

# Attachment B

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# 2019 ANNUAL REPORT

This annual report provides the status of condition compliance for land use projects approved in 2019 which relied on a CEQA Environmental Impact Report (EIR) or Mitigated Negative Declaration (MND) and for older previously approved land use projects that have on-going or unmet Conditions of Approval/Mitigation Measures selected by the Condition of Approval Program Supervisor (CAPS).



Monterey County  
Condition of Approval &  
Mitigation and  
Monitoring Program

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## EXECUTIVE SUMMARY

This is the Annual Report to the Board of Supervisors on the status of compliance as relied upon approved Conditions of Approval and Mitigation Monitoring and Reporting Plans for:

- Land use projects approved by the County of Monterey in 2019 with an adopted Mitigated Negative Declaration (MND) or certified Environmental Impact Report (EIR); and
- Older previously approved land use projects selected by the Condition of Approval Program a Supervisor (CAPS) that have on-going or unmet conditions.

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 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 approved mitigation measures of land use projects.

## 2019 ANNUAL REPORT SUMMARY

### Projects Approved in 2019 with an EIR or MND

In 2019, the County adopted three (3) Mitigated Negative Declarations, one certified EIR and one Supplemental EIR (**see Table 1 below**). One of the MNDs (PLN180343) was later determined by the decision-making body to be a Negative Declaration (no mitigations, only conditions of approval). The 2019 calendar year projects on the list comply with or are currently working towards compliance with their conditions of approval and/or mitigation measures (herein referred to as “Conditions of Approval”). No modifications to the approved Conditions of Approval were requested, and there were no compliance orders issued or code enforcement actions required to be taken for compliance with the conditions of approval or mitigation measures for these projects. Additionally, pursuant to the Program, Section II.B.I (a through d), projects previously approved with an EIR or MND in 2019 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.

TABLE 1 – PROJECTS APPROVED IN 2019 WITH AN EIR OR MND

Project List No.	Planning Permit No.	Planning Permit Title	EIR or MND
1	PLN150653	California-American Water Co. (Carmel Valley Pump Station)	EIR
2	PLN180342	Este Madera Del Ciervo LP	MND (ND)
3	PLN180394	Duke Energy Moss Landing LLC (Vistra Energy Corporation)	MND

4	PLN180436	Fjugstad GEIR (2692 15 <sup>th</sup> Street LLC)	MND
5	PLN190059	Hoekstra Brian & Lorraine TRS	SEIR

Projects Previously Approved with “On-Going” or “Unmet” Conditions of Approval selected by the CAPS.

Pursuant to Section III.E.2 of the Program, the CAPS in consultation with County Counsel, has chosen to report on a selected list of “older projects” previously approved that have ongoing or unmet Conditions of Approval (see **Table 2 below**).

There are six projects with on-going monitoring conditions (Project No. 6 through 11) that require the permit holder to submit annual reports to the County’s responsible departments for review. Four (4) annual reports were not submitted on time to RMA-Environmental Services, while three (3) reports were submitted on time to RMA-Environmental Services and Environmental Health Bureau for calendar year 2019. A condition compliance notice from RMA-Environmental Services was sent to the four permit holders to submit their delinquent 2019 annual reports within 30 days of receiving the notice. No modifications to the approved Conditions of Approval were requested for any of the 6 projects with on-going monitoring conditions, and there are no code enforcement cases currently open for these projects.

The East Garrison Coastal Development Permit (Project No. 12) has two conditions included in this report which are neither “On-Going” or “Unmet.” The CAPS included the conditions in the annual report at the request of Save Our Peninsula Committee (SOPC) due to their contention that the Tree Protection (Condition No. 45) and/or Landscaping Plan (Condition no. 69) compliance actions have not been properly implemented to have the Conditions of Approval statuses be considered “met.” After review of the compliance actions taken by RMA-Planning, RMA determined that these conditions are “met” as documented within the associated Condition Compliance Forms and no further compliance actions are needed, but the certification acknowledges that SOPC disputes this determination and notes that County and the SOPC are in discussion regarding the compliance status of these two conditions. The East Garrison Coastal Development Permit did have one condition modification that was approved by the Board of Supervisors (Condition No. 184) in February 2020. This condition was modified to expand the use of the air quality mitigation fee to other emission reduction grant programs instead of limiting the use of the fees to only purchases of the pump retrofit and/or school buses. There currently are no code enforcement cases open for the project.

Two older projects currently pursuing condition compliance include the September Ranch subdivision (Project No. 13) and Omni Resources Corral de Tierra Shopping Center (Project No. 14). The projects currently comply with or are currently working towards compliance with the projects Conditions of Approval. There are no proposed modifications to the approved Conditions of Approval, and there are no code enforcement cases open.

See **Exhibit 1 to ATTACHMENT B** for the full 2019 Annual Report Summary Chart.

TABLE 2 - PREVIOUSLY APPROVED PROJECTS WITH “ON-GOING” OR “UNMET” CONDITIONS OF APPROVAL SELECTED BY THE CAPS

No.	Planning Permit No.	Planning Permit Title	“On-Going” or “Unmet” Conditions	Pursuing Condition Compliance
6	965120PC	Canada Woods North	COA 153 (Annual Water Report)	No
7	PC07703/PC07704	Bishop Ranch	COA 155 (Annual Water Report)	No
8	PLN030065	Bloom Joint Venture (The Commons at Rogge Rd.)	COA 62 (Annual Drainage Report)	No
9	SB00866	Pattee Ranch Subdivision	COA 56 (Annual Drainage Report)	No
10	SB 95001	Woodland Heights / La Tourette Subdivision	COA 38 (Annual Drainage Report)	No
11	PC94067	Santa Lucia Preserve	COA 14 (Annual Base Flow Monitoring Report)/ COA 52 (Annual Water Report)	No
12	PLN030204	East Garrison Specific Plan	COA 45 (Tree Protection)/COA 69 (Landscaping Plan) *	No
13	PC95062/ PLN050001 / PLN110173(extension)	September Ranch Subdivision	Several Unmet Conditions (see Dept. Reports)	Yes
14	PLN110077/ PLN020344	Omni Resources	Several Unmet Conditions (see Dept. Reports)	Yes
<b>Notes:</b> <b>*These conditions are not “on-going” or “Unmet”</b> however have been included in the report as requested by the CAPS				

EXHIBIT 1 to ATTACHMENT B - 2019 ANNUAL REPORT SUMMARY CHART*												
No.	Project Name	File Number	Entitlement	CEQA Status	Mitigation Monitoring Agreement (MMA) Document Number	Overall Project Status (permits issued; commenced use)	Total No. of Conditions Being Reported On	Total No. of Mitigation Measures Being Reported on	On-Going or Unmet Conditions Being Reported on	Is Project in Compliance with Cond. & MM being reported on? (Y/N)	Compliance Order Issued for project not in compliance? (Y/N)	Open Code Enforcement Violation Case? (Y/N)
1	California-American Water Co. (Carmel Valley Pump Station)	PLN150653	Use Permit	EIR	Draft MMA under County Counsel Review	In Mitigation Monitoring/Condition Compliance Review Process.	15	3	N/A	Y	N/A	N
2	Este Madera Del Ciervo LP	PLN180342	Coastal Development Permit	MND (ND)	Document No. 2019060717	In Mitigation Monitoring/Condition Compliance Review Process.	7	0	N/A	Y	N/A	N
3	Duke Energy Moss Landing LLC (Vistra Energy Corporation)	PLN180394	Combined Development Permit	MND	Document No. 2019031564	In Mitigation Monitoring/Condition Compliance Review Process.	15	3	N/A	Y	N/A	N
4	Fjugstad GEIR (2692 15th Street LLC)	PLN180436	Coastal Admin  Permit and Design  Approval	MND	N/A	In Mitigation Monitoring/Condition Compliance Review Process.	12	2	N/A	Y	N/A	N
5	Hoekstra Brian & Lorraine TRS	PLN190059	Combined Development Permit	SEIR	Pending final signatures and recordation of MMA.	In Mitigation Monitoring/Condition Compliance Review Process.	7	3	N/A	Y	N/A	N
6	Canada Woods North	965120PC	Vesting Tentative  Subdivision Map	EIR	N/A	On-Going Monitoring Required	0	1	Annual Water Report	N	Y	N
7	Bishop Ranch	PC07703/PC07704	Combine Development Permit / Subdivision Map	EIR	N/A	On-Going Monitoring Required	0	1	Annual Water Report	N	Y	N
8	Bloom Joint Venture (The Commons at Rogge Rd.)	PLN030065	Combined Development Permit	EIR	N/A	On-Going Monitoring Required	0	1	Annual Drainage Report	Y	N/A	N
9	Pattee Ranch Subdivision	SB00866	Combine Development Permit / Subdivision Map	EIR	N/A	On-Going Monitoring Required	0	1	Annual Drainage Report	N	Y	N
10	Woodland Heights / La Tourette Subdivision	SB 95001	Subdivision Map	EIR	N/A	On-Going Monitoring Required	0	1	Annual Drainage Report	Y	N/A	N
11	Santa Lucia Preserve	PC94067	Combined Development Permit	EIR	N/A	On-Going Monitoring Required	0	2	Base Flow Monitoring Report and Annual Water Report	N	Y	N
12	East Garrison Specific Plan	PLN030204	Combined Development Permit	EIR	Document No. 2007012543	Building Permits Issued. Pending full build-out of Specific Plan Area.	0	2	Tree Protection & Landscaping Plan**	Y	N/A	N
13	September Ranch	PC95062/PLN050001 / PLN110173(extension)	Combined Development Permit / Subdivision Map	EIR	Document No. 2011059475	In Mitigation Monitoring/Condition Compliance Review Process.	130	63	N/A	Y	N/A	N
14	Omni Resources	PLN110077/PLN020344	Combined Development Permit	EIR	Document No. 2012021133	In Mitigation Monitoring/Condition Compliance Review Process.	70	35	N/A	Y	N/A	N

NOTES: \* The Project statuses reflects what is being reported on for 2019 annual report and therefore may have been recently updated. To view the most current status of the Project's Conditions of Approval/Mitigation Measures, please visit the Accela Citizen Access Database online at: <https://aca.accela.com/monterey/default.aspx>

\*\* These conditions are neither "On-Going" or "Unmet" however are being reported on as requested by the Condition of Approval Program Supervisor

### RESPONSIBLE DEPARTMENTS' ANNUAL REPORTS

Pursuant to Section II.B.2 of the Program, each Responsible Department that applied Conditions of Approval and/or Mitigation Measures for projects on the 2019 Annual Project List (see Table 1 and 2) completed a Responsible Department's Annual Report. The Responsible Departments include:

- Resource Management Agency (RMA) – Building Services
- RMA - Environmental Services
- RMA - Parks
- RMA – Planning
- RMA – Public Works
- County Administration Office- Housing Division
- County Counsel-Risk Management
- Environmental Health Bureau
- Monterey County Regional Fire District

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

- 1) A signed memo from the department head or his/her designee, verifying compliance with the Program;
- 2) The 2019 Project List required for verification; and
- 3) The Responsible Department's Condition Compliance Certification Reports (CCCR), certifying and verifying the status of each Condition of Approval and Mitigation Measure being reported on.



# RMA- BUILDING SERVICES ANNUAL REPORT



# MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director



LAND USE & COMMUNITY DEVELOPMENT | PUBLIC WORKS & FACILITIES | PARKS

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

**Date:** 1/28/20

**To:** Brandon Swanson, Interim RMA Chief of Planning  
Wendy S. Strimling, Senior Deputy County Counsel

**From:** Neville Pereira, Chief of Building Services

**Subject:** Building Services 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 Monterey County Building 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. (see **Attachment 1**). The Condition Compliance Certification Reports included in **Attachment 2** provides the listed projects' conditions of approval/mitigation measures and current status(es) as noted in Accela. Accordingly, staff has reviewed each Condition of Approval/Mitigation Measure listed in Attachment 2 and made corrections (if necessary) to the report and/or in Accela. Staff has verified through initials, the current status(es) of each Condition of Approval/Mitigation Measure.

### CERTIFICATION

On behalf of Monterey County Building Services, I hereby certify that the Building Services' Conditions of Approval and Mitigation Measures identified in the adopted Mitigated Negative Declaration or certified Environmental Impact Report pursuant to the California Environmental Quality Act for the applicable projects included in the attached 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,

  
Neville Pereira, Chief of Building Services

CC: Carl Holm, RMA Director and John Dugan, RMA Deputy Director of Land Use and Community Development

#### Attachments:

**Attachment 1:** Project List

**Attachment 2:** Condition Compliance Certification Reports

# ATTACHMENT 1

## Project List



**2019 PROJECT LIST**

<b>2019 PROJECT NO. 1</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	CALIFORNIA-AMERICAN WATER CO (CARMEL VALLEY PUMP STATION)	Use Permit and Design Approval for the construction of a 764 square foot pump station.
<b>File No:</b>	PLN150653	
<b>Decision Date:</b>	04/24/2019	
<b>Entitlement:</b>	USE PERMIT	
<b>Location:</b>	26530 RANCHO SAN CARLOS RD, CARMEL, CA 93923	
<b>Planning Area:</b>	CARMEL VALLEY MASTER PLAN	
<b>Current Status:</b>	PENDING APPROVED	
<b>CEQA Status:</b>	EIR	
<b>Project Planner:</b>	CHERYL KU	

<b>2019 PROJECT NO. 2</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	ESTE MADERA DEL CIERVO LP	Subdivision of an existing 4.7 acre parcel into two parcels of 2.18 and 2.58 acres. respectfully. There is no structural development proposed at this time.
<b>File No:</b>	PLN180342	
<b>Decision Date:</b>	10/09/2019	
<b>Entitlement:</b>	COASTAL DEVELOPMENT PERMIT	
<b>Location:</b>	3186 DEL CIERVO RD, PEBBLE BEACH, CA 93953	
<b>Planning Area:</b>	DEL MONTE FOREST LUP	
<b>Current Status:</b>	CONDITION COMPLIANCE	
<b>CEQA Status:</b>	MND	
<b>Project Planner:</b>	CRAIG SMITH	

<b>2019 PROJECT NO. 3</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	DUKE ENERGY MOSS LANDING LLC (VISTRA ENERGY CORPORATION)	Amendment to the Moss Landing Power Plant Master Plan, establishment of a battery energy storage system and development within 750 feet of a known
<b>File No:</b>	PLN180394	

<b>Decision Date:</b>	05/08/2019	archaeological resource. Grading of approximately 3,750 cubic yards of cut. NC LUP
<b>Entitlement:</b>	COMBINED DEVELOPMENT PERMIT	
<b>Location:</b>	311283 DOLAN RD, MOSS LANDING, CA 95039	
<b>Planning Area:</b>	MOSS LANDING COMMUNITY PLAN	
<b>Current Status:</b>	CONDITION COMPLIANCE	
<b>CEQA Status:</b>	MND	
<b>Project Planner:</b>	JACQUELYN NICKERSON	

<b>2019 PROJECT NO. 4</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	FJUGSTAD GEIR (2692 15TH STREET LLC)	Demolition of single-family dwelling and construction of a 2-story single-family residence and attached 1-car garage (approximately 2,790 sq. ft.) Carmel CALUP.
<b>File No:</b>	PLN180436	
<b>Decision Date:</b>	05/09/2019	
<b>Entitlement:</b>	COASTAL ADMIN PERMIT & DESIGN APPROVAL	
<b>Location:</b>	2692 15TH AVE, CARMEL, CA 93923	
<b>Planning Area:</b>	Carmel LUP	
<b>Current Status:</b>	CONDITION COMPLIANCE	
<b>CEQA Status:</b>	MND	
<b>Project Planner:</b>	CRAIG SMITH	

<b>2019 PROJECT NO. 5</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	HOEKSTRA BRIAN & LORRAINE TRS	Construction of a two-story single family dwelling (Approx. 4,530 sq. ft.) with a detached garage (Approx. 870 sq. ft.), accessory dwelling unit (Approx. 850 square foot) patio/retaining wall (Approx. 850 square foot) and removal of 3 Coast Live Oak trees. Santa Lucia Preserve, CVMP.
<b>File No:</b>	PLN190059	
<b>Decision Date:</b>	11/13/2019	
<b>Entitlement:</b>	COMBINED DEVELOPMENT PERMIT	
<b>Location:</b>	92 CHAMISAL PASS, CARMEL, CA 93923	
<b>Planning Area:</b>	CARMEL VALLEY MASTER PLAN	
<b>Current Status:</b>	CONDITION COMPLIANCE	
<b>CEQA Status:</b>	MND	
<b>Project Planner:</b>	SON PHAM-GALLARDO	

## OLDER PROJECT LIST

Older Project List – Project No. 6		Condition of Approval /Mitigation Measure	Compliance/Monitoring Actions to be Performed
<b>Project Data</b>		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.	(see Condition)
<b>File Name:</b>	Canada Woods North		
<b>File No.:</b>	965120PC		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	153		
<b>Resolution No:</b>	96-518		
<b>Entitlement:</b>	Vesting Tentative Map		
<b>Location:</b>	Canada Woods Subdivision		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Responsible Department(s)</b>	RMA- Environmental Services		

Older Project List – Project No. 7		Condition of Approval /Mitigation Measure	Compliance/Monitoring Actions to be Performed
<b>Project Data</b>		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 of the golf course shall be required to implement water conservation measures to insure that annual water use does not exceed 188 acre feet in subsequent years.	(see Condition)
<b>File Name:</b>	Bishop Ranch		
<b>File No.:</b>	PC07703/PC07704		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	155		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Resolution No:</b>	95026		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	Pasadera Subdivision		
<b>Responsible Department</b>	RMA- Environmental Services		

<b>Older Project List – Project No. 8</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		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)	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.
<b>File Name:</b>	Bloom Joint Venture (The Commons at Rogge Rd.)		
<b>File No.:</b>	PLN030065		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	62		
<b>Resolution No:</b>	96-518		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	NORTHEAST CORNER OF SAN JUAN GRADE ROAD AND ROGGE ROAD, SALINAS AREA		
<b>Planning Area:</b>	Greater Salinas LUP		
<b>Responsible Department(s):</b>	RMA- Environmental Services		

<b>Older Project List – Project No. 9</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		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	(see Condition)
<b>File Name:</b>	Pattee Ranch Subdivision		
<b>File No.:</b>	SB00866		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	56		
<b>Resolution No:</b>	96-518		
<b>Entitlement:</b>	CDP / Tentative Subdivision Map		
<b>Location:</b>	Fronting and westerly of Corral de Tierra Road		
<b>Planning Area:</b>	Toro Area Plan		

<b>Responsible Department(s):</b>	RMA- Environmental Services	involved to the final map subject to the approval by the Flood Control, Public works, and Planning and Building Inspection Departments.	
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<b>Older Project List – Project No. 10</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		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.	(see Condition)
<b>File Name:</b>	Woodland Heights / La Tourette Subdivision		
<b>File No.:</b>	SB 95001		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	38		
<b>Resolution No:</b>	96013		
<b>Entitlement:</b>	Tentative Subdivision Map		
<b>Location:</b>	Northerly of Pesante Rd. and westerly of King Rd. near Prundale		
<b>Planning Area:</b>	Greater Salinas LUP		
<b>Responsible Department(s)</b>	RMA- Environmental Services		

<b>Older Project List – Project No. 11a</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		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	(see Condition)
<b>File Name:</b>	Santa Lucia Preserve		
<b>File No.:</b>	PC94067		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	14		

<b>Resolution No:</b>	97-360	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. (M.M 16)	
<b>Entitlement:</b>	CDP		
<b>Location:</b>	Santa Lucia Preserve		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Responsible Department(s)</b>	Environmental Services		

<b>Older Project List – Project No. 11b</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		<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>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.</p> <p>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>	(see Condition)
<b>File Name:</b>	Santa Lucia Preserve		
<b>File No.:</b>	PC94067		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	52		
<b>Resolution No:</b>	97-360		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	Santa Lucia Preserve		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Responsible Department(s):</b>	Environmental Health Bureau		

Older Project List – Project No. 12a		Condition of Approval /Mitigation Measure	Compliance/Monitoring Actions to be Performed
<b>Project Data</b>		<p>BIOLOGY 4 .7-B-1. As outlined in the FMP, project implementation shall include the following:-To facilitate protection of trees that occur either at project or grading margins, a forester, arborist or other tree care professional shall be involved in the review and development of final grading and construction plans where trees occur either at project/grading margins. In such locations, it may be possible to incorporate special retention or other construction methods that will permit safe and healthy retention of existing trees. Onsite consultation with a forester or other tree professional should occur to establish operating parameters and protective measures including exclusionary fencing prior to removal of existing facilities, installation of the detention basin, and landscaping beyond delineated grading limits in the northeast corner of the project area. - Protective fencing shall be erected along the approximate driplines around each tree or group of trees to be preserved. - Where guidance of a tree professional is used to evaluate conditions and to establish the location of protective fencing, encroachment within the dripline of retained trees may occur in order to minimize tree removals. - No storage of equipment, construction materials, or parking of vehicles is permitted within the tree-rooting zone, which is defined by the fencing of the construction boundary. - No soil shall be removed from within the dripline of any retained tree and no fill of additional soil shall exceed two inches (2") within the driplines of retained trees, unless it is part of approved construction and is approved by a qualified forester, arborist, or other tree care professional. -Fill shall not be allowed to be placed against the base of any tree. Permanent wells shall be constructed at original grade out from the trunk at a minimum distance of one foot. - Before commencement of construction, a qualified arborist or other tree</p>	<p>Forest/ Engineer Prior to approval of Sub. Improv. Plans or issuance of grading permit. Forester shall be involved in preparation of grading and Subdivision Improvement Plans for subdivision infrastructure. Submit report from Forester that tree removal has been avoided to the extent feasible along the project edges and where trees are to be preserved within the project boundary, and that tree protection measures have been included on the plans. Forester or Biologist Prior to commencement of grading or activities that could harm trees. Erect protective fencing around trees to be preserved. Forester or Biologist Prior to commencement of grading or activities that could harm trees. Ensure that storage and parking are not located with tree zones. Forester or Biologist to provide exclusionary fencing or appropriate barrier. Arborist or tree professional. Prior to commencement of grading or activities that could harm trees. Identify trees for significant pruning. Engineer</p>
<b>File Name:</b>	East Garrison Specific Plan		
<b>File No.:</b>	PLN030204		
<b>Current Status:</b>	Condition Compliance		
<b>Condition No.</b>	45 – PHASE 3		
<b>Resolution No:</b>	05-267		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	East Garrison SP Area		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Responsible Department(s):</b>	RMA - Planning		
<b>Project Planner:</b>	Anna Quenga		

		<p>professional should identify trees where significant pruning will be necessary and make recommendations to help protect the tree.</p> <p>- Onsite consultation with a qualified forester, arborist, or other tree care professional shall occur to establish the operating parameters and protective measures. These would include exclusionary fencing whenever operations commence and occur in the northeast corner of the project where the removal of existing facilities, installation of a detention basin, and site landscaping beyond shown grading limits is proposed. - The Monterey County Agricultural Commissioners' office shall be consulted, immediately, prior to any work that requires cutting and removal of oak materials from the site so that current requirements can be followed and enforced. - Non-native trees near retained oak woodland areas, such as the eucalyptus in polygon 31 reference on the tree map (Exhibit 4 .7-2) shall be eradicated. (Planning and Building Inspection, Agricultural Commissioner)</p>	<p>Prior to issuance of grading permits. Consult with Agricultural Commissioners' office and include requirements on grading permit plans.</p> <p>Applicant</p> <p>Prior to final on grading permit.</p> <p>Remove eucalyptus.</p>
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Older Project List - Project No. 12b		Condition of Approval /Mitigation Measure	Compliance/Monitoring Actions to be Performed
<b>Project Data</b>		<p>AESTHETICS 4.9-2-A. A landscaping plan incorporating trees plantings to reduce the visibility of structures shall be prepared. The landscaping plan for the bluff open space shall be submitted to the Monterey County Planning and Building Inspection Department (PBI) for approval. The landscaping plan shall include information regarding irrigation ceasing after three years for native plants, in conformance with the Water Supply Assessment information. (Planning and Building Inspection)</p>	<p>Applicant</p> <p>Prior to issuance of grading permits for Phase 3. Prepare landscaping plan. The landscaping for the Bluff Park and Open Space shall include oak tree planting along the area above Watkins Gate Road to help break up the view of the facades of the future residential units from the Reservation Road area between Watkins Gate Road and Davis Road. This condition is not intended to completely screen the future houses; it is intended to provide some visual variety from the roads below.</p> <p>Applicant</p> <p>Start nursery prior to removal of trees. The applicant</p>
<b>File Name:</b>	East Garrison Specific Plan		
<b>File No.:</b>	PLN030204		
<b>Current Status:</b>	Condition Compliance		
<b>Condition No.</b>	69 – PHASE 3		
<b>Resolution No:</b>	05-267		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	East Garrison SP Area		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		



<b>Responsible Department(s):</b>	RMA - Planning		shall obtain and propagate acorns, and/or collect trees, from the site prior to tree removal for future planting in open space and park areas.
<b>Project Planner:</b>	Anna Quenga		

<b>Older Project List – Project No. 13</b>		<b>DESCRIPTION</b>
<b>Project Data</b>		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 & 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 & 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. 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.
<b>File Name:</b>	September Ranch Subdivision	
<b>File No.:</b>	PC95062/PLN050001 / PLN110173(extension)	
<b>Current Status:</b>	Condition Compliance	
<b>Resolution No./Date:</b>	10-213 / Nov. 9, 2010	
<b>Entitlement:</b>	CDP	
<b>Location:</b>	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	
<b>Planning Area:</b>	Carmel Valley MP	
<b>Project Planner</b>	Nadia Garcia	

<b>Older Project List – Project No. 14</b>		<b>DESCRIPTION</b>
<b>Project Data</b>		This Combined Development Permit includes a Use Permit, General Development Plan and Design Approval (PLN110173 appeal of PLN020344) to allow construction of a 99,970 square foot commercial retail center. The property is located at 5 Corral de Tierra Road (Assessor's Parcel Numbers 161-571-003-000 & 161-581-001-000), Toro Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities.
<b>File Name:</b>	Omni Resources	
<b>File No.:</b>	PLN110077/PLN020344	
<b>Current Status:</b>	Condition Compliance	
<b>Resolution No./ Date:</b>	12-040 / Feb 7. 2012	
<b>Entitlement:</b>	CDP	
<b>Location:</b>	5 Corral de Tierra Rd.	
<b>Planning Area:</b>	Toro Park LUP	
<b>Project Planner</b>	Shelley Glennon	

# **ATTACHMENT 2**



## Condition Compliance Certification Reports

# Condition Compliance Certification Report

PLN110077

OMNI RESOURCES LLC

## Building

Condition	Condition Title	Status	Status Comment	Staff Initial
7.	PD007 - Grading- Winter Restriction	On-Going		
11.	PD041- HEIGHT VERIFICATION	Not Met		



# RMA-ENVIRONMENTAL SERVICES ANNUAL REPORT



# MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director

LAND USE & COMMUNITY DEVELOPMENT | PUBLIC WORKS & FACILITIES | PARKS

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

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

Date: 1/27/2020

To: Brandon Swanson, Interim RMA Chief of Planning  
Wendy S. Strimling, Senior Deputy County Counsel

From: Tom Moss, Senior Water Resources Hydrologist, RMA-Environmental Services

Subject: RMA-Environmental Services 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 Resource Management Agency (RMA) – 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. (see **Attachment 1**). The Condition Compliance Certification Reports included in **Attachment 2** provides the listed projects' conditions of approval/mitigation measures and current status(es) as noted in Accela. Accordingly, staff has reviewed each Condition of Approval/Mitigation Measure listed in Attachment 2 and made corrections (if necessary) to the report and/or in Accela. Staff has verified through initials, the current status(es) of each Condition of Approval/Mitigation Measure.

### CERTIFICATION

On behalf of Resource Management Agency – Environmental Services, I hereby certify that the RMA-Environmental Services Conditions of Approval and Mitigation Measures 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 attached 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,

A handwritten signature in blue ink, appearing to read 'Tom Moss', is written over a horizontal line.

Tom Moss, Senior Water Resources Hydrologist, RMA-Environmental Services

CC: Carl Holm, RMA Director and John Dugan, RMA Deputy Director of Land Use and Community Development

Attachments: **Attachment 1:** Project List **Attachment 2:** Condition Compliance Certification Reports



# MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director



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

**Date:** 2/12/2020

**To:** Brandon Swanson, Interim RMA Chief of Planning  
Wendy S. Strimling, Senior Deputy County Counsel

**From:** Tom Moss, Senior Water Resources Hydrologist, RMA-Environmental Services

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

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Tom Moss, Senior Water Resources Hydrologist, RMA-Environmental Services

CC: Carl Holm, RMA Director and John Dugan, RMA Deputy Director of Land Use and Community Development

**Attachments:** Attachment 1: Project List Attachment 2: Condition Compliance Certification Reports

# ATTACHMENT 1

## Project List



**2019 PROJECT LIST**

<b>2019 PROJECT NO. 1</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	CALIFORNIA-AMERICAN WATER CO (CARMEL VALLEY PUMP STATION)	Use Permit and Design Approval for the construction of a 764 square foot pump station.
<b>File No:</b>	PLN150653	
<b>Decision Date:</b>	04/24/2019	
<b>Entitlement:</b>	USE PERMIT	
<b>Location:</b>	26530 RANCHO SAN CARLOS RD, CARMEL, CA 93923	
<b>Planning Area:</b>	CARMEL VALLEY MASTER PLAN	
<b>Current Status:</b>	PENDING APPROVED	
<b>CEQA Status:</b>	EIR	
<b>Project Planner:</b>	CHERYL KU	

<b>2019 PROJECT NO. 2</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	ESTE MADERA DEL CIERVO LP	Subdivision of an existing 4.7 acre parcel into two parcels of 2.18 and 2.58 acres. respectfully. There is no structural development proposed at this time.
<b>File No:</b>	PLN180342	
<b>Decision Date:</b>	10/09/2019	
<b>Entitlement:</b>	COASTAL DEVELOPMENT PERMIT	
<b>Location:</b>	3186 DEL CIERVO RD, PEBBLE BEACH, CA 93953	
<b>Planning Area:</b>	DEL MONTE FOREST LUP	
<b>Current Status:</b>	CONDITION COMPLIANCE	
<b>CEQA Status:</b>	MND	
<b>Project Planner:</b>	CRAIG SMITH	

<b>2019 PROJECT NO. 3</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	DUKE ENERGY MOSS LANDING LLC (VISTRA ENERGY CORPORATION)	Amendment to the Moss Landing Power Plant Master Plan, establishment of a battery energy storage system and development within 750 feet of a known
<b>File No:</b>	PLN180394	

<b>Decision Date:</b>	05/08/2019	archaeological resource. Grading of approximately 3,750 cubic yards of cut. NC LUP
<b>Entitlement:</b>	COMBINED DEVELOPMENT PERMIT	
<b>Location:</b>	311283 DOLAN RD, MOSS LANDING, CA 95039	
<b>Planning Area:</b>	MOSS LANDING COMMUNITY PLAN	
<b>Current Status:</b>	CONDITION COMPLIANCE	
<b>CEQA Status:</b>	MND	
<b>Project Planner:</b>	JACQUELYN NICKERSON	

<b>2019 PROJECT NO. 4</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	FJUGSTAD GEIR (2692 15TH STREET LLC)	Demolition of single-family dwelling and construction of a 2-story single-family residence and attached 1-car garage (approximately 2,790 sq. ft.) Carmel CALUP.
<b>File No:</b>	PLN180436	
<b>Decision Date:</b>	05/09/2019	
<b>Entitlement:</b>	COASTAL ADMIN PERMIT & DESIGN APPROVAL	
<b>Location:</b>	2692 15TH AVE, CARMEL, CA 93923	
<b>Planning Area:</b>	Carmel LUP	
<b>Current Status:</b>	CONDITION COMPLIANCE	
<b>CEQA Status:</b>	MND	
<b>Project Planner:</b>	CRAIG SMITH	

<b>2019 PROJECT NO. 5</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	HOEKSTRA BRIAN & LORRAINE TRS	Construction of a two-story single family dwelling (Approx. 4,530 sq. ft.) with a detached garage (Approx. 870 sq. ft.), accessory dwelling unit (Approx. 850 square foot) patio/retaining wall (Approx. 850 square foot) and removal of 3 Coast Live Oak trees. Santa Lucia Preserve, CVMP.
<b>File No:</b>	PLN190059	
<b>Decision Date:</b>	11/13/2019	
<b>Entitlement:</b>	COMBINED DEVELOPMENT PERMIT	
<b>Location:</b>	92 CHAMISAL PASS, CARMEL, CA 93923	
<b>Planning Area:</b>	CARMEL VALLEY MASTER PLAN	
<b>Current Status:</b>	CONDITION COMPLIANCE	
<b>CEQA Status:</b>	MND	
<b>Project Planner:</b>	SON PHAM-GALLARDO	

## OLDER PROJECT LIST

Older Project List – Project No. 6		Condition of Approval /Mitigation Measure	Compliance/Monitoring Actions to be Performed
<b>Project Data</b>		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.	(see Condition)
<b>File Name:</b>	Canada Woods North		
<b>File No.:</b>	965120PC		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	153		
<b>Resolution No:</b>	96-518		
<b>Entitlement:</b>	Vesting Tentative Map		
<b>Location:</b>	Canada Woods Subdivision		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Responsible Department(s)</b>	RMA- Environmental Services		

Older Project List – Project No. 7		Condition of Approval /Mitigation Measure	Compliance/Monitoring Actions to be Performed
<b>Project Data</b>		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 of the golf course shall be required to implement water conservation measures to insure that annual water use does not exceed 188 acre feet in subsequent years.	(see Condition)
<b>File Name:</b>	Bishop Ranch		
<b>File No.:</b>	PC07703/PC07704		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	155		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Resolution No:</b>	95026		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	Pasadera Subdivision		
<b>Responsible Department</b>	RMA- Environmental Services		

<b>Older Project List – Project No. 8</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		<p>WRSP001 - HOMEOWNERS ASSOCIATION CC&amp;R’S (NON STANDARD CONDITION)</p> <p>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&amp;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)</p>	<p>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.</p> <p>Submit the CC&amp;R’s to the Water Resources Agency for review and approval.</p>
<b>File Name:</b>	Bloom Joint Venture (The Commons at Rogge Rd.)		
<b>File No.:</b>	PLN030065		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	62		
<b>Resolution No:</b>	96-518		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	NORTHEAST CORNER OF SAN JUAN GRADE ROAD AND ROGGE ROAD, SALINAS AREA		
<b>Planning Area:</b>	Greater Salinas LUP		
<b>Responsible Department(s):</b>	RMA- Environmental Services		

<b>Older Project List – Project No. 9</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		<p>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</p>	(see Condition)
<b>File Name:</b>	Pattee Ranch Subdivision		
<b>File No.:</b>	SB00866		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	56		
<b>Resolution No:</b>	96-518		
<b>Entitlement:</b>	CDP / Tentative Subdivision Map		
<b>Location:</b>	Fronting and westerly of Corral de Tierra Road		
<b>Planning Area:</b>	Toro Area Plan		

<b>Responsible Department(s):</b>	RMA- Environmental Services	involved to the final map subject to the approval by the Flood Control, Public works, and Planning and Building Inspection Departments.	
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<b>Older Project List – Project No. 10</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		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.	(see Condition)
<b>File Name:</b>	Woodland Heights / La Tourette Subdivision		
<b>File No.:</b>	SB 95001		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	38		
<b>Resolution No:</b>	96013		
<b>Entitlement:</b>	Tentative Subdivision Map		
<b>Location:</b>	Northerly of Pesante Rd. and westerly of King Rd. near Prundale		
<b>Planning Area:</b>	Greater Salinas LUP		
<b>Responsible Department(s)</b>	RMA- Environmental Services		

<b>Older Project List – Project No. 11a</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		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	(see Condition)
<b>File Name:</b>	Santa Lucia Preserve		
<b>File No.:</b>	PC94067		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	14		

<b>Resolution No:</b>	97-360	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. (M.M 16)	
<b>Entitlement:</b>	CDP		
<b>Location:</b>	Santa Lucia Preserve		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Responsible Department(s)</b>	Environmental Services		

<b>Older Project List – Project No. 11b</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		<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>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.</p> <p>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>	(see Condition)
<b>File Name:</b>	Santa Lucia Preserve		
<b>File No.:</b>	PC94067		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	52		
<b>Resolution No:</b>	97-360		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	Santa Lucia Preserve		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Responsible Department(s):</b>	Environmental Health Bureau		

Older Project List – Project No. 12a		Condition of Approval /Mitigation Measure	Compliance/Monitoring Actions to be Performed
<b>Project Data</b>		<p>BIOLOGY 4 .7-B-1. As outlined in the FMP, project implementation shall include the following:-To facilitate protection of trees that occur either at project or grading margins, a forester, arborist or other tree care professional shall be involved in the review and development of final grading and construction plans where trees occur either at project/grading margins. In such locations, it may be possible to incorporate special retention or other construction methods that will permit safe and healthy retention of existing trees. Onsite consultation with a forester or other tree professional should occur to establish operating parameters and protective measures including exclusionary fencing prior to removal of existing facilities, installation of the detention basin, and landscaping beyond delineated grading limits in the northeast corner of the project area. - Protective fencing shall be erected along the approximate driplines around each tree or group of trees to be preserved. - Where guidance of a tree professional is used to evaluate conditions and to establish the location of protective fencing, encroachment within the dripline of retained trees may occur in order to minimize tree removals. - No storage of equipment, construction materials, or parking of vehicles is permitted within the tree-rooting zone, which is defined by the fencing of the construction boundary. - No soil shall be removed from within the dripline of any retained tree and no fill of additional soil shall exceed two inches (2") within the driplines of retained trees, unless it is part of approved construction and is approved by a qualified forester, arborist, or other tree care professional. -Fill shall not be allowed to be placed against the base of any tree. Permanent wells shall be constructed at original grade out from the trunk at a minimum distance of one foot. - Before commencement of construction, a qualified arborist or other tree</p>	<p>Forest/ Engineer Prior to approval of Sub. Improv. Plans or issuance of grading permit. Forester shall be involved in preparation of grading and Subdivision Improvement Plans for subdivision infrastructure. Submit report from Forester that tree removal has been avoided to the extent feasible along the project edges and where trees are to be preserved within the project boundary, and that tree protection measures have been included on the plans. Forester or Biologist Prior to commencement of grading or activities that could harm trees. Erect protective fencing around trees to be preserved. Forester or Biologist Prior to commencement of grading or activities that could harm trees. Ensure that storage and parking are not located with tree zones. Forester or Biologist to provide exclusionary fencing or appropriate barrier. Arborist or tree professional. Prior to commencement of grading or activities that could harm trees. Identify trees for significant pruning. Engineer</p>
<b>File Name:</b>	East Garrison Specific Plan		
<b>File No.:</b>	PLN030204		
<b>Current Status:</b>	Condition Compliance		
<b>Condition No.</b>	45 – PHASE 3		
<b>Resolution No:</b>	05-267		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	East Garrison SP Area		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Responsible Department(s):</b>	RMA - Planning		
<b>Project Planner:</b>	Anna Quenga		

		<p>professional should identify trees where significant pruning will be necessary and make recommendations to help protect the tree.</p> <p>- Onsite consultation with a qualified forester, arborist, or other tree care professional shall occur to establish the operating parameters and protective measures. These would include exclusionary fencing whenever operations commence and occur in the northeast corner of the project where the removal of existing facilities, installation of a detention basin, and site landscaping beyond shown grading limits is proposed. - The Monterey County Agricultural Commissioners' office shall be consulted, immediately, prior to any work that requires cutting and removal of oak materials from the site so that current requirements can be followed and enforced. - Non-native trees near retained oak woodland areas, such as the eucalyptus in polygon 31 reference on the tree map (Exhibit 4 .7-2) shall be eradicated. (Planning and Building Inspection, Agricultural Commissioner)</p>	<p>Prior to issuance of grading permits. Consult with Agricultural Commissioners' office and include requirements on grading permit plans.</p> <p>Applicant</p> <p>Prior to final on grading permit.</p> <p>Remove eucalyptus.</p>
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Older Project List - Project No. 12b		Condition of Approval /Mitigation Measure	Compliance/Monitoring Actions to be Performed
<b>Project Data</b>		<p>AESTHETICS 4.9-2-A. A landscaping plan incorporating trees plantings to reduce the visibility of structures shall be prepared. The landscaping plan for the bluff open space shall be submitted to the Monterey County Planning and Building Inspection Department (PBI) for approval. The landscaping plan shall include information regarding irrigation ceasing after three years for native plants, in conformance with the Water Supply Assessment information. (Planning and Building Inspection)</p>	<p>Applicant</p> <p>Prior to issuance of grading permits for Phase 3. Prepare landscaping plan. The landscaping for the Bluff Park and Open Space shall include oak tree planting along the area above Watkins Gate Road to help break up the view of the facades of the future residential units from the Reservation Road area between Watkins Gate Road and Davis Road. This condition is not intended to completely screen the future houses; it is intended to provide some visual variety from the roads below.</p> <p>Applicant</p> <p>Start nursery prior to removal of trees. The applicant</p>
<b>File Name:</b>	East Garrison Specific Plan		
<b>File No.:</b>	PLN030204		
<b>Current Status:</b>	Condition Compliance		
<b>Condition No.</b>	69 – PHASE 3		
<b>Resolution No:</b>	05-267		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	East Garrison SP Area		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		



<b>Responsible Department(s):</b>	RMA - Planning		shall obtain and propagate acorns, and/or collect trees, from the site prior to tree removal for future planting in open space and park areas.
<b>Project Planner:</b>	Anna Quenga		

<b>Older Project List – Project No. 13</b>		<b>DESCRIPTION</b>
<b>Project Data</b>		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 & 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 & 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. 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.
<b>File Name:</b>	September Ranch Subdivision	
<b>File No.:</b>	PC95062/PLN050001 / PLN110173(extension)	
<b>Current Status:</b>	Condition Compliance	
<b>Resolution No./Date:</b>	10-213 / Nov. 9, 2010	
<b>Entitlement:</b>	CDP	
<b>Location:</b>	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	
<b>Planning Area:</b>	Carmel Valley MP	
<b>Project Planner</b>	Nadia Garcia	

<b>Older Project List – Project No. 14</b>		<b>DESCRIPTION</b>
<b>Project Data</b>		This Combined Development Permit includes a Use Permit, General Development Plan and Design Approval (PLN110173 appeal of PLN020344) to allow construction of a 99,970 square foot commercial retail center. The property is located at 5 Corral de Tierra Road (Assessor's Parcel Numbers 161-571-003-000 & 161-581-001-000), Toro Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities.
<b>File Name:</b>	Omni Resources	
<b>File No.:</b>	PLN110077/PLN020344	
<b>Current Status:</b>	Condition Compliance	
<b>Resolution No./ Date:</b>	12-040 / Feb 7. 2012	
<b>Entitlement:</b>	CDP	
<b>Location:</b>	5 Corral de Tierra Rd.	
<b>Planning Area:</b>	Toro Park LUP	
<b>Project Planner</b>	Shelley Glennon	

# **ATTACHMENT 2**

## Condition Compliance Certification Reports

# Condition Compliance Certification Report

PLN150653

CALIFORNIA-AMERICAN WATER CO (CARMEL VALLEY PUMP STATION)

## Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
9.	EROSION CONTROL PLAN	Not Met	1/24/2020 The condition is Not Met as the applicant has not applied for a construction permit.	AT
11.	GEOTECHNICAL CERTIFICATION	Not Met	1/24/2020 The condition is Not Met as the applicant has not applied for a construction permit.	AT
13.	GRADING PLAN (<5,000 CY)	Not Met	1/24/2020 The condition is Not Met as the applicant has not applied for a construction permit.	AT

# Condition Compliance Certification Report

PLN150653

CALIFORNIA-AMERICAN WATER CO (CARMEL VALLEY PUMP STATION)

## Water Resources Agency

Condition	Condition Title	Status	Status Comment	Staff Initial
8.	WR013 - ZONE AE ELEVATION REQUIREMENTS	Not Met	1/24/2020 The condition is Not Met as the applicant has not applied for a construction permit.	AT
10.	WR020 - CONCRETE SLAB PRE-POUR INSPECTION	Not Met	1/24/2020 The condition is Not Met as the applicant has not applied for a construction permit.	AT
12.	WR022 - ELEVATION CERTIFICATE	Not Met	1/24/2020 The condition is Not Met as the applicant has not applied for a construction permit.	AT

# Condition Compliance Certification Report

PLN180394

DUKE ENERGY MOSS LANDING LLC (VISTRA ENERGY CORPORATION)

## Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
12.	GRADING PLAN	Partially Met	1/24/2020 This condition is Met for grading permit issuance. The project is subject to on-going/as-built grading information; therefore it is Partially Met until final.	AT
13.	EROSION CONTROL PLAN	Met	1/24/2020 RMA-Environmental Services received an acceptable erosion control plan for the associated grading permit.	AT
14.	CALIFORNIA CONSTRUCTION GENERAL PERMIT	Met	1/24/2020 RMA-Environmental Services verified that the project has an active California Construction General Permit.	AT
15.	GEOTECHNICAL PLAN REVIEW	Met	1/24/2020 RMA-Environmental Services received an acceptable geotechnical plan review letter for the associated grading permit.	AT
16.	AS-BUILT CERTIFICATION	Not Met	1/24/2020 The condition is Not Met as it is pending finished construction.	AT

# Condition Compliance Certification Report

PLN180436

FJUGSTAD GEIR (2692 15TH STREET LLC)

## Environmental Services


Condition	Condition Title	Status	Status Comment	Staff Initial
6.	EROSION CONTROL PLAN	Met	1/24/2020 RMA-Environmental Services received an acceptable erosion control plan for the associated demo and construction permit.	AT
7.	GEOTECHNICAL PLAN REVIEW	Met	1/24/2020 RMA-Environmental Services received an acceptable geotechnical plan review letter for the associated construction permit.	AT
8.	GRADING PLAN	Met	1/24/2020 RMA-Environmental Services received an acceptable grading plan for the associated construction permit.	AT
9.	AS-BUILT CERTIFICATION	Not Met	1/24/2020 The condition is Not Met as it is pending finished construction.	AT
10.	STORMWATER CONTROL PLAN (PR1)	Met	1/24/2020 RMA-Environmental Services received an acceptable stormwater control plan for the associated construction permit.	AT

# Condition Compliance Certification Report

PLN190059

HOEKSTRA BRIAN & LORRAINE TRS

## Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
9.	STORMWATER CONTROL PLAN	Not Met	1/24/2020 This condition is Not Met as the applicant has not applied for a construction permit.	




# Condition Compliance Certification Report

965120PC

CANADA WOODS NORTH

## Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
153.	CONDITION NO. 153 (FINAL MAP, IMPROVEMENT PLAN, AND SECURITY)	<del>Not Met</del> ON-GOING	<p>This condition Not Met for 2019. <del>Applicant to be</del> <del>notified to comply.</del></p> <p>Applicant was notified on 1/28/20 to come into compliance within 30 days.</p> <p>(Accela updated with the above language).</p>	

# Condition Compliance Certification Report

PC07704

PASADERA / BISHOP RANCH SUBDIVISION

## Water Resources Agency

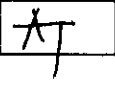
Condition	Condition Title	Status	Status Comment	Staff Initial
155.	Annual Water Use Report - Golf Course Irrigation Demand	On-Going	1/24/2020 This condition is Not Met for 2019. Applicant notified on 1/28/2020 to come into compliance within 30 days.	AT

# Condition Compliance Certification Report

PLN030065

THE COMMONS AT ROGGE ROAD (ROGGE COMMONS LLC)

## Water Resources Agency

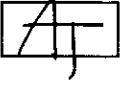
Condition	Condition Title	Status	Status Comment	Staff Initial
62.	HOMEOWNERS ASSOCIATION CC&R'S	On-Going	1/24/2020 This condition is Met for 2019. RMA-Environmental Services staff received an annual drainage report prepared by Grice Engineering, dated June 28, 2019.	

# Condition Compliance Certification Report

SB00866

PATTEE RANCHES

## Environmental Services

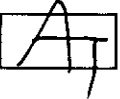
Condition	Condition Title	Status	Status Comment	Staff Initial
56.	ANNUAL REPORTING	On-Going	1/24/2020 This condition is Not Met for 2019. Applicant notified on 1/28/2020 to come into compliance within 30 days.	

# Condition Compliance Certification Report

SB95001

LA TOURETTE JEFF

## Environmental Services

Condition	Condition Title	Status	Status Comment	Staff Initial
38.	ANNUAL DRAINAGE REPORT	On-Going	1/24/2020 This condition is Met for 2019. RMA-Environmental Services received an acceptable annual drainage report prepared by Tunstall Engineering Consultants, Inc., dated November 4, 2019.	

# 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	1/24/2020 This condition is Not Met for 2019. Applicant notified on 1/28/2020 to come into compliance within 30 days.	AT

# 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	1/24/2020 This condition is Met for 2019. RMA-Environmental Services received an acceptable annual drainage report for 2019 prepared by Willdan Engineering, Inc., dated June 17, 2019.	

# 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	Partially Met	1/22/2020 RMA-ES is in receipt of a draft drainage & flood control systems agreement. Applicant to submit a final signed and notarized drainage & flood control systems agreement to be recorded concurrently with the final map.	
122.	WR41 - NOTICE OF WATER CONSERVATION REQUIREMENTS	Partially Met	1/22/2020 RMA-ES is in receipt of a draft Notice of Water Conservation Requirements. Applicant to submit a final notice to be recorded concurrently with the final map.	
123.	WRSP001 - LANDSCAPING REQUIREMENTS (NON-STANDARD)	Partially Met	1/22/2020 RMA-ES is in receipt of a draft Landscaping Requirements notice. Applicant to submit a final notice to be recorded concurrently with the final map.	
124.	WR46 - C.C.&R. WATER CONSERVATION PROVISIONS	Partially Met	1/24/2020 This condition is Met for Phase I for final map recordation.	
125.	WR47 - WASTE MANAGEMENT PLAN	Partially Met	1/24/2020 This condition is Met for Phase I for final map recordation.	
126.	WRSP005 & DRAINAGE PLAN (NON-STANDARD CONDITION)	Partially Met	1/24/2020 This condition is Met for Phase I for final map recordation.	
127.	WRSP008 & COMPLETION CERTIFICATION (NON-STANDARD CONDITION)	Partially Met	1/24/2020 This condition is Met for Phase I for final map recordation only. Condition status pending finished construction of drainage facilities.	



# 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	1/24/2020 This condition Not Met as it is pending finished construction.	AT
83.	MM17 (FEIR 4.5.5) DRAINAGE PLAN	Not Met	1/24/2020 This condition Not Met as a drainage plan has not been submitted.	AT
84.	MM18 (FEIR 4.7.6) DRAINAGE AND FLOOD CONTROL SYSTEMS AGREEMENT	Not Met	1/24/2020 This condition Not Met as a drainage & flood control systems agreement has not been submitted.	AT
86.	MM20 (FEIR 4.7.8) WATER USE LIMITATION	Partially Met	Met only for the recordation of the deed restriction (COA 86(4)).	N/A *

\* Condition updated by planning staff.



# RMA- PARKS ANNUAL REPORT



# MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director



LAND USE & COMMUNITY DEVELOPMENT | PUBLIC WORKS & FACILITIES | PARKS

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Salinas, California 93901-4527

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

Date: 1/21/20

To: Brandon Swanson, Interim RMA Chief of Planning  
Wendy S. Strimling, Senior Deputy County Counsel

From: Jim Rodems, Chief of Parks, RMA-Parks

Subject: RMA-Parks 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 Resource Management Agency (RMA) – 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. (see **Attachment 1**). The Condition Compliance Certification Reports included in **Attachment 2** provides the listed projects' conditions of approval/mitigation measures and current status(es) as noted in Accela. Accordingly, staff has reviewed each Condition of Approval/Mitigation Measure listed in Attachment 2 and made corrections (if necessary) to the report and/or in Accela. Staff has verified through initials, the current status(es) of each Condition of Approval/Mitigation Measure.

### CERTIFICATION

On behalf of Resource Management Agency – Parks Services, I hereby certify that the RMA-Parks Conditions of Approval and Mitigation Measures 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 attached 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 Rodems, Chief of Parks, RMA-Parks

CC: Carl Holm, RMA Director and John Dugan, RMA Deputy Director of Land Use and Community Development

Attachments: Attachment 1: Project List Attachment 2: Condition Compliance Certification Reports

# ATTACHMENT 1

## Project List

**2019 PROJECT LIST**

<b>2019 PROJECT NO. 1</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	CALIFORNIA-AMERICAN WATER CO (CARMEL VALLEY PUMP STATION)	Use Permit and Design Approval for the construction of a 764 square foot pump station.
<b>File No:</b>	PLN150653	
<b>Decision Date:</b>	04/24/2019	
<b>Entitlement:</b>	USE PERMIT	
<b>Location:</b>	26530 RANCHO SAN CARLOS RD, CARMEL, CA 93923	
<b>Planning Area:</b>	CARMEL VALLEY MASTER PLAN	
<b>Current Status:</b>	PENDING APPROVED	
<b>CEQA Status:</b>	EIR	
<b>Project Planner:</b>	CHERYL KU	

<b>2019 PROJECT NO. 2</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	ESTE MADERA DEL CIERVO LP	Subdivision of an existing 4.7 acre parcel into two parcels of 2.18 and 2.58 acres. respectfully. There is no structural development proposed at this time.
<b>File No:</b>	PLN180342	
<b>Decision Date:</b>	10/09/2019	
<b>Entitlement:</b>	COASTAL DEVELOPMENT PERMIT	
<b>Location:</b>	3186 DEL CIERVO RD, PEBBLE BEACH, CA 93953	
<b>Planning Area:</b>	DEL MONTE FOREST LUP	
<b>Current Status:</b>	CONDITION COMPLIANCE	
<b>CEQA Status:</b>	MND	
<b>Project Planner:</b>	CRAIG SMITH	

<b>2019 PROJECT NO. 3</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	DUKE ENERGY MOSS LANDING LLC (VISTRA ENERGY CORPORATION)	Amendment to the Moss Landing Power Plant Master Plan, establishment of a battery energy storage system and development within 750 feet of a known
<b>File No:</b>	PLN180394	

<b>Decision Date:</b>	05/08/2019	archaeological resource. Grading of approximately 3,750 cubic yards of cut. NC LUP
<b>Entitlement:</b>	COMBINED DEVELOPMENT PERMIT	
<b>Location:</b>	311283 DOLAN RD, MOSS LANDING, CA 95039	
<b>Planning Area:</b>	MOSS LANDING COMMUNITY PLAN	
<b>Current Status:</b>	CONDITION COMPLIANCE	
<b>CEQA Status:</b>	MND	
<b>Project Planner:</b>	JACQUELYN NICKERSON	

<b>2019 PROJECT NO. 4</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	FJUGSTAD GEIR (2692 15TH STREET LLC)	Demolition of single-family dwelling and construction of a 2-story single-family residence and attached 1-car garage (approximately 2,790 sq. ft.) Carmel CALUP.
<b>File No:</b>	PLN180436	
<b>Decision Date:</b>	05/09/2019	
<b>Entitlement:</b>	COASTAL ADMIN PERMIT & DESIGN APPROVAL	
<b>Location:</b>	2692 15TH AVE, CARMEL, CA 93923	
<b>Planning Area:</b>	Carmel LUP	
<b>Current Status:</b>	CONDITION COMPLIANCE	
<b>CEQA Status:</b>	MND	
<b>Project Planner:</b>	CRAIG SMITH	

<b>2019 PROJECT NO. 5</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	HOEKSTRA BRIAN & LORRAINE TRS	Construction of a two-story single family dwelling (Approx. 4,530 sq. ft.) with a detached garage (Approx. 870 sq. ft.), accessory dwelling unit (Approx. 850 square foot) patio/retaining wall (Approx. 850 square foot) and removal of 3 Coast Live Oak trees. Santa Lucia Preserve, CVMP.
<b>File No:</b>	PLN190059	
<b>Decision Date:</b>	11/13/2019	
<b>Entitlement:</b>	COMBINED DEVELOPMENT PERMIT	
<b>Location:</b>	92 CHAMISAL PASS, CARMEL, CA 93923	
<b>Planning Area:</b>	CARMEL VALLEY MASTER PLAN	
<b>Current Status:</b>	CONDITION COMPLIANCE	
<b>CEQA Status:</b>	MND	
<b>Project Planner:</b>	SON PHAM-GALLARDO	

## OLDER PROJECT LIST

Older Project List – Project No. 6		Condition of Approval /Mitigation Measure	Compliance/Monitoring Actions to be Performed
<b>Project Data</b>		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.	(see Condition)
<b>File Name:</b>	Canada Woods North		
<b>File No.:</b>	965120PC		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	153		
<b>Resolution No:</b>	96-518		
<b>Entitlement:</b>	Vesting Tentative Map		
<b>Location:</b>	Canada Woods Subdivision		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Responsible Department(s)</b>	RMA- Environmental Services		

Older Project List – Project No. 7		Condition of Approval /Mitigation Measure	Compliance/Monitoring Actions to be Performed
<b>Project Data</b>		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 of the golf course shall be required to implement water conservation measures to insure that annual water use does not exceed 188 acre feet in subsequent years.	(see Condition)
<b>File Name:</b>	Bishop Ranch		
<b>File No.:</b>	PC07703/PC07704		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	155		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Resolution No:</b>	95026		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	Pasadera Subdivision		
<b>Responsible Department</b>	RMA- Environmental Services		

<b>Older Project List – Project No. 8</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		<p>WRSP001 - HOMEOWNERS ASSOCIATION CC&amp;R’S (NON STANDARD CONDITION)</p> <p>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&amp;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)</p>	<p>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.</p> <p>Submit the CC&amp;R’s to the Water Resources Agency for review and approval.</p>
<b>File Name:</b>	Bloom Joint Venture (The Commons at Rogge Rd.)		
<b>File No.:</b>	PLN030065		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	62		
<b>Resolution No:</b>	96-518		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	NORTHEAST CORNER OF SAN JUAN GRADE ROAD AND ROGGE ROAD, SALINAS AREA		
<b>Planning Area:</b>	Greater Salinas LUP		
<b>Responsible Department(s):</b>	RMA- Environmental Services		

<b>Older Project List – Project No. 9</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		<p>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</p>	(see Condition)
<b>File Name:</b>	Pattee Ranch Subdivision		
<b>File No.:</b>	SB00866		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	56		
<b>Resolution No:</b>	96-518		
<b>Entitlement:</b>	CDP / Tentative Subdivision Map		
<b>Location:</b>	Fronting and westerly of Corral de Tierra Road		
<b>Planning Area:</b>	Toro Area Plan		



<b>Responsible Department(s):</b>	RMA- Environmental Services	involved to the final map subject to the approval by the Flood Control, Public works, and Planning and Building Inspection Departments.	
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<b>Older Project List – Project No. 10</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		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.	(see Condition)
<b>File Name:</b>	Woodland Heights / La Tourette Subdivision		
<b>File No.:</b>	SB 95001		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	38		
<b>Resolution No:</b>	96013		
<b>Entitlement:</b>	Tentative Subdivision Map		
<b>Location:</b>	Northerly of Pesante Rd. and westerly of King Rd. near Prundale		
<b>Planning Area:</b>	Greater Salinas LUP		
<b>Responsible Department(s)</b>	RMA- Environmental Services		

<b>Older Project List – Project No. 11a</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		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	(see Condition)
<b>File Name:</b>	Santa Lucia Preserve		
<b>File No.:</b>	PC94067		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	14		

<b>Resolution No:</b>	97-360	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. (M.M 16)	
<b>Entitlement:</b>	CDP		
<b>Location:</b>	Santa Lucia Preserve		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Responsible Department(s)</b>	Environmental Services		

<b>Older Project List – Project No. 11b</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		<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>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.</p> <p>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>	(see Condition)
<b>File Name:</b>	Santa Lucia Preserve		
<b>File No.:</b>	PC94067		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	52		
<b>Resolution No:</b>	97-360		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	Santa Lucia Preserve		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Responsible Department(s):</b>	Environmental Health Bureau		

<b>Older Project List – Project No. 12a</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		<p>BIOLOGY 4 .7-B-1. As outlined in the FMP, project implementation shall include the following:-To facilitate protection of trees that occur either at project or grading margins, a forester, arborist or other tree care professional shall be involved in the review and development of final grading and construction plans where trees occur either at project/grading margins. In such locations, it may be possible to incorporate special retention or other construction methods that will permit safe and healthy retention of existing trees. Onsite consultation with a forester or other tree professional should occur to establish operating parameters and protective measures including exclusionary fencing prior to removal of existing facilities, installation of the detention basin, and landscaping beyond delineated grading limits in the northeast corner of the project area. - Protective fencing shall be erected along the approximate driplines around each tree or group of trees to be preserved. - Where guidance of a tree professional is used to evaluate conditions and to establish the location of protective fencing, encroachment within the dripline of retained trees may occur in order to minimize tree removals. - No storage of equipment, construction materials, or parking of vehicles is permitted within the tree-rooting zone, which is defined by the fencing of the construction boundary. - No soil shall be removed from within the dripline of any retained tree and no fill of additional soil shall exceed two inches (2") within the driplines of retained trees, unless it is part of approved construction and is approved by a qualified forester, arborist, or other tree care professional. -Fill shall not be allowed to be placed against the base of any tree. Permanent wells shall be constructed at original grade out from the trunk at a minimum distance of one foot. - Before commencement of construction, a qualified arborist or other tree</p>	<p>Forest/ Engineer Prior to approval of Sub. Improv. Plans or issuance of grading permit. Forester shall be involved in preparation of grading and Subdivision Improvement Plans for subdivision infrastructure. Submit report from Forester that tree removal has been avoided to the extent feasible along the project edges and where trees are to be preserved within the project boundary, and that tree protection measures have been included on the plans. Forester or Biologist Prior to commencement of grading or activities that could harm trees. Erect protective fencing around trees to be preserved. Forester or Biologist Prior to commencement of grading or activities that could harm trees. Ensure that storage and parking are not located with tree zones. Forester or Biologist to provide exclusionary fencing or appropriate barrier. Arborist or tree professional. Prior to commencement of grading or activities that could harm trees. Identify trees for significant pruning. Engineer</p>
<b>File Name:</b>	East Garrison Specific Plan		
<b>File No.:</b>	PLN030204		
<b>Current Status:</b>	Condition Compliance		
<b>Condition No.</b>	45 – PHASE 3		
<b>Resolution No:</b>	05-267		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	East Garrison SP Area		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Responsible Department(s):</b>	RMA - Planning		
<b>Project Planner:</b>	Anna Quenga		

		<p>professional should identify trees where significant pruning will be necessary and make recommendations to help protect the tree.</p> <p>- Onsite consultation with a qualified forester, arborist, or other tree care professional shall occur to establish the operating parameters and protective measures. These would include exclusionary fencing whenever operations commence and occur in the northeast corner of the project where the removal of existing facilities, installation of a detention basin, and site landscaping beyond shown grading limits is proposed. - The Monterey County Agricultural Commissioners' office shall be consulted, immediately, prior to any work that requires cutting and removal of oak materials from the site so that current requirements can be followed and enforced. - Non-native trees near retained oak woodland areas, such as the eucalyptus in polygon 31 reference on the tree map (Exhibit 4 .7-2) shall be eradicated. (Planning and Building Inspection, Agricultural Commissioner)</p>	<p>Prior to issuance of grading permits. Consult with Agricultural Commissioners' office and include requirements on grading permit plans.</p> <p>Applicant</p> <p>Prior to final on grading permit.</p> <p>Remove eucalyptus.</p>
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Older Project List - Project No. 12b		Condition of Approval /Mitigation Measure	Compliance/Monitoring Actions to be Performed
<b>Project Data</b>		<p>AESTHETICS 4.9-2-A. A landscaping plan incorporating trees plantings to reduce the visibility of structures shall be prepared. The landscaping plan for the bluff open space shall be submitted to the Monterey County Planning and Building Inspection Department (PBI) for approval. The landscaping plan shall include information regarding irrigation ceasing after three years for native plants, in conformance with the Water Supply Assessment information. (Planning and Building Inspection)</p>	<p>Applicant</p> <p>Prior to issuance of grading permits for Phase 3. Prepare landscaping plan. The landscaping for the Bluff Park and Open Space shall include oak tree planting along the area above Watkins Gate Road to help break up the view of the facades of the future residential units from the Reservation Road area between Watkins Gate Road and Davis Road. This condition is not intended to completely screen the future houses; it is intended to provide some visual variety from the roads below.</p> <p>Applicant</p> <p>Start nursery prior to removal of trees. The applicant</p>
<b>File Name:</b>	East Garrison Specific Plan		
<b>File No.:</b>	PLN030204		
<b>Current Status:</b>	Condition Compliance		
<b>Condition No.</b>	69 – PHASE 3		
<b>Resolution No:</b>	05-267		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	East Garrison SP Area		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		

<b>Responsible Department(s):</b>	RMA - Planning		shall obtain and propagate acorns, and/or collect trees, from the site prior to tree removal for future planting in open space and park areas.
<b>Project Planner:</b>	Anna Quenga		

<b>Older Project List – Project No. 13</b>		<b>DESCRIPTION</b>
<b>Project Data</b>		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 & 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 & 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. 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.
<b>File Name:</b>	September Ranch Subdivision	
<b>File No.:</b>	PC95062/PLN050001 / PLN110173(extension)	
<b>Current Status:</b>	Condition Compliance	
<b>Resolution No./Date:</b>	10-213 / Nov. 9, 2010	
<b>Entitlement:</b>	CDP	
<b>Location:</b>	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	
<b>Planning Area:</b>	Carmel Valley MP	
<b>Project Planner</b>	Nadia Garcia	

<b>Older Project List – Project No. 14</b>		<b>DESCRIPTION</b>
<b>Project Data</b>		This Combined Development Permit includes a Use Permit, General Development Plan and Design Approval (PLN110173 appeal of PLN020344) to allow construction of a 99,970 square foot commercial retail center. The property is located at 5 Corral de Tierra Road (Assessor's Parcel Numbers 161-571-003-000 & 161-581-001-000), Toro Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities.
<b>File Name:</b>	Omni Resources	
<b>File No.:</b>	PLN110077/PLN020344	
<b>Current Status:</b>	Condition Compliance	
<b>Resolution No./ Date:</b>	12-040 / Feb 7. 2012	
<b>Entitlement:</b>	CDP	
<b>Location:</b>	5 Corral de Tierra Rd.	
<b>Planning Area:</b>	Toro Park LUP	
<b>Project Planner</b>	Shelley Glennon	

# ATTACHMENT 2




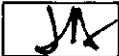
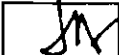
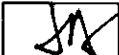
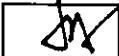

## Condition Compliance Certification Reports

# 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)	Not Met		
101.	PKS004 ⚡ RECREATIONAL TRAILS EASEMENT	Not Met		
102.	PKSSP002 ⚡ PRIVATE TRAILS (NON-STANDARD CONDITION)	Met		
103.	PKSSP003 ⚡ RECREATION REQUIREMENTS/ LAND DEDICATION (NON-STANDARD CONDITION)	Not Met		
104.	PKSSP004 ⚡ HISTORIC RESOURCES (NON-STANDARD CONDITION)	Met		
105.	PKSSP005 ⚡ CONSTRUCTION OF TRAILS (NON-STANDARD CONDITION)	Not Met		
106.	PKSSP006 ⚡ LAND DEDICATION (NON-STANDARD CONDITION)	Not Met		
193.	PKSSP003 (A) ⚡ RECREATION REQUIREMENTS/ LAND DEDICATION (NON-STANDARD CONDITION)	Not Met		





# RMA - PLANNING ANNUAL REPORT



# MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director

LAND USE & COMMUNITY DEVELOPMENT | PUBLIC WORKS & FACILITIES | PARKS

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

**Date:** Feb 14, 2020

**To:** Brandon Swanson, Interim RMA Chief of Planning  
Wendy S. Strimling, Senior Deputy County Counsel

**From:** John Dugan, Deputy Director of Land Use and Community Development

**Subject:** RMA-Planning 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 Resource Management Agency (RMA) – 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. (see **Attachment 1**). The Condition Compliance Certification Reports included in **Attachment 2** provides the listed projects' conditions of approval/mitigation measures and current status(es) as noted in Accela. Accordingly, staff has reviewed each Condition of Approval/Mitigation Measure listed in Attachment 2 and made corrections (if necessary) to the report and/or in Accela. Staff has verified through initials, the current status(es) of each Condition of Approval/Mitigation Measure.

### CERTIFICATION

On behalf of Resource Management Agency – Planning Services, I hereby certify that the RMA-Planning Services' Conditions of Approval and Mitigation Measures 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 attached 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,

A handwritten signature in cursive script, appearing to read 'John Dugan', is written over a horizontal line.

John Dugan, Deputy Director of Land Use and Community Development  
RMA-Planning Services

CC: Carl Holm, RMA Director

**Attachments:** **Attachment 1:** Project List **Attachment 2:** Condition Compliance Certification Reports

# ATTACHMENT 1

## Project List

**2019 PROJECT LIST**

<b>2019 PROJECT NO. 1</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	CALIFORNIA-AMERICAN WATER CO (CARMEL VALLEY PUMP STATION)	Use Permit and Design Approval for the construction of a 764 square foot pump station.
<b>File No:</b>	PLN150653	
<b>Decision Date:</b>	04/24/2019	
<b>Entitlement:</b>	USE PERMIT	
<b>Location:</b>	26530 RANCHO SAN CARLOS RD, CARMEL, CA 93923	
<b>Planning Area:</b>	CARMEL VALLEY MASTER PLAN	
<b>Current Status:</b>	PENDING APPROVED	
<b>CEQA Status:</b>	EIR	
<b>Project Planner:</b>	CHERYL KU	

<b>2019 PROJECT NO. 2</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	ESTE MADERA DEL CIERVO LP	Subdivision of an existing 4.7 acre parcel into two parcels of 2.18 and 2.58 acres. respectfully. There is no structural development proposed at this time.
<b>File No:</b>	PLN180342	
<b>Decision Date:</b>	10/09/2019	
<b>Entitlement:</b>	COASTAL DEVELOPMENT PERMIT	
<b>Location:</b>	3186 DEL CIERVO RD, PEBBLE BEACH, CA 93953	
<b>Planning Area:</b>	DEL MONTE FOREST LUP	
<b>Current Status:</b>	CONDITION COMPLIANCE	
<b>CEQA Status:</b>	MND	
<b>Project Planner:</b>	CRAIG SMITH	

<b>2019 PROJECT NO. 3</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	DUKE ENERGY MOSS LANDING LLC (VISTRA ENERGY CORPORATION)	Amendment to the Moss Landing Power Plant Master Plan, establishment of a battery energy storage system and development within 750 feet of a known
<b>File No:</b>	PLN180394	

<b>Decision Date:</b>	05/08/2019	archaeological resource. Grading of approximately 3,750 cubic yards of cut. NC LUP
<b>Entitlement:</b>	COMBINED DEVELOPMENT PERMIT	
<b>Location:</b>	311283 DOLAN RD, MOSS LANDING, CA 95039	
<b>Planning Area:</b>	MOSS LANDING COMMUNITY PLAN	
<b>Current Status:</b>	CONDITION COMPLIANCE	
<b>CEQA Status:</b>	MND	
<b>Project Planner:</b>	JACQUELYN NICKERSON	

<b>2019 PROJECT NO. 4</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	FJUGSTAD GEIR (2692 15TH STREET LLC)	Demolition of single-family dwelling and construction of a 2-story single-family residence and attached 1-car garage (approximately 2,790 sq. ft.) Carmel CALUP.
<b>File No:</b>	PLN180436	
<b>Decision Date:</b>	05/09/2019	
<b>Entitlement:</b>	COASTAL ADMIN PERMIT & DESIGN APPROVAL	
<b>Location:</b>	2692 15TH AVE, CARMEL, CA 93923	
<b>Planning Area:</b>	Carmel LUP	
<b>Current Status:</b>	CONDITION COMPLIANCE	
<b>CEQA Status:</b>	MND	
<b>Project Planner:</b>	CRAIG SMITH	

<b>2019 PROJECT NO. 5</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	HOEKSTRA BRIAN & LORRAINE TRS	Construction of a two-story single family dwelling (Approx. 4,530 sq. ft.) with a detached garage (Approx. 870 sq. ft.), accessory dwelling unit (Approx. 850 square foot) patio/retaining wall (Approx. 850 square foot) and removal of 3 Coast Live Oak trees. Santa Lucia Preserve, CVMP.
<b>File No:</b>	PLN190059	
<b>Decision Date:</b>	11/13/2019	
<b>Entitlement:</b>	COMBINED DEVELOPMENT PERMIT	
<b>Location:</b>	92 CHAMISAL PASS, CARMEL, CA 93923	
<b>Planning Area:</b>	CARMEL VALLEY MASTER PLAN	
<b>Current Status:</b>	CONDITION COMPLIANCE	
<b>CEQA Status:</b>	MND	
<b>Project Planner:</b>	SON PHAM-GALLARDO	

## OLDER PROJECT LIST

Older Project List – Project No. 6		Condition of Approval /Mitigation Measure	Compliance/Monitoring Actions to be Performed
<b>Project Data</b>		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.	(see Condition)
<b>File Name:</b>	Canada Woods North		
<b>File No.:</b>	965120PC		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	153		
<b>Resolution No:</b>	96-518		
<b>Entitlement:</b>	Vesting Tentative Map		
<b>Location:</b>	Canada Woods Subdivision		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Responsible Department(s)</b>	RMA- Environmental Services		

Older Project List – Project No. 7		Condition of Approval /Mitigation Measure	Compliance/Monitoring Actions to be Performed
<b>Project Data</b>		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 of the golf course shall be required to implement water conservation measures to insure that annual water use does not exceed 188 acre feet in subsequent years.	(see Condition)
<b>File Name:</b>	Bishop Ranch		
<b>File No.:</b>	PC07703/PC07704		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	155		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Resolution No:</b>	95026		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	Pasadera Subdivision		
<b>Responsible Department</b>	RMA- Environmental Services		

<b>Older Project List – Project No. 8</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		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)	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.
<b>File Name:</b>	Bloom Joint Venture (The Commons at Rogge Rd.)		
<b>File No.:</b>	PLN030065		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	62		
<b>Resolution No:</b>	96-518		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	NORTHEAST CORNER OF SAN JUAN GRADE ROAD AND ROGGE ROAD, SALINAS AREA		
<b>Planning Area:</b>	Greater Salinas LUP		
<b>Responsible Department(s):</b>	RMA- Environmental Services		

<b>Older Project List – Project No. 9</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		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	(see Condition)
<b>File Name:</b>	Pattee Ranch Subdivision		
<b>File No.:</b>	SB00866		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	56		
<b>Resolution No:</b>	96-518		
<b>Entitlement:</b>	CDP / Tentative Subdivision Map		
<b>Location:</b>	Fronting and westerly of Corral de Tierra Road		
<b>Planning Area:</b>	Toro Area Plan		

<b>Responsible Department(s):</b>	RMA- Environmental Services	involved to the final map subject to the approval by the Flood Control, Public works, and Planning and Building Inspection Departments.	
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<b>Older Project List – Project No. 10</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		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.	(see Condition)
<b>File Name:</b>	Woodland Heights / La Tourette Subdivision		
<b>File No.:</b>	SB 95001		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	38		
<b>Resolution No:</b>	96013		
<b>Entitlement:</b>	Tentative Subdivision Map		
<b>Location:</b>	Northerly of Pesante Rd. and westerly of King Rd. near Prundale		
<b>Planning Area:</b>	Greater Salinas LUP		
<b>Responsible Department(s)</b>	RMA- Environmental Services		

<b>Older Project List – Project No. 11a</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		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	(see Condition)
<b>File Name:</b>	Santa Lucia Preserve		
<b>File No.:</b>	PC94067		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	14		



<b>Resolution No:</b>	97-360	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. (M.M 16)	
<b>Entitlement:</b>	CDP		
<b>Location:</b>	Santa Lucia Preserve		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Responsible Department(s)</b>	Environmental Services		

<b>Older Project List – Project No. 11b</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		<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>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.</p> <p>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>	(see Condition)
<b>File Name:</b>	Santa Lucia Preserve		
<b>File No.:</b>	PC94067		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	52		
<b>Resolution No:</b>	97-360		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	Santa Lucia Preserve		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Responsible Department(s):</b>	Environmental Health Bureau		

Older Project List – Project No. 12a		Condition of Approval /Mitigation Measure	Compliance/Monitoring Actions to be Performed
<b>Project Data</b>		<p>BIOLOGY 4 .7-B-1. As outlined in the FMP, project implementation shall include the following:-To facilitate protection of trees that occur either at project or grading margins, a forester, arborist or other tree care professional shall be involved in the review and development of final grading and construction plans where trees occur either at project/grading margins. In such locations, it may be possible to incorporate special retention or other construction methods that will permit safe and healthy retention of existing trees. Onsite consultation with a forester or other tree professional should occur to establish operating parameters and protective measures including exclusionary fencing prior to removal of existing facilities, installation of the detention basin, and landscaping beyond delineated grading limits in the northeast corner of the project area. - Protective fencing shall be erected along the approximate driplines around each tree or group of trees to be preserved. - Where guidance of a tree professional is used to evaluate conditions and to establish the location of protective fencing, encroachment within the dripline of retained trees may occur in order to minimize tree removals. - No storage of equipment, construction materials, or parking of vehicles is permitted within the tree-rooting zone, which is defined by the fencing of the construction boundary. - No soil shall be removed from within the dripline of any retained tree and no fill of additional soil shall exceed two inches (2") within the driplines of retained trees, unless it is part of approved construction and is approved by a qualified forester, arborist, or other tree care professional. -Fill shall not be allowed to be placed against the base of any tree. Permanent wells shall be constructed at original grade out from the trunk at a minimum distance of one foot. - Before commencement of construction, a qualified arborist or other tree</p>	<p>Forest/ Engineer Prior to approval of Sub. Improv. Plans or issuance of grading permit. Forester shall be involved in preparation of grading and Subdivision Improvement Plans for subdivision infrastructure. Submit report from Forester that tree removal has been avoided to the extent feasible along the project edges and where trees are to be preserved within the project boundary, and that tree protection measures have been included on the plans. Forester or Biologist Prior to commencement of grading or activities that could harm trees. Erect protective fencing around trees to be preserved. Forester or Biologist Prior to commencement of grading or activities that could harm trees. Ensure that storage and parking are not located with tree zones. Forester or Biologist to provide exclusionary fencing or appropriate barrier. Arborist or tree professional. Prior to commencement of grading or activities that could harm trees. Identify trees for significant pruning. Engineer</p>
<b>File Name:</b>	East Garrison Specific Plan		
<b>File No.:</b>	PLN030204		
<b>Current Status:</b>	Condition Compliance		
<b>Condition No.</b>	45 – PHASE 3		
<b>Resolution No:</b>	05-267		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	East Garrison SP Area		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Responsible Department(s):</b>	RMA - Planning		
<b>Project Planner:</b>	Anna Quenga		

		<p>professional should identify trees where significant pruning will be necessary and make recommendations to help protect the tree.</p> <p>- Onsite consultation with a qualified forester, arborist, or other tree care professional shall occur to establish the operating parameters and protective measures. These would include exclusionary fencing whenever operations commence and occur in the northeast corner of the project where the removal of existing facilities, installation of a detention basin, and site landscaping beyond shown grading limits is proposed. - The Monterey County Agricultural Commissioners' office shall be consulted, immediately, prior to any work that requires cutting and removal of oak materials from the site so that current requirements can be followed and enforced. - Non-native trees near retained oak woodland areas, such as the eucalyptus in polygon 31 reference on the tree map (Exhibit 4 .7-2) shall be eradicated. (Planning and Building Inspection, Agricultural Commissioner)</p>	<p>Prior to issuance of grading permits. Consult with Agricultural Commissioners' office and include requirements on grading permit plans.</p> <p>Applicant</p> <p>Prior to final on grading permit.</p> <p>Remove eucalyptus.</p>
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Older Project List - Project No. 12b		Condition of Approval /Mitigation Measure	Compliance/Monitoring Actions to be Performed
<b>Project Data</b>		<p>AESTHETICS 4.9-2-A. A landscaping plan incorporating trees plantings to reduce the visibility of structures shall be prepared. The landscaping plan for the bluff open space shall be submitted to the Monterey County Planning and Building Inspection Department (PBI) for approval. The landscaping plan shall include information regarding irrigation ceasing after three years for native plants, in conformance with the Water Supply Assessment information. (Planning and Building Inspection)</p>	<p>Applicant</p> <p>Prior to issuance of grading permits for Phase 3. Prepare landscaping plan. The landscaping for the Bluff Park and Open Space shall include oak tree planting along the area above Watkins Gate Road to help break up the view of the facades of the future residential units from the Reservation Road area between Watkins Gate Road and Davis Road. This condition is not intended to completely screen the future houses; it is intended to provide some visual variety from the roads below.</p> <p>Applicant</p> <p>Start nursery prior to removal of trees. The applicant</p>
<b>File Name:</b>	East Garrison Specific Plan		
<b>File No.:</b>	PLN030204		
<b>Current Status:</b>	Condition Compliance		
<b>Condition No.</b>	69 – PHASE 3		
<b>Resolution No:</b>	05-267		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	East Garrison SP Area		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		

<b>Responsible Department(s):</b>	RMA - Planning		shall obtain and propagate acorns, and/or collect trees, from the site prior to tree removal for future planting in open space and park areas.
<b>Project Planner:</b>	Anna Quenga		

<b>Older Project List – Project No. 13</b>		<b>DESCRIPTION</b>
<b>Project Data</b>		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 & 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 & 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. 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.
<b>File Name:</b>	September Ranch Subdivision	
<b>File No.:</b>	PC95062/PLN050001 / PLN110173(extension)	
<b>Current Status:</b>	Condition Compliance	
<b>Resolution No./Date:</b>	10-213 / Nov. 9, 2010	
<b>Entitlement:</b>	CDP	
<b>Location:</b>	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	
<b>Planning Area:</b>	Carmel Valley MP	
<b>Project Planner</b>	Nadia Garcia	

<b>Older Project List – Project No. 14</b>		<b>DESCRIPTION</b>
<b>Project Data</b>		This Combined Development Permit includes a Use Permit, General Development Plan and Design Approval (PLN110173 appeal of PLN020344) to allow construction of a 99,970 square foot commercial retail center. The property is located at 5 Corral de Tierra Road (Assessor's Parcel Numbers 161-571-003-000 & 161-581-001-000), Toro Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities.
<b>File Name:</b>	Omni Resources	
<b>File No.:</b>	PLN110077/PLN020344	
<b>Current Status:</b>	Condition Compliance	
<b>Resolution No./ Date:</b>	12-040 / Feb 7. 2012	
<b>Entitlement:</b>	CDP	
<b>Location:</b>	5 Corral de Tierra Rd.	
<b>Planning Area:</b>	Toro Park LUP	
<b>Project Planner</b>	Shelley Glennon	

# **ATTACHMENT 2**










## Condition Compliance Certification Reports

# Condition Compliance Certification Report

PLN150653

CALIFORNIA-AMERICAN WATER CO (CARMEL VALLEY PUMP STATION)

## 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.	PD004 - INDEMNIFICATION AGREEMENT	Not Met	County Counsel Condition	
4.	PD006 - MITIGATION MONITORING PRORAM (NON-STANDARD)	Not Met		
5.	PDNS001_ARCHAEOLOGICAL MONITOR	Not Met		
15.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Not Met		
16.	PDNS0001-IMPLEMENTATION OF MITIGATION MEASURES (NON-STANDARD)	Not Met		
17.	PDSP003 - LANDSCAPE SCREENING (NON-STANDARD)	Not Met		
18.	PDSP004 - EXPLORE UNDER GROUNDING UTILITY LINES (NON-STANDARD)	Not Met		

# Condition Compliance Certification Report

PLN180436

FJUGSTAD GEIR (2692 15TH STREET LLC)

## Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		RCS
2.	PD002 - NOTICE PERMIT APPROVAL	Met		RCS
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	Met		RCS
4.	PD006(A) - CONDITION COMPLIANCE FEE	Met		RCS
5.	PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN	Partially Met		RCS
12.	MM1-Tribal Monitor during Grading / Excavation	Met		RCS
13.	PD047 - DEMOLITION/DECONSTRUCTION (MBUAPCD RULE 439)	Met		RCS
14.	SITE ACCESSABILITY	Met		RCS



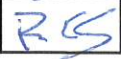




# Condition Compliance Certification Report

PLN180342

ESTE MADERA DEL CIERVO LP

## Planning Department











Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Met		
3.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met		
4.	PD022(A) - EASEMENT-CONSERVATION & SCENIC	Not Met		
5.	PD036 - UTILITIES-SUBDIVISION	Not Met		

# Condition Compliance Certification Report

PLN180394

DUKE ENERGY MOSS LANDING LLC (VISTRA ENERGY CORPORATION)

## Planning Department









Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Met		
3.	PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT	Met		
4.	PD002(A) - ATTACH RESOLUTION TO CONSTRUCTION PLANS	On-Going		
6.	PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN	Partially Met		
8.	PD050 - RAPTOR/MIGRATORY BIRD NESTING	On-Going		
9.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met		
10.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Met		
17.	MM01 - TRIBAL CULTURAL MONITOR	Partially Met		
18.	MM02 - CTS/SCLTS ENVIRONMENTAL EDUCATION AND OPERATIONAL PROGRAM	Partially Met		

# Condition Compliance Certification Report

PLN190059

HOEKSTRA BRIAN & LORRAINE 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.	PD006(A) - CONDITION COMPLIANCE FEE	Met		
4.	PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN	Not Met		
5.	PD011 - TREE AND ROOT PROTECTION	Not Met		
6.	PD011(A) - TREE REMOVAL	Not Met		
7.	PD048 - TREE REPLACEMENT/RELOCATION	Not Met		
8.	PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)	Not Met		

# Condition Compliance Certification Report

PLN030204

US ARMY CORPS OF ENGINEERS (EAST GARRISON SPECIFIC PLAN)

## Planning Department

Condition	Condition Title	Status	Status Comment	Staff Initial
45.	BIOLOGY 4.7-B-1	Met	Dispute between SOPC and County whether condition has been met, and the issue is under discussion with SOPC.	
69.	AESTHETICS 4.9-2-A.	Met	Dispute between SOPC and County whether condition has been met, and the issue is under discussion with SOPC.	

# 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		NG
1.	PD001 (A) - SPECIFIC USES ONLY	On-Going		NG
2.	PD002 - NOTICE PERMIT APPROVAL	Partially Met	The applicants are in receipt of the Notice of Permit Approval approved by County Counsel for signatures and recordation. Document needs to be recorded by applicant and proof of recordation submitted. For this reason, the condition is now PARTIALLY MET and status will change to met once the document is recorded. CCF will be uploaded once the document is recorded.	NG
3.	PBDSP001 - CONSERVATION AND SCENIC EASEMENT (NON-STANDARD CONDITION)	Partially Met	This condition has three separate actions and current status is PARTIALLY MET as not all the actions have been approved for PHASE 1 Final Map recordation.	NG
4.	PBDSP004 - EROSION CONTROL PLAN AND SCHEDULE (NON-STANDARD CONDITION)	Partially Met	This condition has three separate actions and current status is PARTIALLY MET as not all the actions have been approved for PHASE 1 Final Map recordation.	NG
5.	PD008 - GEOLOGIC CERTIFICATION	On-Going		NG
6.	PBDSP032 - HOURS OF CONSTRUCTION ACTIVITY	Partially Met	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.	NG
7.	PD005 - FISH & GAME FEE NEG DEC/EIR	Met	This condition is MET for all phases of September Ranch development. (Phases 1 and 2).	NG
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# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Planning Department

8.	PD007- GRADING WINTER RESTRICTION	Partially Met	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.	NG
9.	PD004 - INDEMNIFICATION AGREEMENT	Met	This condition is MET for all phases of September Ranch development. (Phases 1 and 2).	NG
10.	PBD018(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY)	Partially Met	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.	NG
11.	PBD018(B) - LANDSCAPE PLAN AND MAINTENANCE (OTHER THAN SINGLE FAMILY DWELLING)	Partially Met	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.	NG
12.	PBDSP031 & LIGHTING (NON-STANDARD CONDITION)	Partially Met	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.	NG
13.	PBDSP002 & CONDITION COMPLIANCE AND MITIGATION MONITORING PROGRAM	Partially Met	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.	NG
14.	PBD024 - NOTE ON MAP-STUDIES	Partially Met	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.	NG
15.	PBD024 - NOTE ON MAP-STUDIES	Partially Met	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.	NG
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# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Planning Department

16.	PBD024 - NOTE ON MAP-STUDIES	Partially Met	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.
17.	PBD024 - NOTE ON MAP-STUDIES	Partially Met	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.
18.	PBD024 - NOTE ON MAP-STUDIES	Partially Met	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.
19.	PBDSP007 - NOTE ON MAP-STUDIES (NON-STANDARD)	Partially Met	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.
20.	PBDSP005 & SUBDIVISION BUILDING ENVELOPE APPROVAL (NON-STANDARD CONDITION)	Partially Met	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.
21.	PBD032(B) & TREE AND ROOT PROTECTION	Partially Met	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.
22.	PBD033 & UTILITIES & SUBDIVISION	Partially Met	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.
23.	PBDSP028 - WATER TANK APPROVAL (NON-STANDARD CONDITION)	Partially Met	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.

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# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Planning Department

24.	PBDSP033 ¿ GRADING/EASEMENT STAKING	On-Going		NG
25.	PBD042 ¿ GRADING PERMITS REQUIRED	Partially Met	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.	NG
26.	PBDSP006 ¿ SECOND UNITS (NON-STANDARD CONDITION)	Partially Met	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.	NG
27.	PBDSP009 ¿ GRADING PERMIT (NON-STANDARD CONDITION)	On-Going		NG
28.	PBDSP011 ¿ DESIGN APPROVAL (NON-STANDARD CONDITION)	Partially Met	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.	NG
29.	PBDSP013 ¿ SWPPP COMPLIANCE AND EROSION CONTROL INSPECTIONS (NON-STANDARD CONDITION)	Partially Met	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.	NG
30.	PBDSP014 ¿ OPEN SPACE (NON-STANDARD CONDITION)	Partially Met	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.	NG
31.	PBDSP015 ¿ DEVELOPMENT IN CONSERVATION AND SCENIC EASEMENTS (NON-STANDARD CONDITION)	Partially Met	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.	NG
32.	PBDSP016 ¿ NON-NATIVE INVASIVES (NON-STANDARD CONDITION)	Partially Met	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.	NG
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# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Planning Department

33.	PBDSP017 $\hat{c}$ WATER INTENSIVE USES (NON-STANDARD CONDITION)	Partially Met	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.
34.	PBDSP018 $\hat{c}$ MAPPED LANDSLIDES (NON-STANDARD CONDITION)	Partially Met	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.
35.	PBDSP019 $\hat{c}$ ANTENNAS (NON-STANDARD CONDITION)	Partially Met	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.
36.	PBDSP020 $\hat{c}$ PHASING (NON-STANDARD CONDITION)	On-Going	
37.	PBDSP021 $\hat{c}$ $\hat{c}$ B-6 $\hat{c}$ COMBINING DISTRICT (NON-STANDARD CONDITION)	Partially Met	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.
38.	PBDSP022 $\hat{c}$ FENCING PARCELS (NON-STANDARD CONDITION)	Partially Met	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.
39.	PBDSP023 $\hat{c}$ TREE REMOVAL (NON-STANDARD CONDITION)	Partially Met	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.
40.	PBDSP025 $\hat{c}$ CONNECTION TO CAL-AM PROHIBITED (NON-STANDARD CONDITION)	Partially Met	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.

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# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Planning Department

41.	PBD006 - DEED RESTRICTION - USE	Partially Met	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.	NG
42.	PBDSP027 & VEHICLE TRIP REDUCTION ORDINANCE (NON-STANDARD CONDITION)	Partially Met	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.	NG
43.	PBDSP030 & HISTORIC STRUCTURES (NON-STANDARD CONDITION)	Met		NG
44.	PBDSP008 & SPECIAL SETBACKS (NON-STANDARD CONDITION)	Partially Met	This condition is PARTIALLY MET as not all the actions have been approved for PHASE 1 Final Map recordation.	NG
45.	PBDSP003 & WATER USE PLAN (NON-STANDARD CONDITION)	Partially Met	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.	NG
46.	PBDSP012 & WATER USE REPORT (NON-STANDARD CONDITION)	On-Going		NG
47.	SOSP001 & PUBLIC SAFETY AND SECURITY (NON-STANDARD CONDITION)	On-Going		NG
128.	MITIGATION MEASURE (4.2-1) - GEOLOGY & SOILS	On-Going	This condition applies to PHASE 2 as the fault area is within PHASE 2 development. Geologic investigation will be moved to PHASE 2. Discussed with staff and applicant and this approach is acceptable. Condition remains ONGOING and does not preclude going forward with PHASE 1 FM recording.	NG
				NG

# Condition Compliance Certification Report

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SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Planning Department

129.	MITIGATION MEASURE 4.2-2 - GEOLOGY AND SOILS	Partially Met	The geologic investigation action for this condition applies to PHASE 2 as the fault area is within PHASE 2 development. Geologic investigation will be moved to PHASE 2. Discussed with staff and applicant and this approach is acceptable. Condition remains ONGOING and does not preclude going forward with PHASE 1 FM recording.	NG
130.	MITIGATION MEASURE (4.2-3) GEOLOGY AND SOILS	Partially Met	The second action applies to PHASE 2 as the fault area is within PHASE 2 development. Geologic investigation will be moved to PHASE 2. Discussed with staff and applicant and this approach is acceptable. Condition remains ONGOING and does not preclude going forward with PHASE 1 FM recording.	NG
131.	MITIGATION MEASURE (4.2-4) GEOLOGY AND SOILS	Partially Met	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.	NG
132.	MITIGATION MEASURE (4.2-5) GEOLOGY AND SOILS	Partially Met	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.	NG
133.	MITIGATION MEASURE (4.2-6) GEOLOGY AND SOILS	Partially Met	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.	NG
134.	MITIGATION MEASURE (4.2-7) GEOLOGY AND SOILS	Partially Met	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.	NG
				NG

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## Planning Department

135.	MITIGATION MEASURE (4.2-8) GEOLOGY AND SOILS	Partially Met	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.	NG
136.	MITIGATION MEASURE (4.2-9) GEOLOGY AND SOILS	Partially Met	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.	NG
137.	MITIGATION MEASURE (4.2-10) GEOLOGY AND SOILS	Partially Met	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.	NG
138.	MITIGATION MEASURE (4.2-11) GEOLOGY AND SOILS	Partially Met	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.	NG
139.	MITIGATION MEASURE (4.2-12) GEOLOGY AND SOILS	Partially Met	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.	NG
140.	MITIGATION MEASURE (4.2-13) GEOLOGY AND SOILS	Partially Met	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.	NG
141.	MITIGATION MEASURE (4.2-14) GEOLOGY AND SOILS	Partially Met	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.	NG
142.	MITIGATION MEASURE (4.2-15) GEOLOGY AND SOILS	Partially Met	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.	NG
				NG



# Condition Compliance Certification Report

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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.	NG
144.	MITIGATION MEASURE (4.2-17) GEOLOGY AND SOILS	Partially Met	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.	NG
145.	MITIGATION MEASURE (4.2-18) GEOLOGY AND SOILS	Partially Met	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.	NG
146.	MITIGATION MEASURE (4.3-1) WATER SUPPLY AND AVAILABILITY	On-Going	Environmental Services Condition	NG
147.	MITIGATION MEASURE (4.3-2) WATER SUPPLY AND AVAILABILITY	Met		NG
148.	MITIGATION MEASURE (4.4-1) HYDROLOGY AND WATER QUALITY	Partially Met	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.	NG
149.	MITIGATION MEASURE (4.4-2) HYDROLOGY AND WATER QUALITY	Partially Met	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.	NG
150.	MITIGATION MEASURE (4.4-3) HYDROLOGY AND WATER QUALITY	Partially Met	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.	NG
159.	MITIGATION MEASURE (4.7-1) AIR QUALITY	Partially Met	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.	NG
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# Condition Compliance Certification Report

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SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Planning Department

162.	MITIGATION MEASURE (4.9-1) BIOLOGICAL RESOURCES	Partially Met	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.	NG
163.	MITIGATION MEASURE (4.9-2) BIOLOGICAL RESOURCES	Partially Met	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.	NG
164.	MITIGATION MEASURE (4.9-3) BIOLOGICAL RESOURCES	Partially Met	Met for Phase 1 Final Map Recordation Only. 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/approval.	NG
165.	MITIGATION MEASURE (4.9-4) BIOLOGICAL RESOURCES	Partially Met	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.	NG
166.	MITIGATION MEASURE (4.9-5) BIOLOGICAL RESOURCES	Partially Met	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.	NG
167.	MITIGATION MEASURE (4.9-6) BIOLOGICAL RESOURCES	Partially Met	Met for Phase 1 Final Map Recordation Only. Actions required to be taken during construction phases still pending.	NG
168.	MITIGATION MEASURE (4.9-7) BIOLOGICAL RESOURCES	Partially Met	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.	NG
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# Condition Compliance Certification Report

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SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Planning Department

169.	MITIGATION MEASURE (4.9-8) BIOLOGICAL RESOURCES	Partially Met	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.	NG
170.	MITIGATION MEASURE (4.9-9) BIOLOGICAL RESOURCES	Met		NG
171.	MITIGATION MEASURE (4.9-10) BIOLOGICAL RESOURCES	Partially Met	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.	NG
172.	MITIGATION MEASURE (4.9-11) BIOLOGICAL RESOURCES	Partially Met	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.	NG
173.	MITIGATION MEASURE (4.9-12) BIOLOGICAL RESOURCES	Partially Met	Met for Phase 1 Final Map Recordation Only. Actions required to be taken are prior to grading permit or tree removal activities.	NG
174.	MITIGATION MEASURE (4.9-13) BIOLOGICAL RESOURCES	Partially Met	Met for Phase 1 Final Map Recordation Only. Actions required to be taken are prior to grading permit or tree removal activities.	NG
175.	MITIGATION MEASURE (4.9-14) BIOLOGICAL RESOURCES	Partially Met	Met for Phase 1 Final Map Recordation Only. Actions required to be taken are 2-4 weeks prior to removal of Snags (dead or dying trees).	NG
176.	MITIGATION MEASURE (4.10-1) CULTURAL RESOURCES	Partially Met	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.	NG
177.	MITIGATION MEASURE (4.11-1) AESTHETICS	Partially Met	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.	NG
178.	MITIGATION MEASURE (4.11-2) AESTHETICS	Met	Met for Phase 1 recordation	NG



# Condition Compliance Certification Report

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SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Planning Department

179.	MITIGATION MEASURE (4.11-3) AESTHETICS	Partially Met	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.
180.	MITIGATION MEASURE (4.11-4) AESTHETICS	Met	This condition is met for both PHASE 1 and 2.
181.	MITIGATION MEASURE (4.11-5) AESTHETICS	Met	This is now Met for both Phase 1 and Phase 2.
182.	MITIGATION MEASURE (4.13.4-1) PUBLIC SERVICES AND UTILITIES	On-Going	EHB Condition
183.	MITIGATION MEASURE (4.13.5-1) PUBLIC SERVICES AND UTILITIES	Partially Met	Parks 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.
184.	MITIGATION MEASURE (4.13.5-2) PUBLIC SERVICES AND UTILITIES	Partially Met	Parks 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.
186.	MITIGATION MEASURE (4.4-2A) HYDROLOGY AND WATER QUALITY.	Partially Met	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.
187.	MITIGATION MEASURE (4.9-1A) BIOLOGICAL RESOURCES	Partially Met	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.
188.	MITIGATION MEASURE (4.9-1B) BIOLOGICAL RESOURCES	Partially Met	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.

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# Condition Compliance Certification Report

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SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Planning Department





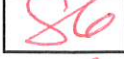












189.	MITIGATION MEASURE (4.9-3A) BIOLOGICAL RESOURCES	Partially Met	This condition has separate actions and current status is PARTIALLY MET as not all the actions have been approved for PHASE 1 Final Map recordation.	NG
191.	PBDSP003 (A) WATER USE PLAN (NON-STANDARD CONDITION)	Partially Met	This condition has separate actions and current status is PARTIALLY MET as not all the actions have been approved for PHASE 1 Final Map recordation.	NG
192.	PBDSP005 (A) - SUBDIVISION BUILDING ENVELOPE APPROVAL (NON-STANDARD CONDITION)	Partially Met	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.	NG

# Condition Compliance Certification Report

PLN110077

OMNI RESOURCES LLC

## Planning Department



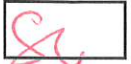



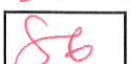
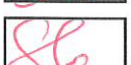
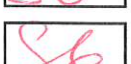

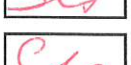



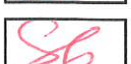
Condition	Condition Title	Status	Status Comment	Staff Initial
1.	PD001 - SPECIFIC USES ONLY	On-Going		
2.	PD002 - NOTICE PERMIT APPROVAL	Met		
3.	PD032(A) - PERMIT EXPIRATION	Met		
4.	PD004 - INDEMNIFICATION AGREEMENT	Met	County Counsel Condition	
5.	PD005 - Fish and Game Fee- Neg Dec/EIR	Met		
6.	PD006 - MITIGATION MONITORING PROGRAM	Met		
8.	PD011- TREE AND ROOT PROTECTION	Partially Met	This condition is partially met since photo evidence was provided prior to demolition construction. Ongoing evidence during all construction phases is still required.	
9.	PD012(G) - LANDSCAPE PLAN AND MAINTENANCE (OTHER THAN SINGLE FAMILY DWELLING) (NON-STANDARD)	Not Met		
10.	PDSP001 - LIGHTING - EXTERIOR LIGHTING PLAN (VISUAL SENSITIVITY DISTRICT / TORO AREA) (NON-STANDARD)	Not Met		
12.	PDSP002 - UNDERGROUND UTILITY LINES (NON-STANDARD) (FEIR 4.1.6)	Not Met		
13.	PD047 - DEMOLITION/DECONSTRUCTION OF STRUCTURES (MBUAPCD RULE 439)	Met		
14.	PDSP003 - PARTICULATE MATTER (NON-STANDARD) (FEIR 4.2.1)	Not Met		
15.	PDSP004 - DIESEL EMISSIONS (NON-STANDARD) FEff 4.2.2)	Not Met		
16.	PDSP005 - msTORICAL OR ARCHEOLOGICAL MATERIALS (NON- STANDARD) (FEIR 4.4.1)	Not Met		
17.	PDSP006 - HUMAN REMAINS (NON-STANDARD) (FEIR 4.4.2)	Not Met		
18.	PDSP0007 - ARCHAEOLOGICAL SITES (NON-STANDARD) (FEIR 4.4.3)	Not Met		
19.	PDSP0008 - EMERGENCY ACCESS AND EVACUATION PLANS (NON-STANDARD) (FEm 4.6.3)	Not Met		

# Condition Compliance Certification Report

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## Planning Department





















20.	PDSP0009 - STORM WATER POLLUTION PREVENTION PLAN (NON-STANDARD) (FEIR 4.6.2)	Not Met	
21.	PDSP010 - STORM WATER POLLUTION PREVENTION PLAN (NON-STANDARD) (FEIR 4.7.1)	Not Met	
22.	PDSP011 - GENERAL CONSTRUCTION STORM WATER NPDES PERMIT COVERAGE (NON-STANDARD) (FEIR 4.7.2)	Not Met	
23.	PDSP012 - STORM WATER NPDES PERMIT COVERAGE (NON-STANDARD) (FEIR 4.7.3)	Not Met	
24.	PDSP013 - EROSION CONTROL PLAN (NON-STANDARD) (FEIR 4.7.4)	Not Met	
25.	PDSP014 - NOTICE OF WATER CREDIT - STORMWATER RUNOFF (NON-STANDARD) (FEIR 4.7.9)	Met	
26.	PDSP015 - SOUND MUFFLING (NON-STANDARD) (FEIR 4.9.1a)	Not Met	
27.	PDSP016 - STATIONARY EQUIPMENT (NON-STANDARD) (FEIR 4.9.1b)	Not Met	
28.	PDSP017 - EQUIPMENT STAGING AREAS (NON-STANDARD) (FEIR 4.9.1c)	Not Met	
29.	PDSP018 - CONSTRUCTION ACTIVITY HOURS (NON-STANDARD) (FEIR 4.9.1d)	Not Met	
30.	PDSP019 - BUILDING COLORS AND MATERIALS (NON-STANDARD)	Not Met	
31.	PDSP020 - GENERAL DEVELOPMENT PLAN AND USES ALLOWED	Not Met	
32.	PDSP020 - GENERAL DEVELOPMENT PLAN - MODIFICATIONS TO PLANS	Partially Met	
			The Updated GDP was submitted and approved. The final building plans and landscaping plans must comply with the approved updated GDP that includes the required project modifications once submitted.
33.	PDSP020 - SIGNAGE PLAN (NON-STANDARD)	Not Met	
34.	PD045 - CERTIFICATES OF COMPLIANCE (LOT LINE ADJUSTMENTS)	Met	
36.	PDSP021 - RECIPROCAL ACCESS AND PARKING	Met	

# Condition Compliance Certification Report

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## Planning Department

68.	PDSP005 REMOVAL OF GAS STATION	Partially Met	Demo Permit issued and finalized for the removal of the Gas Station building and Canopy only. All other improvements will be removed at a later date.	
69.	MM3 (FEIR 4.1.3) BUILDING AESTHETICS/HARDSCAPE ELEMENTS	Not Met		
70.	MM4 (FEIR 4.1.4) LANDSCAPE PLAN	Not Met		
71.	MM5 (FEIR 4.1.5) LIGHTING PLAN SPECIFICATIONS	Not Met		
72.	MM6 (FEIR 4.3.1) SPECIAL STATUS BAT SPECIES	Not Met		
73.	MM7 (FEIR 4.3.2) NESTING BIRDS	Not Met		
74.	MM8 (FEIR 4.3.3) BURROWING OWL	Not Met		
75.	MM9 (FEIR 4.3.4) CALIFORNIA TIGER SALAMANDER	Not Met		
75.	MM9 (FEIR 4.3.4) CALIFORNIA TIGER SALAMANDER	Not Met		
76.	MM10 (FEIR 4.3.5) CALIFORNIA RED-LEGGED FROG AND WESTERN SPADEFOOT TOAD	Not Met		
76.	MM10 (FEIR 4.3.5) CALIFORNIA RED-LEGGED FROG AND WESTERN SPADEFOOT TOAD	Not Met		
77.	MM11 (FEIR 4.3.6) MONTEREY DUSKY-FOOTED WOODRAT	Not Met		
78.	MM12 (FEIR 4.5.1) UNIFORM BUILDING CODE FOR SEISMIC ZONE IV.	Not Met		
79.	MM13 (FEIR 4.5.2) GROUND LURCHING	Not Met		
80.	MM14 (FEIR 4.5.3) EROSION CONTROL PLAN	Not Met		
81.	MM15 (FEIR 4.5.4) DESIGN LEVEL GEOTECHNICAL REPORT	Not Met		
82.	MM16 (FEIR 4.5.5) BUILDING CONSTRUCTION	Not Met		
85.	MM19 (FEIR 4.7.7) RETAINING WALLS	Not Met		
87.	MM21 (FEIR 4.9.2a) LOADING DOCK	Not Met		
88.	MM22 (FEIR 4.9.2h) LOADING DOCK	Not Met		



# Condition Compliance Certification Report

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OMNI RESOURCES LLC

## Planning Department

89.	MM23 (FEIR 4.12.1) IMPACT FEE FOR PROJECT IMPACTS AT SR-68/SAN BENANCIO ROAD; SR-68/CORRAL DE TIERRA ROAD; AND SR-68/LAURELES GRADE	Not Met	
90.	MM24 (FEIR 4.12.2) STREET FRONTAGE AND ACCESS WAYS	Not Met	
92.	MM26 (FEIR 4.12.4) IMPACT FEE FOR CUMULATIVE TRAFFIC IMPACTS AT SR-68/SAN BENANCIO ROAD; SR-68/CORRAL DE TIERRA ROAD; AND SR-68/LAURELES GRADE	Not Met	
93.	MM27 (FEIR 4.13.1) PASSIVE SOLAR DESIGN ELEMENTS	Not Met	
94.	MM28 (FEIR 4.13.2) ENERGY EFFICIENT BUILDING EQUIPMENT AND DESIGN ELEMENTS	Not Met	
95.	MM29 (FEIR 4.13.3) ENERGY MANAGEMENT DESIGN SYSTEMS	Not Met	
96.	MM30 (FEIR 4.13.4) LANDSCAPE DESIGN PLAN	Not Met	
97.	MM31 (FEIR 4.13.5) ALTERNATIVE TRANSPORTATION DESIGN	Not Met	
98.	MM32 (FEIR 4.13.6) LEED COMPLIANCE	Not Met	
99.	MM33 (FEIR 4.13.7) CAPACITY OF WASTEWATER TREATMENT FACILITY	Not Met	
100.	MM34 (FEIR 4.14.1) CONSTRUCTION AND BUILDING MATERIALS	Not Met	
101.	MM35 (FEIR 4.14.2) WATER CONSERVATION AND EFFICIENCY MEASURES	Not Met	
102.	MM36 (FEIR 4.14.3) INCENTIVES FOR THE REDUCTION OF AUTOMOBILE TRIPS	Not Met	
103.	MM37 (FEIR 4.14.4) WASTE DISPOSAL	Not Met	



# RMA - PUBLIC WORKS ANNUAL REPORT



# MONTEREY COUNTY

## RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director



LAND USE & COMMUNITY DEVELOPMENT | PUBLIC WORKS & FACILITIES | PARKS

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

(831)755-4800

[www.co.monterey.ca.us/rma](http://www.co.monterey.ca.us/rma)

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

**Date:** 01/24/2020

**To:** Brandon Swanson, Interim RMA Chief of Planning  
Wendy S. Strimling, Senior Deputy County Counsel

**From:** Randy Ishii, Chief of Public Works

**Subject:** RMA-Public Works 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 Resource Management Agency (RMA) – 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. (see **Attachment 1**). The Condition Compliance Certification Reports included in **Attachment 2** provides the listed projects' conditions of approval/mitigation measures and current status(es) as noted in Accela. Accordingly, staff has reviewed each Condition of Approval/Mitigation Measure listed in Attachment 2 and made corrections (if necessary) to the report and/or in Accela. Staff has verified through initials, the current status(es) of each Condition of Approval/Mitigation Measure.

### CERTIFICATION

On behalf of Resource Management Agency - Public Works, I hereby certify that the Public Works' Conditions of Approval and Mitigation Measures 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 attached 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,

A handwritten signature in blue ink that reads 'Randy Ishii'.

Randy Ishii, Chief of Public Works

CC: Carl Holm, RMA Director and John Dugan, RMA Deputy Director of Land Use and Community Development

#### Attachments:

**Attachment 1:** Project List

**Attachment 2:** Condition Compliance Certification Reports

# ATTACHMENT 1

## Project List



**2019 PROJECT LIST**

<b>2019 PROJECT NO. 1</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	CALIFORNIA-AMERICAN WATER CO (CARMEL VALLEY PUMP STATION)	Use Permit and Design Approval for the construction of a 764 square foot pump station.
<b>File No:</b>	PLN150653	
<b>Decision Date:</b>	04/24/2019	
<b>Entitlement:</b>	USE PERMIT	
<b>Location:</b>	26530 RANCHO SAN CARLOS RD, CARMEL, CA 93923	
<b>Planning Area:</b>	CARMEL VALLEY MASTER PLAN	
<b>Current Status:</b>	PENDING APPROVED	
<b>CEQA Status:</b>	EIR	
<b>Project Planner:</b>	CHERYL KU	

<b>2019 PROJECT NO. 2</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	ESTE MADERA DEL CIERVO LP	Subdivision of an existing 4.7 acre parcel into two parcels of 2.18 and 2.58 acres. respectfully. There is no structural development proposed at this time.
<b>File No:</b>	PLN180342	
<b>Decision Date:</b>	10/09/2019	
<b>Entitlement:</b>	COASTAL DEVELOPMENT PERMIT	
<b>Location:</b>	3186 DEL CIERVO RD, PEBBLE BEACH, CA 93953	
<b>Planning Area:</b>	DEL MONTE FOREST LUP	
<b>Current Status:</b>	CONDITION COMPLIANCE	
<b>CEQA Status:</b>	MND	
<b>Project Planner:</b>	CRAIG SMITH	

<b>2019 PROJECT NO. 3</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	DUKE ENERGY MOSS LANDING LLC (VISTRA ENERGY CORPORATION)	Amendment to the Moss Landing Power Plant Master Plan, establishment of a battery energy storage system and development within 750 feet of a known
<b>File No:</b>	PLN180394	

<b>Decision Date:</b>	05/08/2019	archaeological resource. Grading of approximately 3,750 cubic yards of cut. NC LUP
<b>Entitlement:</b>	COMBINED DEVELOPMENT PERMIT	
<b>Location:</b>	311283 DOLAN RD, MOSS LANDING, CA 95039	
<b>Planning Area:</b>	MOSS LANDING COMMUNITY PLAN	
<b>Current Status:</b>	CONDITION COMPLIANCE	
<b>CEQA Status:</b>	MND	
<b>Project Planner:</b>	JACQUELYN NICKERSON	

<b>2019 PROJECT NO. 4</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	FJUGSTAD GEIR (2692 15TH STREET LLC)	Demolition of single-family dwelling and construction of a 2-story single-family residence and attached 1-car garage (approximately 2,790 sq. ft.) Carmel CALUP.
<b>File No:</b>	PLN180436	
<b>Decision Date:</b>	05/09/2019	
<b>Entitlement:</b>	COASTAL ADMIN PERMIT & DESIGN APPROVAL	
<b>Location:</b>	2692 15TH AVE, CARMEL, CA 93923	
<b>Planning Area:</b>	Carmel LUP	
<b>Current Status:</b>	CONDITION COMPLIANCE	
<b>CEQA Status:</b>	MND	
<b>Project Planner:</b>	CRAIG SMITH	

<b>2019 PROJECT NO. 5</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	HOEKSTRA BRIAN & LORRAINE TRS	Construction of a two-story single family dwelling (Approx. 4,530 sq. ft.) with a detached garage (Approx. 870 sq. ft.), accessory dwelling unit (Approx. 850 square foot) patio/retaining wall (Approx. 850 square foot) and removal of 3 Coast Live Oak trees. Santa Lucia Preserve, CVMP.
<b>File No:</b>	PLN190059	
<b>Decision Date:</b>	11/13/2019	
<b>Entitlement:</b>	COMBINED DEVELOPMENT PERMIT	
<b>Location:</b>	92 CHAMISAL PASS, CARMEL, CA 93923	
<b>Planning Area:</b>	CARMEL VALLEY MASTER PLAN	
<b>Current Status:</b>	CONDITION COMPLIANCE	
<b>CEQA Status:</b>	MND	
<b>Project Planner:</b>	SON PHAM-GALLARDO	

## OLDER PROJECT LIST

Older Project List – Project No. 6		Condition of Approval /Mitigation Measure	Compliance/Monitoring Actions to be Performed
<b>Project Data</b>		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.	(see Condition)
<b>File Name:</b>	Canada Woods North		
<b>File No.:</b>	965120PC		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	153		
<b>Resolution No:</b>	96-518		
<b>Entitlement:</b>	Vesting Tentative Map		
<b>Location:</b>	Canada Woods Subdivision		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Responsible Department(s)</b>	RMA- Environmental Services		

Older Project List – Project No. 7		Condition of Approval /Mitigation Measure	Compliance/Monitoring Actions to be Performed
<b>Project Data</b>		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 of the golf course shall be required to implement water conservation measures to insure that annual water use does not exceed 188 acre feet in subsequent years.	(see Condition)
<b>File Name:</b>	Bishop Ranch		
<b>File No.:</b>	PC07703/PC07704		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	155		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Resolution No:</b>	95026		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	Pasadera Subdivision		
<b>Responsible Department</b>	RMA- Environmental Services		

<b>Older Project List – Project No. 8</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		<p>WRSP001 - HOMEOWNERS ASSOCIATION CC&amp;R’S (NON STANDARD CONDITION)</p> <p>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&amp;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)</p>	<p>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.</p> <p>Submit the CC&amp;R’s to the Water Resources Agency for review and approval.</p>
<b>File Name:</b>	Bloom Joint Venture (The Commons at Rogge Rd.)		
<b>File No.:</b>	PLN030065		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	62		
<b>Resolution No:</b>	96-518		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	NORTHEAST CORNER OF SAN JUAN GRADE ROAD AND ROGGE ROAD, SALINAS AREA		
<b>Planning Area:</b>	Greater Salinas LUP		
<b>Responsible Department(s):</b>	RMA- Environmental Services		

<b>Older Project List – Project No. 9</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		<p>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</p>	(see Condition)
<b>File Name:</b>	Pattee Ranch Subdivision		
<b>File No.:</b>	SB00866		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	56		
<b>Resolution No:</b>	96-518		
<b>Entitlement:</b>	CDP / Tentative Subdivision Map		
<b>Location:</b>	Fronting and westerly of Corral de Tierra Road		
<b>Planning Area:</b>	Toro Area Plan		

<b>Responsible Department(s):</b>	RMA- Environmental Services	involved to the final map subject to the approval by the Flood Control, Public works, and Planning and Building Inspection Departments.	
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<b>Older Project List – Project No. 10</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		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.	(see Condition)
<b>File Name:</b>	Woodland Heights / La Tourette Subdivision		
<b>File No.:</b>	SB 95001		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	38		
<b>Resolution No:</b>	96013		
<b>Entitlement:</b>	Tentative Subdivision Map		
<b>Location:</b>	Northerly of Pesante Rd. and westerly of King Rd. near Prundale		
<b>Planning Area:</b>	Greater Salinas LUP		
<b>Responsible Department(s)</b>	RMA- Environmental Services		

<b>Older Project List – Project No. 11a</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		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	(see Condition)
<b>File Name:</b>	Santa Lucia Preserve		
<b>File No.:</b>	PC94067		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	14		

<b>Resolution No:</b>	97-360	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. (M.M 16)	
<b>Entitlement:</b>	CDP		
<b>Location:</b>	Santa Lucia Preserve		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Responsible Department(s)</b>	Environmental Services		

<b>Older Project List – Project No. 11b</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		<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>A. Daily well operational modes required in Mitigation Measure #12 of the Final EIR (EIR #94-005), and/or,</p> <p>B. Source capacity requirements as found in Chapter 16, Title 22 California Code of Regulations.</p> <p>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>	(see Condition)
<b>File Name:</b>	Santa Lucia Preserve		
<b>File No.:</b>	PC94067		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	52		
<b>Resolution No:</b>	97-360		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	Santa Lucia Preserve		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Responsible Department(s):</b>	Environmental Health Bureau		

<b>Older Project List – Project No. 12a</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		<p>BIOLOGY 4 .7-B-1. As outlined in the FMP, project implementation shall include the following:-To facilitate protection of trees that occur either at project or grading margins, a forester, arborist or other tree care professional shall be involved in the review and development of final grading and construction plans where trees occur either at project/grading margins. In such locations, it may be possible to incorporate special retention or other construction methods that will permit safe and healthy retention of existing trees. Onsite consultation with a forester or other tree professional should occur to establish operating parameters and protective measures including exclusionary fencing prior to removal of existing facilities, installation of the detention basin, and landscaping beyond delineated grading limits in the northeast corner of the project area. - Protective fencing shall be erected along the approximate driplines around each tree or group of trees to be preserved. - Where guidance of a tree professional is used to evaluate conditions and to establish the location of protective fencing, encroachment within the dripline of retained trees may occur in order to minimize tree removals. - No storage of equipment, construction materials, or parking of vehicles is permitted within the tree-rooting zone, which is defined by the fencing of the construction boundary. - No soil shall be removed from within the dripline of any retained tree and no fill of additional soil shall exceed two inches (2") within the driplines of retained trees, unless it is part of approved construction and is approved by a qualified forester, arborist, or other tree care professional. -Fill shall not be allowed to be placed against the base of any tree. Permanent wells shall be constructed at original grade out from the trunk at a minimum distance of one foot. - Before commencement of construction, a qualified arborist or other tree</p>	<p>Forest/ Engineer Prior to approval of Sub. Improv. Plans or issuance of grading permit. Forester shall be involved in preparation of grading and Subdivision Improvement Plans for subdivision infrastructure. Submit report from Forester that tree removal has been avoided to the extent feasible along the project edges and where trees are to be preserved within the project boundary, and that tree protection measures have been included on the plans. Forester or Biologist Prior to commencement of grading or activities that could harm trees. Erect protective fencing around trees to be preserved. Forester or Biologist Prior to commencement of grading or activities that could harm trees. Ensure that storage and parking are not located with tree zones. Forester or Biologist to provide exclusionary fencing or appropriate barrier. Arborist or tree professional. Prior to commencement of grading or activities that could harm trees. Identify trees for significant pruning. Engineer</p>
<b>File Name:</b>	East Garrison Specific Plan		
<b>File No.:</b>	PLN030204		
<b>Current Status:</b>	Condition Compliance		
<b>Condition No.</b>	45 – PHASE 3		
<b>Resolution No:</b>	05-267		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	East Garrison SP Area		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Responsible Department(s):</b>	RMA - Planning		
<b>Project Planner:</b>	Anna Quenga		

		<p>professional should identify trees where significant pruning will be necessary and make recommendations to help protect the tree.</p> <p>- Onsite consultation with a qualified forester, arborist, or other tree care professional shall occur to establish the operating parameters and protective measures. These would include exclusionary fencing whenever operations commence and occur in the northeast corner of the project where the removal of existing facilities, installation of a detention basin, and site landscaping beyond shown grading limits is proposed. - The Monterey County Agricultural Commissioners' office shall be consulted, immediately, prior to any work that requires cutting and removal of oak materials from the site so that current requirements can be followed and enforced. - Non-native trees near retained oak woodland areas, such as the eucalyptus in polygon 31 reference on the tree map (Exhibit 4 .7-2) shall be eradicated. (Planning and Building Inspection, Agricultural Commissioner)</p>	<p>Prior to issuance of grading permits. Consult with Agricultural Commissioners' office and include requirements on grading permit plans.</p> <p>Applicant</p> <p>Prior to final on grading permit.</p> <p>Remove eucalyptus.</p>
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Older Project List - Project No. 12b		Condition of Approval /Mitigation Measure	Compliance/Monitoring Actions to be Performed
<b>Project Data</b>		<p>AESTHETICS 4.9-2-A. A landscaping plan incorporating trees plantings to reduce the visibility of structures shall be prepared. The landscaping plan for the bluff open space shall be submitted to the Monterey County Planning and Building Inspection Department (PBI) for approval. The landscaping plan shall include information regarding irrigation ceasing after three years for native plants, in conformance with the Water Supply Assessment information. (Planning and Building Inspection)</p>	<p>Applicant</p> <p>Prior to issuance of grading permits for Phase 3. Prepare landscaping plan. The landscaping for the Bluff Park and Open Space shall include oak tree planting along the area above Watkins Gate Road to help break up the view of the facades of the future residential units from the Reservation Road area between Watkins Gate Road and Davis Road. This condition is not intended to completely screen the future houses; it is intended to provide some visual variety from the roads below.</p> <p>Applicant</p> <p>Start nursery prior to removal of trees. The applicant</p>
<b>File Name:</b>	East Garrison Specific Plan		
<b>File No.:</b>	PLN030204		
<b>Current Status:</b>	Condition Compliance		
<b>Condition No.</b>	69 – PHASE 3		
<b>Resolution No:</b>	05-267		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	East Garrison SP Area		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		



<b>Responsible Department(s):</b>	RMA - Planning		shall obtain and propagate acorns, and/or collect trees, from the site prior to tree removal for future planting in open space and park areas.
<b>Project Planner:</b>	Anna Quenga		

<b>Older Project List – Project No. 13</b>		<b>DESCRIPTION</b>
<b>Project Data</b>		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 & 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 & 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. 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.
<b>File Name:</b>	September Ranch Subdivision	
<b>File No.:</b>	PC95062/PLN050001 / PLN110173(extension)	
<b>Current Status:</b>	Condition Compliance	
<b>Resolution No./Date:</b>	10-213 / Nov. 9, 2010	
<b>Entitlement:</b>	CDP	
<b>Location:</b>	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	
<b>Planning Area:</b>	Carmel Valley MP	
<b>Project Planner</b>	Nadia Garcia	

<b>Older Project List – Project No. 14</b>		<b>DESCRIPTION</b>
<b>Project Data</b>		This Combined Development Permit includes a Use Permit, General Development Plan and Design Approval (PLN110173 appeal of PLN020344) to allow construction of a 99,970 square foot commercial retail center. The property is located at 5 Corral de Tierra Road (Assessor's Parcel Numbers 161-571-003-000 & 161-581-001-000), Toro Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities.
<b>File Name:</b>	Omni Resources	
<b>File No.:</b>	PLN110077/PLN020344	
<b>Current Status:</b>	Condition Compliance	
<b>Resolution No./ Date:</b>	12-040 / Feb 7. 2012	
<b>Entitlement:</b>	CDP	
<b>Location:</b>	5 Corral de Tierra Rd.	
<b>Planning Area:</b>	Toro Park LUP	
<b>Project Planner</b>	Shelley Glennon	

# **ATTACHMENT 2**


## Condition Compliance Certification Reports

# Condition Compliance Certification Report

PLN150653

CALIFORNIA-AMERICAN WATER CO (CARMEL VALLEY PUMP STATION)

## Public Works Department



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

# Condition Compliance Certification Report

PLN180342

ESTE MADERA DEL CIERVO LP

## Public Works Department

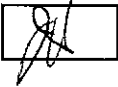
Condition	Condition Title	Status	Status Comment	Staff Initial
6.	PW0015 – UTILITY'S COMMENTS	Not Met		
7.	PW0036 - EASEMENTS AND RIGHT-OF-WAY	Not Met		

# Condition Compliance Certification Report

PLN180394

DUKE ENERGY MOSS LANDING LLC (VISTRA ENERGY CORPORATION)

## Public Works Department

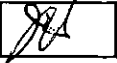
Condition	Condition Title	Status	Status Comment	Staff Initial
11.	PW0044 - CONSTRUCTION MANAGEMENT PLAN	Met		

# Condition Compliance Certification Report

PLN180436

FJUGSTAD GEIR (2692 15TH STREET LLC)

## Public Works Department

Condition	Condition Title	Status	Status Comment	Staff Initial
11.	PW0044 - CONSTRUCTION MANAGEMENT PLAN	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 $\hookleftarrow$ ROUGH GRADING FOR SLOPE	Not Met		
74.	PW0026 $\hookleftarrow$ PLANTING FOR GRADED AREAS	Not Met		
75.	PWSP002-GRADING (NON-STANDARD CONDITION)	Not Met		
76.	PWSP003-UTILITIES (NON-STANDARD CONDITION)	Not Met		
77.	PWSP006-TRANSIT STOP (NON-STANDARD CONDITION)	Not Met		
78.	PWSP007 $\hookleftarrow$ FRONTAGE IMPROVEMENTS (NON-STANDARD CONDITIONS)	Not Met		
79.	PWSP016 $\hookleftarrow$ UTILITIES (NON-STANDARD CONDITION)	Not Met		
80.	PWSP017 $\hookleftarrow$ PAYMENT OF FEES (NON-STANDARD CONDITION)	Not Met		
81.	PWSP008 $\hookleftarrow$ MAP/PLAN SUBMISSION (NON-STANDARD CONDITION)	Not Met		
82.	PWSP018 $\hookleftarrow$ NATURAL DRAINAGE EASEMENTS (NON-STANDARD CONDITION)	Not Met		
83.	PWSP015 $\hookleftarrow$ MAINTENANCE (NON-STANDARD CONDITION)	Not Met		
84.	PWSP009-CROSS SECTIONS (NON-STANDARD CONDITION)	Not Met		
85.	PW0020 $\hookleftarrow$ PRIVATE ROADS	Not Met		
86.	PW0021 $\hookleftarrow$ ROAD NAMES	Partially Met	Met for Phase 1	
87.	PWSP019 $\hookleftarrow$ ROADWAYS (NON-STANDARD CONDITION)	Not Met		
88.	PWSP004-TAMC (NON-STANDARD CONDITION)	Not Met		
89.	PWSP005-DRAINAGE PLAN (NON-STANDARD CONDITION)	Partially Met	MET FOR PHASE I	
90.	PWSP010-SIGNS (NON-STANDARD CONDITION)	Not Met		
91.	PWSP026 $\hookleftarrow$ CONSTRUCTION LOGISTICS PLAN (NONSTANDARD CONDITION)	Not Met		
92.	PW0023 $\hookleftarrow$ IMPROVEMENT PLANS	Not Met		



# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Public Works Department




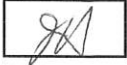





93.	PWSP023 ¿ HOMEOWNERS ASSOCIATION (NON-STANDARD CONDITION)	Not Met	
94.	PWSP024 ¿ HOMEOWNERS ASSOCIATION OMP (NON-STANDARD CONDITION)	Not Met	
95.	PWSP025 ¿ HOMEOWNERS ASSOCIATION OMP (NON-STANDARD CONDITION)	Not Met	
96.	PW0032 ¿ AS BUILT PLANS	Not Met	
97.	PWSP012 ¿ FRONTAGE IMPROVEMENTS (NON-STANDARD CONDITIONS)	Not Met	
98.	PWSP021 ¿ CARMEL AREA WASTEWATER DISTRICT (NON-STANDARD CONDITION)	Met	
99.	PWSP022 ¿ SEWER SYSTEM IMPROVEMENTS (NON-STANDARD CONDITION)	Not Met	
151.	MITIGATION MEASURE (4.6-1) TRANSPORTATION AND CIRCULATION	Not Met	
152.	MITIGATION MEASURE (4.6-2) TRANSPORTATION AND CIRCULATION	Not Met	
153.	MITIGATION MEASURE (4.6-3) TRANSPORTATION AND CIRCULATION	Not Met	
154.	MITIGATION MEASURE (4.6-4) TRANSPORTATION AND CIRCULATION	Not Met	
155.	MITIGATION MEASURE (4.6-5) TRANSPORTATION AND CIRCULATION	Not Met	
156.	MITIGATION MEASURE (4.6-6) TRANSPORTATION AND CIRCULATION	Not Met	
157.	MITIGATION MEASURE (4.6-7) TRANSPORTATION AND CIRCULATION	Not Met	
158.	MITIGATION MEASURE (4.6-8) TRANSPORTATION AND CIRCULATION	Not Met	
190.	MITIGATION MEASURE (5-1) CUMULATIVE IMPACTS ¿ TRANSPORTATION & CIRCULATION	Not Met	

# 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		
37.	PWSP001 - ENCROACHMENT (NON- STANDARD)	Not Met		
38.	PWSP002 - ROAD IMPROVEMENT AGREEMENT (NON-STANDARD)	Not Met		
39.	PW0007 - PARKING STD	Not Met		
40.	PWSP003 - DEDICATION (NON-STANDARD)	Met		
41.	PWSP004 - UTILITIES COMMENTS (NON STANDARD)	Not Met		
42.	PWSP005 - IMPROVEMENT PLANS (NON-STANDARD)	Not Met		
43.	PWSP006 - CONSTRUCTION MANAGEMENT PLAN (NON-STANDARD)	Not Met		
91.	MM25 (FEIR 4.12.3) CLASS II BIKEWAY	Not Met		



# COUNTY ADMINISTRATIVE OFFICE-HOUSING DIVISION ANNUAL REPORT



# MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director

LAND USE & COMMUNITY DEVELOPMENT | PUBLIC WORKS & FACILITIES | PARKS

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

(831)755-4800

[www.co.monterey.ca.us/rma](http://www.co.monterey.ca.us/rma)



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

**Date:** January 15, 2020

**To:** Brandon Swanson, Interim RMA Chief of Planning  
Wendy S. Strimling, Senior Deputy County Counsel

**From:** Anastacia Wyatt, Housing Program Manager, County Administrative Office

**Subject:** Monterey County Housing Division 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 County of Monterey Housing Division. 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. (see **Attachment 1**). The Condition Compliance Certification Reports included in **Attachment 2** provides the listed projects' conditions of approval/mitigation measures and current status(es) as noted in Accela. Accordingly, staff has reviewed each Condition of Approval/Mitigation Measure listed in Attachment 2 and made corrections (if necessary) to the report and/or in Accela. Staff has verified through initials, the current status(es) of each Condition of Approval/Mitigation Measure.

### CERTIFICATION

On behalf of the County of Monterey Housing Division, I hereby certify that the County of Monterey Housing Division's Conditions of Approval and Mitigation Measures 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 attached 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,

Anastacia Wyatt, Housing Program Manager, County Administrative Office

CC: Carl Holm, RMA Director and John Dugan, RMA Deputy Director of Land Use and Community Development

**Attachments:** **Attachment 1:** Project List **Attachment 2:** Condition Compliance Certification Reports

# ATTACHMENT 1

## Project List

**2019 PROJECT LIST**

<b>2019 PROJECT NO. 1</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	CALIFORNIA-AMERICAN WATER CO (CARMEL VALLEY PUMP STATION)	Use Permit and Design Approval for the construction of a 764 square foot pump station.
<b>File No:</b>	PLN150653	
<b>Decision Date:</b>	04/24/2019	
<b>Entitlement:</b>	USE PERMIT	
<b>Location:</b>	26530 RANCHO SAN CARLOS RD, CARMEL, CA 93923	
<b>Planning Area:</b>	CARMEL VALLEY MASTER PLAN	
<b>Current Status:</b>	PENDING APPROVED	
<b>CEQA Status:</b>	EIR	
<b>Project Planner:</b>	CHERYL KU	

<b>2019 PROJECT NO. 2</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	ESTE MADERA DEL CIERVO LP	Subdivision of an existing 4.7 acre parcel into two parcels of 2.18 and 2.58 acres. respectfully. There is no structural development proposed at this time.
<b>File No:</b>	PLN180342	
<b>Decision Date:</b>	10/09/2019	
<b>Entitlement:</b>	COASTAL DEVELOPMENT PERMIT	
<b>Location:</b>	3186 DEL CIERVO RD, PEBBLE BEACH, CA 93953	
<b>Planning Area:</b>	DEL MONTE FOREST LUP	
<b>Current Status:</b>	CONDITION COMPLIANCE	
<b>CEQA Status:</b>	MND	
<b>Project Planner:</b>	CRAIG SMITH	

<b>2019 PROJECT NO. 3</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	DUKE ENERGY MOSS LANDING LLC (VISTRA ENERGY CORPORATION)	Amendment to the Moss Landing Power Plant Master Plan, establishment of a battery energy storage system and development within 750 feet of a known
<b>File No:</b>	PLN180394	



<b>Decision Date:</b>	05/08/2019	archaeological resource. Grading of approximately 3,750 cubic yards of cut. NC LUP
<b>Entitlement:</b>	COMBINED DEVELOPMENT PERMIT	
<b>Location:</b>	311283 DOLAN RD, MOSS LANDING, CA 95039	
<b>Planning Area:</b>	MOSS LANDING COMMUNITY PLAN	
<b>Current Status:</b>	CONDITION COMPLIANCE	
<b>CEQA Status:</b>	MND	
<b>Project Planner:</b>	JACQUELYN NICKERSON	

<b>2019 PROJECT NO. 4</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	FJUGSTAD GEIR (2692 15TH STREET LLC)	Demolition of single-family dwelling and construction of a 2-story single-family residence and attached 1-car garage (approximately 2,790 sq. ft.) Carmel CALUP.
<b>File No:</b>	PLN180436	
<b>Decision Date:</b>	05/09/2019	
<b>Entitlement:</b>	COASTAL ADMIN PERMIT & DESIGN APPROVAL	
<b>Location:</b>	2692 15TH AVE, CARMEL, CA 93923	
<b>Planning Area:</b>	Carmel LUP	
<b>Current Status:</b>	CONDITION COMPLIANCE	
<b>CEQA Status:</b>	MND	
<b>Project Planner:</b>	CRAIG SMITH	

<b>2019 PROJECT NO. 5</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	HOEKSTRA BRIAN & LORRAINE TRS	Construction of a two-story single family dwelling (Approx. 4,530 sq. ft.) with a detached garage (Approx. 870 sq. ft.), accessory dwelling unit (Approx. 850 square foot) patio/retaining wall (Approx. 850 square foot) and removal of 3 Coast Live Oak trees. Santa Lucia Preserve, CVMP.
<b>File No:</b>	PLN190059	
<b>Decision Date:</b>	11/13/2019	
<b>Entitlement:</b>	COMBINED DEVELOPMENT PERMIT	
<b>Location:</b>	92 CHAMISAL PASS, CARMEL, CA 93923	
<b>Planning Area:</b>	CARMEL VALLEY MASTER PLAN	
<b>Current Status:</b>	CONDITION COMPLIANCE	
<b>CEQA Status:</b>	MND	
<b>Project Planner:</b>	SON PHAM-GALLARDO	

## OLDER PROJECT LIST

Older Project List – Project No. 6		Condition of Approval /Mitigation Measure	Compliance/Monitoring Actions to be Performed
<b>Project Data</b>		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.	(see Condition)
<b>File Name:</b>	Canada Woods North		
<b>File No.:</b>	965120PC		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	153		
<b>Resolution No:</b>	96-518		
<b>Entitlement:</b>	Vesting Tentative Map		
<b>Location:</b>	Canada Woods Subdivision		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Responsible Department(s)</b>	RMA- Environmental Services		

Older Project List – Project No. 7		Condition of Approval /Mitigation Measure	Compliance/Monitoring Actions to be Performed
<b>Project Data</b>		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 of the golf course shall be required to implement water conservation measures to insure that annual water use does not exceed 188 acre feet in subsequent years.	(see Condition)
<b>File Name:</b>	Bishop Ranch		
<b>File No.:</b>	PC07703/PC07704		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	155		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Resolution No:</b>	95026		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	Pasadera Subdivision		
<b>Responsible Department</b>	RMA- Environmental Services		



<b>Older Project List – Project No. 8</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		<p>WRSP001 - HOMEOWNERS ASSOCIATION CC&amp;R’S (NON STANDARD CONDITION)</p> <p>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&amp;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)</p>	<p>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.</p> <p>Submit the CC&amp;R’s to the Water Resources Agency for review and approval.</p>
<b>File Name:</b>	Bloom Joint Venture (The Commons at Rogge Rd.)		
<b>File No.:</b>	PLN030065		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	62		
<b>Resolution No:</b>	96-518		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	NORTHEAST CORNER OF SAN JUAN GRADE ROAD AND ROGGE ROAD, SALINAS AREA		
<b>Planning Area:</b>	Greater Salinas LUP		
<b>Responsible Department(s):</b>	RMA- Environmental Services		

<b>Older Project List – Project No. 9</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		<p>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</p>	(see Condition)
<b>File Name:</b>	Pattee Ranch Subdivision		
<b>File No.:</b>	SB00866		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	56		
<b>Resolution No:</b>	96-518		
<b>Entitlement:</b>	CDP / Tentative Subdivision Map		
<b>Location:</b>	Fronting and westerly of Corral de Tierra Road		
<b>Planning Area:</b>	Toro Area Plan		

<b>Responsible Department(s):</b>	RMA- Environmental Services	involved to the final map subject to the approval by the Flood Control, Public works, and Planning and Building Inspection Departments.	
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<b>Older Project List – Project No. 10</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		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.	(see Condition)
<b>File Name:</b>	Woodland Heights / La Tourette Subdivision		
<b>File No.:</b>	SB 95001		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	38		
<b>Resolution No:</b>	96013		
<b>Entitlement:</b>	Tentative Subdivision Map		
<b>Location:</b>	Northerly of Pesante Rd. and westerly of King Rd. near Prundale		
<b>Planning Area:</b>	Greater Salinas LUP		
<b>Responsible Department(s)</b>	RMA- Environmental Services		

<b>Older Project List – Project No. 11a</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		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	(see Condition)
<b>File Name:</b>	Santa Lucia Preserve		
<b>File No.:</b>	PC94067		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	14		

<b>Resolution No:</b>	97-360	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. (M.M 16)	
<b>Entitlement:</b>	CDP		
<b>Location:</b>	Santa Lucia Preserve		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Responsible Department(s)</b>	Environmental Services		

<b>Older Project List – Project No. 11b</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		<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>A. Daily well operational modes required in Mitigation Measure #12 of the Final EIR (EIR #94-005), and/or,</p> <p>B. Source capacity requirements as found in Chapter 16, Title 22 California Code of Regulations.</p> <p>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>	(see Condition)
<b>File Name:</b>	Santa Lucia Preserve		
<b>File No.:</b>	PC94067		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	52		
<b>Resolution No:</b>	97-360		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	Santa Lucia Preserve		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Responsible Department(s):</b>	Environmental Health Bureau		

Older Project List – Project No. 12a		Condition of Approval /Mitigation Measure	Compliance/Monitoring Actions to be Performed
<b>Project Data</b>		<p>BIOLOGY 4 .7-B-1. As outlined in the FMP, project implementation shall include the following:-To facilitate protection of trees that occur either at project or grading margins, a forester, arborist or other tree care professional shall be involved in the review and development of final grading and construction plans where trees occur either at project/grading margins. In such locations, it may be possible to incorporate special retention or other construction methods that will permit safe and healthy retention of existing trees. Onsite consultation with a forester or other tree professional should occur to establish operating parameters and protective measures including exclusionary fencing prior to removal of existing facilities, installation of the detention basin, and landscaping beyond delineated grading limits in the northeast corner of the project area. - Protective fencing shall be erected along the approximate driplines around each tree or group of trees to be preserved. - Where guidance of a tree professional is used to evaluate conditions and to establish the location of protective fencing, encroachment within the dripline of retained trees may occur in order to minimize tree removals. - No storage of equipment, construction materials, or parking of vehicles is permitted within the tree-rooting zone, which is defined by the fencing of the construction boundary. - No soil shall be removed from within the dripline of any retained tree and no fill of additional soil shall exceed two inches (2") within the driplines of retained trees, unless it is part of approved construction and is approved by a qualified forester, arborist, or other tree care professional. -Fill shall not be allowed to be placed against the base of any tree. Permanent wells shall be constructed at original grade out from the trunk at a minimum distance of one foot. - Before commencement of construction, a qualified arborist or other tree</p>	<p>Forest/ Engineer Prior to approval of Sub. Improv. Plans or issuance of grading permit. Forester shall be involved in preparation of grading and Subdivision Improvement Plans for subdivision infrastructure. Submit report from Forester that tree removal has been avoided to the extent feasible along the project edges and where trees are to be preserved within the project boundary, and that tree protection measures have been included on the plans. Forester or Biologist Prior to commencement of grading or activities that could harm trees. Erect protective fencing around trees to be preserved. Forester or Biologist Prior to commencement of grading or activities that could harm trees. Ensure that storage and parking are not located with tree zones. Forester or Biologist to provide exclusionary fencing or appropriate barrier. Arborist or tree professional. Prior to commencement of grading or activities that could harm trees. Identify trees for significant pruning. Engineer</p>
<b>File Name:</b>	East Garrison Specific Plan		
<b>File No.:</b>	PLN030204		
<b>Current Status:</b>	Condition Compliance		
<b>Condition No.</b>	45 – PHASE 3		
<b>Resolution No:</b>	05-267		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	East Garrison SP Area		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Responsible Department(s):</b>	RMA - Planning		
<b>Project Planner:</b>	Anna Quenga		

		<p>professional should identify trees where significant pruning will be necessary and make recommendations to help protect the tree.</p> <p>- Onsite consultation with a qualified forester, arborist, or other tree care professional shall occur to establish the operating parameters and protective measures. These would include exclusionary fencing whenever operations commence and occur in the northeast corner of the project where the removal of existing facilities, installation of a detention basin, and site landscaping beyond shown grading limits is proposed. - The Monterey County Agricultural Commissioners' office shall be consulted, immediately, prior to any work that requires cutting and removal of oak materials from the site so that current requirements can be followed and enforced. - Non-native trees near retained oak woodland areas, such as the eucalyptus in polygon 31 reference on the tree map (Exhibit 4 .7-2) shall be eradicated. (Planning and Building Inspection, Agricultural Commissioner)</p>	<p>Prior to issuance of grading permits. Consult with Agricultural Commissioners' office and include requirements on grading permit plans.</p> <p>Applicant</p> <p>Prior to final on grading permit.</p> <p>Remove eucalyptus.</p>
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Older Project List - Project No. 12b		Condition of Approval /Mitigation Measure	Compliance/Monitoring Actions to be Performed
<b>Project Data</b>		<p>AESTHETICS 4.9-2-A. A landscaping plan incorporating trees plantings to reduce the visibility of structures shall be prepared. The landscaping plan for the bluff open space shall be submitted to the Monterey County Planning and Building Inspection Department (PBI) for approval. The landscaping plan shall include information regarding irrigation ceasing after three years for native plants, in conformance with the Water Supply Assessment information. (Planning and Building Inspection)</p>	<p>Applicant</p> <p>Prior to issuance of grading permits for Phase 3. Prepare landscaping plan. The landscaping for the Bluff Park and Open Space shall include oak tree planting along the area above Watkins Gate Road to help break up the view of the facades of the future residential units from the Reservation Road area between Watkins Gate Road and Davis Road. This condition is not intended to completely screen the future houses; it is intended to provide some visual variety from the roads below.</p> <p>Applicant</p> <p>Start nursery prior to removal of trees. The applicant</p>
<b>File Name:</b>	East Garrison Specific Plan		
<b>File No.:</b>	PLN030204		
<b>Current Status:</b>	Condition Compliance		
<b>Condition No.</b>	69 – PHASE 3		
<b>Resolution No:</b>	05-267		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	East Garrison SP Area		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		

<b>Responsible Department(s):</b>	RMA - Planning		shall obtain and propagate acorns, and/or collect trees, from the site prior to tree removal for future planting in open space and park areas.
<b>Project Planner:</b>	Anna Quenga		

<b>Older Project List – Project No. 13</b>		<b>DESCRIPTION</b>
<b>Project Data</b>		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 & 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 & 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. 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.
<b>File Name:</b>	September Ranch Subdivision	
<b>File No.:</b>	PC95062/PLN050001 / PLN110173(extension)	
<b>Current Status:</b>	Condition Compliance	
<b>Resolution No./Date:</b>	10-213 / Nov. 9, 2010	
<b>Entitlement:</b>	CDP	
<b>Location:</b>	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	
<b>Planning Area:</b>	Carmel Valley MP	
<b>Project Planner</b>	Nadia Garcia	

<b>Older Project List – Project No. 14</b>		<b>DESCRIPTION</b>
<b>Project Data</b>		This Combined Development Permit includes a Use Permit, General Development Plan and Design Approval (PLN110173 appeal of PLN020344) to allow construction of a 99,970 square foot commercial retail center. The property is located at 5 Corral de Tierra Road (Assessor's Parcel Numbers 161-571-003-000 & 161-581-001-000), Toro Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities.
<b>File Name:</b>	Omni Resources	
<b>File No.:</b>	PLN110077/PLN020344	
<b>Current Status:</b>	Condition Compliance	
<b>Resolution No./ Date:</b>	12-040 / Feb 7. 2012	
<b>Entitlement:</b>	CDP	
<b>Location:</b>	5 Corral de Tierra Rd.	
<b>Planning Area:</b>	Toro Park LUP	
<b>Project Planner</b>	Shelley Glennon	

# ATTACHMENT 2

## Condition Compliance Certification Reports





# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Redevelopment

Condition	Condition Title	Status	Status Comment	Staff Initial
48.	OHRSP001 $\hat{c}$ INCLUSIONARY AND WORKFORCE HOUSING (NON-STANDARD CONDITION)	Not Met		
48.	OHRSP001 (A) $\hat{c}$ INCLUSIONARY AND WORKFORCE HOUSING (NON-STANDARD CONDITION)	Not Met		



# COUNTY COUNSEL-RISK MANAGEMENT ANNUAL REPORT



# MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director



LAND USE & COMMUNITY DEVELOPMENT | PUBLIC WORKS & FACILITIES | PARKS

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

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

Date: 2/12/20

To: Brandon Swanson, Interim RMA Chief of Planning  
File

From: Wendy S. Strimling, Senior Deputy County Counsel

Subject: County Counsel – Risk Management 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 County Counsel-Risk Management. The Program requires the Responsible Departments to submit an Annual Report to the Chief of Planning on the projects included in the Project List to verify the status of condition compliance. (see **Attachment 1**). The Condition Compliance Certification Reports included in **Attachment 2** provides the listed projects' conditions of approval/mitigation measures and current status(es) as noted in Accela. Accordingly, staff has reviewed each Condition of Approval/Mitigation Measure listed in Attachment 2 and made corrections (if necessary) to the report and/or in Accela. Staff has verified through initials, the current status(es) of each Condition of Approval/Mitigation Measure.

### CERTIFICATION

On behalf of County Counsel-Risk Management, I hereby certify that the County Counsel-Risk Management's Conditions of Approval and Mitigation Measures 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 attached 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,

A handwritten signature in blue ink, appearing to read 'Wendy S. Strimling', is written over a horizontal line.

Wendy S. Strimling, Senior Deputy County Counsel

CC: Carl Holm, RMA Director and John Dugan, RMA Deputy Director of Land Use and Community Development

Attachments: Attachment 1: Project List Attachment 2: Condition Compliance Certification Reports

# ATTACHMENT 1

## Project List

**2019 PROJECT LIST**

<b>2019 PROJECT NO. 1</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	CALIFORNIA-AMERICAN WATER CO (CARMEL VALLEY PUMP STATION)	Use Permit and Design Approval for the construction of a 764 square foot pump station.
<b>File No:</b>	PLN150653	
<b>Decision Date:</b>	04/24/2019	
<b>Entitlement:</b>	USE PERMIT	
<b>Location:</b>	26530 RANCHO SAN CARLOS RD, CARMEL, CA 93923	
<b>Planning Area:</b>	CARMEL VALLEY MASTER PLAN	
<b>Current Status:</b>	PENDING APPROVED	
<b>CEQA Status:</b>	EIR	
<b>Project Planner:</b>	CHERYL KU	

<b>2019 PROJECT NO. 2</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	ESTE MADERA DEL CIERVO LP	Subdivision of an existing 4.7 acre parcel into two parcels of 2.18 and 2.58 acres. respectfully. There is no structural development proposed at this time.
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<b>Decision Date:</b>	10/09/2019	
<b>Entitlement:</b>	COASTAL DEVELOPMENT PERMIT	
<b>Location:</b>	3186 DEL CIERVO RD, PEBBLE BEACH, CA 93953	
<b>Planning Area:</b>	DEL MONTE FOREST LUP	
<b>Current Status:</b>	CONDITION COMPLIANCE	
<b>CEQA Status:</b>	MND	
<b>Project Planner:</b>	CRAIG SMITH	

<b>2019 PROJECT NO. 3</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	DUKE ENERGY MOSS LANDING LLC (VISTRA ENERGY CORPORATION)	Amendment to the Moss Landing Power Plant Master Plan, establishment of a battery energy storage system and development within 750 feet of a known
<b>File No:</b>	PLN180394	

<b>Decision Date:</b>	05/08/2019	archaeological resource. Grading of approximately 3,750 cubic yards of cut. NC LUP
<b>Entitlement:</b>	COMBINED DEVELOPMENT PERMIT	
<b>Location:</b>	311283 DOLAN RD, MOSS LANDING, CA 95039	
<b>Planning Area:</b>	MOSS LANDING COMMUNITY PLAN	
<b>Current Status:</b>	CONDITION COMPLIANCE	
<b>CEQA Status:</b>	MND	
<b>Project Planner:</b>	JACQUELYN NICKERSON	

<b>2019 PROJECT NO. 4</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	FJUGSTAD GEIR (2692 15TH STREET LLC)	Demolition of single-family dwelling and construction of a 2-story single-family residence and attached 1-car garage (approximately 2,790 sq. ft.) Carmel CALUP.
<b>File No:</b>	PLN180436	
<b>Decision Date:</b>	05/09/2019	
<b>Entitlement:</b>	COASTAL ADMIN PERMIT & DESIGN APPROVAL	
<b>Location:</b>	2692 15TH AVE, CARMEL, CA 93923	
<b>Planning Area:</b>	Carmel LUP	
<b>Current Status:</b>	CONDITION COMPLIANCE	
<b>CEQA Status:</b>	MND	
<b>Project Planner:</b>	CRAIG SMITH	

<b>2019 PROJECT NO. 5</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	HOEKSTRA BRIAN & LORRAINE TRS	Construction of a two-story single family dwelling (Approx. 4,530 sq. ft.) with a detached garage (Approx. 870 sq. ft.), accessory dwelling unit (Approx. 850 square foot) patio/retaining wall (Approx. 850 square foot) and removal of 3 Coast Live Oak trees. Santa Lucia Preserve, CVMP.
<b>File No:</b>	PLN190059	
<b>Decision Date:</b>	11/13/2019	
<b>Entitlement:</b>	COMBINED DEVELOPMENT PERMIT	
<b>Location:</b>	92 CHAMISAL PASS, CARMEL, CA 93923	
<b>Planning Area:</b>	CARMEL VALLEY MASTER PLAN	
<b>Current Status:</b>	CONDITION COMPLIANCE	
<b>CEQA Status:</b>	MND	
<b>Project Planner:</b>	SON PHAM-GALLARDO	

## OLDER PROJECT LIST

Older Project List – Project No. 6		Condition of Approval /Mitigation Measure	Compliance/Monitoring Actions to be Performed
<b>Project Data</b>		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.	(see Condition)
<b>File Name:</b>	Canada Woods North		
<b>File No.:</b>	965120PC		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	153		
<b>Resolution No:</b>	96-518		
<b>Entitlement:</b>	Vesting Tentative Map		
<b>Location:</b>	Canada Woods Subdivision		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Responsible Department(s)</b>	RMA- Environmental Services		

Older Project List – Project No. 7		Condition of Approval /Mitigation Measure	Compliance/Monitoring Actions to be Performed
<b>Project Data</b>		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 of the golf course shall be required to implement water conservation measures to insure that annual water use does not exceed 188 acre feet in subsequent years.	(see Condition)
<b>File Name:</b>	Bishop Ranch		
<b>File No.:</b>	PC07703/PC07704		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	155		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Resolution No:</b>	95026		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	Pasadera Subdivision		
<b>Responsible Department</b>	RMA- Environmental Services		

<b>Older Project List – Project No. 8</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		<p>WRSP001 - HOMEOWNERS ASSOCIATION CC&amp;R’S (NON STANDARD CONDITION)</p> <p>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&amp;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)</p>	<p>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.</p> <p>Submit the CC&amp;R’s to the Water Resources Agency for review and approval.</p>
<b>File Name:</b>	Bloom Joint Venture (The Commons at Rogge Rd.)		
<b>File No.:</b>	PLN030065		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	62		
<b>Resolution No:</b>	96-518		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	NORTHEAST CORNER OF SAN JUAN GRADE ROAD AND ROGGE ROAD, SALINAS AREA		
<b>Planning Area:</b>	Greater Salinas LUP		
<b>Responsible Department(s):</b>	RMA- Environmental Services		

<b>Older Project List – Project No. 9</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		<p>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</p>	(see Condition)
<b>File Name:</b>	Pattee Ranch Subdivision		
<b>File No.:</b>	SB00866		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	56		
<b>Resolution No:</b>	96-518		
<b>Entitlement:</b>	CDP / Tentative Subdivision Map		
<b>Location:</b>	Fronting and westerly of Corral de Tierra Road		
<b>Planning Area:</b>	Toro Area Plan		



<b>Responsible Department(s):</b>	RMA- Environmental Services	involved to the final map subject to the approval by the Flood Control, Public works, and Planning and Building Inspection Departments.	
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<b>Older Project List – Project No. 10</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		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.	(see Condition)
<b>File Name:</b>	Woodland Heights / La Tourette Subdivision		
<b>File No.:</b>	SB 95001		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	38		
<b>Resolution No:</b>	96013		
<b>Entitlement:</b>	Tentative Subdivision Map		
<b>Location:</b>	Northerly of Pesante Rd. and westerly of King Rd. near Prundale		
<b>Planning Area:</b>	Greater Salinas LUP		
<b>Responsible Department(s)</b>	RMA- Environmental Services		

<b>Older Project List – Project No. 11a</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		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	(see Condition)
<b>File Name:</b>	Santa Lucia Preserve		
<b>File No.:</b>	PC94067		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	14		

<b>Resolution No:</b>	97-360	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. (M.M 16)	
<b>Entitlement:</b>	CDP		
<b>Location:</b>	Santa Lucia Preserve		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Responsible Department(s)</b>	Environmental Services		

<b>Older Project List – Project No. 11b</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		<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>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.</p> <p>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>	(see Condition)
<b>File Name:</b>	Santa Lucia Preserve		
<b>File No.:</b>	PC94067		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	52		
<b>Resolution No:</b>	97-360		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	Santa Lucia Preserve		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Responsible Department(s):</b>	Environmental Health Bureau		

<b>Older Project List – Project No. 12a</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		<p>BIOLOGY 4 .7-B-1. As outlined in the FMP, project implementation shall include the following:-To facilitate protection of trees that occur either at project or grading margins, a forester, arborist or other tree care professional shall be involved in the review and development of final grading and construction plans where trees occur either at project/grading margins. In such locations, it may be possible to incorporate special retention or other construction methods that will permit safe and healthy retention of existing trees. Onsite consultation with a forester or other tree professional should occur to establish operating parameters and protective measures including exclusionary fencing prior to removal of existing facilities, installation of the detention basin, and landscaping beyond delineated grading limits in the northeast corner of the project area. - Protective fencing shall be erected along the approximate driplines around each tree or group of trees to be preserved. - Where guidance of a tree professional is used to evaluate conditions and to establish the location of protective fencing, encroachment within the dripline of retained trees may occur in order to minimize tree removals. - No storage of equipment, construction materials, or parking of vehicles is permitted within the tree-rooting zone, which is defined by the fencing of the construction boundary. - No soil shall be removed from within the dripline of any retained tree and no fill of additional soil shall exceed two inches (2") within the driplines of retained trees, unless it is part of approved construction and is approved by a qualified forester, arborist, or other tree care professional. -Fill shall not be allowed to be placed against the base of any tree. Permanent wells shall be constructed at original grade out from the trunk at a minimum distance of one foot. - Before commencement of construction, a qualified arborist or other tree</p>	<p>Forest/ Engineer Prior to approval of Sub. Improv. Plans or issuance of grading permit. Forester shall be involved in preparation of grading and Subdivision Improvement Plans for subdivision infrastructure. Submit report from Forester that tree removal has been avoided to the extent feasible along the project edges and where trees are to be preserved within the project boundary, and that tree protection measures have been included on the plans. Forester or Biologist Prior to commencement of grading or activities that could harm trees. Erect protective fencing around trees to be preserved. Forester or Biologist Prior to commencement of grading or activities that could harm trees. Ensure that storage and parking are not located with tree zones. Forester or Biologist to provide exclusionary fencing or appropriate barrier. Arborist or tree professional. Prior to commencement of grading or activities that could harm trees. Identify trees for significant pruning. Engineer</p>
<b>File Name:</b>	East Garrison Specific Plan		
<b>File No.:</b>	PLN030204		
<b>Current Status:</b>	Condition Compliance		
<b>Condition No.</b>	45 – PHASE 3		
<b>Resolution No:</b>	05-267		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	East Garrison SP Area		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Responsible Department(s):</b>	RMA - Planning		
<b>Project Planner:</b>	Anna Quenga		

		<p>professional should identify trees where significant pruning will be necessary and make recommendations to help protect the tree.</p> <p>- Onsite consultation with a qualified forester, arborist, or other tree care professional shall occur to establish the operating parameters and protective measures. These would include exclusionary fencing whenever operations commence and occur in the northeast corner of the project where the removal of existing facilities, installation of a detention basin, and site landscaping beyond shown grading limits is proposed. - The Monterey County Agricultural Commissioners' office shall be consulted, immediately, prior to any work that requires cutting and removal of oak materials from the site so that current requirements can be followed and enforced. - Non-native trees near retained oak woodland areas, such as the eucalyptus in polygon 31 reference on the tree map (Exhibit 4 .7-2) shall be eradicated. (Planning and Building Inspection, Agricultural Commissioner)</p>	<p>Prior to issuance of grading permits. Consult with Agricultural Commissioners' office and include requirements on grading permit plans.</p> <p>Applicant</p> <p>Prior to final on grading permit.</p> <p>Remove eucalyptus.</p>
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Older Project List - Project No. 12b		Condition of Approval /Mitigation Measure	Compliance/Monitoring Actions to be Performed
<b>Project Data</b>		<p>AESTHETICS 4.9-2-A. A landscaping plan incorporating trees plantings to reduce the visibility of structures shall be prepared. The landscaping plan for the bluff open space shall be submitted to the Monterey County Planning and Building Inspection Department (PBI) for approval. The landscaping plan shall include information regarding irrigation ceasing after three years for native plants, in conformance with the Water Supply Assessment information. (Planning and Building Inspection)</p>	<p>Applicant</p> <p>Prior to issuance of grading permits for Phase 3. Prepare landscaping plan. The landscaping for the Bluff Park and Open Space shall include oak tree planting along the area above Watkins Gate Road to help break up the view of the facades of the future residential units from the Reservation Road area between Watkins Gate Road and Davis Road. This condition is not intended to completely screen the future houses; it is intended to provide some visual variety from the roads below.</p> <p>Applicant</p> <p>Start nursery prior to removal of trees. The applicant</p>
<b>File Name:</b>	East Garrison Specific Plan		
<b>File No.:</b>	PLN030204		
<b>Current Status:</b>	Condition Compliance		
<b>Condition No.</b>	69 – PHASE 3		
<b>Resolution No:</b>	05-267		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	East Garrison SP Area		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		

<b>Responsible Department(s):</b>	RMA - Planning		shall obtain and propagate acorns, and/or collect trees, from the site prior to tree removal for future planting in open space and park areas.
<b>Project Planner:</b>	Anna Quenga		

<b>Older Project List – Project No. 13</b>		<b>DESCRIPTION</b>
<b>Project Data</b>		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 & 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 & 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. 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.
<b>File Name:</b>	September Ranch Subdivision	
<b>File No.:</b>	PC95062/PLN050001 / PLN110173(extension)	
<b>Current Status:</b>	Condition Compliance	
<b>Resolution No./Date:</b>	10-213 / Nov. 9, 2010	
<b>Entitlement:</b>	CDP	
<b>Location:</b>	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	
<b>Planning Area:</b>	Carmel Valley MP	
<b>Project Planner</b>	Nadia Garcia	

<b>Older Project List – Project No. 14</b>		<b>DESCRIPTION</b>
<b>Project Data</b>		This Combined Development Permit includes a Use Permit, General Development Plan and Design Approval (PLN110173 appeal of PLN020344) to allow construction of a 99,970 square foot commercial retail center. The property is located at 5 Corral de Tierra Road (Assessor's Parcel Numbers 161-571-003-000 & 161-581-001-000), Toro Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities.
<b>File Name:</b>	Omni Resources	
<b>File No.:</b>	PLN110077/PLN020344	
<b>Current Status:</b>	Condition Compliance	
<b>Resolution No./ Date:</b>	12-040 / Feb 7. 2012	
<b>Entitlement:</b>	CDP	
<b>Location:</b>	5 Corral de Tierra Rd.	
<b>Planning Area:</b>	Toro Park LUP	
<b>Project Planner</b>	Shelley Glennon	

# ATTACHMENT 2


## Condition Compliance Certification Reports

# Condition Compliance Certification Report

PLN150653

CALIFORNIA-AMERICAN WATER CO (CARMEL VALLEY PUMP STATION)

## County Counsel

Condition	Condition Title	Status	Status Comment	Staff Initial
3.	PD004 - INDEMNIFICATION AGREEMENT	Not Met		




# Condition Compliance Certification Report

PLN180342

ESTE MADERA DEL CIERVO LP

## County Counsel-Risk Management


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

# Condition Compliance Certification Report

PLN180394

DUKE ENERGY MOSS LANDING LLC (VISTRA ENERGY CORPORATION)

## County Counsel


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

# Condition Compliance Certification Report

PLN190059

HOEKSTRA BRIAN & LORRAINE TRS

## County Counsel-Risk Management

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

# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## County Counsel-Risk Management


Condition	Condition Title	Status	Status Comment	Staff Initial
9.	PD004 - INDEMNIFICATION AGREEMENT	Met		

# Condition Compliance Certification Report

PLN110077

OMNI RESOURCES LLC

## County Counsel-Risk Management

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



# ENVIRONMENTAL HEALTH BUREAU ANNUAL REPORT



# MONTEREY COUNTY

## RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director

LAND USE & COMMUNITY DEVELOPMENT | PUBLIC WORKS & FACILITIES | PARKS

1441 Schilling Place, South 2nd Floor

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

**Date:** January 24, 2020

**To:** Brandon Swanson, Interim RMA Chief of Planning  
Wendy S. Strimling, Senior Deputy County Counsel

**From:** John Ramirez, Bureau Chief, Environmental Health Bureau

**Subject:** Monterey County Environmental Health Bureau 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 Monterey County Regional 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. (see **Attachment 1**). The Condition Compliance Certification Reports included in **Attachment 2** provides the listed projects' conditions of approval/mitigation measures and current status(es) as noted in Accela. Accordingly, staff has reviewed each Condition of Approval/Mitigation Measure listed in Attachment 2 and made corrections (if necessary) to the report and/or in Accela. Staff has verified through initials, the current status(es) of each Condition of Approval/Mitigation Measure.

#### CERTIFICATION

On behalf of the Monterey County Environmental Health Bureau, I hereby certify that the Environmental Health Bureau's Conditions of Approval and Mitigation Measures 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 attached 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,

A handwritten signature in dark ink, appearing to read 'J. Ramirez', is written over a horizontal line.

John Ramirez, Bureau Chief, Environmental Health Bureau

CC: Carl Holms, RMA Director and John Dugan, RMA Deputy Director of Land Use and Community Development

**Attachments:** **Attachment 1:** Project List **Attachment 2:** Condition Compliance Certification Reports

# ATTACHMENT 1

## Project List



**2019 PROJECT LIST**

<b>2019 PROJECT NO. 1</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	CALIFORNIA-AMERICAN WATER CO (CARMEL VALLEY PUMP STATION)	Use Permit and Design Approval for the construction of a 764 square foot pump station.
<b>File No:</b>	PLN150653	
<b>Decision Date:</b>	04/24/2019	
<b>Entitlement:</b>	USE PERMIT	
<b>Location:</b>	26530 RANCHO SAN CARLOS RD, CARMEL, CA 93923	
<b>Planning Area:</b>	CARMEL VALLEY MASTER PLAN	
<b>Current Status:</b>	PENDING APPROVED	
<b>CEQA Status:</b>	EIR	
<b>Project Planner:</b>	CHERYL KU	

<b>2019 PROJECT NO. 2</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	ESTE MADERA DEL CIERVO LP	Subdivision of an existing 4.7 acre parcel into two parcels of 2.18 and 2.58 acres. respectfully. There is no structural development proposed at this time.
<b>File No:</b>	PLN180342	
<b>Decision Date:</b>	10/09/2019	
<b>Entitlement:</b>	COASTAL DEVELOPMENT PERMIT	
<b>Location:</b>	3186 DEL CIERVO RD, PEBBLE BEACH, CA 93953	
<b>Planning Area:</b>	DEL MONTE FOREST LUP	
<b>Current Status:</b>	CONDITION COMPLIANCE	
<b>CEQA Status:</b>	MND	
<b>Project Planner:</b>	CRAIG SMITH	

<b>2019 PROJECT NO. 3</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	DUKE ENERGY MOSS LANDING LLC (VISTRA ENERGY CORPORATION)	Amendment to the Moss Landing Power Plant Master Plan, establishment of a battery energy storage system and development within 750 feet of a known
<b>File No:</b>	PLN180394	

<b>Decision Date:</b>	05/08/2019	archaeological resource. Grading of approximately 3,750 cubic yards of cut. NC LUP
<b>Entitlement:</b>	COMBINED DEVELOPMENT PERMIT	
<b>Location:</b>	311283 DOLAN RD, MOSS LANDING, CA 95039	
<b>Planning Area:</b>	MOSS LANDING COMMUNITY PLAN	
<b>Current Status:</b>	CONDITION COMPLIANCE	
<b>CEQA Status:</b>	MND	
<b>Project Planner:</b>	JACQUELYN NICKERSON	

<b>2019 PROJECT NO. 4</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	FJUGSTAD GEIR (2692 15TH STREET LLC)	Demolition of single-family dwelling and construction of a 2-story single-family residence and attached 1-car garage (approximately 2,790 sq. ft.) Carmel CALUP.
<b>File No:</b>	PLN180436	
<b>Decision Date:</b>	05/09/2019	
<b>Entitlement:</b>	COASTAL ADMIN PERMIT & DESIGN APPROVAL	
<b>Location:</b>	2692 15TH AVE, CARMEL, CA 93923	
<b>Planning Area:</b>	Carmel LUP	
<b>Current Status:</b>	CONDITION COMPLIANCE	
<b>CEQA Status:</b>	MND	
<b>Project Planner:</b>	CRAIG SMITH	

<b>2019 PROJECT NO. 5</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	HOEKSTRA BRIAN & LORRAINE TRS	Construction of a two-story single family dwelling (Approx. 4,530 sq. ft.) with a detached garage (Approx. 870 sq. ft.), accessory dwelling unit (Approx. 850 square foot) patio/retaining wall (Approx. 850 square foot) and removal of 3 Coast Live Oak trees. Santa Lucia Preserve, CVMP.
<b>File No:</b>	PLN190059	
<b>Decision Date:</b>	11/13/2019	
<b>Entitlement:</b>	COMBINED DEVELOPMENT PERMIT	
<b>Location:</b>	92 CHAMISAL PASS, CARMEL, CA 93923	
<b>Planning Area:</b>	CARMEL VALLEY MASTER PLAN	
<b>Current Status:</b>	CONDITION COMPLIANCE	
<b>CEQA Status:</b>	MND	
<b>Project Planner:</b>	SON PHAM-GALLARDO	

## OLDER PROJECT LIST

Older Project List – Project No. 6		Condition of Approval /Mitigation Measure	Compliance/Monitoring Actions to be Performed
<b>Project Data</b>		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.	(see Condition)
<b>File Name:</b>	Canada Woods North		
<b>File No.:</b>	965120PC		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	153		
<b>Resolution No:</b>	96-518		
<b>Entitlement:</b>	Vesting Tentative Map		
<b>Location:</b>	Canada Woods Subdivision		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Responsible Department(s)</b>	RMA- Environmental Services		

Older Project List – Project No. 7		Condition of Approval /Mitigation Measure	Compliance/Monitoring Actions to be Performed
<b>Project Data</b>		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 of the golf course shall be required to implement water conservation measures to insure that annual water use does not exceed 188 acre feet in subsequent years.	(see Condition)
<b>File Name:</b>	Bishop Ranch		
<b>File No.:</b>	PC07703/PC07704		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	155		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Resolution No:</b>	95026		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	Pasadera Subdivision		
<b>Responsible Department</b>	RMA- Environmental Services		

<b>Older Project List – Project No. 8</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		<p>WRSP001 - HOMEOWNERS ASSOCIATION CC&amp;R’S (NON STANDARD CONDITION)</p> <p>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&amp;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)</p>	<p>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.</p> <p>Submit the CC&amp;R’s to the Water Resources Agency for review and approval.</p>
<b>File Name:</b>	Bloom Joint Venture (The Commons at Rogge Rd.)		
<b>File No.:</b>	PLN030065		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	62		
<b>Resolution No:</b>	96-518		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	NORTHEAST CORNER OF SAN JUAN GRADE ROAD AND ROGGE ROAD, SALINAS AREA		
<b>Planning Area:</b>	Greater Salinas LUP		
<b>Responsible Department(s):</b>	RMA- Environmental Services		

<b>Older Project List – Project No. 9</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		<p>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</p>	(see Condition)
<b>File Name:</b>	Pattee Ranch Subdivision		
<b>File No.:</b>	SB00866		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	56		
<b>Resolution No:</b>	96-518		
<b>Entitlement:</b>	CDP / Tentative Subdivision Map		
<b>Location:</b>	Fronting and westerly of Corral de Tierra Road		
<b>Planning Area:</b>	Toro Area Plan		

<b>Responsible Department(s):</b>	RMA- Environmental Services	involved to the final map subject to the approval by the Flood Control, Public works, and Planning and Building Inspection Departments.	
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<b>Older Project List – Project No. 10</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		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.	(see Condition)
<b>File Name:</b>	Woodland Heights / La Tourette Subdivision		
<b>File No.:</b>	SB 95001		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	38		
<b>Resolution No:</b>	96013		
<b>Entitlement:</b>	Tentative Subdivision Map		
<b>Location:</b>	Northerly of Pesante Rd. and westerly of King Rd. near Prundale		
<b>Planning Area:</b>	Greater Salinas LUP		
<b>Responsible Department(s)</b>	RMA- Environmental Services		

<b>Older Project List – Project No. 11a</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		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	(see Condition)
<b>File Name:</b>	Santa Lucia Preserve		
<b>File No.:</b>	PC94067		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	14		

<b>Resolution No:</b>	97-360	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. (M.M 16)	
<b>Entitlement:</b>	CDP		
<b>Location:</b>	Santa Lucia Preserve		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Responsible Department(s)</b>	Environmental Services		

<b>Older Project List – Project No. 11b</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		<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>A. Daily well operational modes required in Mitigation Measure #12 of the Final EIR (EIR #94-005), and/or,</p> <p>B. Source capacity requirements as found in Chapter 16, Title 22 California Code of Regulations.</p> <p>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>	(see Condition)
<b>File Name:</b>	Santa Lucia Preserve		
<b>File No.:</b>	PC94067		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	52		
<b>Resolution No:</b>	97-360		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	Santa Lucia Preserve		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Responsible Department(s):</b>	Environmental Health Bureau		

<b>Older Project List – Project No. 12a</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		<p>BIOLOGY 4 .7-B-1. As outlined in the FMP, project implementation shall include the following:-To facilitate protection of trees that occur either at project or grading margins, a forester, arborist or other tree care professional shall be involved in the review and development of final grading and construction plans where trees occur either at project/grading margins. In such locations, it may be possible to incorporate special retention or other construction methods that will permit safe and healthy retention of existing trees. Onsite consultation with a forester or other tree professional should occur to establish operating parameters and protective measures including exclusionary fencing prior to removal of existing facilities, installation of the detention basin, and landscaping beyond delineated grading limits in the northeast corner of the project area. - Protective fencing shall be erected along the approximate driplines around each tree or group of trees to be preserved. - Where guidance of a tree professional is used to evaluate conditions and to establish the location of protective fencing, encroachment within the dripline of retained trees may occur in order to minimize tree removals. - No storage of equipment, construction materials, or parking of vehicles is permitted within the tree-rooting zone, which is defined by the fencing of the construction boundary. - No soil shall be removed from within the dripline of any retained tree and no fill of additional soil shall exceed two inches (2") within the driplines of retained trees, unless it is part of approved construction and is approved by a qualified forester, arborist, or other tree care professional. -Fill shall not be allowed to be placed against the base of any tree. Permanent wells shall be constructed at original grade out from the trunk at a minimum distance of one foot. - Before commencement of construction, a qualified arborist or other tree</p>	<p>Forest/ Engineer Prior to approval of Sub. Improv. Plans or issuance of grading permit. Forester shall be involved in preparation of grading and Subdivision Improvement Plans for subdivision infrastructure. Submit report from Forester that tree removal has been avoided to the extent feasible along the project edges and where trees are to be preserved within the project boundary, and that tree protection measures have been included on the plans. Forester or Biologist Prior to commencement of grading or activities that could harm trees. Erect protective fencing around trees to be preserved. Forester or Biologist Prior to commencement of grading or activities that could harm trees. Ensure that storage and parking are not located with tree zones. Forester or Biologist to provide exclusionary fencing or appropriate barrier. Arborist or tree professional. Prior to commencement of grading or activities that could harm trees. Identify trees for significant pruning. Engineer</p>
<b>File Name:</b>	East Garrison Specific Plan		
<b>File No.:</b>	PLN030204		
<b>Current Status:</b>	Condition Compliance		
<b>Condition No.</b>	45 – PHASE 3		
<b>Resolution No:</b>	05-267		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	East Garrison SP Area		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Responsible Department(s):</b>	RMA - Planning		
<b>Project Planner:</b>	Anna Quenga		

		<p>professional should identify trees where significant pruning will be necessary and make recommendations to help protect the tree.</p> <p>- Onsite consultation with a qualified forester, arborist, or other tree care professional shall occur to establish the operating parameters and protective measures. These would include exclusionary fencing whenever operations commence and occur in the northeast corner of the project where the removal of existing facilities, installation of a detention basin, and site landscaping beyond shown grading limits is proposed. - The Monterey County Agricultural Commissioners' office shall be consulted, immediately, prior to any work that requires cutting and removal of oak materials from the site so that current requirements can be followed and enforced. - Non-native trees near retained oak woodland areas, such as the eucalyptus in polygon 31 reference on the tree map (Exhibit 4 .7-2) shall be eradicated. (Planning and Building Inspection, Agricultural Commissioner)</p>	<p>Prior to issuance of grading permits. Consult with Agricultural Commissioners' office and include requirements on grading permit plans.</p> <p>Applicant</p> <p>Prior to final on grading permit.</p> <p>Remove eucalyptus.</p>
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Older Project List - Project No. 12b		Condition of Approval /Mitigation Measure	Compliance/Monitoring Actions to be Performed
<b>Project Data</b>		<p>AESTHETICS 4.9-2-A. A landscaping plan incorporating trees plantings to reduce the visibility of structures shall be prepared. The landscaping plan for the bluff open space shall be submitted to the Monterey County Planning and Building Inspection Department (PBI) for approval. The landscaping plan shall include information regarding irrigation ceasing after three years for native plants, in conformance with the Water Supply Assessment information. (Planning and Building Inspection)</p>	<p>Applicant</p> <p>Prior to issuance of grading permits for Phase 3. Prepare landscaping plan. The landscaping for the Bluff Park and Open Space shall include oak tree planting along the area above Watkins Gate Road to help break up the view of the facades of the future residential units from the Reservation Road area between Watkins Gate Road and Davis Road. This condition is not intended to completely screen the future houses; it is intended to provide some visual variety from the roads below.</p> <p>Applicant</p> <p>Start nursery prior to removal of trees. The applicant</p>
<b>File Name:</b>	East Garrison Specific Plan		
<b>File No.:</b>	PLN030204		
<b>Current Status:</b>	Condition Compliance		
<b>Condition No.</b>	69 – PHASE 3		
<b>Resolution No:</b>	05-267		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	East Garrison SP Area		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		



<b>Responsible Department(s):</b>	RMA - Planning		shall obtain and propagate acorns, and/or collect trees, from the site prior to tree removal for future planting in open space and park areas.
<b>Project Planner:</b>	Anna Quenga		

<b>Older Project List – Project No. 13</b>		<b>DESCRIPTION</b>
<b>Project Data</b>		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 & 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 & 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. 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.
<b>File Name:</b>	September Ranch Subdivision	
<b>File No.:</b>	PC95062/PLN050001 / PLN110173(extension)	
<b>Current Status:</b>	Condition Compliance	
<b>Resolution No./Date:</b>	10-213 / Nov. 9, 2010	
<b>Entitlement:</b>	CDP	
<b>Location:</b>	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	
<b>Planning Area:</b>	Carmel Valley MP	
<b>Project Planner</b>	Nadia Garcia	

<b>Older Project List – Project No. 14</b>		<b>DESCRIPTION</b>
<b>Project Data</b>		This Combined Development Permit includes a Use Permit, General Development Plan and Design Approval (PLN110173 appeal of PLN020344) to allow construction of a 99,970 square foot commercial retail center. The property is located at 5 Corral de Tierra Road (Assessor's Parcel Numbers 161-571-003-000 & 161-581-001-000), Toro Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities.
<b>File Name:</b>	Omni Resources	
<b>File No.:</b>	PLN110077/PLN020344	
<b>Current Status:</b>	Condition Compliance	
<b>Resolution No./ Date:</b>	12-040 / Feb 7. 2012	
<b>Entitlement:</b>	CDP	
<b>Location:</b>	5 Corral de Tierra Rd.	
<b>Planning Area:</b>	Toro Park LUP	
<b>Project Planner</b>	Shelley Glennon	

# ATTACHMENT 2



## Condition Compliance Certification Reports

# Condition Compliance Certification Report

PLN150653

CALIFORNIA-AMERICAN WATER CO (CARMEL VALLEY PUMP STATION)

## Health Department


Condition	Condition Title	Status	Status Comment	Staff Initial
6.	EHSP02-WELL NOT IN SERVICE (Non-Standard)	Not Met		
7.	EHSP01- DESIGN WATER SYSTEM IMPROVEMENTS (Non-Standard)	Not Met		

# Condition Compliance Certification Report

PC94067

SANTA LUCIA PRESERVE

## Health Department




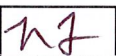

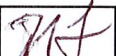

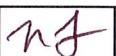
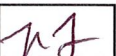
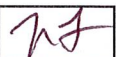


Condition	Condition Title	Status	Status Comment	Staff Initial
52.	ANNUAL WATER USE MONITORING REPORT	On-Going	Last Report submitted on time 3/2019.	

# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Health Department

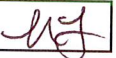


Condition	Condition Title	Status	Status Comment	Staff Initial
107.	EHSP001 $\hat{c}$ WATER SYSTEM PERMIT (NON-STANDARD CONDITION)	Partially Met	01/24/2020: MATT KRENZ THIS CONDITION SHALL BE FULLY MET PRIOR TO RECORDATION OF MAP FOR PHASE 1	
108.	EHSP002 $\hat{c}$ WATER SYSTEM IMPROVEMENTS (CO. PERMITTED SYSTEM) (NON-STANDARD CONDITION)	Partially Met	01/24/2020: MATT KRENZ THIS CONDITION SHALL BE FULLY MET PRIOR TO RECORDATION OF MAP FOR PHASE 1	
109.	EH4 $\hat{c}$ FIRE FLOW STANDARDS	Met	01/24/2020: MATT KRENZ THIS CONDITION SHALL BE FULLY MET PRIOR TO RECORDATION OF MAP FOR PHASE 1	
110.	EH5 $\hat{c}$ INSTALL /BOND WATER SYSTEM IMPROVEMENTS	Partially Met	01/24/2020: MATT KRENZ THIS CONDITION SHALL BE FULLY MET PRIOR TO RECORDATION OF MAP FOR PHASE 1	
111.	EHSP003 $\hat{c}$ WELL CONSTRUCTION PERMIT (NON-STANDARD CONDITION)	Met		
112.	EHSP004 $\hat{c}$ WELL LOTS (NON-STANDARD CONDITION)	Partially Met	01/24/2020: MATT KRENZ THIS CONDITION SHALL BE FULLY MET PRIOR TO RECORDATION OF MAP FOR PHASE 1	
113.	EHSP010 - ABANDON EXISTING ONSITE WASTEWATER TREATMENT SYSTEM(S) (NON-STANDARD CONDITION)	Met		
114.	EHSP005 SEWER SERVICE CAN/WILL SERVE (NON-STANDARD CONDITION)	Met		
115.	EH 25 $\hat{c}$ INSTALL/BOND SEWER SYSTEM IMPROVEMENTS	Partially Met	01/24/2020: MATT KRENZ THIS CONDITION SHALL BE FULLY MET PRIOR TO RECORDATION OF MAP FOR PHASE 1	
116.	EHSP006 $\hat{c}$ SEWER SYSTEM IMPROVEMENTS (NON-STANDARD CONDITION)	Partially Met	01/24/2020: MATT KRENZ THIS CONDITION SHALL BE FULLY MET PRIOR TO RECORDATION OF MAP FOR PHASE 1	
117.	EHSP007 $\hat{c}$ ANIMAL MANURE (NON-STANDARD CONDITION)	Met		 

# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Health Department


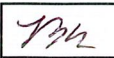
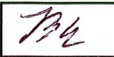

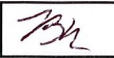

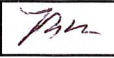

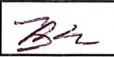
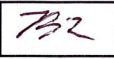



118.	EHSP008 6 CAPITAL IMPROVEMENT FUND FOR MUTUAL WATER COMPANY (NON-STANDARD CONDITION)	Partially Met	01/24/2020: MATT KRENZ THIS CONDITION SHALL BE FULLY MET PRIOR TO RECORDATION OF MAP FOR PHASE 1	
119.	EH38 - SEPARATE RECYCLABLES	On-Going		
120.	EHSP009 6 ARTICLES OF INCORPORATION (NON-STANDARD CONDITION)	Partially Met	01/24/2020: MATT KRENZ THIS CONDITION SHALL BE FULLY MET PRIOR TO RECORDATION OF MAP FOR PHASE 1	

# 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		





# MONTEREY COUNTY REGIONAL FIRE DISTRICT ANNUAL REPORT



# MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director

LAND USE & COMMUNITY DEVELOPMENT | PUBLIC WORKS & FACILITIES | PARKS

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

(831)755-4800

www.co.monterey.ca.us/rma



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

**Date:** Jan. 29, 2020

**To:** Brandon Swanson, Interim RMA Chief of Planning  
Wendy S. Strimling, Senior Deputy County Counsel

**From:** Kevin Kamnikar Division Chief/Fire Marshal, Monterey County Regional Fire District


**Subject:** Monterey County Regional Fire District 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 Monterey County Regional 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. (see **Attachment 1**). The Condition Compliance Certification Reports included in **Attachment 2** provides the listed projects' conditions of approval/mitigation measures and current status(es) as noted in Accela. Accordingly, staff has reviewed each Condition of Approval/Mitigation Measure listed in Attachment 2 and made corrections (if necessary) to the report and/or in Accela. Staff has verified through initials, the current status(es) of each Condition of Approval/Mitigation Measure.

### CERTIFICATION

On behalf of the Monterey County Regional Fire District, I hereby certify that the County of Monterey Housing Division's Conditions of Approval and Mitigation Measures 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 attached 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 Division Chief/Fire Marshal, Monterey County Regional Fire District

CC: Carl Holms, RMA Director and John Dugan, RMA Deputy Director of Land Use and Community Development

Attachments: Attachment 1: Project List Attachment 2: Condition Compliance Certification Reports

# ATTACHMENT 1

## Project List

**2019 PROJECT LIST**

<b>2019 PROJECT NO. 1</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	CALIFORNIA-AMERICAN WATER CO (CARMEL VALLEY PUMP STATION)	Use Permit and Design Approval for the construction of a 764 square foot pump station.
<b>File No:</b>	PLN150653	
<b>Decision Date:</b>	04/24/2019	
<b>Entitlement:</b>	USE PERMIT	
<b>Location:</b>	26530 RANCHO SAN CARLOS RD, CARMEL, CA 93923	
<b>Planning Area:</b>	CARMEL VALLEY MASTER PLAN	
<b>Current Status:</b>	PENDING APPROVED	
<b>CEQA Status:</b>	EIR	
<b>Project Planner:</b>	CHERYL KU	

<b>2019 PROJECT NO. 2</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	ESTE MADERA DEL CIERVO LP	Subdivision of an existing 4.7 acre parcel into two parcels of 2.18 and 2.58 acres. respectfully. There is no structural development proposed at this time.
<b>File No:</b>	PLN180342	
<b>Decision Date:</b>	10/09/2019	
<b>Entitlement:</b>	COASTAL DEVELOPMENT PERMIT	
<b>Location:</b>	3186 DEL CIERVO RD, PEBBLE BEACH, CA 93953	
<b>Planning Area:</b>	DEL MONTE FOREST LUP	
<b>Current Status:</b>	CONDITION COMPLIANCE	
<b>CEQA Status:</b>	MND	
<b>Project Planner:</b>	CRAIG SMITH	

<b>2019 PROJECT NO. 3</b>	<b>PROJECT DATA</b>	<b>PROJECT DESCRIPTION</b>
<b>Application Title:</b>	DUKE ENERGY MOSS LANDING LLC (VISTRA ENERGY CORPORATION)	Amendment to the Moss Landing Power Plant Master Plan, establishment of a battery energy storage system and development within 750 feet of a known
<b>File No:</b>	PLN180394	

<b>Decision Date:</b>	05/08/2019	archaeological resource. Grading of approximately 3,750 cubic yards of cut. NC LUP
<b>Entitlement:</b>	COMBINED DEVELOPMENT PERMIT	
<b>Location:</b>	311283 DOLAN RD, MOSS LANDING, CA 95039	
<b>Planning Area:</b>	MOSS LANDING COMMUNITY PLAN	
<b>Current Status:</b>	CONDITION COMPLIANCE	
<b>CEQA Status:</b>	MND	
<b>Project Planner:</b>	JACQUELYN NICKERSON	

2019 PROJECT NO. 4	PROJECT DATA	PROJECT DESCRIPTION
<b>Application Title:</b>	FJUGSTAD GEIR (2692 15TH STREET LLC)	Demolition of single-family dwelling and construction of a 2-story single-family residence and attached 1-car garage (approximately 2,790 sq. ft.) Carmel CALUP.
<b>File No:</b>	PLN180436	
<b>Decision Date:</b>	05/09/2019	
<b>Entitlement:</b>	COASTAL ADMIN PERMIT & DESIGN APPROVAL	
<b>Location:</b>	2692 15TH AVE, CARMEL, CA 93923	
<b>Planning Area:</b>	Carmel LUP	
<b>Current Status:</b>	CONDITION COMPLIANCE	
<b>CEQA Status:</b>	MND	
<b>Project Planner:</b>	CRAIG SMITH	

2019 PROJECT NO. 5	PROJECT DATA	PROJECT DESCRIPTION
<b>Application Title:</b>	HOEKSTRA BRIAN & LORRAINE TRS	Construction of a two-story single family dwelling (Approx. 4,530 sq. ft.) with a detached garage (Approx. 870 sq. ft.), accessory dwelling unit (Approx. 850 square foot) patio/retaining wall (Approx. 850 square foot) and removal of 3 Coast Live Oak trees. Santa Lucia Preserve, CVMP.
<b>File No:</b>	PLN190059	
<b>Decision Date:</b>	11/13/2019	
<b>Entitlement:</b>	COMBINED DEVELOPMENT PERMIT	
<b>Location:</b>	92 CHAMISAL PASS, CARMEL, CA 93923	
<b>Planning Area:</b>	CARMEL VALLEY MASTER PLAN	
<b>Current Status:</b>	CONDITION COMPLIANCE	
<b>CEQA Status:</b>	MND	
<b>Project Planner:</b>	SON PHAM-GALLARDO	

## OLDER PROJECT LIST

Older Project List – Project No. 6		Condition of Approval /Mitigation Measure	Compliance/Monitoring Actions to be Performed
<b>Project Data</b>		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.	(see Condition)
<b>File Name:</b>	Canada Woods North		
<b>File No.:</b>	965120PC		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	153		
<b>Resolution No:</b>	96-518		
<b>Entitlement:</b>	Vesting Tentative Map		
<b>Location:</b>	Canada Woods Subdivision		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Responsible Department(s)</b>	RMA- Environmental Services		

Older Project List – Project No. 7		Condition of Approval /Mitigation Measure	Compliance/Monitoring Actions to be Performed
<b>Project Data</b>		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 of the golf course shall be required to implement water conservation measures to insure that annual water use does not exceed 188 acre feet in subsequent years.	(see Condition)
<b>File Name:</b>	Bishop Ranch		
<b>File No.:</b>	PC07703/PC07704		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	155		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Resolution No:</b>	95026		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	Pasadera Subdivision		
<b>Responsible Department</b>	RMA- Environmental Services		

<b>Older Project List – Project No. 8</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		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)	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.
<b>File Name:</b>	Bloom Joint Venture (The Commons at Rogge Rd.)		
<b>File No.:</b>	PLN030065		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	62		
<b>Resolution No:</b>	96-518		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	NORTHEAST CORNER OF SAN JUAN GRADE ROAD AND ROGGE ROAD, SALINAS AREA		
<b>Planning Area:</b>	Greater Salinas LUP		
<b>Responsible Department(s):</b>	RMA- Environmental Services		

<b>Older Project List – Project No. 9</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		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	(see Condition)
<b>File Name:</b>	Pattee Ranch Subdivision		
<b>File No.:</b>	SB00866		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	56		
<b>Resolution No:</b>	96-518		
<b>Entitlement:</b>	CDP / Tentative Subdivision Map		
<b>Location:</b>	Fronting and westerly of Corral de Tierra Road		
<b>Planning Area:</b>	Toro Area Plan		

<b>Responsible Department(s):</b>	RMA- Environmental Services	involved to the final map subject to the approval by the Flood Control, Public works, and Planning and Building Inspection Departments.	
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<b>Older Project List – Project No. 10</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		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.	(see Condition)
<b>File Name:</b>	Woodland Heights / La Tourette Subdivision		
<b>File No.:</b>	SB 95001		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	38		
<b>Resolution No:</b>	96013		
<b>Entitlement:</b>	Tentative Subdivision Map		
<b>Location:</b>	Northerly of Pesante Rd. and westerly of King Rd. near Prundale		
<b>Planning Area:</b>	Greater Salinas LUP		
<b>Responsible Department(s)</b>	RMA- Environmental Services		

<b>Older Project List – Project No. 11a</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		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	(see Condition)
<b>File Name:</b>	Santa Lucia Preserve		
<b>File No.:</b>	PC94067		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	14		



<b>Resolution No:</b>	97-360	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. (M.M 16)	
<b>Entitlement:</b>	CDP		
<b>Location:</b>	Santa Lucia Preserve		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Responsible Department(s)</b>	Environmental Services		

<b>Older Project List – Project No. 11b</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		<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>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.</p> <p>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>	(see Condition)
<b>File Name:</b>	Santa Lucia Preserve		
<b>File No.:</b>	PC94067		
<b>Current Status:</b>	Monitoring		
<b>Condition No.</b>	52		
<b>Resolution No:</b>	97-360		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	Santa Lucia Preserve		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Responsible Department(s):</b>	Environmental Health Bureau		

<b>Older Project List – Project No. 12a</b>		<b>Condition of Approval /Mitigation Measure</b>	<b>Compliance/Monitoring Actions to be Performed</b>
<b>Project Data</b>		<p>BIOLOGY 4 .7-B-1. As outlined in the FMP, project implementation shall include the following:-To facilitate protection of trees that occur either at project or grading margins, a forester, arborist or other tree care professional shall be involved in the review and development of final grading and construction plans where trees occur either at project/grading margins. In such locations, it may be possible to incorporate special retention or other construction methods that will permit safe and healthy retention of existing trees. Onsite consultation with a forester or other tree professional should occur to establish operating parameters and protective measures including exclusionary fencing prior to removal of existing facilities, installation of the detention basin, and landscaping beyond delineated grading limits in the northeast corner of the project area. - Protective fencing shall be erected along the approximate driplines around each tree or group of trees to be preserved. - Where guidance of a tree professional is used to evaluate conditions and to establish the location of protective fencing, encroachment within the dripline of retained trees may occur in order to minimize tree removals. - No storage of equipment, construction materials, or parking of vehicles is permitted within the tree-rooting zone, which is defined by the fencing of the construction boundary. - No soil shall be removed from within the dripline of any retained tree and no fill of additional soil shall exceed two inches (2") within the driplines of retained trees, unless it is part of approved construction and is approved by a qualified forester, arborist, or other tree care professional. -Fill shall not be allowed to be placed against the base of any tree. Permanent wells shall be constructed at original grade out from the trunk at a minimum distance of one foot. - Before commencement of construction, a qualified arborist or other tree</p>	<p>Forest/ Engineer Prior to approval of Sub. Improv. Plans or issuance of grading permit. Forester shall be involved in preparation of grading and Subdivision Improvement Plans for subdivision infrastructure. Submit report from Forester that tree removal has been avoided to the extent feasible along the project edges and where trees are to be preserved within the project boundary, and that tree protection measures have been included on the plans. Forester or Biologist Prior to commencement of grading or activities that could harm trees. Erect protective fencing around trees to be preserved. Forester or Biologist Prior to commencement of grading or activities that could harm trees. Ensure that storage and parking are not located with tree zones. Forester or Biologist to provide exclusionary fencing or appropriate barrier. Arborist or tree professional. Prior to commencement of grading or activities that could harm trees. Identify trees for significant pruning. Engineer</p>
<b>File Name:</b>	East Garrison Specific Plan		
<b>File No.:</b>	PLN030204		
<b>Current Status:</b>	Condition Compliance		
<b>Condition No.</b>	45 – PHASE 3		
<b>Resolution No:</b>	05-267		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	East Garrison SP Area		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		
<b>Responsible Department(s):</b>	RMA - Planning		
<b>Project Planner:</b>	Anna Quenga		

		<p>professional should identify trees where significant pruning will be necessary and make recommendations to help protect the tree.</p> <p>- Onsite consultation with a qualified forester, arborist, or other tree care professional shall occur to establish the operating parameters and protective measures. These would include exclusionary fencing whenever operations commence and occur in the northeast corner of the project where the removal of existing facilities, installation of a detention basin, and site landscaping beyond shown grading limits is proposed. - The Monterey County Agricultural Commissioners' office shall be consulted, immediately, prior to any work that requires cutting and removal of oak materials from the site so that current requirements can be followed and enforced. - Non-native trees near retained oak woodland areas, such as the eucalyptus in polygon 31 reference on the tree map (Exhibit 4 .7-2) shall be eradicated. (Planning and Building Inspection, Agricultural Commissioner)</p>	<p>Prior to issuance of grading permits. Consult with Agricultural Commissioners' office and include requirements on grading permit plans.</p> <p>Applicant</p> <p>Prior to final on grading permit.</p> <p>Remove eucalyptus.</p>
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Older Project List - Project No. 12b		Condition of Approval /Mitigation Measure	Compliance/Monitoring Actions to be Performed
<b>Project Data</b>		<p>AESTHETICS 4.9-2-A. A landscaping plan incorporating trees plantings to reduce the visibility of structures shall be prepared. The landscaping plan for the bluff open space shall be submitted to the Monterey County Planning and Building Inspection Department (PBI) for approval. The landscaping plan shall include information regarding irrigation ceasing after three years for native plants, in conformance with the Water Supply Assessment information. (Planning and Building Inspection)</p>	<p>Applicant</p> <p>Prior to issuance of grading permits for Phase 3. Prepare landscaping plan. The landscaping for the Bluff Park and Open Space shall include oak tree planting along the area above Watkins Gate Road to help break up the view of the facades of the future residential units from the Reservation Road area between Watkins Gate Road and Davis Road. This condition is not intended to completely screen the future houses; it is intended to provide some visual variety from the roads below.</p> <p>Applicant</p> <p>Start nursery prior to removal of trees. The applicant</p>
<b>File Name:</b>	East Garrison Specific Plan		
<b>File No.:</b>	PLN030204		
<b>Current Status:</b>	Condition Compliance		
<b>Condition No.</b>	69 – PHASE 3		
<b>Resolution No:</b>	05-267		
<b>Entitlement:</b>	CDP		
<b>Location:</b>	East Garrison SP Area		
<b>Planning Area:</b>	Greater Monterey Peninsula LUP		

<b>Responsible Department(s):</b>	RMA - Planning		shall obtain and propagate acorns, and/or collect trees, from the site prior to tree removal for future planting in open space and park areas.
<b>Project Planner:</b>	Anna Quenga		

<b>Older Project List – Project No. 13</b>		<b>DESCRIPTION</b>
<b>Project Data</b>		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 & 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 & 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. 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.
<b>File Name:</b>	September Ranch Subdivision	
<b>File No.:</b>	PC95062/PLN050001 / PLN110173(extension)	
<b>Current Status:</b>	Condition Compliance	
<b>Resolution No./Date:</b>	10-213 / Nov. 9, 2010	
<b>Entitlement:</b>	CDP	
<b>Location:</b>	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	
<b>Planning Area:</b>	Carmel Valley MP	
<b>Project Planner</b>	Nadia Garcia	

<b>Older Project List – Project No. 14</b>		<b>DESCRIPTION</b>
<b>Project Data</b>		This Combined Development Permit includes a Use Permit, General Development Plan and Design Approval (PLN110173 appeal of PLN020344) to allow construction of a 99,970 square foot commercial retail center. The property is located at 5 Corral de Tierra Road (Assessor's Parcel Numbers 161-571-003-000 & 161-581-001-000), Toro Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities.
<b>File Name:</b>	Omni Resources	
<b>File No.:</b>	PLN110077/PLN020344	
<b>Current Status:</b>	Condition Compliance	
<b>Resolution No./ Date:</b>	12-040 / Feb 7. 2012	
<b>Entitlement:</b>	CDP	
<b>Location:</b>	5 Corral de Tierra Rd.	
<b>Planning Area:</b>	Toro Park LUP	
<b>Project Planner</b>	Shelley Glennon	

# ATTACHMENT 2







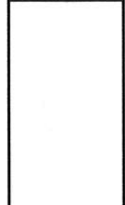
## Condition Compliance Certification Reports

# 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	Partially Met	1/27/2020 Ph. 1 Roadway improvements plan approved 11/6/19. Roads to be installed after Ph. 1 final map and prior to building permits. MET FOR PHASE 1 FINAL MAP RECORDATION ONLY.	
51.	FIRE002 - ROADWAY ENGINEERING	Partially Met	1/27/2020 Ph. 1 Roadway improvements plan approved 11/6/19. Roads to be installed after Ph. 1 final map and prior to building permits. MET FOR PHASE 1 FINAL MAP RECORDATION ONLY.	
52.	FIRES004 - DEAD-END ROADS (NON STANDARD CONDITION)	Partially Met	1/27/2020 Ph. 1 Roadway improvements plan approved 11/6/19. Roads to be installed after Ph. 1 final map and prior to building permits. MET FOR PHASE 1 FINAL MAP RECORDATION ONLY.	
53.	FIRE007 - DRIVEWAYS	Partially Met	1/27/2020 Ph. 1 Roadway improvements plan approved 11/6/19. Driveways to be installed at building or grading permit for individual parcels. MET FOR PHASE 1 FINAL MAP RECORDATION ONLY.	
54.	FIRE008 - GATES	Partially Met	1/27/2020 Ph. 1 Roadway improvements plan approved 11/6/19. Subdivision gates to be installed during road improvements; individual gates to be installed during building/grading permits for individual parcels. MET FOR PHASE 1 FINAL MAP RECORDATION ONLY.	 

# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Fire

- |     |  |               |  |   |
|-----|--|---------------|--|---|
| 55. | FIRE009 - BRIDGES  | Partially Met | 1/27/2020 Ph. 1 Roadway improvements plan approved 11/6/19. Subdivision roads to be installed during road improvements; any individual bridges to be installed during building/grading permits for individual parcels. MET FOR PHASE 1 FINAL MAP RECORDATION ONLY. |    |
| 56. | FIRE010 - ROAD SIGNS   | Partially Met | 1/27/2020 Ph. 1 Roadway improvements plan approved 11/6/19. Subdivision roads signs to be installed during road improvements. MET FOR PHASE 1 FINAL MAP RECORDATION ONLY.  |    |
| 57. | FIRE011 - ADDRESSES FOR BUILDINGS  | Partially Met | 1/27/2020 Address note on Phase 1 roadway improvement plans. Addresses to be issued after final map approved and numbers installed during building/grading permits for individual parcels. MET FOR PHASE 1 FINAL MAP RECORDATION ONLY.                             |    |
| 58. | FIRE012 - EMERGENCY WATER STANDARDS - WATER SYSTEMS                                  | Partially Met | 1/27/2020 Ph. 1 Water system improvements plan approved 11/6/19. Subdivision water system to be installed during Ph. 1 road and water improvements. MET FOR PHASE 1 FINAL MAP RECORDATION ONLY.  |  |
| 59. | FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL) | Partially Met | 1/27/2020 Ph. 1 Water system improvements plan approved 11/6/19. Subdivision water system to be installed during Ph. 1 road and water improvements. MET FOR PHASE 1 FINAL MAP RECORDATION ONLY.  |  |
|     |  |               |  |  |











# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Fire








60.	FIRE015 - FIRE HYDRANTS/FIRE VALVES	Partially Met	1/27/2020 Ph. 1 Water system improvements plan approved 11/6/19. Subdivision water system to be installed during Ph. 1 road and water improvements. MET FOR PHASE 1 FINAL MAP RECORDATION ONLY.	
61.	FIRE016 - SETBACKS	Partially Met	1/27/2020 Fire note printed on Phase 1 improvement plans approved 11/6/19 by D. Priolo. MET FOR PHASE 1 FINAL MAP RECORDATION ONLY.	
62.	FIRE017 - DISPOSAL OF VEGETATION AND FUELS	Partially Met	1/27/2020 Fire note printed on Phase 1 Improvement Plans approved by D. Priolo on 11/6/19. MET FOR PHASE 1 FINAL MAP RECORDATION ONLY.	
63.	FIRE018 - GREENBELTS	Partially Met	1/27/2020 Fire note printed on Phase 1 Improvement Plan approved by D. Priolo on 11/6/19. MET FOR PHASE 1 FINAL MAP RECORDATION ONLY.	
64.	FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS)	Partially Met	1/27/2020 Fire note printed on Phase 1 Improvement Plans approved by D. Priolo on 11/6/19. MET FOR PHASE 1 FINAL MAP RECORDATION ONLY.	
65.	FIRE022 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM - (HAZARDOUS CONDITIONS)	Partially Met	1/27/2020 Fire note printed on Phase 1 Improvement plans approved by D. Priolo on 11/6/19. Fire sprinklers to be installed after issuance of building permits. MET FOR PHASE 1 FINAL MAP RECORDATION ONLY.	
66.	FIRE023 - FIRE ALARM SYSTEM - (COMMERCIAL)	Partially Met	1/27/2020 Fire note printed on Phase 1 Improvement plans approved by D. Priolo on 11/6/19. Fire alarm systems to be installed after issuance of building permits. MET FOR PHASE 1 FINAL MAP RECORDATION ONLY.	
				

# Condition Compliance Certification Report

PLN110173

SEPTEMBER RANCH PARTNERS (CARMEL RESERVE LLC)

## Fire

- |     |  |               |  |   |
|-----|--|---------------|--|---|
| 67. | FIRE024 - FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING)                                 | Partially Met | 1/27/2020 Fire note printed on Phase 1 Improvement plans approved by D. Priolo on 11/6/19. Fire alarm systems to be installed after issuance of building permits. MET FOR PHASE 1 FINAL MAP RECORDATION ONLY.                    |    |
| 68. | FIRE025 - SMOKE ALARMS (SINGLE FAMILY DWELLING)  | Partially Met | 1/27/2020 Fire note printed on Phase 1 Improvement Plan approved by D. Priolo on 11/6/19. Smoke alarms and/or fire alarm systems to be installed after issuance of building permits. MET FOR PHASE 1 FINAL MAP RECORDATION ONLY. |    |
| 69. | FIRE028 - ROOF CONSTRUCTION - (CARMEL VALLEY FPD)                                      | Partially Met | 1/27/2020 Fire note printed on Phase 1 Improvement plan approved by D. Priolo on 11/6/19. Roofing detail to be included on the construction plans for future building permits. MET FOR PHASE 1 FINAL MAP RECORDATION ONLY.       |    |
| 70. | FIRESPO01 - DEFENSIBLE SPACE REQUIREMENTS FOR MID-SLOPE ROADS (NON-STANDARD CONDITION) | Partially 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)                                     | Partially Met | 1/27/2020 Note printed on Phase 1 Improvement plan approved by D. Priolo on 11/6/19. Signs to be installed prior to final for the permit for the Phase 1 Improvements. MET FOR PHASE 1 FINAL MAP RECORDATION ONLY.               |  |
|     |  |               |  |  |

# 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	1/29/2020 CONDITION NOT MET. FIRE DISTRICT AWAITING SUBMITTAL OF ROADWAY IMPROVEMENT PLANS. - D.PRIOLO	
57.	FIRE008 - GATES	Not Met	1/29/2020 CONDITION NOT MET. FIRE DISTRICT AWAITING SUBMITTAL OF ROADWAY IMPROVEMENT PLANS. - D.PRIOLO	
58.	FIRE011 - ADDRESSES FOR BUILDINGS	Partially Met	1/29/2020 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 ISSUANCE OF BUILDING PERMITS D.PRIOLO	
59.	FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL)	Not Met	1/29/2020 CONDITION NOT MET. FIRE DISTRICT AWAITING SUBMITTAL OF WATER SYSTEM IMPROVEMENT PLANS. - D.PRIOLO	
60.	FIRE015 - FIRE HYDRANTS/FIRE VALVES	Not Met	1/29/2020 CONDITION NOT MET. FIRE DISTRICT AWAITING SUBMITTAL OF WATER SYSTEM IMPROVEMENT PLANS. - D.PRIOLO	
61.	FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS)	Not Met	1/29/2020 CONDITION NOT MET. FIRE NOTES WILL BE REQUIRED TO BE PRINTED ON CONSTRUCTION PLANS WHEN SUBMITTED PRIOR TO ISSUANCE OF BUILDING PERMIT. - D.PRIOLO	
				

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# Condition Compliance Certification Report

PLN110077

OMNI RESOURCES LLC

## Fire

62.	FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)	Not Met	1/29/2020 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	1/29/2020 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	1/29/2020 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	1/29/2020 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	1/29/2020 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	

## 2019 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 RMA staff is required to provide informal training to newly hired planners within 60 days from the hire date.

RMA-Planning and County Counsel-Risk Management provided an all staff training on the Program for applicable land use departments and agencies on August 20, 2019 and January 21, 2020. Planning staff has also provided one-on-one training on Condition Compliance for all new planners (2 total) required to draft, implement and manage conditions of approval/mitigation measures for a project.

# Condition Compliance & Mitigation Monitoring Reporting Program Staff Training

Cayenne Room  
1441 Schilling Place, 2<sup>nd</sup> Floor  
Salina, CA 93901  
August 20, 2019

	NAME	DEPARTMENT/AGENCY
1	Kevin Kamm, Kn	MCRFD
2	Jackie Nickerson	RMA - Planning
3	Son Phan - Gallardo	RMA - Planning
4	BUT BLAKE	CARMEL FIRE DEPT.
5	MARIC Mon Jassen	Cal Fire
6	Brenden Swanson	RMA - Planning
7	Nicki Fowler	Env. Health
8	DARBY MATHIAS	HOUSING
9	John Alkeman	RMA - Parks
10	Nadia Garcia	RMA - Planning
11	ELISE RAMIREZ	RMA - PW
12	Cheryl Kn	RMA - Planning
13	Mikhill Vernon	RMA - ES
14	Lynette Redman	RMA - Special Districts
15	Ha-Sheen Hussain	Planning - Planning
16	J. Juan Hernandez	PW - Development
17	ION MOSS	RMA - ES
18	GERRY CLAMACCHI	RMA - PW
19	Bertoldi, Dan	RMA - Special Programs
20	R G Smith	RMA - Planning
21	Dorothy Priolo	MCRFD
22	AUSTINIA WYATT	HOUSING
23	RAIL MARTINEZ	RMA - PW
24	MICHAEL GATZ	RMA - PW
25	Jaime Scott Guthrie	RMA - Planning
26	KENNY YENIOR	RMA - Planning
27	Joe Sidot	RMA - Planning

Cayenne Room  
1441 Schilling Place, 2<sup>nd</sup> Floor  
Salina, CA 93901  
August 20, 2019

1441 Schilling Place, 2<sup>nd</sup> Floor

Salina, CA 93901

August 20, 2019

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Meeting II: annual report 1/21/20  
RMA Office San Antonio Conference Room 10:30 AM

<u>Name</u>	<u>Department</u>
Wendy Strimling	County Counsel
Joan M. Portens	RMA - Parks
John Aleman	RMA - Parks
Mark Krenz	E-H-B (Health Dept)
JOHN DUGAN	RMA - Land Use
Mitchell Vernon	RMA - Environmental Services
Nadia Garcia	RMA - Planning
CHAS ALVARO	RMA - Public Works
Shelley Glennon	RMA - Planning
Randy Ishii	RMA - Public Works

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