

**Monterey County Planning and Building Inspection
Condition Compliance and/or Mitigation Monitoring
Reporting Plan**

Project Name : Wilson Trust et al./ San Lucas Water District

File No: PLN030253 **APNs:** 231-012-018; 231-031-003 and 231-011-001

Approval by: Planning Commission

Date: 12/10/2003

**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>Impact Addressed, 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>
STANDARD CONDITIONS OF APPROVAL						
1.		<p>SPECIFIC USES ONLY</p> <p>This Use Permit (Wilson Trust et al./ San Lucas Water District; PLN030253) allows rehabilitation of existing well and pumphouse (Assessor Parcel Number 231-012-018); relocation and construction of a new 300,000-gallon bolted steel water storage tank approximately 40 feet in diameter by 30 feet in height (Assessor Parcel Numbers 231-031-003 and 231-011-001); and replacement of the water delivery system within the community of San Lucas.</p> <p>The property is located in the unincorporated community of San Lucas, 10 miles south of King City and northeast of the intersection of State Highways 101 and 198 (Assessor Parcel Numbers 231-012-018; 231-031-003 and 231-011-001), in the Central Salinas Valley Plan Area. 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 Planning and Building Inspection. 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. (Planning and Building Inspection)</p>	Adhere to conditions and uses specified in the permit.	Owner/ San Lucas County Water District as Applicant	Ongoing unless other-wise stated	

2.		<p>NOTICE-PERMIT APPROVAL</p> <p>The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the Planning Commission for Assessor Parcel Numbers 231-012-018; 231-031-003 and 231-011-001 on December 10, 2003. The permit was granted subject to a total of 23 mitigations and conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (Planning and Building Inspection)</p>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ San Lucas County Water District as Applicant	Prior to Issuance of grading and building permits or start of use.	
3.		<p>ENCROACHMENT PERMITS</p> <p>That the applicant obtain an encroachment permit from the Department of Public Works for any work within the public right-of-way and adhere to all conditions of the encroachment permit. All improvements shall be in conformance with County standards. The applicant shall be responsible to obtain any required environmental clearances. (Public Works)</p>	Contact the Public Works Department to determine those roads within San Lucas that are County public right-of-ways that will require encroachment permits.	Owner/ San Lucas County Water District as Applicant	Prior to issuance of building permits	
4.		<p>MITIGATION MONITORING AGREEMENT</p> <p>As the applicant, the San Lucas County Water District shall execute the standard "Agreement to Implement a Mitigation Monitoring and/or Reporting Plan" as a condition of project approval. (Planning and Building Inspection)</p>	The Planning and Building Inspection "Mitigation Monitoring and Condition Compliance Team" will be responsible to clear each condition of approval for the project.	Owner/ San Lucas County Water District as Applicant	Ongoing	
5.		<p>WATER SYSTEM FLOODPROOFING CERTIFICATION</p> <p>The applicant shall provide the Water Resources Agency certification from a registered civil engineer that the domestic water system has been flood proofed in accordance with County Ordinance No. 3272. (Water Resources Agency)</p>	Submit a letter, prepared by a registered civil engineer, to the Water Resources Agency for review and approval.	Owner/ San Lucas County Water District as Applicant	Prior to final inspection	WRA/EH
6.		<p>WELL INFORMATION</p> <p>The applicant shall provide the Water Resources Agency information on the well to serve the project including a map showing the well location and any available well logs/e-logs. (Water Resources Agency)</p>	Submit all applicable well information to the Water Resources Agency for review and approval.	Owner/ San Lucas County Water District as Applicant	Prior to final inspection	WRA
7.		<p>FLOODPLAIN RECORDATION</p> <p>The owner shall provide the Water Resources Agency a recorded Floodplain Notice for parcel 231-012-018-000 stating: "The property is located within or partially within a floodplain and may be subject to building and/or land use restrictions." (Water Resources Agency)</p>	Submit a recorded floodplain notice to the Water Resources Agency for review and approval. (A copy of the County's standard notice can be obtained at the Water Resources Agency.)	Owner/ San Lucas County Water District as Applicant	Prior to final inspection	WRA

	1.	The project shall use building materials and colors that blend with the natural landscape, there by avoiding high contrasts or finishes that weather naturally to the shades and tones of the surrounding environment shall be used. The water storage tank and well/pumphouse shall be painted with non-reflective paint and any reflective materials (i.e., flashing, pipes, tower supports etc,) shall also be painted with non-reflective paint. Aluminum white, or highly reflective materials shall be expressly prohibited.	The exterior building materials shall be subject to approval by the Director of Planning & Building Inspection	Owner/ San Lucas County Water District as Applicant	Prior to Issuance Building Permits	
	2.	The project shall provide landscape screening of the storage tank site. The project applicant shall submit a landscaping plan to the Monterey county Planning Department for review and approval.	The landscape Plan shall be subject to approval by the Director of Planning & Building Inspection.	Owner/ San Lucas County Water District as Applicant	Prior Issuance of Building Permits	
	3.	<p>In order to ensure that dust generation and vehicle emissions are reduced to less-than significant levels, the following standard construction practices shall be implemented as part of the proposed project, and would be specified in the construction documents.</p> <ul style="list-style-type: none"> • Apply water to all graded or excavated areas as necessary to prevent excessive dust; • Cover or water all material transported off-site to prevent excessive dust release; • Minimize the total construction area disturbed by clearing, earthmoving, or excavation; • Limit on-site construction vehicles before exiting the work site; • Remove visible soil on roadways through sweeping, vacuuming, or other method; • Maintain all construction vehicle engines according to manufactures specifications. 	<p>1. The construction documents shall by subject to approval by the Directors of Planning and Building Inspection</p> <p>2. The project engineer shall monitor compliance during construction</p>	Public Works / San Lucas County Water District as Applicant	<p>Prior Issuance of Building Permits</p> <p>During Construct-ion</p>	

	4.	No more than 30 days prior to the start of construction of the tank, a qualified biologist shall conduct preconstruction surveys for San Joaquin kit fox. USFWS shall be contacted and notified of the potential for San Joaquin kit fox to occur at the project site, and the intent to conduct preconstruction surveys for the species. The project site shall be investigated for the presence of burrows or dens considered suitable for use by San Joaquin kit fox (i.e. burrows with entrances at least 4-inches in diameter which increase in size within two feet of the entrance). Those burrows considered suitable for use by San Joaquin kit fox shall be monitored for kit fox presence, in conformance with USFWS requirements for preconstruction surveys for the San Joaquin kit fox. San Joaquin kit fox burrow monitoring would likely require dusting the entrances of all suitable burrows with a tracking medium. Burrows would be dusted and monitored for three consecutive days for evidence of use by San Joaquin kit fox (i.e. tracks). If there were no evidence of use by kit fox after the three-day monitoring period, the holes could be collapsed by hand to assure that San Joaquin kit fox would not begin to utilize the holes prior to the start of construction. In the unlikely event that evidence of use by San Joaquin kit fox were found during the three-day monitoring period, the USFS would be immediately contacted for further instructions. Typically, USFWS would require seasonal restrictions on construction to prevent inadvertent impacts on the species.	A qualified biologist shall conduct a pre-construction survey and submit results for approval by the Director of Planning and Building Inspection and United States Fish & Wildlife Service	Planning & Building Inspection USFWS	Prior to start of ground disturbing activities	
	5.	To mitigate possible flood damage to the proposed project, the SLCWD will be required to purchase and maintain flood insurance on all buildings located within the floodplain.	The applicant shall submit insurance certificates to Planning & Building Inspection for buildings located within the floodplain.	Planning & Building Inspection	Prior to Issuance of Building Permits	
	6.	Flood proofing of the Well #2 pumphouse shall be carried out during the rehabilitation of that facility.	The plans, schematics and specifications for the Well #2 pumphouse shall be subject to the approval of the Director of Planning and Building Inspection	Planning & Building Inspection	Prior Issuance of Building Permits	
	7.	In the portions of the project site located within the 100-year flood plain, the project shall be designed to minimize or eliminate infiltration of floodwaters into the water supply system.	The plans, schematics and specifications for the project shall be subject to the approval of the Director of Planning and Building Inspection	Planning & Building Inspection	Prior Issuance of Building Permits	

	8.	To reduce the effects of construction noise, the applicant shall require construction contractors to limit high-noise-producing activities to the least noise-sensitive times of day and week (e.g., 7:00am to 6:00pm), Monday through Friday.	The construction contract documents shall be subject to the approval of the Director of Public Works	San Lucas County Water District as Applicant	Prior to Issuance of Building Permits	
	9.	During construction, the applicant shall require all construction contractors to comply with all county and local sound control and noise-level regulations and ordinances, including the Monterey County noise ordinance.	The construction contract documents shall be subject to the approval of the Director of Public Works	San Lucas County Water District as Applicant	Prior to Issuance of Building Permits	
	10.	The applicant shall require that all construction contractors equip and maintain all construction equipment with effective muffler exhaust systems no less effective than those provided on the original equipment.	The construction contract documents shall be subject to the approval of the Director of Public Works	San Lucas County Water District as Applicant	Prior to Issuance of Building Permits	
	11.	As directed by county staff, the contractor shall implement appropriate additional noise mitigation measures including, but not limited to, changing the location of stationary equipment, shutting off idling equipment, rescheduling construction activity, notifying adjacent residents in advance of construction work or installing acoustical barriers around stationary construction noise sources.	The construction contract documents shall be subject to the approval of the Director of Public Works	San Lucas County Water District as Applicant	Prior to Issuance of Building Permit	