permits. This condition shall be fully met prior to recordation of map for phase	
117.	EHSP007 ¿ ANIMAL MANURE (NON-STANDARD CONDITION)	On-Going	Condition is met for phase 1. Condition status will remain on-going.	
118.	EHSP008 ¿ CAPITAL IMPROVEMENT FUND FOR MUTUAL WATER COMPANY (NON-STANDARD CONDITION)	Met	Applicant has included a separate line item for Capital Account for Mutual Water Company in the Engineer's Bond Estimate by Whitson Engineers.	 

# Condition Compliance Certification Report

PLN110173

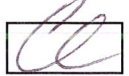
SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Health Department

119. EH38 - SEPARATE RECYCLABLES

On-Going

Condition does not apply to filing the final map and will be applied prior to issuance of construction permits.



120. EHSP009 & ARTICLES OF INCORPORATION  
(NON-STANDARD CONDITION)

Met

The applicant has prepared Articles of Incorporation of One Carmel Water Company, a California Nonprofit Mutual Benefit Corporation. The application has been filed with the office of the California Secretary of State.



# Condition Compliance Certification Report

PLN150337

ESALEN INSTITUTE (ESALEN SOUTH COAST EMPLOYEE HOUSING)

## Health Department

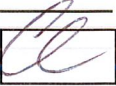


Condition	Condition Title	Status	Status Comment	Staff Initial
19.	EHSP01 – PHASE 2 WASTEWATER PLAN (Non-Standard)	Not Met		
20.	EHSP03 – EMPLOYEE HOUSING (Non-Standard)	Not Met		
21.	EHSP02 – SEPARATE RECYCLABLES	Not Met		

# Condition Compliance Certification Report

PLN190127

SAFE TORI INVESTMENTS LLC (HARVEST MOON AGRICULTURAL EMPLOYEE HOUSING

## Health Department

Condition	Condition Title	Status	Status Comment	Staff Initial
36.	EHPS03- SEPARATE RECYCLABLES IN MULTI-FAMILY HOUSING (NON-STANDARD)	Met	Applicant submitted written plan demonstrating how recyclables will be collected in addition to signs that will be posted demonstrating how to separate waste into applicable bins.	
37.	EHSP02- ORGANIC WASTE DIVERSION (NON-STANDARD)	Met	Organic Waste Recycling Program submitted by applicant approved by EHB Recycling Resource and Recovery Services.	
38.	EHSP04 - CROSS CONNECTION TESTING VERIFICATION (NON-STANDARD)	Not Met		

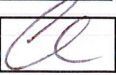
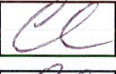

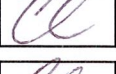

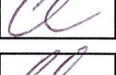

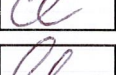
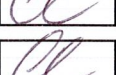
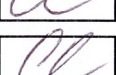
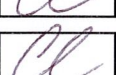
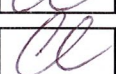
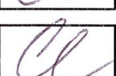
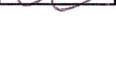


# Condition Compliance Certification Report

PLN110077

OMNI RESOURCES LLC

## Health Department

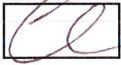
Condition	Condition Title	Status	Status Comment	Staff Initial
44.	EH1 - WATER SYSTEM PERMIT	Not Met		
45.	EH4 - FIRE FLOW STANDARDS	Not Met		
46.	EH5 - INSTALL WATER SYSTEM IMPROVEMENTS	Not Met		
47.	EH6 - WATER SERVICE CAN/WILL SERVE	Not Met		
48.	EH24 - SEWER SERVICE CAN/WILL SERVE	Not Met		
49.	EH35 - CURFFL	Not Met		
50.	EH37 - RECYCLABLES IN RENTAL BUSINESS PARK (NON-STANDARD)	Not Met		
51.	EH38 - SEPARATE RECYCLABLES	Not Met		
52.	EH40 - MEDICAL WASTE	Not Met		
53.	EHSP001 - SEWER SYSTEM INFRASTRUCTURE AND WASTEWATER TREATMENT CAPACITY	Not Met		
54.	EHSP002 - HAZARDOUS MATERIALS BUSINESS PLAN (NON-STANDARD) (FEIR 4.6.1)	Not Met		
67.	PDSP004 - SOIL REMEDIATION	Not Met		
104.	EHSP03 UNDERGROUND RECHARGE SYSTEM TREATMENT REQUIREMENTS	Not Met		
105.	EHSP02 MONITORING WELLS	Not Met		

# Condition Compliance Certification Report

PC94067

SANTA LUCIA PRESERVE

## Health Department

Condition	Condition Title	Status	Status Comment	Staff Initial
52.	ANNUAL WATER USE MONITORING REPORT	On-Going	Annual Water Report for Santa Lucia Preserve Community Services District received electronically by EHB. Condition remains on-going.	



# COUNTY COUNSEL-RISK MANAGEMENT REPORT



<b>2020 Project List for County Counsel- Risk Management</b>	<b>Planning Project Number and Brief Title</b>
Project Number 1	PLN020016-AMD2 MORISOLI
Project Number 3	PLN040183 PARAISO SPRINGS
Project Number 4	PLN100396 RAISER
Project Number 5	PLN150337 ESALEN INSTITIUTE
Project Number 6	PLN170257 DOLE FRESH VEGETABLES
Project Number 7	PLN180257 HIDDEN VALLEY
Project Number 8	PLN180337 OCHO WEST
Project Number 9	PLN180371 PG&E (ELKHORN BATTERY)
Project Number 10	PLN180434 HALEY
Project Number 11	PLN180496 SPRECKELS
Project Number 12	PLN180537 STEPPE
Project Number 14	PLN190127 CAFE TORI
Project Number 15	PLN190199 HORVATH
Project Number 16	PLN190253 DYNEGY
Project Number 18	PLN120294-AMD1 CAL FLATS
Project Number 19	PLN110077/PLN020344 OMNI RESOURCES
Project Number 20	PLN110173/050001 SEPTEMBER RANCH

RESPONSIBLE DEPARTMENTS' ANNUAL REPORT FOR PROJECTS APPROVED  
WITH CONDITIONS OF APPROVAL AND MITIGATION MEASURES

**Date:** February 3, 2021

**To:** Erik Lundquist, HCD Chief of Planning

**From:** Wendy S. Strimling, Assistant County Counsel

**Subject:** Annual Report Pursuant to County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program.

In accordance with Section II.B.2 of the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program (“Program”) (adopted by the Monterey County Board of Supervisors Resolution No. 19-270), a list of land use projects (the “Project List”) was provided to the Office of the County Counsel. The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning and to County Counsel on the projects included in the project list to verify the status of condition compliance. The Condition Compliance Certification Reports included in **Attachment 1** provides the listed projects’ conditions of approval/mitigation measures (COA/MMs) and current statuses as noted in Accela. Accordingly, staff has reviewed each COA/MM listed and made any necessary corrections to the report and in Accela. Staff has verified, through initialing, the current status of each COA/MM.

**CERTIFICATION**

On behalf of Monterey County’s County Counsel/Risk Management Office, I hereby certify that the County Counsel COAs/MMs identified in the adopted Mitigated Negative Declaration or certified Environmental Impact Report pursuant to the California Environmental Quality Act for the projects included in the Project List have been verified as indicated in the attached Condition Compliance Certification Reports. All applicable Condition Compliance Forms (CCFs) and supporting documentation have been submitted into the County’s electronic database: Accela Automation, also known as “Accela” and are available for the public to review.

Respectfully,

*/s/ Wendy S. Strimling*

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Wendy S. Strimling, Assistant County Counsel


**Attachment:** Condition Compliance Certification Reports

# Condition Compliance Certification Report

PLN020016-AMD2

MORISOLI PARTNERSHIP AND AMARAL RANCHES ET AL

## County Counsel-Risk Management


Condition	Condition Title	Status	Status Comment	Staff Initial
3.	CC01 INDEMNIFICATION AGREEMENT	Not Met	Sent to agent.	

# Condition Compliance Certification Report

PLN040183

PARAISO SPRINGS RESORT (PARAISO SPRINGS RESORT LLC)

## County Counsel-Risk Management


Condition	Condition Title	Status	Status Comment	Staff Initial
13.	CC01 INDEMNIFICATION AGREEMENT	Not Met	Agreement routed to agent.	

# Condition Compliance Certification Report

PLN100396

RAISER HELEN M TR & HELEN M RAISER TR (RAISER PHILLIP H TR ET AL)

## Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
3.	PD004 - INDEMNIFICATION AGREEMENT	Not Met	Applicant was contacted via phone call regarding document status	




# Condition Compliance Certification Report

PLN110077

OMNI RESOURCES LLC

## Planning Department


Condition	Condition Title	Status	Status Comment	Staff Initial
4.	PD004 - INDEMNIFICATION AGREEMENT	Met	Indemnification Agreement recorded.	

# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Planning Department


Condition	Condition Title	Status	Status Comment	Staff Initial
9.	PD004 - INDEMNIFICATION AGREEMENT	Met	Met for all phases of September Ranch development (Phases 1 and 2) by proof of recordation of the IA.	

# Condition Compliance Certification Report

PLN150337

ESALEN INSTITUTE (ESALEN SOUTH COAST EMPLOYEE HOUSING)

## Planning Department


Condition	Condition Title	Status	Status Comment	Staff Initial
5.	PD004 - INDEMNIFICATION AGREEMENT	Not Met	Currently pending Indemnification Agreement documents from the applicant.	

# Condition Compliance Certification Report

PLN170257

DOLE FRESH VEGETABLES INC (FOUNDATION WINDPOWER)

## County Counsel-Risk Management


Condition	Condition Title	Status	Status Comment	Staff Initial
5.	CC01 INDEMNIFICATION AGREEMENT	Not Met		

# Condition Compliance Certification Report

PLN180257

11721 HIDDEN VALLEY LLC

## County Counsel-Risk Management


Condition	Condition Title	Status	Status Comment	Staff Initial
9.	CC01 INDEMNIFICATION AGREEMENT	Met	Indemnification Agreement recorded	

# Condition Compliance Certification Report

PLN180337

OCHO WEST CA LLC

## County Counsel-Risk Management


Condition	Condition Title	Status	Status Comment	Staff Initial
4.	CC01 INDEMNIFICATION AGREEMENT	Met	Document recorded	

# Condition Compliance Certification Report

PLN180371

PACIFIC GAS & ELECTRIC CO (ELKHORN BATTERY ENERGY STORAGE FACILITY)

## County Counsel-Risk Management


Condition	Condition Title	Status	Status Comment	Staff Initial
9.	CC01 INDEMNIFICATION AGREEMENT	Met	Indemnification Agreement recorded.	

# Condition Compliance Certification Report

PLN180434

HALEY TIMOTHY M & MCGOURTY ETHNA C TRS

## County Counsel

Condition	Condition Title	Status	Status Comment	Staff Initial
8.	CC01 INDEMNIFICATION AGREEMENT	Met	Indemnification Agreement recorded.	




# Condition Compliance Certification Report

PLN180496

SPRECKELS INDUSTRIAL PARK LLC

## County Counsel-Risk Management


Condition	Condition Title	Status	Status Comment	Staff Initial
10.	CC01 INDEMNIFICATION AGREEMENT	Not Met		

# Condition Compliance Certification Report

PLN180537

STEPPE STEPHEN M & SARA R TRS

## County Counsel-Risk Management


Condition	Condition Title	Status	Status Comment	Staff Initial
14.	CC01 INDEMNIFICATION AGREEMENT	Met		

# Condition Compliance Certification Report

PLN190127

SAFE TORI INVESTMENTS LLC (HARVEST MOON AGRICULTURAL EMPLOYEE HOUSING

## County Counsel-Risk Management

Condition	Condition Title	Status	Status Comment	Staff Initial
41.	CC01 INDEMNIFICATION AGREEMENT	Met		

# Condition Compliance Certification Report

PLN190199

HORVATH LIZA D TR (EST OF JOAN MURRAY)

## County Counsel-Risk Management


Condition	Condition Title	Status	Status Comment	Staff Initial
4.	CC01 INDEMNIFICATION AGREEMENT	Met	Indemnification Agreement recorded.	

# Condition Compliance Certification Report

PLN190253

DYNEGY MOSS LANDING LLC (VISTRA ENERGY)

## County Counsel-Risk Management


Condition	Condition Title	Status	Status Comment	Staff Initial
15.	CC01 INDEMNIFICATION AGREEMENT	Met	Indemnification Agreement recorded.	

# Condition Compliance Certification Report

PLN120294-AMD1

CALIFORNIA FLATS SOLAR LLC (HEARST CORPORATION)

## County Counsel-Risk Management

Condition	Condition Title	Status	Status Comment	Staff Initial
5.	CC01 INDEMNIFICATION AGREEMENT	Met	Indemnification Agreement recorded.	



# FIRE DISTRICTS 2020 REPORTS



<b>2020 Project List for Fire Districts</b>	<b>Planning Project Number and Brief Title</b>
<i>Mission Soledad FPD:</i>	
Project Number 3	PLN040183 PARAISO SPRINGS
<i>Monterey Regional FPD:</i>	
Project Number 19	PLN110077/PLN020344 OMNI RESOURCES
Project Number 20	PLN110173/050001 SEPTEMBER RANCH



# MONTEREY COUNTY HOUSING AND COMMUNITY DEVELOPMENT

Carl P. Holm, AICP, Director



HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES

1441 Schilling Place, South 2nd Floor  
Salinas, California 93901-4527

(831)755-4800  
www.co.monterey.ca.us

## RESPONSIBLE DEPARTMENTS' ANNUAL REPORT FOR PROJECTS APPROVED WITH CONDITIONS OF APPROVAL AND MITIGATION MEASURES

**Date:** 02/01/2021

**To:** HCD Chief of Planning  
Wendy S. Strimling, Senior Deputy County Counsel

**From:** Jim Dias, on behalf of Mission Soledad Rural FPD

**Subject:** Annual Report Pursuant to County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program.

In accordance with Section II.B.2 of the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program ("Program") (adopted by the Monterey County Board of Supervisors Resolution No. 19-270), a list of land use projects (the "Project List") was provided to the Fire District. The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning and to County Counsel on the projects included in the project list to verify the status of condition compliance. The Condition Compliance Certification Reports included in **Attachment 1** provides the listed project's condition of approval/mitigation measure (COA/MMs) and current status as noted in Accela. Accordingly, staff has reviewed each COA/MM listed and made any necessary corrections to the report and in Accela. Staff has verified, through initialing, the current status of each COA/MM.

### CERTIFICATION

On behalf of the Mission Soledad Fire District, I hereby certify that the Fire COA/MMs identified in the adopted Mitigated Negative Declaration or certified Environmental Impact Report pursuant to the California Environmental Quality Act for the projects included in the Project List have been verified as indicated in the attached Condition Compliance Certification Reports. All applicable Condition Compliance Forms (CCFs) and supporting documentation have been submitted into the County's electronic database: Accela Automation, also known as "Accela" and are available for the public to review.

Respectfully,

  
\_\_\_\_\_  
Jim Dias, on behalf of Mission Soledad Rural FPD






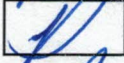

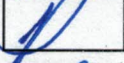





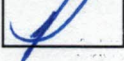
**Attachment:** Condition Compliance Certification Reports

# Condition Compliance Certification Report

PLN040183

PARAISO SPRINGS RESORT (PARAISO SPRINGS RESORT LLC)

## Fire

Condition	Condition Title	Status	Status Comment	Staff Initial
79.	FIRE STANDARDS CHAPTER 61	Not Met		
80.	FIRE STANDARDS DIVISION 4	Not Met		
81.	FIRE STANDARDS MCC APPENDIX P - ROOFS	Not Met		
82.	FIRE STANDARDS SECTION 304.1.2	Not Met		
83.	FIRE STANDARDS SECTION 403	Not Met		
84.	FIRE STANDARDS SECTION 501.4	Not Met		
85.	FIRE STANDARDS SECTION 506	Not Met		
86.	FIRE STANDARDS SECTION 507	Not Met		
87.	FIRE STANDARDS SECTION 903.2	Not Met		
88.	FIRE STANDARDS SOLAR PHOTOVOLTAIC POWER SYSTEMS	Not Met		
89.	FIRE STANDARDS TITLE 14 DIVISION 1.5 CHPT 7 ARTICLES 2 AND 3	Not Met		
90.	FIRE STANDARDS TITLE 14 DIVISION 1.5 CHPT 7 ARTICLES 4 AND 5	Not Met		
91.	FIRE STANDARDS TITLE 24 PART 2	Not Met		
92.	FIRE STANDARDS TITLE 24 PART 9	Not Met		

# MONTEREY COUNTY

## HOUSING AND COMMUNITY DEVELOPMENT

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### RESPONSIBLE DEPARTMENTS' ANNUAL REPORT FOR PROJECTS APPROVED WITH CONDITIONS OF APPROVAL AND MITIGATION MEASURES

Date: 2/3/21

To: HCD Chief of Planning  
Wendy S. Strimling, Senior Deputy County Counsel

From: Kevin Kamnikar, Monterey County Regional Fire District ~~Chief~~ Division chief

Subject: Annual Report Pursuant to County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program.

In accordance with Section II.B.2 of the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program ("Program") (adopted by the Monterey County Board of Supervisors Resolution No. 19-270), a list of land use projects (the "Project List") was provided to the Fire District. The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning and to County Counsel on the projects included in the project list to verify the status of condition compliance. The Condition Compliance Certification Reports included in **Attachment 1** provides the listed project's condition of approval/mitigation measure (COA/MMs) and current status as noted in Accela. Accordingly, staff has reviewed each COA/MM listed and made any necessary corrections to the report and in Accela. Staff has verified, through initialing, the current status of each COA/MM.

#### CERTIFICATION

On behalf of the Fire District, I hereby certify that the Fire COA/MMs identified in the adopted Mitigated Negative Declaration or certified Environmental Impact Report pursuant to the California Environmental Quality Act for the projects included in the Project List have been verified as indicated in the attached Condition Compliance Certification Reports. All applicable Condition Compliance Forms (CCFs) and supporting documentation have been submitted into the County's electronic database: Accela Automation, also known as "Accela" and are available for the public to review.

Respectfully,

  
Kevin Kamnikar, Monterey County Regional Fire District ~~Chief~~ Division chief










**Attachment:** Condition Compliance Certification Reports

# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Fire

Condition	Condition Title	Status	Status Comment	Staff Initial
49.	PBD001 - ANNEX TO FIRE DISTRICT	Met		
50.	FIRE001 - ROAD ACCESS	Not Met	CONDITION WILL BE MET AT THE TIME OF GRADING/BUILDING PERMIT ISSUANCE FOR ROAD CONSTRUCTION. - D. PRIOLO	
51.	FIRE002 - ROADWAY ENGINEERING	Not Met	CONDITION WILL BE MET AT THE TIME OF GRADING/BUILDING PERMIT ISSUANCE FOR ROAD CONSTRUCTION. - D. PRIOLO	
52.	FIRES004 - DEAD-END ROADS (NON STANDARD CONDITION	Partially Met	MET FOR PHASE 1 FINAL MAP RECORDATION ONLY.	
53.	FIRE007 - DRIVEWAYS	Not Met	CONDITION WILL BE MET AT THE TIME OF GRADING/BUILDING PERMIT ISSUANCE FOR DRIVEWAY CONSTRUCTION. - D. PRIOLO	
54.	FIRE008 - GATES	Not Met	CONDITION WILL BE MET AT THE TIME OF GRADING/BUILDING PERMIT ISSUANCE FOR ROAD, DRIVEWAY AND GATE CONSTRUCTION. - D. PRIOLO	
55.	FIRE009 - BRIDGES	Not Met	CONDITION WILL BE MET AT THE TIME OF GRADING/BUILDING PERMIT ISSUANCE FOR ROAD CONSTRUCTION. - D. PRIOLO	
56.	FIRE010 - ROAD SIGNS	Partially Met	MET FOR PHASE 1 FINAL MAP RECORDATION ONLY. -D. PRIOLO	
57.	FIRE011 - ADDRESSES FOR BUILDINGS	Not Met	CONDITION WILL BE MET AT THE TIME OF GRADING/BUILDING PERMIT ISSUANCE WHEN ADDRESSES ARE ISSUED FOR NEW PARCELS. - D. PRIOLO	

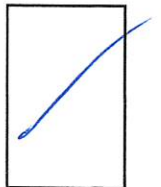
# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Fire

58.	FIRE012 - EMERGENCY WATER STANDARDS - WATER SYSTEMS	Partially Met	MET FOR PHASE 1 FINAL MAP RECORDATION ONLY.	
59.	FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL)	Not Met	CONDITION WILL BE MET AT THE TIME OF GRADING/BUILDING PERMIT ISSUANCE FOR WATER SYSTEM IMPROVEMENTS INSTALLATION. - D. PRIOLO	
60.	FIRE015 - FIRE HYDRANTS/FIRE VALVES	Not Met	CONDITION WILL BE MET AT THE TIME OF GRADING/BUILDING PERMIT ISSUANCE FOR WATER SYSTEM CONSTRUCTION. - D. PRIOLO	
61.	FIRE016 - SETBACKS	Not Met	CONDITION WILL BE MET AT THE TIME OF GRADING/BUILDING PERMIT ISSUANCE FOR BUILDING CONSTRUCTION. - D. PRIOLO	
62.	FIRE017 - DISPOSAL OF VEGETATION AND FUELS	Not Met	CONDITION WILL BE MET AT THE TIME OF GRADING/BUILDING PERMIT ISSUANCE FOR ROAD, DRIVEWAY AND/OR BUILDING CONSTRUCTION. - D. PRIOLO	
63.	FIRE018 - GREENBELTS	Partially Met	MET FOR PHASE 1 FINAL MAP RECORDATION ONLY.	
64.	FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS)	Not Met	CONDITION WILL BE MET AT THE TIME OF GRADING/BUILDING PERMIT ISSUANCE FOR BUILDING CONSTRUCTION. - D. PRIOLO	
65.	FIRE022 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM - (HAZARDOUS CONDITIONS)	Not Met	CONDITION WILL BE MET AT THE TIME OF GRADING/BUILDING PERMIT ISSUANCE FOR BUILDING CONSTRUCTION. - D. PRIOLO	



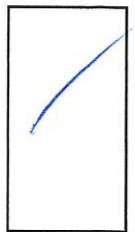
# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Fire

66.	FIRE023 - FIRE ALARM SYSTEM - (COMMERCIAL)	Not Met	CONDITION WILL BE MET AT THE TIME OF GRADING/BUILDING PERMIT ISSUANCE FOR BUILDING CONSTRUCTION. - D. PRIOLO	
67.	FIRE024 - FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING)	Not Met	CONDITION WILL BE MET AT THE TIME OF GRADING/BUILDING PERMIT ISSUANCE FOR BUILDING CONSTRUCTION. - D. PRIOLO	
68.	FIRE025 - SMOKE ALARMS (SINGLE FAMILY DWELLING)	Not Met	CONDITION WILL BE MET AT THE TIME OF GRADING/BUILDING PERMIT ISSUANCE FOR BUILDING CONSTRUCTION. - D. PRIOLO	
69.	FIRE028 - ROOF CONSTRUCTION - (CARMEL VALLEY FPD)	Not Met	CONDITION WILL BE MET AT THE TIME OF GRADING/BUILDING PERMIT ISSUANCE FOR BUILDING CONSTRUCTION. - D. PRIOLO	
70.	FIRESPO01 - DEFENSIBLE SPACE REQUIREMENTS FOR MID-SLOPE ROADS (NON-STANDARD CONDITION)	Not Met	1/27/2020 Fire note printed on Phase 1 Improvement plan approved by D. Priolo on 11/6/19. Vegetation management to be performed after issuance of grading and building permits. MET FOR PHASE 1 FINAL MAP RECORDATION ONLY.	
71.	FIRESPO02 HELICOPTER LANDING ZONES (NON-STANDARD CONDITION)	Partially Met	MET FOR PHASE 1 FINAL MAP RECORDATION ONLY.	
72.	FIRESPO03 EMERGENCY SIGNS (NON-STANDARD CONDITION)	Not Met	CONDITION WILL BE MET AT THE TIME OF GRADING/BUILDING PERMIT ISSUANCE FOR PARK CONSTRUCTION. - D. PRIOLO	



# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Fire

185. FIRE030 - EMERGENCY WATER STANDARDS -  
FIRE FLOW (NON-STANDARD FIRE CONDITION)

Partially Met

1/27/2020 Partially met for Phase 1 thru improvement plans approved by D. Priolo 11/6/19. Phase 1 improvements to be installed after approval of Phase 1 final map. MET FOR PHASE 1 FINAL MAP RECORDATION ONLY.









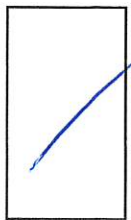
# Condition Compliance Certification Report

PLN110077

OMNI RESOURCES LLC

## Fire

Condition	Condition Title	Status	Status Comment	Staff Initial
56.	FIRE001 - ROAD ACCESS	Not Met	CONDITION NOT MET. FIRE DISTRICT AWAITING SUBMITTAL OF ROADWAY IMPROVEMENT PLANS. - D.PRIOLO	
57.	FIRE008 - GATES	Not Met	CONDITION NOT MET. FIRE DISTRICT AWAITING SUBMITTAL OF ROADWAY IMPROVEMENT PLANS. - D.PRIOLO	
58.	FIRE011 - ADDRESSES FOR BUILDINGS	Partially Met	CONDITION PARTIALLY MET. ADDRESSES WERE ISSUED BY MONTEREY COUNTY PUBLIC WORKS UNDER THEIR FILE NUMBER 19ADR0057. SUBSEQUENT BUILDING PERMITS WILL INCLUDE FIRE NOTE ABOUT ADDRESS POSTING, AND PHYSICAL POSTING OF ADDRESS SIGNS WILL BE DONE PRIOR TO ISSUANC	
59.	FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL)	Not Met	CONDITION NOT MET. FIRE DISTRICT AWAITING SUBMITTAL OF WATER SYSTEMIMPROVEMENT PLANS. - D.PRIOLO	
60.	FIRE015 - FIRE HYDRANTS/FIRE VALVES	Not Met	CONDITION NOT MET. FIRE DISTRICT AWAITING SUBMITTAL OF WATER SYSTEM IMPROVEMENT PLANS. - D.PRIOLO	
61.	FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS)	Not Met	CONDITION NOT MET. FIRE NOTES WILL BE REQUIRED TO BE PRINTED ON CONSTRUCTION PLANS WHEN SUBMITTED PRIOR TO ISSUANCE OF BUILDING PERMIT. - D.PRIOLO	





# Condition Compliance Certification Report

PLN110077

OMNI RESOURCES LLC

## Fire

62.	FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)	Not Met	CONDITION NOT MET. FIRE NOTES ABOUT FIRE SPRINKLER SYSTEMS WILL BE REQUIRED TO BE PRINTED ON CONSTRUCTION PLANS WHEN SUBMITTED PRIOR TO ISSUANCE OF BUILDING PERMIT. - D.PRIOLO	
63.	FIRE023 - FIRE ALARM SYSTEM - (COMMERCIAL)	Not Met	CONDITION NOT MET. FIRE NOTES REGARDING THE FIRE ALARM SYSTEMS WILL BE REQUIRED TO BE PRINTED ON CONSTRUCTION PLANS WHEN SUBMITTED PRIOR TO ISSUANCE OF BUILDING PERMIT. - D.PRIOLO	
64.	FIRE026 - ROOF CONSTRUCTION (STANDARD)	Not Met	CONDITION NOT MET. FIRE NOTES REGARDING ROOF MATERIALS WILL BE REQUIRED TO BE PRINTED ON CONSTRUCTION PLANS WHEN SUBMITTED PRIOR TO ISSUANCE OF BUILDING PERMIT. - D.PRIOLO	
65.	FIRE030-PORTABLE FIRE EXTINGUISHERS (NON-STANDARD)	Not Met	CONDITION NOT MET. FIRE NOTES REGARDING PORTABLE FIRE EXTINGUISHERS WILL BE REQUIRED TO BE PRINTED ON CONSTRUCTION PLANS WHEN SUBMITTED PRIOR TO ISSUANCE OF BUILDING PERMIT. - D.PRIOLO	
66.	FIRE030 - EMERGENCY ACCESS (KEY BOX) (NON-STANDARD)	Not Met	CONDITION NOT MET. FIRE NOTES REGARDING THE KNOX KEY BOX SYSTEM WILL BE REQUIRED TO BE PRINTED ON CONSTRUCTION PLANS WHEN SUBMITTED PRIOR TO ISSUANCE OF BUILDING PERMIT. - D.PRIOLO	



# COUNTY PARKS 2020 REPORT



<b>2020 Project List for County Parks</b>	<b>Planning Project Number and Brief Title</b>
Project Number 20	PLN110173/050001 SEPTEMBER RANCH

# MONTEREY COUNTY

## HOUSING AND COMMUNITY DEVELOPMENT

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### RESPONSIBLE DEPARTMENTS' ANNUAL REPORT FOR PROJECTS APPROVED WITH CONDITIONS OF APPROVAL AND MITIGATION MEASURES

**Date:** 1-27-21

**To:** HCD Chief of Planning  
Wendy S. Strimling, Senior Deputy County Counsel

**From:** John Akeman, Monterey County Parks Planning Manager

**Subject:** Annual Report Pursuant to County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program.

In accordance with Section II.B.2 of the County of Monterey Condition of Approval and Mitigation Monitoring and Reporting Program ("Program") (adopted by the Monterey County Board of Supervisors Resolution No. 19-270), a list of land use projects (the "Project List") was provided to Parks. The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning and to County Counsel on the projects included in the project list to verify the status of condition compliance. The Condition Compliance Certification Reports included in **Attachment 1** provides the listed project's condition of approval/mitigation measure (COA/MMs) and current status as noted in Accela. Accordingly, staff has reviewed each COA/MM listed and made any necessary corrections to the report and in Accela. Staff has verified, through initialing, the current status of each COA/MM.

#### CERTIFICATION

On behalf of the Parks Department, I hereby certify that the Parks COA/MMs identified in the adopted Mitigated Negative Declaration or certified Environmental Impact Report pursuant to the California Environmental Quality Act for the projects included in the Project List have been verified as indicated in the attached Condition Compliance Certification Reports. All applicable Condition Compliance Forms (CCFs) and supporting documentation have been submitted into the County's electronic database: Accela Automation, also known as "Accela" and are available for the public to review.

Respectfully,

John Akeman, Monterey County Parks Planning Manager







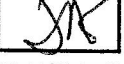

**Attachment:** Condition Compliance Certification Reports

# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Parks Enforcement

Condition	Condition Title	Status	Status Comment	Staff Initial
100.	PKSSP001 ¿ PARK PARCEL (NON-STANDARD CONDITION)	Met	Irrevocable Offer to Dedicate approved by Parks and recorded. Parcel cleared of construction debris to satisfaction of Parks.	
101.	PKS004 ¿ RECREATIONAL TRAILS EASEMENT	Met	Irrevocable Offer to Dedicate submitted.	
102.	PKSSP002 ¿ PRIVATE TRAILS (NON-STANDARD CONDITION)	Met	Private trails entering into County lands removed. Signs posted at each location.	
103.	PKSSP003 ¿ RECREATION REQUIREMENTS/ LAND DEDICATION (NON-STANDARD CONDITION)	Met	Park and rec facilities maintenance and operation plan, including cost estimates, submitted for review.	
104.	PKSSP004 ¿ HISTORIC RESOURCES (NON-STANDARD CONDITION)	Met	Historic report submitted, no Phase 2 report required.	
105.	PKSSP005 ¿ CONSTRUCTION OF TRAILS (NON-STANDARD CONDITION)	Partially Met	Irrevocable Offer to Dedicate submitted.	
106.	PKSSP006 ¿ LAND DEDICATION (NON-STANDARD CONDITION)	Met	Irrevocable Offer to Dedicate submitted.	
193.	PKSSP003 (A) ¿ RECREATION REQUIREMENTS/ LAND DEDICATION (NON-STANDARD CONDITION)	Met		


## **2020 PROGRAM TRAINING**


Pursuant to Section III.B.6, the Program requires the County to provide training to all staff of Responsible Departments who prepare, monitor or report on compliance with mitigation measures. The Program training occurs annually, and HCD staff is required to provide informal training to newly hired planners within sixty days from the hire date.

HCD-Planning and County Counsel provided an all staff training on the Program for applicable land use departments and agencies on January 19, 2021. Planning staff has also provided additional training on Condition Compliance for new planners who draft, implement and manage COA/MM for a project. See the following pages for the Program Training attendance lists, which, due to COVID Shelter-in-Place protocols, are Zoom meeting participant lists rather than normal sign-in sheets.

Participants (31)

Q. Find a participant

 Anna Quenga, Planning (Me, participant ID: 232531)

 Mary Israel, Planning (Host)

 CP Craig Patton, Planning


 WS Wendy Strimling, County Counsel

 Cheryl Ku, Planning

 Craig Spencer, Planning

 Kayla Nelson


 SV Sandra Villatoro, Planning


 Shawn Archbold, Planning (Guest)

 Alyssa Tunnelle, Environmental Services

 CC Connor Cappi, Environmental Health (Guest)


 Darby Marshall, Housing

 DB Debbie Bryan, ES (Guest)

 DP Dorothy Priolo, Monterey Co. Regional Fire District (Guest)

 Fiona Jensen, Planning

 Jaime Guthrie, HCD-Planning

 JD Jim Dias, Mission Soledad Fire PD (Guest)


 Joe Sidor, Planning


 John Akeman, Parks

 JH Juan Hernandez


 KT Kenny Taylor, Planning


 Lindsay Lerable


 [unclear]


 Michelle Huang, Planning (Guest)


 Mitchell Vernon, HCD-ES


 Phil Angelo, Planning


 Roger Van-Horn, EHB (Guest)

 Victoria Kim, Planning (Guest)

 1831\*\*\*\*000 (Guest)

 1831\*\*\*\*776 (Guest)

 Armando Fernandez, Public Works

 Son Pham-Gallardo-Planning



Condition of Approval/Mitigation Monitoring and Reporting Program New Planners Training 3/23/21

Zoom Meeting Participant List

▼ **Participants (11)**

Q Find a participant

	Ma... (Host, me, participant ID: 229903)	
	Kenny Taylor	
	Anna Quenga	
	Victoria Kim	
	CP	
	Fionna Jensen	
	Kayla Nelson	
	Michelle Huang (Guest)	
	Phil Angelo	
	Sandra Villatoro	
	Shawn Archbold	

“CP” is Craig Patton

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