

MONTEREY COUNTY PLANNING COMMISSION

Meeting: September 8, 2010; Time: 9 a.m.		Agenda Item No.: 2
<p>Project Description: Combined Development Permit consisting of a Use Permit and Administrative Permit for the Rancho Cielo Youth Campus Master Plan to allow expansion of a vocational, educational and recreational facility to be developed in phases. The project would add 95,070 square feet of building area to the existing 25,505 square feet. The project is anticipated to take twenty years for build out. the components of the Rancho Cielo site master plan include: 1) approximately 17,000 square feet of classroom space; 2) approximately 32,000 square feet for vocational education and laboratory education; 3) an 8-acre agricultural education working farm; 4) construction of an ampitheatre for seating of up to 200; 5) park space for day use including a 2,000 square feet barbeque and serving area and day use; 6) five (5), 650 square feet adaptive living learning units for transitional living; 7) 10,000 square foot expansion of existing gymnasium; 8) expansion of the culinary training center including cooking and serving areas; 9) expansion of administrative spaces to allow for program growth; 10) internal roadways and parking areas; 11) construction of recreational fields including soccer and baseball fields requiring approximately 80,000 cubic yards of excavation; 12) additions of hard courts for basketball, tennis and outdoor hard court sports; 13) expansion of equestrian training and therapy facilities; 14) renovation of existing lakes for water storage and fishing opportunities; 15) addition of storage buildings and facilities; 16) addition of site restroom facilities; 17) construction of caretakers residence; 18) improvement of sewage disposal system, storm drainage, water storage and distribution; and 19) allow up to 12 community events per year. the property is located at 710 Old Stage Road, Salinas (assessor's parcel numbers 211-031-004-000 and 211-031-021-000), Greater Salinas area plan.</p>		
Project Location: 710 Old Natividad Road east of Old Stage Road		APNs: 211-031-004 and 211-031-021
Planning File Number: PLN080351		Owner: Monterey County Agent: Dale Ellis
Planning Area: Greater Salinas Land Use Plan		Flagged and staked: No
Zoning Designation: Public/Quasi-public		
CEQA Action: Environmental Impact Report SCH#2008121082		
Department: RMA - Planning Department		

RECOMMENDATION:

Staff recommends the Planning Commission

- A. Certify that the Final Environmental Impact Report prepared for the Rancho Cielo Youth Campus Master Plan has been completed in compliance with CEQA and that the FEIR reflects the independent decision making of the County of Monterey.
- B. Approve the Combined Development Permit consisting of a Use Permit and Administrative Permit for the Rancho Cielo Youth Campus Master Plan (**Exhibit B-1**), based upon the findings and evidence and subject to the conditions and Mitigation Monitoring Program contained in Exhibit B.

PROJECT OVERVIEW:

The subject site is located at 710 Old Stage Road and is approximately 100 acres in area. Most of the surrounding property consists of grazing land which some rural residential development located to the south east. The site currently houses a total of six primary buildings comprising 25,805 square feet. These buildings include two classroom buildings used for educational and social programs including a kitchen and dining area, a gymnasium, the Rancho Cielo operations office, the athletic program administrative office, and a vocations education center for maintenance and woodworking. A therapeutic hoarse program is located in the northwest corner of the project site.

The property was initially utilized by the Monterey County Probation Department as a juvenile detention facility for boys, opening for the first time on September 3, 1957. The campus consisted of detention dormitories, educational and classroom space, a kitchen and dining facility, and a gymnasium. Most of the existing buildings and facilities were built in the 1960s. Peak use during this period was about 22 staff and 50 overnight detainees. From 1983 until about 1991 a private firm managed the juvenile detention facility. Also beginning in 1983 and continuing to about 1993, the kitchen was used by the Alliance on Aging and Meals on Wheels programs. The County's animal shelter occupied one building on the property from 1989 until 2001 when a new animal shelter was opened in Salinas. In 2000, after finding the facility was largely un-utilized, the Honorable John Phillips approached the County and inquired about the possibility of a non profit organization taking over operations for the purpose of providing a day use youth campus for at-risk children and youth that were in the probation system.

The current Rancho Cielo at-risk youth program began operations in 2004 and utilizes existing and re-modeled facilities from the earlier uses. The program serves about 45 youths from 14 to 18 years old.

The property is owned by Monterey County and leased to Rancho Cielo through 2055 with automatic extensions into 2105 The proposed improvements would be constructed by Rancho Cielo as funding is available. Improvements constructed on the site would be the property of Monterey County.

The project would establish a master plan and grant a use permit for the eventual expansion of the facilities and program to accommodate 155 youth. New facilities would include additional classroom buildings, a new vocational education center, working farm, amphitheater and park/BBQ area, transitional living units, additional office space, a gymnasium expansion, sports courts and fields, and a caretaker unit.

The project would add 95,070 square feet of building to the existing 25,505 square feet for a total building area of 120,875 square feet. The parking and circulation area would be reconfigured to include 176,000 square feet of new roads and parking.

In addition to the Rancho Cielo educational programs, occasional special events do and will occur at the property. The existing gymnasium is available to rent, and BBQs and

similar events are hosted at the facility. Future special events could include fundraisers, sports competitions, ceremonies, and culinary institute exhibitions. The BBQ area is designed to accommodate up to 250 persons, and the amphitheater is designed to accommodate up to 200 persons. Events not related to the youth program would be held only outside the hours of educational operations, primarily weekends or evenings, or during breaks in the academic calendar.

The project also includes replacement of the on-site sewer system and upgrades to the potable, fire suppression, and irrigation water systems. The water supply source would be switched from the Sherriff's Posse Grounds well to Alco Water Company.

The project would replace the existing septic system that has, with occasional modifications, served the site since 1957. The proposed system would treat water to a secondary level, allowing it to be applied underground for irrigation. Dispersal is proposed at the sports fields, utilizing an imported soil mix to compensate for on-site soils that lack adequate percolation characteristics. Because the volume of effluent would exceed 2,500 gallons per day, RWQCB approval of the system would be required.

Water for the property is currently obtained from two sources: non-potable water from Alco Water Company and potable water from the well at the Sherriff's Posse Grounds, located about a mile to the west. Storm water is also detained in a pair of ponds and available as a back-up fire suppression supply. The project proposes to obtain both potable and non-potable water from Alco Water Company. New storage tanks and two distribution systems would be constructed. Back-up fire suppression water would continue to be stored in the ponds. Water from the septic system would be used for supplemental irrigation. Alco Water Company recently built a water supply pipeline along a portion of the property's northern boundary, in anticipation of future development of wells and a large storage tank to be constructed north of the property.

The project initially included several self-contained restroom buildings, serving areas not immediately adjacent to buildings, or down slope of the septic system. The proposed self-contained restrooms are not be allowed by County code sections 15.20.020 and/or 15.20.030. These restrooms have been removed from the proposed Master Plan.

DISCUSSION

The review and analysis of this project has not revealed areas of controversy. Overall the project is more programmatic at this stage and relies on future studies to guide future development. The required studies are described in the mitigation measures which are reflected in the Condition Compliance Matrix.

As stated in the FEIR, the project does not result in any significant unavoidable impacts. The DEIR did address potentially significant adverse impacts to Biological Resources, Cultural Resources, hydrology and Water Quality, Traffic and Circulation, and Air Quality. All of the potentially significant impacts can be reduced to a less than

significant level through the mitigation contained within the FEIR and included in the Mitigation Monitoring and Reporting Program contained in the Condition Matrix (Exhibit B).

The property is located at the edge of and extending into the Gabilan Mountains east of Salinas. The property is about one-third of a mile east of Old Stage Road and only marginally visible from that roadway. The EIR determined that the project would not result in visual resources impacts. Development would occur on the lower portions of the property, and would not result in ridgeline development.

The project would slightly increase traffic on Old Stage Road and Old Natividad Road, although most of the youth would arrive by bus. The largest volumes of traffic are likely to occur during special events. A traffic report prepared for the project determined that the additional traffic would not result in congestion at any of the intersections near the property. Because the buildings would be the property of Monterey County, TAMC has determined that Rancho Cielo would be exempt from the TAMC regional traffic fee.

Several of the buildings on the property were constructed during the 1960s and are approaching potentially historic age. The buildings have been extensively remodeled one or more times since they were constructed, most recently in preparation for the Rancho Cielo program. Prior to demolition or additions to any of the existing buildings, a historic resources report will be required to ensure that historic resources are not removed or adversely altered.

PUBLIC CONCERN

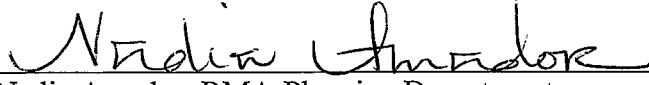
A resident who resides on Old Natividad Road has written two letters expressing concerns with the amount of additional traffic, and with the condition of the road between Natividad Road and Old Stage Road. This portion of the road is considered to be adequate to accommodate the amount of traffic anticipated by this project. A separate concern was expressed about the width of Old Natividad Road between Old Stage Road and the project site. This is also a concern for the Public Works Department and they have proposed a condition requiring that the road be widened in this area. A letter has been submitted by Hatch Mott Macdonald.

OTHER AGENCY INVOLVEMENT:

- √ RMA - Public Works Department
- √ Environmental Health Bureau
- √ Water Resources Agency
- Rural Salinas Fire Protection District

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by the Environmental Health Bureau, have been incorporated into the

Condition Compliance/Mitigation Monitoring and Reporting Plan attached as Attachment 1 to the draft resolution (**Exhibit C**).


Nadia Amador, RMA-Planning Department
Associate Planner
(831) 755- 5114, amador@co.monterey.ca.us
August 31, 2010

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

cc: Front Counter; Planning Commission Members (10); RMA-Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; RMA-Redevelopment; Office of Education; Department of Social and Employment Services; Sherriff's Office; Rural Salinas Fire Department; Alco Water Company; Dale Ellis; Honorable John Phillips; Planning File PLN080351.

Attachments: Exhibit A Project Data Sheet
Exhibit B Draft Resolution, including:
1. Conditions of Approval and Mitigation Monitoring and Reporting Program
2. Site Plan
Exhibit C Vicinity Map
Exhibit D Draft and Final EIR
Exhibit E Letters from the Public
1. Letters from Candice Petersen.
Exhibit F Letter from Hatch Mott MacDonald

This report was reviewed by John Ford, Planning Services Manager



EXHIBIT A

Project Data Sheet

Exhibit A Project Information for PLN080351
--

Project Title: Rancho Cielo	APNs: 211-031-021 and 211-031-004
Location: 710 Old Stage Road, Salinas	Coastal Zone: No
Applicable Plan: Greater Salinas Area Plan	Zoning: PQP
Permit Type: Combined Development Permit	Plan Designation: PQP

Environmental Status: EIR
Advisory Committee: N/A

Project Site Data:

Lot Size: 100 acres	Coverage Allowed: 25%
Existing Structures (sf): 25,505 s.f.	Coverage Proposed: Approx. 3%
Proposed Structures (sf): 95,070 sf	Height Allowed: 30 feet
Total Square Feet: 120,575 sf	Height Proposed: Under 30 feet
	FAR Allowed: N/A
	FAR Proposed: N/A

Resource Zones and Reports

Environmentally Sensitive Habitat: Yes, potentially	Erosion Hazard Zone: I, II
Biological Report: See EIR	Geologic Hazard Zone: II, III
Archaeological Sensitivity Zone: High/Moderate	Geologic Report: See EIR
Archaeological Report: See EIR	Traffic Report : See EIR
Fire Hazard Zone: Low/ Moderate	

Other Information:

Water Source: Public Water	Sewage Disposal (method): Wastewater treatment system
Water District/Company: Alco Water Co.	Sewer District Name: Wastewater treatment system
Fire District: Mo. Co. Regional Fire	Grading (cubic yds): 80,000 cy

EXHIBIT B

Draft Resolution including:

- 1) Conditions of Approval and Mitigation Monitoring and Reporting Program; and
- 2) Site Plan

Exhibit B
Draft Resolution

**Before the Planning Commission in and for the
County of Monterey, State of California**

In the matter of the application of
**RANCHO CIELO YOUTH CAMPUS EXPANSION MASTER
PLAN**

RESOLUTION NO. [REDACTED]

Resolution of the Monterey County Planning Commission

- 1) Certifying the Rancho Cielo Youth Campus Expansion EIR
- 2) Approving the Rancho Cielo Youth Campus Master Plan and Master Use Permit consisting of: a Use Permit and Administrative Permit for the Rancho Cielo Youth Campus Master Plan to allow expansion of a vocational, educational and recreational facility to be developed in phases. The project would add 95,070 square feet of building area to the existing 25,505 square feet. The project is anticipated to take twenty years for build out. The components of the Rancho Cielo site master plan include: 1) approximately 17,000 square feet of classroom space; 2) approximately 32,000 square feet for vocational education and laboratory education; 3) an 8-acre agricultural education working farm; 4) construction of an amphitheatre for seating of up to 200; 5) park space for day use including a 2,000 square foot barbeque and serving area and day use; 6) five (5), 650 square foot adaptive living learning units for transitional living; 7) 10,000 square foot expansion of existing gymnasium; 8) expansion of the culinary training center including cooking and serving areas; 9) expansion of administrative spaces to allow for program growth; 10) internal roadways and parking areas; 11) construction of recreational fields including soccer and baseball fields requiring approximately 80,000 cubic yards of excavation; 12) additions of hard courts for basketball, tennis and outdoor hard court sports; 13) expansion of equestrian training and therapy facilities; 14) renovation of existing lakes for water storage and fishing opportunities; 15) addition of storage buildings and facilities; 16) addition of site restroom facilities; 17) construction of caretakers residence; 18) improvement of sewage disposal system, storm drainage, water storage and distribution; and 19) allow up to 12 community events per year.

(PLN080351, RANCHO CIELO INC., 710 Old Stage Road, Salinas, CA 93907 Greater Salinas Area Plan. APNs 211-031-004 and 211-031-021.

The Rancho Cielo Youth Campus Expansion Master Plan came before the Planning Commission at a duly noticed public hearing on September 8, 2010. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission hereby makes the following recommendation with reference to the following facts:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE:
 - a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the Monterey County General Plan
 - Greater Salinas Area Plan
 - Monterey County Zoning Ordinance (Title 21)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 710 Old Stage Road (Assessor's Parcel Numbers 211-031-021 and 211-031-021). The parcels are designated Public/Quasi-public on the Greater Salinas Area Plan land use map and zoned Public/Quasi-public on the Monterey County zoning map, which allows public uses such as schools. The youth educational, training, and assistance programs are a non-profit adjunct to public educational programs and consistent with the site's land use designation. Therefore, the project is an allowed land use for the site.
 - c) The project planner and the County's consultant conducted site inspections on April 23, 2008, June 26, 2008, April 8, 2009, and April 29, 2009 to verify that the project on the subject parcels conform to the plans listed above.
 - d) The project will not result in ridgeline development or adversely affect scenic roadways. The site is located on the lower slopes of the Gabilan Mountain foothills, and higher ridges rise well beyond the tops of the proposed buildings. The nearest proposed buildings would be about one-third mile away from, and only marginally visible from, Old Stage Road, which is a County-designated scenic road.
 - e) Development on slopes in excess of 30 percent is prohibited unless there is no feasible alternative. The project would not grade or construct buildings or roads on slopes of 30 percent or greater.
 - f) The project was not referred to the Land Use Advisory Committee (LUAC) for review because one does not exist for this area of Monterey County.
 - g) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning

Department for the proposed development are found in Project File PLN080351.

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 Protection District, RMA - Public Works, Environmental Health Bureau, 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 have been incorporated.
 - b) The site is and historically has been used for the same or similar uses. The campus was originally developed for youth programs in the early 1960s. The current program has been using the site since 2004. The project would expand the existing facilities. Rancho Cielo is a non-profit organization providing a vital service to the disadvantaged youth of Monterey County. Rancho Cielo has entered into a long-term lease with Monterey County for use of the site. The project would expand and modernize the facilities at the site and allow Rancho Cielo to serve additional disadvantaged youth and provide a broader array of programs.
 - c) The Environmental Health Bureau initially raised concerns that the site soils would not support an on-site sewage treatment system due to adverse percolation characteristics. The applicant proposes to import a soil mix for use at the septic drain field that would provide a suitable soil for shallow underground dispersal of tertiary treated water that would also serve as an irrigation source. The Environmental Health Bureau as conceptually accepted this approach to wastewater disposal, and would be responsible for review and approval of the final designs.
 - d) The environmental impact report identified potential impacts to Biological Resources, including risk of introduction of invasive species; encroachment into jurisdictional wetlands; disturbance of bats, raptors, burrowing owl, red-legged frog, and southwestern and western pond turtle. Mitigation measures included in the EIR, and incorporated into the project approval as conditions of approval, would prevent the spread of invasive species and protect the animal species listed.
 - e) The project site soils are subject to liquefaction during earthquakes, which could damage buildings. The EIR determined that this was a potentially significant impact and presented a mitigation measure, incorporated into the project approval as a condition of approval, that requires supplemental study of liquefaction potential, for the purpose of recommending appropriate design parameters for structures.
 - f) Technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed, provided adequate steps are taken in

the design of the facilities. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:

“Preliminary Reconnaissance for the Rancho Cielo Youth Campus in Salinas, Monterey County, California” prepared by Archeological Consulting, Salinas, California on December 10, 2008.

Rancho Cielo California Tiger Salamander Spring Survey, prepared by Bryan M. Mori Biological Consulting Services on June 3, 2009.

Rancho Cielo Youth Campus Traffic Impact Analysis prepared by Hatch Mott McDonald on March 24, 2009.

Preliminary Drainage Study, Rancho Cielo Youth Campus Master Plan. prepared by :LandSet Engineers in February 2010.

- g) The project planner and the County’s consultant conducted site inspections on April 23, 2008, June 26, 2008, April 8, 2009, and April 29, 2009 to verify that the project on the subject parcels is suitable for the uses listed above.
- h) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development are found in Project File PLN080351.

3. **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 project was reviewed by RMA - Planning Department, Salinas Rural Fire Protection District, RMA - Public Works, Environmental Health Bureau, and Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) The project will have a long-term sustainable water supply. The project will obtain potable water from the Alisal Water Service Company (Alco), which has provided a will-serve letter. Water will be supplied from a new well that Alco will be constructing on property adjacent to the north of the site utilizing a recently-constructed pipeline that crosses the site. The site is in the East Side subarea of the Salinas Valley Groundwater Basin. Modeling developed for the Salinas Valley Water Project predicts a rise in East Side and adjacent Pressure subarea groundwater levels for at least 35 years following implementation of the Salinas Valley Water Project in January 2010. The project will capture storm water run-off and utilize treated septic discharge to reduce its

- dependence on potable groundwater.
- c) The project will provide adequate sewage disposal through construction of a new septic system. Mitigation Measure S-1 in the EIR requires design and construction of a new septic system when new development on the site would result in an increase in wastewater generation of more than five percent of present generation. The project will import soils suitable for septic discharge, and utilize a high level of treatment so that wastewater discharge can be applied as sub-surface irrigation.
 - d) The project will provide adequate fire protection. The site is within the State Responsibility Area and the new buildings will be required to meet the fire safety requirements of the Wildland-Urban Interface Fire Code. A supply of on-site fire suppression water would be stored in a tank and a pond, and total in excess of 2,000,000 gallons, with a fire delivery system. National Fire Protection Association requirements cannot be precisely calculated without actual building plans, but the consultant has estimated a need for about 520,000 gallons of water storage. A supply of about 2,000,000 gallons will be stored on-site between a water tank and two ponds. An Alco water main crosses the site and provides a supplemental source of fire suppression water if required.
 - e) The site is not within a flood zone and the project includes a detention basin to prevent significantly increased off-site flood flows.
 - f) The project is located such that youth attending the programs will not be exposed to influences that could result in adverse health effects or safety effects. The site is not located near high-pressure gas lines, high-voltage electrical lines, a high traffic volume highway, railroad tracks, a known hazardous materials site, an earthquake rupture zone, a dam failure inundation area, or within one-quarter mile of a facility that produces hazardous air emissions.
 - g) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development are found in Project File PLN080351.

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.

- 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.
 - b) Recent improvements undertaken by Rancho Cielo have been carried out under valid building permits.
 - c) The project planner and the County's consultant conducted site inspections on April 23, 2008, June 26, 2008, April 8, 2009, and April 29, 2009 to verify that there are no violations on the subject parcels.

- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development are found in Project File PLN080351.

5. **FINDING:** **CEQA (EIR)** – The County of Monterey has completed an Environmental Impact Report (EIR) in compliance with CEQA, and the Final EIR reflects the County of Monterey’s independent judgment and analysis.

- EVIDENCE:**
- a) The Rancho Cielo Youth Campus Expansion Master Plan EIR (“EIR”), State Clearinghouse Number 2008121082 was prepared pursuant to CEQA, the CEQA Guidelines, and the County of Monterey Environmental Quality Guidelines.
 - b) The proposed project was adequately described, examined, and evaluated in the EIR, and no significant new information or changes in the environmental setting have occurred that would result in new or greater significant effects not studied in the EIR.
 - c) The EIR was adequately noticed and circulated for public review, and public comments were received and considered. The County distributed the Notice of Preparation to all Responsible Agencies on December 22, 2008. Responses to the Notice of Preparation were considered in the preparation of the EIR and included as an appendix to the EIR. The County distributed a Notice of Completion with copies of the EIR, and posted the Notice of Completion at the Monterey County Clerk’s office. The EIR was circulated for public review between May 13, 2010 and June 28, 2010. The notice of availability was mailed to owners of property within 300 feet of the project site and the draft EIR was mailed to local and regional agencies, public libraries, and the State Clearinghouse. The County received comment letters from the Monterey Bay Unified Air Pollution Control District and the Environmental Health Bureau. The County responded to these in the Rancho Cielo Youth Campus Expansion Master Plan Final EIR, copies of which were provided to the commentors no less than ten days prior to project approvals.
 - d) The County of Monterey Resources Management Agency - Planning Department, located at 168 West Alisal Street, Second Floor in Salinas, is the custodian of the documents that constitute the record of proceedings upon which the determination to certify the EIR is based.
 - e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development are found in Project File PLN080351.
 - f) Upon approval of the project analyzed in the EIR, the County will monitor the implementation of mitigation measures in accordance with the Mitigation Monitoring and Reporting Program prepared for the project and included within the Final EIR. The mitigation measures are

included as conditions of project approval.

5A FINDING: CEQA ENVIRONMENTAL IMPACTS MITIGATED TO LESS THAN SIGNIFICANT - The project would result in significant and potentially significant impacts that would be mitigated to a less than significant level due to incorporation of mitigation measures from the EIR into the conditions of project approval.

- EVIDENCE:**
- a) The mitigation measures have been incorporated as conditions of project approval, are feasible to implement, and will be monitored by the County in accordance with the Mitigation Monitoring and Reporting Program. The following environmental impacts (b through p) will be mitigated to a less than significant level:
 - b) Project construction could result in significant air quality impacts, specifically by causing dust/particulate matter. Mitigation Measure AQ-1 and Mitigation Measure AQ-2 require actions to reduce dust emissions from ground disturbance and limiting the acreage that can be graded each day. The measures are feasible to implement and will reduce impacts to a less than significant level.
 - c) The project could result in emission of 5,173.3 metric tons of CO₂ equivalents during the construction phases, and 198.7 metric tons of CO₂ equivalents annually (primarily direct vehicular and indirect electrical generation emissions), which would be very small addition to total regional GHG emissions, and may not be cumulatively considerable. However, Mitigation Measure CC-1 requiring a greenhouse gas and off-site energy demand reduction plan is presented in order that the proposed project would contribute towards regional reductions in GHG emissions.
 - d) The project could result in the deterioration of habitat quality caused by further spread of non-native, invasive plant species into native habitats. Implementation of Mitigation Measure BIO-1 requires eradication of non-native plants and use of California native plants for landscaping and erosion control. The measure is feasible to implement and will reduce impacts to a less than significant level.
 - e) The project could disturb the intermittent drainage and ponds located on the project site, which are potentially U.S. Army Corps of Engineers jurisdictional wetlands. Mitigation Measure BIO-2 would require jurisdictional determinations from the USACE for on-site ponds and drainages and Clean Water Act permits if necessary. The measure is feasible to implement and will reduce impacts to a less than significant level.
 - f) The project could result in the loss or disturbance of California red-legged frogs, which are known to occur in the project vicinity and could potentially occur during migratory periods. Mitigation Measure BIO-3 would require 100-foot development setbacks around each of the ponds (with minor exceptions) and would limit ground disturbance activities to between May 15 and September 31, outside of the migration period.

Workers would be required to attend training, and construction precautions would be required. If red-legged frog is found during construction work would be stopped and CDFG and USFWS contacted. The measure is feasible to implement and will reduce impacts to a less than significant level.

- g) The project could result in the loss or disturbance of western pond turtles, which are known to occur in the project vicinity and could potentially occur within the two reservoir ponds and/or utilize upland habitats adjacent to the ponds for egg-laying. Mitigation Measure BIO-3 requires a 100-foot setback from the ponds. The measure is feasible to implement and will reduce impacts to a less than significant level.
- h) Project construction could result in the loss or disturbance of burrowing owls, which may occur on the project site. Mitigation Measure BIO-4 requires pre-construction surveys and specific avoidance or relocation procedures if burrowing owls are found. The measure is feasible to implement and will reduce impacts to a less than significant level.
- i) Project construction could result in the abandonment of active bat nests by the adults; although no bats were identified on the site, the trees and abandoned structures present within the site can provide roosting sites for bats such as the hoary bat, pallid bat, western mastiff bat, western red bat, and Yuma myotis. Mitigation Measure BIO-5 requires pre-construction surveys and a memorandum of understanding with the California Department of Fish and Game if found. The measure is feasible to implement and will reduce impacts to a less than significant level.
- j) Project construction could result in the direct loss of bird nests, including eggs and young, or the abandonment of active bird nests. Mitigation Measure BIO-6 requires pre-construction surveys and avoidance of nearby work and limitations on tree removal. The measure is feasible to implement and will reduce impacts to a less than significant level.
- k) Project construction could inadvertently disturb unknown buried cultural resources. Mitigation Measure CR-1 requires stop of work and contact of a qualified professional archaeologist if archaeological resources or human remains are discovered during excavation, grading, or construction. The measure is feasible to implement and will reduce impacts to a less than significant level.
- l) Project construction could result in alteration or demolition of potentially historic resources. Mitigation Measure CR-2 requires preparation of historical studies for all affected buildings 50 years of age or older at the time of building permit application. Buildings determined historic would be subject to the provisions of Monterey County Code Chapter 18.25, or work on the buildings would need to be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The measure is feasible to implement and will reduce impacts to a less than significant level.

- m) The project could result in improper removal of asbestos-containing transite pipe, which can release asbestos fibers into the air, could result in an increased cancer risk for workers. Mitigation Measure HAZ-1 requires testing the transite pipe for asbestos content and obtaining a demolition/asbestos removal permit from the MBUAPCD if the pipe does contain asbestos.
- n) The project could result in additional surface run-off from roofs and pavement due to increased impervious surfaces. Water collected from roofs and pavement could transport water pollutants past the detention basin and into downstream waters. Mitigation Measure HY-1 requires the use of best management practices and low impact development approaches to ensure that water discharged from impervious surfaces and into or out of the detention basin is infiltrated on site or filtered before reaching downstream waters. The measure is feasible to implement and will reduce impacts to a less than significant level.
- o) The project could result in traffic hazards due to trucks turning onto and off of Old Natividad Road at Old Stage Road during construction. Mitigation Measure T-1 requires a traffic control plan. The measure is feasible to implement and will reduce impacts to a less than significant level.
- p) The project could exceed the discharge capacity of the existing septic system, and result in a health hazard and potentially contamination of downstream waters. Mitigation Measure S-1 requires construction of the new wastewater treatment system prior to new or expanded use that would result in an increase in sewer demand in excess of five percent. The measure is feasible to implement and will reduce impacts to a less than significant level.

5B. FINDING: EIR-CEQA ALTERNATIVES TO THE PROPOSED PROJECT
 - The EIR considered one alternative to the proposed project in compliance with CEQA Guidelines section 15126.6. The EIR considered the following alternative as more fully described in the DEIR.

- EVIDENCE:**
- a) No Project Alternative. The No Project Alternative assumes that the existing programs continue at the project site, but that no new development would occur. Overall, the No Project Alternative would have fewer environmental impacts. However, the No Project Alternative would not meet the project objective of providing expanded services for at-risk youth.
 - b) The EIR considered alternative project locations, but because the proposed project includes expansion of an existing program and upgrades to existing buildings, another location was determined to be neither reasonable nor feasible. Therefore no alternative location was analyzed, in accordance with CEQA Guidelines Section 15126.6 (f)(2)(b). The EIR considered reduced or alternative project plans as CEQA alternatives, but these did not result in reductions in

environmental impacts compared to the project as proposed. Therefore, no reduced or modified site design was analyzed. The existing uses, and similar uses, have occupied the project site for most of the past 50 years. Therefore, alternative uses for the project site were not considered. In accordance with CEQA Guidelines Section 15126.6(f)(3), the EIR did not consider alternatives whose effect cannot be reasonably ascertained and whose implementation is remote and speculative.

- c) Environmentally Superior Alternative. Because only the No Project Alternative was considered, no environmentally superior alternative was identified.

6. **FINDING:** **ESHA** – The subject project minimizes impact on environmentally sensitive habitat areas in accordance with the applicable goals and policies of the applicable area plan and zoning codes.

- EVIDENCE:**
- a) The project includes application for development within 100 feet of environmentally sensitive habitat areas (ESHA). In accordance with the applicable policies of the Greater Salinas Area Plan and the Monterey County Zoning Ordinance (Title 21), mitigation measures have been presented in the EIR and incorporated as conditions of approval to protect sensitive habitat.
 - b) Monterey County General Plan Policy 7.1.1 and Greater Salinas Area Plan Policy 11.1.6 require protection of ESHA and other limited or threatened habitat and from the adverse effects of adjacent uses. Monterey County General Plan Policy 9.1.2 requires the protection of areas having high value for fish and wildlife reproduction.
 - c) The project could disturb the intermittent drainage and ponds located on the project site, which are potentially U.S. Army Corps of Engineers jurisdictional wetlands. The ponds provide potential breeding areas for western pond turtles and red-legged frogs. Trees on the project site provide potential nesting areas for birds, and burrows provide potential nesting habitat for burrowing owls. Mitigation measure Bio-2 requires any development within 100 feet of ponds or drainages to conduct wetlands delineation and obtain necessary permits from the State and Federal governments.
 - d) The environmental and biological consultants conducted site inspections on April 23, 2008, June 26, 2008, and April 29, 2009 to verify ESHA locations and potential project impacts to ESHA. The biologist found that the proposed development on site will either be located in areas already disturbed by development, or will be located on previously disturbed grassland. This would not conflict with ESHA.
 - e) 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 PLN080351.

7. **FINDING: RIDGELINE DEVELOPMENT AND SCENIC ROADS** – The subject project will not create a substantially adverse visual impact when viewed from a common public viewing area.
- EVIDENCE:** a) Greater Salinas Area Plan Scenic Highways Policy 40.1.1.2 identifies Old Stage Road near the project site as a scenic road. Pursuant to Section 21.66.010 of the Monterey County Zoning Ordinance, ridgeline development may be approved if, as conditioned or designed, the project will not create a substantially adverse visual impact when viewed from a common public viewing area. Monterey County General Plan policies 40.2.1 and 40.2.2 require underground utilities; architectural and landscape controls and use of native plants; and restrict outdoor advertising.
- b) The EIR analyzed the potential adverse visual impacts of the project. The EIR determined that the location of proposed development at the base of the steeper hills precluded the possibility of ridgeline development. The nearest buildings would be located at a distance of more than one-third mile from Old Stage Road. Although the terrain slopes upward toward the site, intervening development, distance, and requirements for native planting for landscaping would reduce adverse visual effects. The project does not include advertising or above-ground utilities.
- c) The project planner and the County’s consultant conducted site inspections on April 23, 2008, June 26, 2008, April 8, 2009, and April 29, 2009 to verify that the project on the subject parcels conform to the plans listed above.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development are found in Project File PLN080351.
8. **FINDING: WATER SUPPLY** – The project has an adequate long-term water supply and manages development in the area so as to minimize adverse effects on the aquifers and preserve them as viable sources of water for human consumption.
- EVIDENCE:** a. Potable water is supplied through a four-inch transite pipe from a well at the Sherriff’s Posse Grounds (Old Natividad Road Water System #1) about ¾ of a mile west of the project site. This water is stored on site in a 100,000 gallon redwood tank near the upper pond. Non-potable water is supplied to the project site by Alco Water Service through a 12-inch line served by Alco wells #001, #004, #007, and #021 (letter from Sue Putnam to Matthew Williams, September 19, 2008). Alco Water Service estimates the current potable water use on the project site at about one acre-foot per year. The current water use estimate is based on 55 students and 34 staff using 20 gallons per day each, for 180 days per year (0.98 acre-feet per year). The ponds are re-filled with Alco non-potable water during the summer to maintain pond surface levels. This

water use was estimated based on two feet of evaporation over 1.7 acre-feet of pond surface for a total of 3.4 acre-feet.

- b. The project site is in the East Side subarea of the Salinas Valley Groundwater Basin.
- c. The Monterey County WRA oversees water supplies for the project site. The proposed project would discontinue the use of water supplied from the Sheriff's Posse Grounds well, and remove the transite pipe that conveys the water within the project site. The project would obtain potable water from the Alisal Water Service Company (Alco), which has provided a will-serve letter. In December 2008 the Public Utilities Commission authorized Alco Water Service to supply potable water to the project site. Water would be supplied from a new well and storage tank that Alco will be constructing on property adjacent to the north of the site utilizing a recently-constructed pipeline that crosses the site. The project would capture storm water run-off and utilize treated septic discharge to reduce its dependence on potable groundwater.
- d. Annually the proposed project would use about five acre-feet of water for interior building use, about 35 acre-feet for irrigation, and about 3.5 acre-feet for other exterior uses. Water required from Alco Water Service is estimated at about 26.5 acre-feet per year, assuming about 12 acre-feet of the storm water run-off collected in ponds and five acre-feet of treated wastewater would be utilized for irrigation. Water use would fluctuate throughout the year, dependent on the number of students in programs, and seasonal irrigation of the fields. The project would result in a net increase of about 22.1 acre-feet of groundwater use.
- e. Modeling developed for the Salinas Valley Water Project predicts a rise in East Side and adjacent Pressure subarea groundwater levels for at least 35 years following implementation of the Salinas Valley Water Project in January 2010.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission of the County of Monterey, State of California, hereby:

- A. Certified that the Final Environmental Impact Report prepared for the Rancho Cielo Youth Campus Master Plan has been completed in compliance with CEQA and that the FEIR reflects the independent decision making of the County of Monterey.
- B. Approved the Combined Development Permit consisting of a Use Permit and Administrative Permit for the Rancho Cielo Youth Campus Master Plan (**Exhibit B-1**), based upon the findings and evidence and subject to the conditions and Mitigation Monitoring and Reporting Program contained in Exhibit B.

PASSED AND ADOPTED this 8th day of September, 2010 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mikle Novo, PLANNING COMMISSION

COPY OF THIS DECISION MAILED TO APPLICANT ON SEPTEMBER 8, 2010

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE [SEPTEMBER 18, 2010]

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the September 8, 2010 on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning Department and Building Services Department office in Salinas.

2. This permit expires 3 years after the above September 8, 2010 of granting thereof unless construction or use is started within this period.

RESOLUTION ### - EXHIBIT 1 Monterey County Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: <u>Rancho Cielo Youth Campus Master Plan</u> File No: <u>PLN080351</u> APNs: <u>APN 211-031-004, 021</u> Approved by: <u>Planning Commission</u> September 8, 2010: <u>September 8, 2010</u>
---	---

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

Permit Cond. Number	Mitig. Numbe r	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	Verificati on of Complian ce (name/Se ptember 8, 2010)
RMA – Planning Department						
1.		PD001 - SPECIFIC USES ONLY This Combined Development permit including a Use Permit and an Administrative Permit (PLN080351) allows the Rancho Cielo Youth Campus Master Plan to allow expansion of a vocational, educational and recreational facility to be developed in phases. The project would add 95,070 square feet of building area to the existing 25,505 square feet. The project is anticipated to take twenty years for build out. the components of the Rancho Cielo site master plan include: 1) approximately 17,000 square feet of classroom space; 2) approximately 32,000 square feet for vocational education and laboratory education; 3) an 8-acre agricultural education	Adhere to conditions and uses specified in the permit. 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. 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	Owner/ Applicant RMA - Planning WRA RMA - Planning	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>Verificati on of Complian ce (name/Se ptember 8, 2010)</i>
		<p>working farm; 4) construction of an amphitheatre for seating of up to 200; 5) park space for day use including a 2,000 square feet barbeque and serving area and day use; 6) five (5), 650 square feet adaptive living learning units for transitional living; 7) 10,000 square foot expansion of existing gymnasium; 8) expansion of the culinary training center including cooking and serving areas; 9) expansion of administrative spaces to allow for program growth; 10) internal roadways and parking areas; 11) construction of recreational fields including soccer and baseball fields requiring approximately 80,000 cubic yards of excavation; 12) additions of hard courts for basketball, tennis and outdoor hard court sports; 13) expansion of equestrian training and therapy facilities; 14) renovation of existing lakes for water storage and fishing opportunities; 15) addition of storage buildings and facilities; 16) addition of site restroom facilities; 17) construction of caretakers residence; 18) improvement of sewage disposal system, storm drainage, water storage and distribution; and 19) allow up to 12 community events per year.. The property is located at 710 Old Stage Road (Assessor's Parcel Number 211-0310004, 021), Greater Salinas Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and</p>	<p>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.</p>	<p>WRA RMA - Planning</p>		

<i>Permit Cond. Number</i>	<i>Mitig. Numbe r</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>Verificati on of Complian ce (name/Se ptember 8, 2010)</i>
		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. (RMA-Planning Department)	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.	WRA RMA - Planning		
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution [REDACTED]) was approved by the Planning Commission for Assessor's Parcel Number 211-0310004, 021 on September 8, 2010 . The permit was granted subject to ## conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)	Obtain appropriate form from the RMA-Planning Department. The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner/ Applicant RMA- Planning	Prior to the issuance of grading and building permits or commencement of use.	
3.		PD032(A) - PERMIT EXPIRATION The permit shall be granted for a time period of 3 years, to expire on September 8, 2013 unless use of the property or actual construction has begun within this period. (RMA - Planning Department)	The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration September 8, 2010.	Owner/ Applicant	As stated in the conditions of approval	
4.		PD004 - INDEMNIFICATION AGREEMENT	Submit signed and notarized	Owner/	Upon	

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	Verificati on of Complian ce (name/Se ptember 8, 2010)
		<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. (RMA - Planning Department)</p>	<p>Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.</p>	Applicant	demand of County Counsel or concurrent with the issuance of building permits, use of the property, 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/September 8, 2010)</i>
5.		PD005 - FISH AND GAME FEE-NEG DEC/EIR Pursuant to the State Public Resources Code § 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA - Planning Department)	The applicant shall submit a check, payable to the <i>County of Monterey</i> , to the Director of the RMA - Planning Department. If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the <i>County of Monterey</i> , to the Director of the RMA - Planning Department.	Owner/ Applicant	Within 5 working days of project approval. Prior to start of use or the issuance of building or grading permits	
6.		PD006 - MITIGATION MONITORING PROGRAM 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. (RMA - Planning Department)	1) Enter into agreement with the County to implement a Mitigation Monitoring Program. 2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.	Owner/ Applicant	Within 60 days after project approval or prior to the issuance of grading or building permits, whichever occurs first.	
7.		PD010 - EROSION CONTROL PLAN AND SCHEDULE The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed	An Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance	Owner/ Applicant	Prior to the issuance of grading and building	

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	Verificati on of Complian ce (name/Se ptember 8, 2010)
		by the Director of RMA – Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. (RMA - Planning Department and RMA - Building Services Department)	of building and grading permits.		permits	
			Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.	Owner/ Applicant	Ongoing	
8.		PD012(G) - LANDSCAPE PLAN AND MAINTENANCE (OTHER THAN SINGLE FAMILY DWELLING) The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free,	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits	
			The landscaping shall be installed and inspected.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape	Prior to Occupancy	

<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/September 8, 2010)</i>
		weed-free, healthy, growing condition. (RMA – Planning Department)	All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Architect Owner/ Applicant	Ongoing	
9.		PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN 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. 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 lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner/ Applicant	Prior to the issuance of building permits.	
RMA – Public Works Department						

<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>Verificati on of Complian ce (name/Se ptember 8, 2010)</i>
10.		PD035 - UTILITIES - UNDERGROUND All new utility and distribution lines shall be placed underground. (RMA - Planning Department; Public Works)	Install and maintain utility and distribution lines underground.	Owner/ Applicant	Ongoing	
11.		ENCROACHMENT (NON-STANDARD) Obtain an encroachment permit from the Department of Public Works and construct a commercial driveway connection to Old Natividad Road. The design and construction is subject to the approval of the Public Works Director. (Public Works)	Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupying or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.	Owner/ Applicant	Prior to Building/ Grading Permit Issuance.	
12.		PW0007 – PARKING STD The parking shall meet the standards of the Zoning Ordinance and be approved by the Director of Public Works and the Director of Planning and Building Inspection. (Public Works)	Applicant's engineer or architect shall prepare a parking plan for review and approval.	Owner/ Applicant/ Engineer	Prior to Building/ Grading Permits Issuance	
13.		PW0044 – CONSTRUCTION MANAGEMENT PLAN The applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information: Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers,	Applicant shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval. The approved measures shall be implemented during the construction/grading phase of the project.	Owner/ Applicant/ Contractor	Prior to issuance of the Grading Permit or Building Permit.	

<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>Verificati on of Complian ce (name/Se ptember 8, 2010)</i>
		parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works)				
14.		IMPROVEMENT PLANS (NON-STANDARD) Due to road safety provide improvement plans for approval of the Department of Public Works and that Old Natividad Road North of Old Stage Road be constructed in accordance with the typical section of a Cul-de-sac Street as shown in the County Details and turning radius at the intersection of Old Stage Road and Old Natividad Road adequate for school buses according to AASHTO standards. No sidewalks are required. (Public Works)	Subdivider shall submit improvement plans prepared by his Engineer to DPW for approval. Improvements to be bonded prior to recordation of final map.	Owner/ Applicant/	Prior to Recordation of Final Map	
15.		DEDICATION (NON-STANDARD) Dedicate to the County of Monterey, minimum of 10' as determined by field survey and final improvement plans from existing Right-of-way on each side of Old Natividad Road for street and right-of-way purposes. (Public Works)	Applicant's surveyor shall prepare description of area to be dedicated.	Owner/ Applicant/ Surveyor	Prior to recordation of final map	
Health Department Environmental Health Bureau						
16.		EHSP01 – PORTABLE TOILETS The Rancho Cielo Youth Campus Expansion Master Plan states that various community and special events will be hosted on the property. Pursuant to Monterey County Code (MCC), Chapter 15.20, no person(s) shall	Whenever flush toilets are unavailable, provide an adequate number of portable chemical toilets. Limit the use of portable chemical	Owner	Continuous	

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/September 8, 2010)
		<p>use or maintain any building, structure, or place or place where people reside, congregate, or are employed unless it is equipped with a flush toilet supplied with water from a reliable source of water as determined by the Director.</p> <p>When flush toilets are unavailable during community or special events, an adequate number of portable chemical toilets shall be provided and maintained so as not to create a public nuisance and shall be serviced and cleaned by a permitted liquid waste hauler. Portable chemical units shall provide hand washing facility. The use of portable chemical toilets on the Rancho Cielo property shall be limited to a total of nine (9) calendar days per year, or as otherwise specified by MCC, Chapter 15.20.</p> <p>Self-contained restrooms or unplumbed (vaulted) outhouses shall not be allowed pursuant to MCC, Chapter 15.20.</p> <p>(Environmental Health)</p>	<p>toilets to the number of calendar days specified in Monterey County Code, Section 15.20.050.</p>			
17.		<p>EHSP02 –DEMOLITION OF EXISTING ONSITE WASTEWATER TREATMENT SYSTEM(S) (NON STANDARD)</p> <p>Existing development throughout Rancho Cielo use conventional onsite wastewater treatment systems for wastewater disposal (OWTS). In the event that a structure(s) served by a conventional OWTS is proposed to connect to the Alt OWTS (proposed as part of this</p>	<p>Submit a septic tank demolition application and plot plan to EHB for review and approval.</p> <p>Obtain demolition permit.</p> <p>Demolish the septic tank, or abandon in</p>	Owner	Concurrent with connection to the Alternative OWTS	

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/September 8, 2010)
		<p>Master Plan), a permit to demolish the conventional septic tank must be obtained from the Environmental Health Bureau (EHB). EHB shall witness the septic tank demolition, or abandonment in place.</p> <p>(Environmental Health)</p>	<p>place, according to standards set forth in Monterey County Code, Section 15.20.090, under witness by EHB.</p>			
18.		<p>EHSP03 - ALTERNATIVE ONSITE WASTEWATER TREATMENT SYSTEM: DEED NOTIFICATION: SOILS AND PERCOLATION TESTING (NON STANDARD)</p> <p>The Environmental Health Bureau has determined that adequate area would exist to accommodate an expansive subsurface drip disposal field for the proposed alternative onsite wastewater treatment system (Alt OWTS). Due to the existing topography off the proposed disposal field area, EHB has authorized deferral of percolation and soil testing requirements that would demonstrate wastewater disposal feasibility to allow site grading to occur first.</p> <p>Prior to submittal of an Alt OWTS proposal to EHB, submit a work plan that outlines soil and percolation testing plans. Once the work plan is approved, the testing shall be conducted by a qualified individual, as specified by Monterey County Code, Section 15.20.070, and witnessed by EHB.</p>	<p>Submit a percolation and soils testing work plan to EHB for review and approval. Once approved, the testing shall be conducted by a qualified individual and witnessed by EHB.</p>	<p>Owner / Applicant / CA-Licensed Engineer</p>	<p>Prior to issuance of building permits</p>	

<i>Permit Cond. Number</i>	<i>Mitig. Numbe r</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>Verificati on of Complian ce (name/Se ptember 8, 2010)</i>
19.		<p>EHSP04 - ALTERNATIVE ONSITE WASTEWATER TREATMENT SYSTEM: DEED NOTIFICATION: DESIGN (NON STANDARD) The Environmental Health Bureau (EHB) has determined that adequate area exists on the property to accommodate an extensive alternative onsite wastewater treatment system (Alt OWTS) that would be required to accept, treat and dispose of all of the wastewater generated by activities described in the Rancho Cielo Master Plan.</p> <p>Submit two (2) copies of the following:</p> <ul style="list-style-type: none"> - Alt OWTS proposal, designed by a registered engineer having experience in wastewater treatment and disposal, to EHB for review and acceptance - Completed CRWQCB Form 200, regarding Waste Discharge Requirements - Percolation and soils testing results prepared by a qualified individual as specified by MCC, Section 15.20.70. <p>Upon EHB's acceptance, the Alt OWTS proposal package would be referred by EHB to the Central Coast Regional Water Quality Control Board (CRWQCB) for review and approval. (Environmental Health)</p>	<p>Submit proposal for an Alt OWTS to EHB for review and approval. Upon acceptance by EHB, the proposal would be referred to CRWQCB for review and approval.</p>	<p>Owner / Applicant / CA-Licensed Engineer</p>	<p>Prior to issuance of building permits</p>	

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/September 8, 2010)
20.		<p>EHSP05 - ALTERNATIVE ONSITE WASTEWATER TREATMENT SYSTEM: WASTE DISCHARGE REQUIREMENTS (NON STANDARD)</p> <p>Pursuant to the Memorandum of Understanding between Monterey County and the Central Coast Regional Water Quality Control Board – Central Coast Region (CRWQCB), Monterey County refers all onsite wastewater treatment systems (OWTS) intended to accept 2,500 gallons per day or more of wastewater to the CRWQCB for review. CRWQCB would determine if the proposal must obtain a waiver of Waste Discharge Requirements from CRWQCB or if the proposal would require Individual Waste Discharge Requirements to be assigned by CRWQCB.</p> <p>(Environmental Health)</p>	<p>Submit evidence to EHB that CRWQCB has issued a waiver of Waste Discharge Requirements or Individual Waste Discharge Requirements for the proposed alternative onsite wastewater treatment system.</p>	<p>Owner / Applicant</p>	<p>Prior to the issuance of building permits</p>	
21.		<p>EHSP06 – ALTERNATIVE ONSITE WASTEWATER TREATMENT SYSTEM: DEED NOTIFICATION (NON-STANDARD)</p> <p>The applicant shall record a deed notification with the Monterey County Recorder for parcels 211-031-004 and 211-031-021, which indicates that an alternative onsite wastewater treatment system is installed on the property and includes the following specifications:</p> <ul style="list-style-type: none"> - A certified wastewater treatment plant operator shall be required to oversee operation of the Alt OWTS for the life of the system. 	<p>Contact EHD for specific deed notification language.</p> <p>Record deed notification with Monterey County Recorder.</p>	<p>CA Licensed Engineer /Owner/ Applicant</p>	<p>Record deed notice prior to final of building permit.</p>	

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/September 8, 2010)
		<ul style="list-style-type: none"> - The Alt OWTS shall be operated according to manufacturer or engineer's specifications. - The property will be subject to future federal, state or local laws and ordinances regarding the permitting, operation and maintenance of Alt OWTS. <p>Contact EHD for specific wording to be included on the deed notification. (Environmental Health)</p>				
22.		<p>EHSP07 – CROSS CONNECTION CONTROL PROGRAM (NON-STANDARD) Rancho Cielo receives water from multiple sources:</p> <ul style="list-style-type: none"> ▪ Alco Water Service (potable) – Domestic ▪ Alco Water Service (non-potable) – Irrigation and Fire Suppression ▪ Storm run-off – Irrigation and Fire Suppression ▪ Alt OWTS Treated Wastewater – Subsurface Irrigation <p>Rancho Cielo's water distribution system shall be protected from actual and potential cross-connections between the irrigation, fire and domestic water distribution systems. A cross-connection control plan shall be implemented to reduce the hazard of potential cross-connections and to eliminate actual cross-connections. (Environmental Health)</p>	<p>Submit a cross-connection control survey work plan to the Environmental Health Bureau (EHB) for review and approval.</p> <p>Once approved, the cross-connection control survey shall be completed by an individual considered qualified by EHB.</p> <p>Submit a cross-connection control plan, prepared by the individual who completed the survey, for review and approval by EHB. Beyond standard components, the plan should also identify the cross-connection specialist and future survey schedules.</p>	Cross-Connection Specialist/Engineer	Prior to issuance of building permits	

Permit Cond. Number	Mitig. Numbe r	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	Verificati on of Complian ce (name/Se ptember 8, 2010)
			Implement the recommendations of the cross-connection control program.			
23.		<p>EHSP08 – UPDATED CAN & WILL SERVE LETTER (NON-STANDARD) It has come to the attention of the Environmental Health Bureau (EHB) that Alco Water Service currently may not have adequate source capacity to meet the California Department of Public Health’s (CDPH) peak hourly demand requirement for a public water system. In addition, Alco Water Service currently lacks the infrastructure to meet CDPH storage requirements for a public water system. Alco Water Service has confirmed with EHB that necessary infrastructure improvements to mitigate the aforementioned deficiencies are underway.</p> <p>Prior to issuance of building permits, the applicant shall submit an updated ‘can and will serve’ letter from Alco Water Service indicating that the required infrastructure improvements have been completed and that the water system has adequate source capacity and storage to meet CDPH public water system requirements. (Environmental Health)</p>	Prior to issuance of building permits, the applicant shall submit to EHB an updated ‘can and will serve’ letter from Alco Water Service.	Owner / Applicant	Prior to issuance of building permits	

Permit Cond. Number	Mitig. Numbe r	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	Verificati on of Complian ce (name/Se ptember 8, 2010)
24.		<p>EHSP09 – COMMUNITY / SPECIAL EVENT DISCLOSURE (NON-STANDARD) Rancho Cielo’s Drummond Culinary Academy is registered with the Environmental Health Bureau (EHB) to allow food preparation for service at community or special events that occur outside of normal classroom operations. EHB has authority to complete an inspection of the kitchen and dining facilities at their discretion.</p> <p>In order for EHB to determine if an inspection of the kitchen and dining facilities is appropriate, Rancho Cielo shall notify EHB of community or special event(s) scheduled to occur outside of normal classroom operation. This notice shall be in writing and provided to EHB on a quarterly basis. (Environmental Health)</p>	Rancho Cielo shall notify EHB once per quarter in writing of community or special event(s) scheduled to occur at the Drummond Culinary Academy.	Owner / Applicant	Prior to community or special events held at the Drummond Culinary Academy	
25.		<p>EHSP10 – MANURE MANAGEMENT PLAN (NON-STANDARD) Provide a Manure Management Plan to the Environmental Health Bureau (EHB) for review and approval. The Manure Management Plan shall include the following aspects:</p> <ul style="list-style-type: none"> • the volume of waste generated, method and time frame of continual disposal off-site, and necessary controls for vector, odor and waste run-off • detailed timeline to provide evidence to EHB 	<ul style="list-style-type: none"> ▪ Submit two copies of the plan and monitoring timeline to the Environmental Health Bureau for review and approval. ▪ Comply with the approved Manure Management Plan. <ul style="list-style-type: none"> ○ The applicant shall operate the facility in a manner consistent with public health and safety requirements. 	Owner	Prior to issuance of building permits	

Permit Cond. Number	Mitig. Numbe r	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	Verificati on of Complian ce (name/Se ptember 8, 2010)
		<p>that the plan is being implemented and the methods in place are controlling vectors, odor and waste run-off</p> <ul style="list-style-type: none"> appropriate mechanism to allow for public comment of neighbors to assess compliance to the plan. <p>The approved Manure Management Plan will be on file at the Environmental Health Bureau, File Number PLN080351 and available to the public upon request. (Environmental Health)</p>				
26.		<p>EH61 - SEPARATE RECYCLABLES All persons shall separate recyclables from other solid waste generated at their premises and shall place such recyclables into a different approved container to facilitate segregation at a solid waste facility pursuant to Monterey County Code 10.41. (Environmental Health)</p>	<p>Submit a written plan on how recyclables will be collected and stored for each of the multifamily rental housing units to Recycling and Resource Recovery Services (RRRS) of Environmental Health Bureau for review and approval. Contact RRRS for sample calculation worksheets.</p>	Owner	Prior to issuance of building permits / Continuous	
Monterey County Water Resources Agency						
27.		<p>STORMWATER DETENTION (NON STANDARD WORDING) The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer addressing on-site and off-site impacts with supporting calculations, construction details, and oil-grease/water separators for the paved parking areas. The plan shall include detention facilities to mitigate the impact of impervious surface stormwater</p>	<p>Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.</p>	Owner/ Applicant	Prior to issuance of Grading and/or Building Permits	

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/September 8, 2010)
		runoff. Pond(s) shall be fenced for public safety. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency.)				
Mitigation Measures						
28.	BIO-1.	<p>In order to prevent the spread of invasive non-native species, the applicant's landscape architect shall prepare a landscaping and revegetation plan to be implemented by the applicant/developer. The landscaping and revegetation plan shall include the following requirements:</p> <ul style="list-style-type: none"> • An eradication plan for plants listed on the Invasive Plant Inventory (Cal-IPC 2006) currently growing on the project site to be implemented during the grading phases of the project; • Use of plants listed on the Invasive Plant Inventory (Cal-IPC 2006) shall be prohibited; • Exposed soil areas shall be planted, mulched, or covered between October 15 and the following April 15 each year; • Plant materials used in landscaping or erosion control shall consist of plants that are appropriate native California plants as identified by a qualified biologist or landscape architect; 	<p>Applicant's landscape architect shall prepare a landscaping and revegetation plan to be implemented by the applicant/developer. The landscaping and revegetation plan shall be submitted to the RMA Planning Department for review and approval.</p> <p>Submit a review letter to the RMA-Planning Department prepared by a qualified biologist demonstrating compliance with requirements</p>	Applicant/ Developer	<p>Prior to approval of grading plans.</p> <p>Prior to occupancy permit for respective permit</p>	

<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/September 8, 2010)</i>
		<ul style="list-style-type: none"> To prevent erosion and conserve water during construction, bare soil between newly installed plant materials shall be mulched, covered with jute netting, or seeded with a mix of seeds best suited for the climate and soil conditions, and native to the Monterey County region. 				
29.	BIO-2.	<p>The applicant shall be required to obtain a jurisdictional determination from the USACE if grading activities associated with maintenance of the ponds, cross country trails, or construction of the vocational education building, boat house, toilet facilities, storage building, caretaker residence, adaptive living units, and park are within 100 feet of and may impact the ponds or drainage. If the intermittent drainage or the ponds are determined to be jurisdictional, the applicant shall obtain a Section 404 permit from the USACE, a Streambed Alteration Agreement from CDFG, and a Water Quality (Section 401) Certification from the Central Coast RWQCB. Depending on the type and extent of impact proposed, a Nationwide permit is likely the most appropriate USACE permit. To qualify for Nationwide permits, the applicant shall need to submit detailed plans to conduct the work and enhance or mitigate any impacts.</p>	<p>The applicant shall submit jurisdictional determination and correspondence from USACE.</p> <p>The applicant shall submit a Section 404 permit from the USACE, a Streambed Alteration Agreement from CDFG, and a Water Quality (Section 401) Certification from the Central Coast RWQCB.</p>	Applicant/ Developer	<p>Prior to grading or building permit for work within 100 feet of ponds</p> <p>Prior to issuance of a grading or building permit for work within 100 feet of a jurisdictional wetland,</p>	

Permit Cond. Number	Mitig. Numbe r	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	Verificati on of Complian ce (name/Se ptember 8, 2010)
30.	BIO-3.	<p>To avoid potential impacts to California red-legged frog possibly migrating through the 100-acre campus, the applicant shall implement the following measures:</p> <ul style="list-style-type: none"> • The Master Plan shall incorporate a 100-foot setback around each of the ponds. No permanent development shall be allowed within the setback. Self-contained restroom facilities shall be allowed as an exception. • Ground disturbance activities throughout the 100-acre campus shall be completed between May 15 and September 31, outside of the migration period. Should the applicant demonstrate a need to conduct activities within the migration period, the USFWS and CDFG shall be contacted for authorization of such activities. <p>The applicant shall implement the following measures prior to ground disturbance:</p> <ul style="list-style-type: none"> • At least 15 days prior to the onset of ground disturbance, the applicant shall submit the name(s) and credentials of qualified biologists who would conduct activities specified in the following measures to RMA - Planning Department. No project activities shall begin until the applicant has written approval from the County that the biologist is qualified to conduct the work. • Prior to any ground disturbance activities, the qualified biologist shall conduct a training session for all construction personnel. At a minimum, the training will include a description of California red-legged frog, their habitats, the importance of California red-legged frog 	<p>The applicant shall indicate the 100-foot buffer on Master Plan.</p> <p>The applicant shall stipulate construction dates on grading and building permits or submit authorization from USFWS and CDFG</p> <p>The applicant shall submit biologist information to the RMA - Planning Department.</p>	Applicant/ Developer	<p>Prior to approval of final Master Plan</p> <p>Prior to grading or building permit</p> <p>15 days prior to start of grading</p>	

<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>Verificati on of Complian ce (name/Se ptember 8, 2010)</i>
		<p>and their habitats, general measures that are being implemented to conserve the California red-legged frog as they relate to the project, and the extent of project boundaries. Brochures, books and briefings may be used in the training session, provided that a qualified person is on hand to answer any questions.</p> <p>The applicant shall implement the following measures during construction:</p> <ul style="list-style-type: none"> • Temporary structures such as flagging, sediment fencing, straw bales, or other appropriate erosion control measures shall be used to delineate a 100-foot buffer of the ponds and prevent project-related runoff or materials from entering the ponds. • Food and food-related trash items shall be enclosed in sealed containers and regularly removed from the project site to deter potential predators of California red-legged frog. • Construction activities and protective measures shall be monitored weekly by the qualified biologist. A weekly log and representative photographs shall document monitoring activities. • The qualified biologist shall submit a written annual report to the Monterey County Planning Department by January 31 following construction. The report will discuss activities associated with monitoring and protection of California red-legged frog. Any additional measures taken to protect and monitor California red-legged frog will also be included in the report. <p>If California red-legged frog(s) are observed during the</p>	<p>The applicant shall stipulate construction dates on grading and building permits or submit authorization from USFWS and CDFG</p> <p>The applicant shall submit biologist information to the RMA - Planning Department.</p> <p>A qualified biologist shall conduct training for construction personnel.</p>		<p>Prior to grading or building permit</p> <p>15 days prior to start of grading</p> <p>Prior to</p>	

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/September 8, 2010)
		construction surveys, and/or if the above avoidance measures cannot be implemented, all work shall cease immediately and project improvements shall only continue in consultation with the USFWS and the CDFG to determine whether incidental take authorization is required, and/or to establish any additional avoidance measures.				
31.	BIO-4.	<p>Prior to the issuance of grading or building permits for development within the 100-acre campus, the applicant shall implement the following measures subject to the review and approval of the RMA - Planning Department:</p> <ul style="list-style-type: none"> • A pre-construction survey shall be conducted by a qualified biologist for burrowing owls within 30 days of the on-set of construction according to methods described in the Staff Report on Burrowing Owl Mitigation (CDFG 1995). • If pre-construction surveys undertaken during the breeding season (February through July) locate active nest burrows within or near construction zones, these nests, and an appropriate buffer around them (as determined by a qualified biologist) must remain off-limits to construction until the breeding season is over. The CDFG recommends setbacks from occupied nest burrows of 100 meters where construction will result in the loss of foraging habitat. • During the non-breeding season (August through January), resident owls may be relocated to alternative habitat. The relocation of resident owls must be according to a relocation plan prepared by a qualified 	<p>The applicant shall include the conditions on grading and building permits.</p> <p>A qualified biologist shall conduct a pre-construction burrowing owl survey within 30 days of the on-set of construction. The survey report shall be submitted to the RMA-Planning Department.</p> <p>A qualified biologist shall establish buffer and limit construction if active nests are found during breeding season.</p> <p>A qualified biologist shall prepare a</p>	Applicant/ Developer	<p>Prior to grading or building permits</p> <p>Prior to the start of construction (within 30 days).</p> <p>Prior to the start of construction if the pre-construction</p>	

<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/September 8, 2010)</i>
		biologist in consultation with the CDFG. Passive relocation is the preferred method of relocation. This plan must provide for the owl's relocation to nearby lands possessing available nesting and foraging habitat.				
32.	BIO-5.	<p>Subject to the review of the RMA – Planning Department, a qualified biologist shall conduct pre-construction surveys for roosting bats will be performed 15 days prior to construction at locations within 500 feet of abandoned buildings or trees. Alternatively, the construction schedule for these projects can be modified to initiate construction outside of the nesting period at the recommendation of a qualified biologist. The nesting period is typically April – August.</p> <p>If nesting or roosting bats are found, the applicant shall obtain a Memorandum of Understanding (MOU) with the CDFG in order to remove bat species. Alternative habitat will need to be provided by a qualified biologist if bats are to be excluded from maternity roosts. If this is the case, a roost with comparable spatial and thermal characteristics will be constructed and provided. CDFG will be consulted regarding specific designs.</p>	<p>The applicant shall implement the conditions on grading and building permits.</p> <p>A qualified biologist shall conduct pre-construction bat survey; the survey report shall be submitted to the RMA-Planning Department.</p> <p>The applicant shall obtain a MOU with CDFG if nesting or roosting bats are found during the pre-construction survey.</p>	Applicant/ Developer	<p>Prior to grading or building permits</p> <p>Prior to the start of construction activities (within 15 days)</p> <p>Prior to start of construction</p>	

<i>Permit Cond. Number</i>	<i>Mitig. Numbe r</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>Verificati on of Complian ce (name/Se ptember 8, 2010)</i>
33.	BIO-6.	<p>The project applicant shall coordinate pre-construction surveys for nesting raptors and/or migratory birds to be conducted by a qualified biologist within 15 days prior to construction if construction is to occur during the nesting season (February through mid-September). If nests are located during pre-construction surveys, a qualified biologist will establish a 250-foot buffer around each nest for the duration of the breeding season (until such time as the young are fully fledged) to prevent nest harassment and brood mortality. Work may proceed prior to mid-September only if a qualified biologist conducts nest checks and establishes that the young are fully fledged. Every effort shall be made to avoid removal or impact to known nests within project boundaries. If trees known to support nests cannot be avoided, removal of these trees will only occur outside of the nesting season (mid-September through January). A report documenting the results of the surveys and plan for avoidance (if needed) will be submitted to the RMA – Planning Department for review prior to the initiation of ground disturbance.</p>	<p>The applicant shall include the conditions on grading and building permits.</p> <p>Pre-construction nesting raptor/migratory bird survey by qualified biologist; the survey report shall be submitted to the RMA-Planning Department.</p> <p>A qualified biologist shall establish buffers and limit construction if nests are found during breeding season.</p>	Applicant/ Developer	<p>Prior to grading or building permits</p> <p>Prior to the start of construction activities (within 15 days)</p> <p>Prior to the start of construction activities, if the pre-construction survey is undertaken during the breeding season (February through</p>	

<i>Permit Cond. Number</i>	<i>Mitig. Numbe r</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>Verificati on of Complian ce (name/Se ptember 8, 2010)</i>
					mid-September) if nests are found.	
34.	CR-1.	If archaeological resources or human remains are discovered during excavation, grading, and construction, the applicant shall halt work within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented.	The applicant shall implement the conditions on grading and building permits . The applicant shall halt construction activities if archaeological resources or human remains are discovered during excavation.	Applicant/ Developer	Prior to grading or building permits. During constructio n activities, immediatel y upon discovery of resources.	
35.	CR-2.	The applicant shall conduct further historical studies of all affected buildings of 50 years of age or older at the time of building permit application prior to obtaining building permits for additions and alterations to the gymnasium, classroom, or kitchen building. The studies shall be prepared by a qualified cultural historian, to determine the effect of the proposed modifications on the historical significance of the buildings. The studies shall be subject	The applicant shall have a qualified cultural historian conduct building-specific historic evaluation if the building is 50 years or older. The evaluation shall be submitted to the Parks Department Cultural Affairs Manager and RMA - Planning Department.	Applicant/ Developer	Prior to obtaining building permits for additions and alterations to the	

<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/September 8, 2010)</i>
		to review and approval by the Parks Department Cultural Affairs Manager and RMA - Planning Department. Additional review by the Historic Resources Review Board may be required if determined appropriate by the Cultural Affairs Manager.			gymnasium, classroom, or kitchen building.	
36.	CR-3.	The applicant shall ensure that all additions, and/or alterations to historically significant buildings, as identified in the historic evaluation prepared pursuant to Mitigation Measure CR-2, shall be subject to the provisions of Monterey County Code Chapter 18.25, or consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as described in CEQA Guidelines section 15064.5(b)(3). All proposed alterations are subject to review and approval by the Parks Department Cultural Affairs Manager and RMA - Planning Department. Additional review by the Historic Resources Review Board may be required if determined appropriate by the Cultural Affairs Manager.	The applicant shall submit appropriate documentation to Parks Department Cultural Affairs Manager and RMA - Planning Department.	Applicant/ Developer	Prior to obtaining building permits for additions and alterations to the gymnasium, classroom, or kitchen building.	
37.	GEO-1.	The applicant shall have a qualified engineer perform a detailed site-specific supplemental liquefaction study shall be performed in accordance with the guidelines contained within the California Division of Mines and Geology Special Publication 117, as adopted by the State Mining and Geology Board in accordance with the State of California Seismic Hazards Mapping Act of 1990. The	The applicant shall have a qualified engineer prepare a site-specific liquefaction study and submit the study to the RMA - Planning Department..	Applicant/ Developer	Prior to grading or 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>Verificati on of Complian ce (name/Se ptember 8, 2010)</i>
		supplemental liquefaction study shall include additional cone penetrometer test (CPT) borings in order to more accurately characterize the site subsurface conditions at key locations, determine liquefaction factors of safety, and estimate potential ground settlements as a result of liquefaction. The liquefaction study shall be submitted for the review and approval of the RMA – Planning Department. Final improvement plans and construction documents shall be prepared subject to recommendations in the liquefaction analysis prior to issuance of a grading or building permit.	The applicant shall prepare construction plans in accordance with the study and submit to the RMA - Planning Department..		Prior to grading or building permits.	
38.	GEO-2.	The applicant shall prepare an erosion control plan consistent with the requirements of Monterey County Code Chapter 16.12 prior to approval of grading or building permits. All erosion control measures required by the approved erosion control plan shall be in place between October 15 and April 15, until work is completed, and permanent erosion control measures are in place and approved by the County.	<p>The applicant shall prepare an erosion control plan and submit the plan to the RMA – Planning Department for approval..</p> <p>The applicant shall implement construction erosion control measures stipulated in the erosion control plan for approval of the RMA - Planning Department.</p> <p>The applicant shall implement permanent measures. The permanent erosion control measures shall be submitted for approval to the RMA - Planning Department..</p>	Applicant/ Developer	<p>Prior to grading or building permits.</p> <p>During construction activities that occur between October 15 through April 15.</p> <p>Prior to permit sign-off</p>	

<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>Verificati on of Complian ce (name/Se ptember 8, 2010)</i>
39.	BIO-1.	<p>In order to prevent the spread of invasive non-native species, the applicant's landscape architect shall prepare a landscaping and revegetation plan to be implemented by the applicant/developer. The landscaping and revegetation plan shall include the following requirements:</p> <ul style="list-style-type: none"> • An eradication plan for plants listed on the Invasive Plant Inventory (Cal-IPC 2006) currently growing on the project site to be implemented during the grading phases of the project; • Use of plants listed on the Invasive Plant Inventory (Cal-IPC 2006) shall be prohibited; • Exposed soil areas shall be planted, mulched, or covered between October 15 and the following April 15 each year; • Plant materials used in landscaping or erosion control shall consist of plants that are appropriate native California plants as identified by a qualified biologist or landscape architect; • To prevent erosion and conserve water during construction, bare soil between newly installed plant materials shall be mulched, covered with jute netting, or seeded with a mix of seeds best suited for the climate and soil conditions, and native to the Monterey County region. 	<p>Applicant's landscape architect shall prepare a landscaping and revegetation plan to be implemented by the applicant/developer. The landscaping and revegetation plan shall be submitted to the RMA Planning Department for review and approval.</p> <p>Submit a review letter to the RMA-Planning Department prepared by a qualified biologist demonstrating compliance with requirements</p>	Applicant/ Developer	<p>Prior to approval of grading plans.</p> <p>Prior to occupancy permit for respective permit</p>	

<i>Permit Cond. Number</i>	<i>Mitig. Numbe r</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>Verificati on of Complian ce (name/Se ptember 8, 2010)</i>
40.	HY-1.	The applicant shall prepare a storm water quality best management practices program. The program shall address methods to provide adequate water quality filtering for storm water flows leaving roofs and paved surfaces, and flows entering and exiting the drainage basin. The storm water quality plan shall be submitted to and approved by the Water Resources Agency, and evidence of said approval provided to the RMA – Planning Department prior to issuance of grading permits. The program shall provide typical storm water flow treatment details, focusing on infiltration of storm water in open areas adjacent to roads and parking lots; dispersal of roof run-off to infiltration areas or storage receptacles for later irrigation use; and construction details and plan drawings for the basins illustrating low impact development practices to be employed at both inlets and outlets.	<p>The applicant shall prepare a storm water quality best management practices program and submit the program to the Water Resources Agency for approval.</p> <p>The applicant shall submit evidence of Water Resources Agency approval of the storm water quality best management practices program to the RMA – Planning Department</p>	Applicant/ Developer	<p>Prior to grading permits</p> <p>Prior to grading permits</p>	
41.	T-1.	<p>The applicant shall prepare a Traffic Control Plan prior to obtaining a grading permit or a construction permit for a building over 10,000 square feet, subject to the review and approval of the Monterey County Public Works Department to include the following elements:</p> <p>a. advance signage alerting traffic along Old Stage Road that slow trucks may be entering or exiting at Old Natividad Road;</p> <p>b. provision of flaggers if deemed necessary by the Monterey County Public Works Department</p>	The applicant shall prepare a Traffic Control Plan. The applicant shall submit the plan to the Monterey County Public Works Department for approval.	Applicant/ Developer	Prior to obtaining a grading permit or a construction permit for a building over 10,000 square feet.	

<i>Permit Cond. Number</i>	<i>Mitig. Numbe r</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>Verificati on of Complian ce (name/Se ptember 8, 2010)</i>
42.	S-1.	The applicant shall design a new wastewater treatment system prior to development that results in an increased demand on wastewater treatment on the project site. The applicant shall submit proposed designs to the Monterey County Health Department and the Regional Water Quality Control Board for approval. The applicant shall complete construction of the system prior to any expanded use of existing buildings that would result in an increase in demand in excess of five percent over current demand, and prior to any occupancy of new buildings. The septic discharge area shall be adequately separated from the storm water detention facility.	<p>The applicant shall design a new wastewater treatment system. The proposed designs shall be submitted to the Monterey County Health Department and the Regional Water Quality Control Board for approval.</p> <p>The applicant shall complete the construction of the new septic system.</p>	Applicant/ Developer	<p>Prior to developme nt that results in an increased demand on wastewater treatment on the project site.</p> <p>Prior to the issuance of an occupancy permit and prior to any expanded use of existing buildings in excess of five percent over</p>	

<i>Permit Cond. Number</i>	<i>Mitig. Numbe r</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>Verificati on of Complian ce (name/Se ptember 8, 2010)</i>
					current demand.	
43.	S-2.	The applicant shall modify the Master Plan to limit the location of eliminate self-contained bathrooms to use at the equestrian facility and the upper pond. B replacing them as necessary with bathroom facilities in other areas shall be connected to water and sewer systems.	The applicant shall modify Master Plan to limit the location of eliminate self-contained bathrooms and shall submit the revised plan to the Environmental Health Department and RMA - Planning Department for review and approval.	Applicant/ Developer	Prior to approval of final Master Plan.	
44.	AQ-1.	The applicant shall include on all grading permits for the proposed project the following measures, to be implemented as necessary to prevent construction dust leaving the immediate construction area. a. Water all active portions of the construction site at least twice daily; b. Suspend all excavation and grading operations when wind speeds exceed 15 miles per hour averaged over one hour, if watering activities are inadequate to control airborne dust; c. Replace ground cover or apply MBUAPCD-approved chemical soil stabilizers according to manufacturer's specifications to all inactive portions of the construction site (previously graded areas inactive for four days of	The applicant shall include the conditions stipulated in the mitigation measure on grading permits. The applicant shall implement the conditions stipulated on the grading permit. The applicant shall maintain erosion control implementation logs.	Applicant/ Developer	Prior to the issuance of grading permits. During construction activities. Ongoing during grading	

<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>Verificati on of Complian ce (name/Se ptember 8, 2010)</i>
		<p>more), when airborne dust conditions are visible;</p> <p>d. Apply water two times daily or chemical stabilizers according to manufacturer's specifications to all inactive portions of the construction site (previously graded areas inactive for four days or more), when airborne dust conditions are visible;</p> <p>e. Sufficiently water or securely cover all material transported off-site and adjust on-site loads as necessary to prevent airborne dust conditions. Haul trucks shall maintain <u>enough two feet of</u> freeboard to prevent airborne dust conditions;</p> <p>f. Plant vegetative ground cover in, or otherwise stabilize disturbed areas as soon as grading and construction activities in those areas are completed;</p> <p>g. Cover material stock piles that remain inactive for more than 72 consecutive hours;</p> <p>h. Provide dust free stabilized surfaces at the exit of construction sites for all exiting trucks;</p> <p>i. Mechanically sweep adjacent public streets at the end of each day if visible soil material is carried out from the construction site; and</p> <p>j. Limit traffic speed on all unpaved roads to 15 miles per hour or less.</p>			activities	

<i>Permit Cond. Number</i>	<i>Mitig. Numbe r</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>Verificati on of Complian ce (name/Se ptember 8, 2010)</i>
45.	AQ-2.	The applicant shall stipulate on grading and construction permits that ground disturbance in excess of 8.1 acres of general construction activity or 2.2 acres of grading or excavation shall be limited to non-school days.	The applicant shall stipulate conditions on grading permits. The applicant shall maintain erosion control implementation logs	Applicant/ Developer	Prior to the issuance of grading permits. Ongoing during grading activities	
46.	HAZ-1.	Prior to removal of the transite pipe, the applicant shall test the pipe for asbestos content, and if the pipe does contain asbestos, the applicant shall obtain a demolition/asbestos removal permit from the MBUAPCD.	The applicant shall test the transite pipe for asbestos content. The applicant shall obtain demolition/asbestos removal permit from the MBUAPCD. if the pipe does contain asbestos. The applicant shall submit the results of testing and a asbestos removal permit from the MBUAPCD (if applicable) to the RMA – Planning Department.	Applicant/ Developer	Prior to the issuance of a permit for removal of the transite pipe.	
47.	CC-1.	The applicant shall prepare a Greenhouse Gas/Off-site Energy Demand Reduction Plan and submit the plan with building permit applications for review and approval of the Resources Management Agency. The plan may be freestanding or incorporated into Title 24 compliance reports or construction plans, and shall include: • Quantification of baseline projected greenhouse gas emissions from the proposed development project;	The applicant shall prepare a Greenhouse Gas/Off-site Energy Demand Reduction plan. The applicant shall submit the plan to the RMA - Planning Department for approval.	Applicant/ Developer	Prior to the issuance of building permits.	

<i>Permit Cond. Number</i>	<i>Mitig. Numbe r</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>Verificati on of Complian ce (name/Se ptember 8, 2010)</i>
		<ul style="list-style-type: none"> • Feasible greenhouse gas reduction measures to be incorporated into the development project; and • Quantification of greenhouse gas emissions reductions resulting from implementation of the plan. <p>The applicant may utilize the methodology for quantifying baseline greenhouse gas emissions and quantifying greenhouse gas emissions reductions specified by the Bay Area Air Quality Management District in the draft California Air Quality Act Air Quality Guidelines and its California Environmental Quality Act Air Quality Guidelines, or other appropriate method approved by the RMA.- Planning Department. Other feasible measures may be proposed provided that the applicant is able to present substantial evidence that the level of greenhouse gas emissions reduction anticipated is likely to accrue from the measures. The plan may include off-site greenhouse gas emissions reduction measures in addition to off-site energy demand reductions, but must focus on on-site reductions.</p>				

END OF CONDITIONS

Rev. 08/25/2010

EXHIBIT B-2

PAGE 1 OF 1 PAGES

BUILDING AREAS:

(E) BUILDINGS	25,005 SF.
(N) BUILDINGS	45,070 SF.
TOTAL	120,075 SF.

PARKING TABULATION

(E) PARKING STALLS	110
(N) PARKING STALLS	341
* DELETED PARKING STALLS	-30
TOTAL	421

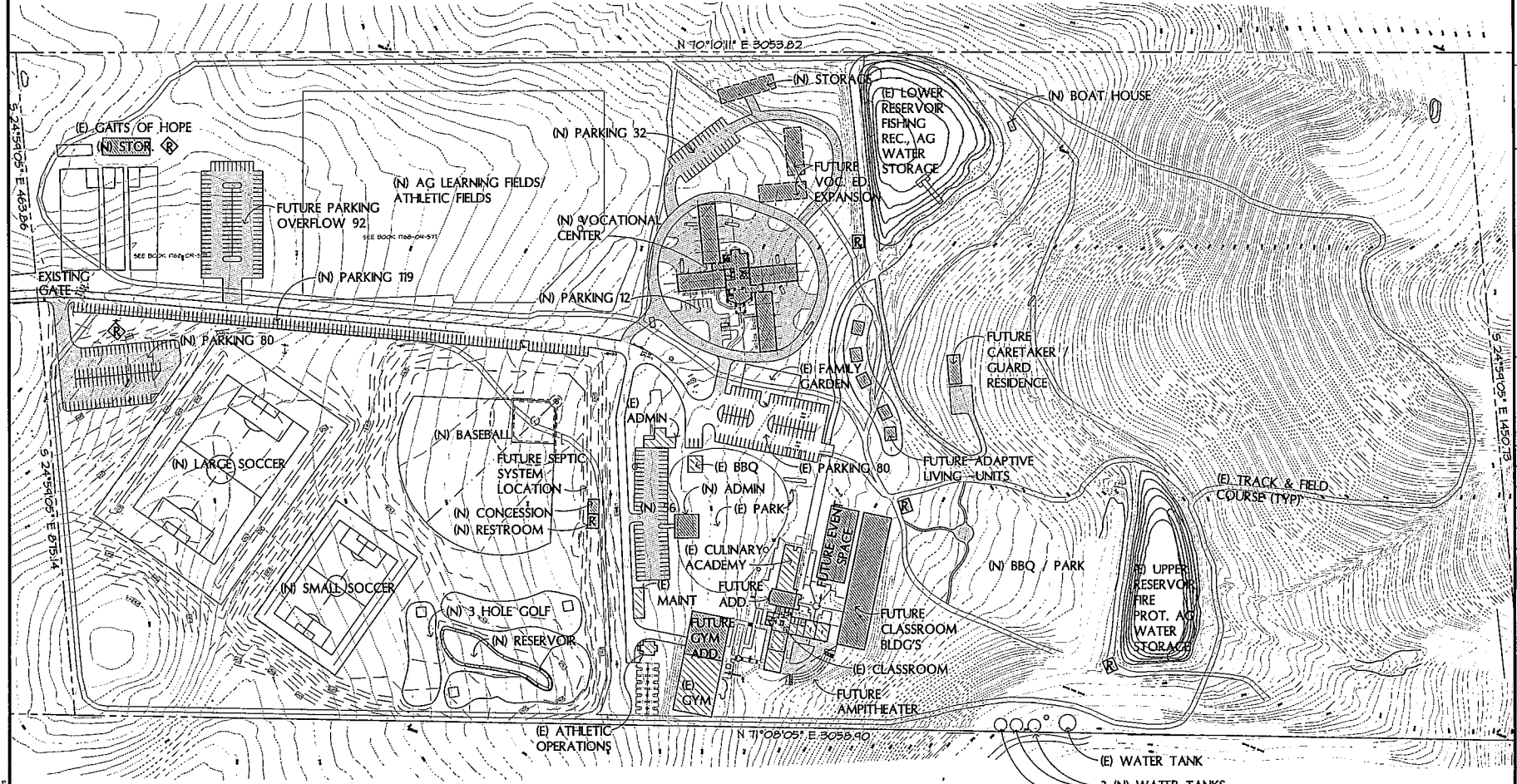
* (E) STALLS DELETED FOR (N) PARKING LOT CONFIGURATION OR (N) BUILDING.

LEGEND:

- (E) BUILDING
- FUTURE OR PROPOSED (N) BUILDING
- PROPOSED (N) ROAD / PARKING / PAVING

GENERAL NOTES:

- EVERYTHING SHOWN IS (E) TO REMAIN UNLESS NOTED OTHERWISE.



MASTER PLAN
SCALE: 1" = 100'-0"

KASAVAN ARCHITECTS
60 W. Minkler St. Suite 300
Sunnyvale, California 95001
Voice: 831.424.2232 Fax: 831.424.2501



RANCHO CIELO YOUTH CAMPUS
MASTER PLAN
A.T.
710 OLD STAGE ROAD, SAN ANTONIO, CALIFORNIA
PARTIAL SITE PLAN

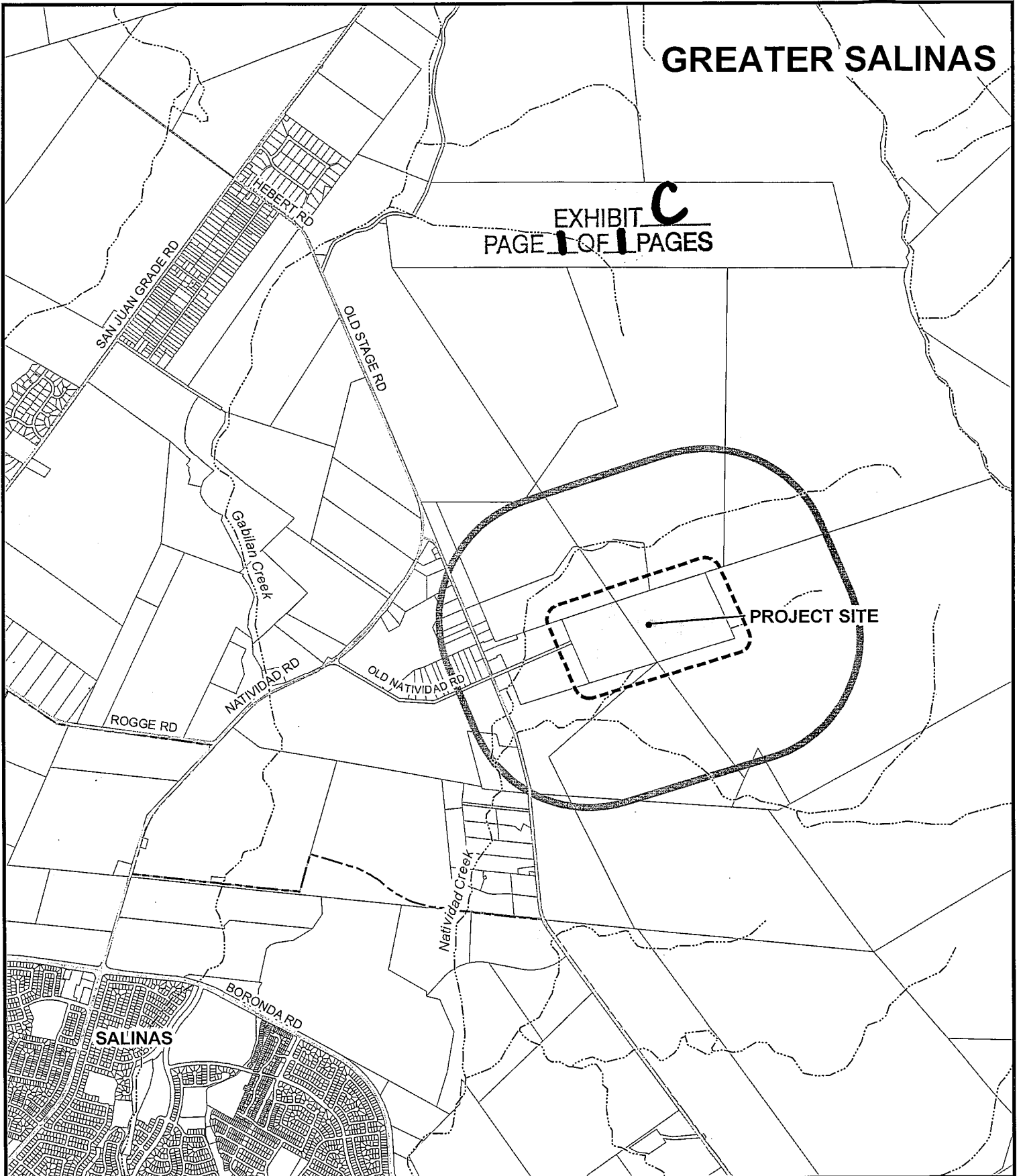
SHEET NUMBER
A1.1
DATE: 06/20/05
JOB: 0750
DRAWN: JAZD

EXHIBIT C

Vicinity Map

GREATER SALINAS




EXHIBIT **C**
PAGE 1 OF 1 PAGES



APPLICANT: RANCHO CIELO

APN: 211-031-004-000 & 211-031-021-000

FILE # PLN080351

 300' Limit  2500' Limit  City Limits

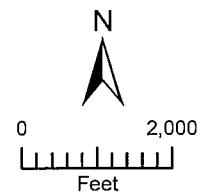


EXHIBIT D

CD with the following
information:

1. Draft EIR; and
2. Final EIR

EXHIBIT E

Letters from the Public

- 1) Letter received August 10, 2010; and
- 2) Letter received August 16, 2010

Dear Nadia:

My name is Candace Petersen
my husband is Gary Petersen
we live at 449 Old Natividad Rd we
have lived here 29 yrs.

This letter is to back up
the phone call 8/9/10.

My husband & I are very up
set about the notice in the Californian
it was the first we have heard about
all of these plans.

Old Natividad Road is an old road
it has no room for a white line
an the road up to Rancho Cielo is
even narrower than old Natividad Rd

There have been vans with
kids back & forth. Big school Buses
(Salinas School Dist) Back & forth
every day. Cars going back & forth
to pick up kids. County Cars Back
& forth. Napa pick ups Back & forth
Alisal food truck back & forth.

The traffic is real Bad out here.

With all of this new traffic
what about our environment.

Who paid for the water
lines also put in last year?
Who will pay for the sewage
line coming in. That will Coast

millions, I want to see who is paying. I cannot believe the people ~~on~~ on the Board are paying for it.

We fought the Co over 20 yrs ago because of nitrates in our water. I sure you can look it up we had several meetings on this problem.

The County nor City ever think of we tax payers. Maybe its time to think of us.

We are out of town the week of the meeting. But hope you will read this.

Candace Peterser
449 Old Nativedeck Rd
Salina, Ca 93906

RECEIVED
AUG 10 2010
MONTEREY COUNTY
PLANNING DEPARTMENT

Note:
end of 1st Letter
rec'd Aug. 10, 2010

AUG 16 2010
MONTH
PLAIN

Dear Nadia:

The more I read the Report you sent the more worried we are.

a parking lot for 353 Cars
a Bar B Q for 250 people
special events for the public
up to 250 people
50 staff + students to work the events.

Recreational fields to host two games on week days + afternoons.

3 games on weekends

I could go on + on. Traffic

Traffic. Traffic. Traffic.

There was no water at the ranch. Because they got water from the Sheriff Posse grounds County paid for the well that didn't pump much water. now also put water up there. Isn't that something.

^{high} speed internet went up there. But we couldn't get it. Some one sure knows how to get things.

I laugh - in 2008 traffic study. 238 additional one way trips to ranch. I guess they stay there. Like I said

in my last letter. What goes up must come down
476 cars a day. That was in 2008. This is 2010.

County City State Federal have no money. How is Rancho Cielo getting all of this money. Chapin isn't as busy as they were. He can only do so much. Judge Phillips can't have that much money.

Oh also Wastewater Treatment System. What about nitrates. The ranch is on rock. So nitrates run down here to 4490 Old Matividad Rd which has probably already started since so many people are there.

We just can't believe so much money is going into this. Can't get money for schools but they get money Cielo.

What about putting some of this at the airport ~~many~~ Hartnell campus might work.

I could go on & on. Hope you get my points.

Candace Petersen
4490 Old Matividad Rd
Salinas Ca 93906
443-0566

I not good at putting things in writing. So hope you understand what I'm trying to get across.

Note: end of 2nd Letter
rec'd Aug. 16, 2010

EXHIBIT F

Memo Letter dated August 23, 2010
from Hatch, Mott and McDonald (Traffic
Consultant) in response to public
comment letters in Exhibit E

MEMORANDUM

Date: August 23, 2010

EXHIBIT **F**
PAGE 1 OF 2 PAGES

To: Richard James, EMC Planning Group
Teri Wissler Adam, EMC Planning Group

From: Jeff Waller, Hatch Mott MacDonald

RE: Rancho Cielo Youth Campus, Monterey County, California – Responses to Public Comments

Dear Richard:

This memorandum responds to comments within two letters by Candace and Gary Petersen, dated August 10, 2010 and August 18, 2010, regarding the Higgins Associates (now Hatch Mott MacDonald) traffic analyses for the Rancho Cielo Youth Campus project on Old Natividad Road near Old Stage Road in Monterey County, California. The comments are repeated first in italics, followed by the Hatch Mott MacDonald response.

August 10, 2010 Letter:

1. Comment: *Old Natividad Road is an old road it has no room for a white line on the road up to Rancho Cielo is even narrower than old Natividad Road [sic]*

Response: The current roadway width of Old Natividad Road between Old Stage Road and the project site varies between 18 and 21 feet, with unpaved shoulders varying between 4 to 17 feet. A roadway width of 18 feet is the minimum acceptable roadway width recommended by the American Association of State Highway and Transportation Officials (AASHTO). Although 18 feet represents a relatively narrow roadway width, the presence of shoulders along both sides of Old Natividad Road provides additional space for wider vehicles to pass each other. Therefore, the existing roadway will be capable of servicing the additional traffic from the proposed project.

2. Comment: *There have been vans with kids back & forth. Big school Buses (Salinas School Dist) 2 Back & forth every day. Cars going back & forth to pick up kids. County cars Back & forth. Napa pick ups Back and forth Alisal food truck back & forth. The traffic is real Bad out here. With all of this new traffic what about our environment. [sic]*

Response: The existing traffic activity generated by the Rancho Cielo facility is well within acceptable limits for Old Natividad Road and Old Stage Road. The traffic impact analysis report for the project concluded that even with the addition of the new project-generated trips, traffic volumes would remain within acceptable limits.

August 18, 2010 Letter:

3. Comment: *The more I read the Report you sent the more worried we are.
A parking lot for 353 Cars
A Bar B Q for 250 people
Special events for the public up to 250 people
50 staff and students to work the events.
Recreational fields to host two games on a weekday & afternoons.
3 games on weekends
I could go on & on. Traffic Traffic. Traffic Traffic. [sic]*

Response: As noted on Page 2-65 of the Draft Environmental Impact Report, the project would generate additional traffic with implementation of this project. In total, the project is estimated to generate 238 daily weekday trips, with 63 trips during the AM peak hour and 70 trips during the PM peak hour, and 199 daily Saturday trips, with 37 trips during the Saturday midday peak hour.

4. Comment: *I laugh – in 2008 traffic study 238 additional one way trips to ranch. I guess they stay there. Like I said in my last letter. What goes up must Come down 476 cars a day. That was in 2008. This is 2010. [sic]*

Response: The commenter is misinterpreting the trip generation estimate for the project. The 238 daily weekday trips generated by the project are one-way trips, but they are not all one-way into the project. Instead, they are both trips entering and exiting the project site.

Let me know if you have any questions.