

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: September 13, 2007 Time: 1:30 P.M.	Agenda Item No.: 3
Project Description: Use Permit to abate violation CE070071 and allow the conversion of uncultivated land to cultivated agricultural use, viticulture, on land with 15% to 25% slopes.	
Project Location: 30020 Chualar Canyon Road, Chualar	APN: 145-072-015-000 & 145-072-016-000
Planning File Number: PLN070161	Name: Henry Carrasco, Property Owner
Plan Area: Central Salinas Valley Area Plan	Flagged and staked: No
Zoning Designation: : F/40-D (Farmland, 40 acres per unit, Design Control District)	
CEQA Action: Categorically Exempt per Section 15304	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Zoning Administrator approve the Use Permit based on the Findings and Evidence (**Exhibit C**) and subject to the recommended Conditions (**Exhibit D**).

PROJECT OVERVIEW:

The subject parcel is a 44 acre lot, located at 30020 Chualar Canyon Road, Chualar, approximately 6 miles east of Highway 101 and southerly of Chualar Canyon Road. The parcel is zoned “F/40-D” or “Farmland, 40 acres per unit, with a Design Control overlay district”. 12 acres of the property is planted with vineyards and the remaining 32 acres are in a range woodland natural state. The subject property is void of any structures and there are none proposed with the application. Pursuant to Section 21.30.050.A (Farmland Zoning District) of the Monterey County Zoning Ordinance (Title 21) a Use Permit shall first be obtained prior to the conversion of uncultivated land to cultivated agricultural use on slopes between 15% - 25% (North County Area Plan, Central Salinas Valley Plan, Cachagua Area Plan, only). It has been established that due to the lapse of cultivation on the subject property (ending in the late 70’s early 80’s and re-established with the planting of a vineyard in 2000), the land has been considered uncultivated prior to the vineyard use, hence, in violation of Section 21.030.050.A of Title 21.

A code enforcement case has been initiated and steps to clear the violation have been taken. The applicant is seeking a retroactive Use Permit to allow the vineyard to remain on the property and abate violation No. CE070071.

Based on resource information contained in the Central Salinas Area Plan, the Central Salinas Area Plan Inventory and Analysis, application materials and site visits, staff finds that this project has no issues relative to archaeological, historical or biological resources. The project is consistent with the Monterey County General Plan, the Central Salinas Area Plan, the Central Salinas Area Plan Inventory and Analysis and the Monterey County Zoning Ordinance (Title 21). A determination of an Initial Study was prepared and it was found that the proposed project is exempt from CEQA pursuant to Section 15304, minor alterations to land. Therefore, staff is recommending approval of the Use Permit.

OTHER AGENCY INVOLVEMENT:

- ✓ Salinas Rural Fire Protection District
- ✓ Public Works Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency

The above agencies and departments have reviewed this project and no conditions have been recommended.

The project was not referred to the Chualar Neighborhood Design Review for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this application did not warrant referral to the LUAC because the project does not involve slope restrictions, ridgeline/viewshed development, the project is exempt from CEQA per Section 15304, and it does not involve a variance.

Note: The decision on this project is appealable to the Planning Commission.

Anna V Quenga
(831) 755-5175, quengaav@co.monterey.ca.us
August 6, 2007

cc: Zoning Administrator; Salinas Rural Fire District; Public Works Department; Environmental Health Division; Water Resources Agency; Laura Lawrence, Acting Planning & Building Services Manager; Anna V Quenga, Planner; Carol Allen; Henry Carrasco, Applicant; Planning File No. PLN070161.

Attachments: Exhibit A Project Data Sheet
 Exhibit B Project Overview
 Exhibit C Recommended Findings and Evidence
 Exhibit D Recommended Conditions of Approval
 Exhibit E Letters in support of project
 Exhibit F Site Plans

This report was reviewed by Laura Lawrence, Acting Planning and Building Service Manager

EXHIBIT A

Project Information for PLN070161

Project Title: CARRASCO HENRY TR

Location: 30020 CHUALAR CYN RD CHUALAR	Primary APN: 145-072-015-000-M
Applicable Plan: Central Salinas Valley Area Plan	Coastal Zone: No
Permit Type: Use Permit	Zoning: F/40-D
Environmental Status: Exempt	Plan Designation: FARMLAND
Advisory Committee: N/A	Final Action Deadline (884): 8/3/2007

Project Site Data:

Lot Size: 44 ACRES	Coverage Allowed: N/A
Existing Structures (sf): N/A	Coverage Proposed: N/A
Proposed Structures (sf): N/A	Height Allowed: N/A
Total Sq. Ft.: N/A	Height Proposed: N/A
	FAR Allowed: N/A
	FAR Proposed: N/A

Resource Zones and Reports:

Environmentally Sensitive Habitat: No	Erosion Hazard Zone: LOW/MOD
Biological Report #: N/A	Soils Report #: N/A
Forest Management Rpt. #: N/A	
Archaeological Sensitivity Zone: HIGH	Geologic Hazard Zone: UND
Archaeological Report #: N/A	Geologic Report #: N/A
Fire Hazard Zone: AGRICULTURAL	Traffic Report #: N/A

Other Information:

Water Source: WELL	Sewage Disposal (method): N/A
Water Dist/Co: RJR MUTUAL WATER CO	Sewer District Name: N/A
Fire District: SALINAS RURAL FIRE DISTRI	Grading (cubic yds.): 0.0
Tree Removal: N/A	

EXHIBIT B PROJECT OVERVIEW

Project Issues

The subject property was farmed from the 1960's until the late 70's or early 80's. The use discontinued, the property was subdivided, sold and the current vineyard was planted in the year 2000. The slope on the property ranges from 14% on the upper level of the vineyard and from 17% to 24% on the lower level of the vineyard. Section 21.30.050.A of Title 21 and Policy No. 35.1.4 of the Central Salinas Valley Area Plan state that conversion of uncultivated land with slopes from 15% to 25% requires a Use Permit. Due to the lapse of 20 years between cultivation of the land, the property is considered uncultivated. Therefore, the planting of the vineyard in 2000 required a Use Permit and the subject property is in violation. A Code Enforcement case (No. CE070071) was opened on March 13, 2007 to bring the property into compliance. The applicant is complying with the requests of the Code Enforcement Officer and is seeking all remedies to abate the violation.

The property owner is requesting a retroactive Use Permit in accordance with Section 21.84.130 of Title 21. Accordingly, no application for a discretionary land use permit under the authority of the Director of Planning and Building Inspection, the Zoning Administrator, the Minor Subdivision Committee, the Planning Commission or the Board of Supervisors shall be deemed complete if there is a violation on said property of a County ordinance which regulates grading, vegetation removal or tree removal until that property has been restored to its pre-violation state. "Restoration" of the property shall include, but not be limited to, the re-vegetation of native plants and trees and the reconstruction of natural features of the land which have been removed or changed in violation of County ordinances regulating grading, vegetation removal or tree removal. Alternatives to restoration of the property shall not be considered unless the applicant can show that restoration would endanger the public health or safety, or that restoration is unfeasible due to circumstances beyond the control of the applicant or the property owner.

Staff has reviewed the possibility of requiring the applicant to fully restore the site. Written testimony from the applicant in a letter dated May 1, 2007 states that the subject property, prior to planting the vineyard and natural cover crop between the vine rows, experienced accelerated erosion causing sediment and soil run-off onto neighboring properties during heavy rains. Therefore, requiring the applicant remove the vegetation would have the potential to be detrimental to the subject property and the surrounding areas. Staff has also received correspondence from several professionals from the University of California Agriculture & Natural Resources, the United States Department of Agriculture and the United States Department of Agriculture Natural Resources Conservation Service which state that the managed vineyard and grass cover crop minimize erosion risks and that the removal of the established plants has the potential of causing serious erosion and movement of soil onto county roads and neighboring properties (**Exhibit E**). This would endanger public health and safety by creating a large area of disturbed and unprotected soil which could take time to stabilize.

Prior to the approval of the Use Permit, the applicant is required to submit an agricultural management plan including soils analysis; erosion potential and control; water demand and availability; proposed methods of water conservation and water quality protection; preservation of important vegetation and wildlife habitats; crop rotation schedules; and such other means appropriate to ensure the long-term viability of agriculture on the parcel (see Condition No. 4). The applicant has submitted a copy of a Local Cost-Share Program Contract between the Participant (Mr. Carrasco and the Resource Conservation District of Monterey County (RCDMC)). Within the contract it outlines that the Participant is obligated to fulfill the RCDMC

Cost-Share Program and Project Plan obligations, including maintenance of practices installed for a minimum of 5 years each based upon the maintenance standards provided in the project plan. The practices are to assist the Participant in protecting resources and solving conservation problems as well as assisting in the design, installation and monitoring of appropriate conservation practices. Although this information is consistent with part of the requirements for an agricultural management plan, it is not sufficient. Since the use is already established, the agricultural management plan shall be required for submittal prior to clearing violation No. CE070071

Conclusion

Based on the information found in **Exhibit C** of the staff report, staff finds that approval of the retroactive Use Permit better meets the goals and policies of the Monterey County General Plan, Central Salinas Area Plan, Central Salinas Area Plan Inventory and Analysis, and the Monterey County Zoning Ordinance (Title 21). Requiring full restoration has the potential to create a serious erosion problem.

EXHIBIT C

RECOMMENDED FINDINGS AND EVIDENCE

1. FINDING: CONSISTENCY – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, Central Salinas Area Plan, Central Salinas Area Plan Inventory and Analysis, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for agricultural development.

EVIDENCE:

- (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
- (b) The property is located at 30020 Chualar Canyon Road, Chualar (Assessor's Parcel Number 145-072-015-000 & 145-072-016-000), Central Salinas Area Plan. The parcel is zoned Farmland, 40 acres per unit with a Design Control Overlay District ("F/40-D"). The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21, and is therefore suitable for the proposed development.
- (c) The subject property is under contract with the California Land Conservation Act of 1965 (Williamson Act). The vineyard is consistent with the designated agricultural use of the land as well as it is in compliance with the restricted use of the property.
- (d) The subject property was farmed from the 1960's until the late 70's or early 80's. The use discontinued, the property was subdivided, sold and the current vineyard was planted in 2000. The slope on the property ranges from 14% on the upper level and from 17% to 24% on the lower level. Section 21.30.050.A of Title 21 states that conversion of uncultivated land with slopes from 15% to 25% requires a Use Permit. Because of the lapse of 20 years between cultivation of the land, the property is considered uncultivated. Therefore, the planting of the vineyard in 2000 required a Use Permit.
- (e) On March 13, 2007, a code enforcement case (CE070071) was opened on the property in violation of Section 21.30.050.A of Title 21. The approval of the proposed project would abate the violation and bring the subject property in compliance with Title 21.
- (f) Policy No. 35.1.4 of the Central Salinas Valley Area Plan requires a Use Permit for the conversion of uncultivated lands to farmlands on parcels having an average cross slope of 15% - 25%. Prior to the approval of the Use Permit, the applicant is required to submit an agricultural management plan including soils analysis; erosion potential and control; water demand and availability; proposed methods of water conservation and water quality protection; preservation of important vegetation and wildlife habitats; crop rotation schedules; and such other means appropriate to ensure the long-term viability of agriculture on the parcel (see Condition No. 4). The applicant has submitted a copy of a Local Cost-Share Program Contract between the Participant (Mr. Carrasco and the Resource Conservation District of Monterey County (RCDMC). Within the contract it outlines that the Participant is obligated to fulfill the

RCDMC Cost-Share Program and Project Plan obligations, including maintenance of practices installed for a minimum of 5 years each based upon the maintenance standards provided in the project plan. The practices are to assist the Participant in protecting resources and solving conservation problems as well as assisting in the design, installation and monitoring of appropriate conservation practices. Although this information is consistent with part of the requirements for an agricultural management plan, it is not sufficient. Since the use is already established, the agricultural management plan shall be required for submittal prior to clearing violation No. CE070071. Approval of the Use Permit as well as compliance with all conditions will abate the violation and bring the subject property in compliance.

- (g) The project planner conducted a site inspection on May 15, 2007 to verify that the project on the subject parcel conforms to the plans listed above.
- (h) The New West Fruit Corporation Minor Subdivision Planning File No. MS93014) allowed the division of a 413 acre parcel (Assessor's Parcel Number 145-071-082-000) into four parcels. The subject parcel is one of these parcels. See Volume 19 page 74 of survey maps.
- (i) The project was not referred to the Chualar Design Review Committee for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this application did not warrant referral to the LUAC because the project does not involve slope restrictions, ridgeline/viewshed development, the project is exempt from CEQA per Section 15304 and the project does not involve a variance.
- (j) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN070161.

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

- EVIDENCE:**
- (a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Salinas Rural Fire District, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development and no conditions have been recommended.
 - (b) Staff conducted a site inspection on May 15, 2007 to verify that the site is suitable for this use.
 - (c) Materials in Project File PLN070161.

3. FINDING: CEQA (Exempt): - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- (a) California Environmental Quality Act (CEQA) Guidelines Section 15304, categorically exempts minor alterations to land.
 - (b) A determination of an Initial Study was prepared by staff and based on the evaluation no potentially adverse environmental impacts were identified. Section 15061(b)(3) of the CEQA Guidelines states that CEQA only applies to projects which have a potential for causing a significant effect on the environment. If there is no possibility that the activity may have a significant effect on the environment, the activity is not subject to CEQA.

- (c) The subject property is mapped as having a high archaeological sensitivity. The area has been farmed since the 1960's and the current vineyard has been in place since 2000. The proposed project (abating the violation) does not include any further disturbance of the land.
- (d) Staff has reviewed the possibility of requiring the applicant to fully restore the site. Written testimony from the applicant in a letter dated May 1, 2007 states that the subject property, prior to planting the vineyard and natural cover crop between the vine rows, experienced accelerated erosion causing sediment and soil run-off onto neighboring properties during heavy rains. Therefore, requiring the applicant remove the vegetation would have the potential to be detrimental to the subject property and the surrounding areas. Staff has also received correspondence from several professionals from the University of California Agriculture & Natural Resources, the United States Department of Agriculture and the United States Department of Agriculture Natural Resources Conservation Service which state that the managed vineyard and grass cover crop minimize erosion risks and that the removal of the established plants has the potential of causing serious erosion and movement of soil onto county roads and neighboring properties. This would endanger public health and safety by creating a large area of disturbed and unprotected soil which could take time to stabilize.
- (e) No adverse environmental effects were identified during staff review of the development application during a site visit on May 15, 2007.
- (f) See preceding and following findings and supporting evidence.

4. FINDING: NO VIOLATIONS - The subject property currently has a violation (CE070071). The cultivation of the land with slopes of 15% to 25% slope was done without benefit of a Use Permit. The proposed project will result in compliance with all rules and regulations pertaining to zoning uses, and any other applicable provisions of the County's zoning ordinance if approved. Zoning violation abatement cost; if any, have been paid.

- EVIDENCE:**
- (a) Section 21.30.050.A of Title 21 requires that a Use Permit shall first be obtained prior to the conversion of uncultivated land to cultivated agricultural use on slopes between 15% - 25% (North County Area Plan, Central Salinas Valley Plan, Cachagua Area Plan, only). It has been established that due to the lapse of cultivation on the subject property (ending in the late 70's early 80's and re-established with the planting of a vineyard in 2000), the land has been considered uncultivated prior to the vineyard use, hence, in violation of Section 21.030.050.A of Title 21.
 - (b) Section 21.84.130 of Title 21 states that no application for a discretionary land use permit under the authority of the Director of Planning and Building Inspection, the Zoning Administrator, the Minor Subdivision Committee, the Planning Commission or the Board of Supervisors shall be deemed complete if there is a violation on said property of a County ordinance which regulates grading, vegetation removal or tree removal until that property has been restored to its pre-violation state. "Restoration" of the property shall include, but not be limited to, the re-vegetation of native plants and trees and the reconstruction of natural features of the land which have been removed or changed in violation of County ordinances regulating grading, vegetation removal or tree removal. Alternatives to restoration of the property shall not be considered unless the applicant can show that restoration would endanger the public health or safety, or that

restoration is unfeasible due to circumstances beyond the control of the applicant or the property owner.

- (c) Based on numerous correspondences from both the applicant and several “professionals” regarding the County’s requirement of restoration, staff has determined that requiring restoration and the removal of vegetation would cause an accelerated erosion problems within subject property and onto neighboring properties. The best alternative to restoration would to seek a retroactive Use Permit and allow the planted vegetation to remain.
- (d) Section 21.84.140 of Title 21 states that applications for permits for any use for which a permit is required and where the use has been constructed, placed on the property, operated or has been otherwise established or initiated prior to the application for the permit, in violation of this Title, shall require a fee of twice the amount normally charged for the application. Therefore, since the County is seeking a retroactive Use Permit to abate the violation, double fees have been applied and paid at the time of application on May 2, 2007.
- (e) Correspondence from Larry Bettiga, University of California Agriculture & Natural Resources; Richard Smith, University of California Agriculture & Natural Resources; Michael Cahn, University of California Agriculture & Natural Resources; Sam Earnshaw, professional in land management and agriculture; and Danny Marquis, United States Department of Agriculture (USDA) in project file No. PLN070161 (**Exhibit E**).
- (f) Evidence (d) in Finding No. 3.

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

EVIDENCE: (a) The approval of a retroactive Use Permit to allow the conversion of uncultivated lands to farmlands with an average slope of 15%-25% is less invasive on the land. Requiring the applicant to restore the property back to its uncultivated state will have the potential to create a serious erosion risk by creating a large area with unprotected soil.
(b) Preceding findings and supporting evidence.

6. FINDING: APPEALABILITY - The decision on this project is appealable to the Planning Commission.

EVIDENCE: Section 21.80.040.B of the Monterey County Zoning Ordinance (Title 21).

EXHIBIT D
Monterey County Resource Management Agency Planning
Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: Carrasco

File No: PLN070161

APNs: 145-072-015-000 & 145-072-016-000

Approved by: Zoning Administrator

Date: September 13, 2007

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

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1.		<p>PD001 - SPECIFIC USES ONLY This Use Permit (PLN070161) abates violation CE070071 and allows the conversion of uncultivated land to cultivated agricultural use, viticulture, on land with 15% to 25% slopes. The property is located at 30020 Chualar Canyon Road, Chualar (Assessor's Parcel Number 145-072-015-000 & 145-072-016-000), Central Salinas Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. 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.</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)				
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the Zoning Administrator for Assessor's Parcel Numbers 145-072-015-000 & 145-072-016-000 on September 13, 2007. The permit was granted subject to 4 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits or commencement of use.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
3.		<p>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT</p> <p>If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (RMA - Planning Department)</p>	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeologist	Ongoing.	
4.		<p>PD001 – AGRICULTURAL MANAGEMENT PLAN (NON-STANDARD)</p> <p>Prior to abatement of CE070071, the applicant shall submit an agricultural management plan to be reviewed and approved by the Director of RMA-Planning Department. The agricultural management plan shall include an analysis of soils, erosion potential and control, water demand and availability; preservation of important vegetation and wildlife habitats; crop rotation schedules; and such other means appropriate to ensure the long-term viability of agriculture on the subject property. The</p>	<p>The owner shall submit an agricultural management plan to be reviewed and approved by the Director of RMA-Planning Department.</p> <p>Proof of recordation of this notice shall be furnished to the RMA - Planning Department.</p>	Owner/ Applicant	Prior to the abatement of violation No. CE070071.	
				Owner/ Applicant	Prior to commencement of use.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		<p>recommendations in the agricultural management plan shall be followed until the vineyard use on the property ceases. A letter demonstrating that the agricultural management plan has been implemented and adhered to shall be submitted and approved to the satisfaction of the Director of RMA-Planning Department every 5 years. The owner/applicant shall record a notice which states the terms of this condition. Proof of recordation of this notice shall be submitted to the Director of the RMA Planning Department Prior to commencement of use.</p> <p>(RMA- Planning Department)</p>	<p>The owner shall submit a letter demonstrating that the agricultural management plan has been implemented and adhered to, to the Director of RMA-Planning Department for review and approval.</p>	<p>Owner/ Applicant</p>	<p>Every 5 years until the vineyard use ceases/ Ongoing.</p>	