

## MONTEREY COUNTY PLANNING COMMISSION

<b>Meeting:</b> April 11, 2007. Time AM 9:10	<b>Agenda Item No.:</b> 3
<b>Project Description:</b> Combined Development Permit for improvements to an existing water facility including work authorized under an emergency coastal development permit (PLN020559) consisting of: 1) Coastal Development Permit for the replacement of an existing well and development of a new water system and treatment facility, 2) Coastal Development Permit for the development of a new 16,000 effluent tank 18 feet in height, 3) Coastal Development Permit for the development of a new single story 612 square foot filter plant facility including a 90 foot water distribution line across San Juan Road.	
<b>Project Location:</b> 2566 San Juan Road, Aromas	<b>APN:</b> 141-041-002-000
<b>Planning Number:</b> PLN060675	<b>Name:</b> Aromas Water District (Campbell)
<b>Plan Area:</b> North County Coastal Area	<b>Flagged and Staked:</b> No
<b>Zoning Designation:</b> “LDR/2.5 (CZ) [Rural Density Residential, 10 acres per unit (Coastal Zone)]”	
<b>CEQA Action:</b> Mitigated Negative Declaration adopted by Aromas Water District Board	
<b>Department:</b> RMA-Planning Department	

### RECOMMENDATION:

- 1) CERTIFY that the Commission reviewed and considered the information and affirms the conclusions contained in the Aromas Water District’s Mitigated Negative Declaration.
- 2) APPROVE a Combined Development Permit for proposed Aromas Water Management District improvements as described above (PLN060675) based on the Findings and Evidence (**Exhibit F**) and subject to the recommended Conditions (**Exhibit G**).

### PROJECT OVERVIEW:

In June 2003, Monterey County issued the Aromas Water District (AWD) an Emergency Coastal Development Permit (PLN020559) to establish a new replacement well for the purpose of meeting the districts water demands. This permit was issued in response to a State Department of Health Services (DHS) determination that the AWD combined well capacity was not meeting their necessary production level of 700 gpm. Nine conditions of approval were applied to the ECDP, which are reflected and carried forward into this permit. One condition required the applicant (AWD) to return and apply for the permanent entitlement for the well and the water treatment plant. This application (PLN060675) addresses that entitlement requirement for the well and the complete water treatment facility to AWD

AWD (acting as “Lead Agency”) prepared, circulated, and adopted a Mitigated Negative Declaration for the proposed improvements on March 29, 2005. Monterey County and the California Coastal Commission are “Responsible Agencies” because of their permitting authority. As the decision-making body of a Responsible Agency, the Planning Commission must certify that it reviewed and considered the information contained in the Lead Agency’s (AWD) Mitigated Negative Declaration and affirm the conclusions therein prior to acting or approving the project. A copy of this document is attached for the Commission’s consideration (**Exhibit E**).

See attached discussion (**Exhibit B**)

**OTHER AGENCY INVOLVEMENT:**

- ✓ Tri County Fire Protection District
- ✓ Public Works Department
- ✓ Parks Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency

The above checked agencies and departments have reviewed this project. Conditions recommended by Tri County Fire Protection District, Public Works Department, Water Resources Agency, Environmental Health, have been incorporated into the condition compliance-reporting plan (**Exhibit G**).

The project was referred to the North County Coastal Land Use Advisory Committee (LUAC) for review on February 20, 2007 and was continued to March 5, 2007. The LUAC reviewed the project on March 5, 2007 and recommended denial (vote 4 to 0) due to the following areas of concern:

- 1) Application description is not accurate to what the General Manager described to LUAC. LUAC is uncertain as to whether the emergency well is to change to a permanent well status.

*Staff amended the project description to reflect the required actions and scope of the project before the Planning Commission.*

- 2) What happened to the annexation of the well property into Aromas Water District's boundaries.

*Procedurally this application is to make the approved emergency entitlements and improvements permanent. Conditions issued in the ECDP have been carried forward into PLN060675.*

Note: The decision on this project is appealable to the Board of Supervisors and the Coastal Commission.

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cc: Planning Commission (10); County Counsel; Tri County Fire Protection District, Public Works, Parks Department, Environmental Health Division Water Resources Agency; Interim Director Mike Novo; Carl Holm, Acting Building and Planning Services Manager, Ramon A. Montano, Carol Allen, Property Owner Aromas Water District; Applicants Representative Larry Cain, Project File.

Attachments: Exhibit A Project Data Sheet  
Exhibit B Project Overview  
Exhibit C Emergency Permit PLN020559  
Exhibit D Aromas Water Districts Board minutes for the adoption of the Mitigated Negative Declaration  
Exhibit E Mitigated Negative Declaration  
Exhibit F Recommended Findings and Evidence  
Exhibit G Recommended Conditions of Approval  
Exhibit H Site Plan, Elevations, Floor Plans

Carl Holm, AICP, Acting Building and Planning Services Manager, reviewed this report

## EXHIBIT A

### Project Information for

Project Title:

Location:

Applicable Plan:

Permit Type:

Environmental Status:

Advisory Committee:

Primary APN:

Coastal Zone:

Zoning:

Plan Designation:

Final Action Deadline (884):

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#### Project Site Data:

Lot Size:

Existing Structures (sf):

Proposed Structures (sf):

Total Sq. Ft.:

Coverage Allowed:

Coverage Proposed:

Height Allowed:

Height Proposed:

FAR Allowed:

FAR Proposed:

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#### Resource Zones and Reports:

Environmentally Sensitive Habitat:

Biological Report #:

Forest Management Rpt. #:

Archaeological Sensitivity Zone:

Archaeological Report #:

Fire Hazard Zone:

Erosion Hazard Zone:

Soils Report #:

Geologic Hazard Zone:

Geologic Report #:

Traffic Report #:

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#### Other Information:

Water Source:

Water Dist/Co:

Fire District:

Tree Removal:

Sewage Disposal (method):

Sewer District Name:

Grading (cubic yds.):

**EXHIBIT B**  
**DETAILED DISCUSSION**  
**PLN060675**

**A. BACKGROUND**

There is an existing well located at 2566 San Juan Road within an 8.35-acre parcel, which is the North County Coastal area of Aromas. Although this well is located in the coastal zone, it serves the non-coastal area north of San Juan Road. In 2002, the State Department of Health Services (“Health Services”) issued a Compliance Order No. 02-05-01CO-001 because the Aromas Water District (AWD) could not meet existing water demand. The Compliance Order determined the existing water demand to be 517 GPM, however the districts combined well capacity at the time was 510 GPM. Therefore, AWD proposed to replace their “Aimee Meadows Well” with this San Juan Well in order to meet the historic water needs.

On June 24, 2003, Monterey County issued an Emergency Coastal Development Permit (ECDP) to AWD for a replacement well. Although capacity of the San Juan replacement well could be greater, the ECDP was conditioned to limit its maximum output to 700 gallons per minute (GPM) so that production would not exceed the existing (2003) demand. In addition, AWD was required as a condition of approval for the ECDP to make an application to the county for a permanent entitlement for the San Juan Well project.

**B. PROJECT DESCRIPTION**

Proposed improvements to an existing AWD water facility includes work authorized under a previously issued emergency coastal development permit (PLN020559), development of a new 16,000 gallon effluent tank (18 feet in height), development of a new single story 612 square foot filter plant facility for the purpose of removing iron and manganese. Under that emergency permit (ECDP), AWD completed development of:

- the San Juan well,
- three percolation basins,
- a 90-foot water distribution line across San Juan Road to the central distribution tank, and
- a 252 square foot structure to house the minimum equipment necessary for water treatment.

**C. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REVIEW**

In accordance with the California Environmental Quality Act (CEQA), Aromas Water District (AWD) assumed Lead Agency and prepared an Initial Study/Mitigated Negative Declaration (MND) for the San Juan Well Treatment Plant (SJWTP). The scope of analysis included all the work that was done under the ECDP (PLN020559) and the additional improvements described in this permit (PLN060675). Potential impacts for this project were based on a limitation of the San Juan well producing a maximum of 700 gpm.

This MND identifies potential impacts relative to Biological Resources, Cultural resources, Geology and Soils and Noise. Findings concluded that with the proposed mitigation measures, all potential impacts associated with implementation of the SJWTP would be reduced to a level less than significant. The AWD adopted a Mitigated Negative Declaration on March 29, 2005.

In this case, the County is acting as a “Responsible Agency” because of our permitting authority. A Responsible Agency shall certify that its decision-making body (Monterey County Planning Commission) reviewed and considered the information contained in the Environmental Document Initial Study (IS) on the project. This certifying action affirms conclusions of the Aroma Water District environmental document prior to acting upon or approving the project so no separate CEQA action is required by the County.

**EXHIBIT F**  
**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 North County Land Use Plan, Coastal Implementation Plan (Part 2), Part 6 of the Coastal Implementation Plan, and the Monterey County Zoning Ordinance (Title 20) which designates this area as appropriate for the 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 2566 San Juan Road Aromas (Assessor's Parcel Number 141-041-002-000), North County Land Use Plan. The parcel is zoned Rural Density Residential, 10 acres per unit (Coastal Zone) ("RDR/10 [CZ]"). The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 20, and is therefore suitable for the proposed development.
  - (c) This project consists of permanently permitting an existing well located at 2566 San Juan Road within an 8.35-acre parcel that was constructed under an emergency permit (PLN020559). This project also includes development of an effluent tank and filter facility. Although the well site is located in the North County Coastal area of Aromas, it serves the non-coastal area north of San Juan Road.
  - (d) The project planner conducted a site inspection in February of 2007 to verify that the project on the subject parcel conforms to the plans listed above.
  - (e) The parcel is zoned Rural Density Residential, 5 acres/unit, Coastal Zone ("RDR/10[CZ]"). The project is in compliance with Site Development Standards for a Rural Density Residential District in accordance with Section 20.16.060.
  - (f) The project was referred to the North County Coastal Land Use Advisory Committee (LUAC) for review on February 20, 2007 where the item was continued. On March 5, 2007, the LUAC voted 4-0 to recommend denial. There was no public comment presented. The LUAC noted concerns regarding the project description which were addressed by staff prior to presenting this project to the Planning Commission.

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, North County Fire Protection District, Parks, 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. Conditions recommended by these agencies have been incorporated.
  - (b) Technical reports by outside biological and geological consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff concurs. The following reports have been prepared:  
"Biological Assessment" Library No.070162 prepared by Bryan Mori Biological Consulting Services, Watsonville CA, October 24, 2001.

“Geotechnical Report” Library No.070163 prepared by Haro, Kasunich and Associates Inc. Watsonville CA, May 2001.

- (c) Staff conducted a site inspection in February of 2007 to verify that the site is suitable for this use.
- (d) Materials in Project Files PLN060675 and PLN020559.

**3. FINDING: CEQA (Mitigated Negative Declaration):** On the basis of the whole record before the Monterey County Board of Supervisors there is no substantial evidence that the proposed project as designed and conditioned, will have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment and analysis of the County.

**EVIDENCE:**

- (a) In accordance with the California Environmental Quality Act (CEQA), Aromas Water District (AWD) assumed Lead Agency and prepared an Initial Study/Mitigated Negative Declaration (MND) for the San Juan Well Treatment Plant (SJWTP). The scope of analysis included all the work that was done under the ECDP (PLN020559) and the additional improvements described in this permit (PLN060675).
- (b) On February 24, 2005, Denise Duffy and Associates completed an Initial Study for Aromas Water District pursuant to the California Environmental Quality Act (CEQA). This MND identifies potential impacts relative to Biological Resources, Cultural resources, Geology and Soils and Noise. Site investigations and technical reports (biological and geotechnical) determined that, with mitigations, there are clearly no significant impacts that would occur as a result of the proposed project. The Initial Study is on file in the office of RMA-Planning Department and is hereby incorporated by reference (PLN060675).
- (c) Potential impacts for this project were based on a limitation of the San Juan well producing a maximum of 700 gpm. The MND identifies potential impacts relative to Biological Resources, Cultural resources, Geology and Soils and Noise. Findings concluded that with the proposed mitigation measures, all potential impacts associated with implementation of the SJWTP would be reduced to a level less than significant. Expanding production beyond this 700 gpm, limit, shall require further CEQA review to address overdraft conditions of the affected water basin.
- (d) On March 29, 2005, the Aromas Water District (AWD) adopted a Mitigated Negative Declaration. A Mitigation Monitoring and Reporting Program was also adopted to ensure compliance during project implementation. AWD, as Lead Agency, will be responsible to implement this program.
- (e) In this case, the County is acting as a “Responsible Agency” because of our permitting authority. A Responsible Agency shall certify that its decision-making body (Monterey County Planning Commission) reviewed and considered the information contained in the Environmental Document Initial Study (IS) on the project.
- (f) The Monterey County Planning Commission affirms conclusions of the Aromas Water District environmental document. As such, no separate CEQA action is required by the County as a Responsible Permitting Agency. The County has conditioned the project whereas AWD must provide evidence that their mitigation measures are implemented and have the intended effect (Condition 3).
- (g) There are no unusual circumstances related to the project or property that would require additional review.

4. **FINDING: NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision and any other applicable provisions of the County's zoning ordinance. No violations exist on the property. Zoning violation abatement cost, if any, have been paid.
- EVIDENCE:** (a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
5. **FINDING: PUBLIC ACCESS** - The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights (see 20.70.050.B.4). No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan, can be demonstrated.
- EVIDENCE** (a) The subject property is not described as an area where the Local Coastal Program requires access.
- (b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
- (c) Staff site visit in February of 2007.
6. **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) In 2002, the State Department of Health Services (DHS) issued a Compliance Order No. 02-05-01CO-001 because the Aromas Water District (AWD) could not meet existing water demand. The Compliance Order determined the existing water demand to be 517 GPM, however the districts combined well capacity at the time was 510 GPM.
- (b) On June 24, 2003, Monterey County issued an Emergency Coastal Development Permit (PLN020559) to AWD for a replacement well. Although capacity of the San Juan replacement well could be greater, the ECDP was conditioned to limit its maximum output to 700 gallons per minute (GPM) so that production would not exceed the existing (2003) demand.
7. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:** (a) Section 20.86.030.A. of the Monterey County Coastal Implementation Plan.
- (b) Section 20.86.080.A.1 of the Monterey County Coastal Implementation Plan.

<b>EXHIBIT G</b> <b>Monterey County Resource Management Agency Planning Department</b> <b>Condition Compliance and/or Mitigation Monitoring Reporting Plan</b>	<b>Project Name:</b> Aromas Water District <b>File No:</b> PLN060675 <b>Approved by:</b> Planning Commission	<b>APN:</b> 141-041-002-000 <b>Date:</b> April 11, 2007
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*\*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.		<b>PBD029 - SPECIFIC USES ONLY</b> This Combined Development Permit(PLN060675) for improvements to an existing water facility including work authorized under an emergency coastal development permit (PLN020559) consisting of: 1) Coastal Development Permit for the replacement of an existing well and development of a new water system and treatment facility; 2) Coastal Development Permit for the development of a new 16,000 effluent tank 18 feet in height, 3) Coastal Development Permit for the development of a new single story 612 square foot filter plant facility including a 90-foot water distribution line across San Juan Road. The property is located at 2566 San Juan Road Aromas (Assessor's Parcel Number 141-041-002-000), North County Land Use 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 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 the appropriate authorities approve additional permits. <b>[Resource Management Agency (RMA) - Planning Department]</b>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	



Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
2.		<p><b>PBD025 - NOTICE-PERMIT APPROVAL</b></p> <p>The applicant shall record a notice, which states: "A permit (<b>Resolution No. 060675</b>) was approved by the Planning Commission for Assessor's Parcel Number 141-041-002-000 on April 11, 2007. The permit was granted subject to 23 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 RMA - Planning Department prior to issuance of building permits or commencement of the use. <b>(RMA - Planning Department)</b></p>	Proof of recordation of this notice shall be furnished to RMA - PD	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
3.		<p><b>PBD030 - STOP WORK - RESOURCES FOUND</b></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. <b>(RMA - Planning Department)</b></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	

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4.		<p><b>PBSP001 LIGHTING – EXTERIOR LIGHTING PLAN</b></p> <p>All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits.</p> <p><b>(RMA-Planning Department)</b></p>	Submit three copies of the lighting plans to Planning Department for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	
			Construct and maintain lighting in accordance with approved plans.	Owner/ Applicant	Ongoing	

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5		<p><b>PD004 - INDEMNIFICATION AGREEMENT</b></p> <p>The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. <b>(RMA - Planning Department)</b></p>	<p>Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.</p> <p><b>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.</b></p>	Owner/ <b>Applicant</b>	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable	

<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>
6		<p><b>PD006 - MITIGATION MONITORING PROGRAM</b></p> <p>The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. <b>(RMA - Planning Department)</b></p>	<p>1) Enter into agreement with the County to implement a Mitigation Monitoring Program.</p> <p>2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.</p>	Owner/ Applicant	Within 60 days after project approval or prior to the issuance of grading and building permits, whichever occurs first.	
7		<p><b>PDSP- NON STANDARD CONDITION</b></p> <p>All 8 conditions required under emergency permit PLN020559 shall apply and are hereby incorporated into this permit PLN060675. All 8 conditions shall be subject to verification for compliance by the Director of the RMA - Planning Department, prior to the issuance of building permits. <b>(RMA - Planning Department)</b></p>	Submit copies of compliance with conditions 1-8 of PLN020559 to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of building permits.	
8		<p><b>SDSP001- NON STANDARD CONDITION</b></p> <p>All work must be in accordance with the plans, specifications, and related reports submitted to the Monterey County Planning and Building Inspection Department contained in the Grading Permit application and the Coastal Development Permit application (PLN020559 and 000638). (Note: The archaeological and biological reports prepared for this project are incorporated by reference in this permit; the project is consistent with these reports). <b>(RMA-Planning Department)</b></p>	Submit copies of compliance with conditions 1-8 of PLN020559 to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of building permits.	

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9		<b>SDSP002– NON STANDARD CONDITION</b> If applicable, a grading permit must be obtained from the County of Monterey_ ( <b>RMA-Planning Department</b> )	Submit copies of compliance with conditions 1-8 of PLN020559 to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of building permits.	
10		<b>SDSP003– NON STANDARD CONDITION</b> If applicable, prior to beginning work, evidence shall be submitted to the Monterey County Planning & Building Inspection Department that clearance and permits have been obtained from the following agencies: California Coastal Commission; Monterey Bay National Marine Sanctuary, Monterey County Water Resources Agency. ( <b>RMA-Planning Department</b> )	Submit copies of compliance with conditions 1-8 of PLN020559 to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of building permits.	
11		<b>SDSP004– NON STANDARD CONDITION</b> Evidence that the work has been completed must be provided. ( <b>RMA-Planning Department</b> )	Submit copies of compliance with conditions 1-8 of PLN020559 to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of building permits.	
12		<b>SDSP005– NON STANDARD CONDITION</b> The Aromas Water District shall cooperate and coordinate with the Pajaro Valley Water Management Agency (PVWMA,) to annex the San Juan, well into the PVWMA boundaries. This shall occur following completion of PVMWA's Sphere of Influence Study by the Santa Cruz County LAFCO, which is currently scheduled for completion by January I, 2006. ( <b>Environmental Health</b> )	Submit copies of compliance with conditions 5-8 of PLN020559 to the Department of Environmental Health for clearance.	Owner/ Applicant	Prior to the issuance of building permits.	

<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>
13		<p><b>SDSP006– NON STANDARD CONDITION</b>  Prior to operation of the San Juan well, Aromas Water District (AWD) and PVWMA shall execute an agreement which shall provide that the San Juan well shall be treated for all purposes as if it were located within the boundaries of the PVWMA. No water shall be used for domestic purposes for the Aromas County Water District prior to, execution of said agreement. The replacement San Juan well shall be limited to the design capacity of the Pleasant Acres well (700 GPM).  <b>(Environmental Health)</b></p>	Submit copies of compliance with conditions 5-8 of PLN020559 to the Department of Environmental Health for clearance.	Owner/ Applicant	Prior to the issuance of building permits.	
14		<p><b>SDSP007– NON STANDARD CONDITION</b>  The Pleasant Acres well shall be properly destroyed within six months of bringing the replacement-capacity San Juan well on line for production of domestic water. Said six month period may be extended by the Department of Health Services, but shall not exceed one year.  <b>(Environmental Health)</b></p>	Submit copies of compliance with conditions 5-8 of PLN020559 to the Department of Environmental Health for clearance.	Owner/ Applicant	Prior to the issuance of building permits.	
15		<p><b>SDSP008– NON STANDARD CONDITION</b>  The replacement well will be restricted to supplying water to existing lots of record that the Aromas Water District has commitments to serve or as approved by the Planning Commission.  <b>(Environmental Health)</b></p>	Submit copies of compliance with conditions 5-8 of PLN020559 to the Department of Environmental Health for clearance.	Owner/ Applicant	Prior to the issuance of building permits.	

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16		<p><b>PD012(C) - LANDSCAPING PLAN - NORTH COUNTY COASTAL NATIVE</b></p> <p>The site shall be landscaped. The use of native species consistent with and found in the project area shall be required in all landscaping plans as a condition of project approval. A list of appropriate native plant species identified in Attachment #2 and #3 in the North County Implementation Plan Development Regulations is available in brochure form (<i>Suggested Native Species Landscaping List - North County Coastal Zone</i>) from the RMA - Planning Department. <b>(RMA – Planning Department)</b></p>	Submit landscape plans and contractor’s estimate to RMA - Planning Department for review and approval.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	At least three weeks prior to final inspection or occupancy	
17		<p><b>FIRE001 - ROAD ACCESS</b></p> <p>Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum of two nine-foot traffic lanes with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. <b>(Tri County Fire Protection District)</b></p>	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to final building inspection	

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18		<p><b>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)</b>  Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. <b>(Tri County Fire Protection District)</b></p>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
19		<p><b>FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE)</b>  All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. <b>(Tri County Fire Protection District)</b></p>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
20		<p><b>PW - NON-STANDARD – ENCROACHMENT PERMIT</b>.  Obtain an encroachment permit from the Department of Public Works for any work within the San Juan Road right of way.<b>(Public Works)</b></p>	Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to commencement of use. Applicant is responsible to obtain all permits and environmental clearances.	Owner/ Applicant	Prior to Building / Grading Permits Issuance	



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21		<p><b>WR40 - WATER CONSERVATION MEASURES</b></p> <p>The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</p> <p>a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculation system.</p> <p>b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices.</p> <p><b>(Water Resources Agency)</b></p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
22		<p><b>WR - WELL INFORMATION (NON STANDARD WORDING)</b></p> <p>Prior to the commencement of use 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.</p> <p><b>(Water Resources Agency)</b></p>	Submit all applicable well information to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	

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23		<b>EHI -</b> Compliance with conditions set forth in PLN020559 by LAFCO regarding placement of a well outside of Aromas Water District. <b>(Environmental Health)</b>	Submit evidence of the submittal of an application of to LAFCO for the annexation of the San Juan Wall into the AWD jurisdiction.	Owner/ Applicant	Prior to issuance of grading/ building permits	

