

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY – PLANNING DEPARTMENT



MEMORANDUM

Date: September 27, 2011

To: Planning Commission

From: Nadia Amador, Associate Planner *N. Amador*

Subject: **ERRATA-** Agenda Item No. 2, Rancho Cielo, Inc., September 28, 2011 Planning Commission Hearing

The following corrections are being made to the Draft Resolution (**Exhibit C** of September 28, 2011 staff report):

1. **Page 9** of staff report, *Finding 3* (Health and Safety), *Evidence b*) shall be replaced as follows:

b) Necessary public facilities would be provided. The site is currently served water by Alco Water Service, which has adequate water quality and quantity to serve existing development. In order to allow additional development beyond existing uses, Rancho Cielo shall obtain an updated can and will serve letter from Alco indicating that all CDPH water system requirements have been met. A new on-site wastewater facility is required to provide sewage disposal. Condition No. 19 of original Combined Development Permit (Resolution No. 10-025) requires that the facility be developed prior to issuance of permits. This amendment would change the timing of the facility development to prior to final to allow the construction of the facility and the housing units concurrently.

2. **Page 10** of staff report, *Finding 5*, (Water Supply) *Evidence a*) and *c*) shall be replaced as follows:

a) Potable water is currently supplied from Alco Water Service. Condition 23 has been applied requiring that prior to final inspection of building permits, Rancho Cielo shall obtain an updated can and will serve letter from Alco indicating that all CDPH water system requirements have been met in order to serve additional development beyond existing uses.

c) The Monterey County WRA oversees water supplies for the project site. In December 2008, the Public Utilities Commission authorized Alco Water Service to supply potable water to the project site, utilizing a recently-constructed pipeline that crosses the site. The project would capture storm water run-off and utilize treated onsite wastewater discharge to reduce its dependence on potable groundwater for irrigation purposes.

3. **Pages 12-18** of staff report, the following Environmental Health Bureau conditions (Conditions 16, 19, 20, 21, 22, 23, 25 and 26) shall replace condition language shown on the September 28, Planning Commission staff report (see *Errata-Attachment 1**):

*Note: These proposed conditions amend original approved conditions of approval for PLN080351; Resolution 10-025. Deletions are shown as ~~strikeout~~ text and additions are shown as underlined text.

Enclosure: *Errata- Attachment 1*

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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
16.		<p>EHSP01 – PORTABLE TOILETS The Rancho Cielo Youth Campus Expansion Master Plan states that various community and special events will be hosted on the property.</p> <p>Pursuant to Monterey County Code (MCC), Chapter 15.20.050, no person(s) shall 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 an adequate number of 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 the number of days 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,</p>	<p>Provide an adequate number of portable chemical toilets whenever an adequate number of flush toilets are unavailable, provide an adequate number of portable chemical toilets.</p> <p>Limit the use of portable chemical toilets to the number of calendar days specified in Monterey County Code, Section 15.20.050.</p> <p>Submit to EHB on a quarterly basis written documentation indicating community or special events that utilized portable toilets during the previous three month period.</p>	Applicant	Continuous on a quarterly basis

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	Chapter 15.20. (Environmental Health).		
19.	<p>EHSF04 – ALTERNATIVE ONSITE WASTEWATER TREATMENT SYSTEM: DEED WASTEWATER TREATMENT SYSTEM: DEED NOTIFICATION-DESIGN AND CONSTRUCTION (NON STANDARD)</p> <p>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</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>Once the design is approved by CRWQCB, EHB will issue an Alt OWTS permit. The Alt OWTS shall be installed per the approved engineered design and all permit conditions.</p>	<p>Prior to issuance of building permits</p> <p>Prior to final inspection of any building permit that will connect to the Alt OWTS</p>

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		<p>Coast Regional Water Quality Control Board (CRWQCB) for review and approval.</p> <p>Once the design is approved by CRWQCB, EHB will issue an ALT OWTS permit. The Alt OWTS shall be installed per the approved engineered design and all permit conditions. (Environmental Health)</p>		
20.		<p>EHSF05 – 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. (Environmental Health)</p>	<p>Submit evidence to EHB that CRWQCB has issued a waiver of Individual Waste Discharge Requirements for the proposed alternative onsite wastewater treatment system.</p>	<p>Applicant</p> <p>Prior to the issuance of building permits: Prior to final inspection of any building permit that will connect to the Alt OWTS.</p>
21.		<p>EHSF06 –ALTERNATIVE ONSITE WASTEWATER TREATMENT SYSTEM: DEED NOTIFICATION (NON-STANDARD)</p>	<p>Contact EHD for specific deed notification language.</p>	<p>CA License d Engineer/ Record deed notice prior to</p>

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	<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: -A certified wastewater treatment plant operator shall be required to oversee operation of the Alt OWTS for the life of the system. -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. Contact EHD for specific wording to be included on the deed notification. (Environmental Health)</p>	<p>Record deed notification with Monterey County Recorder.</p>	<p>Applicant</p>	<p>final-of building permit. Prior to final inspection of the first building permit that will connect to the Alternative OWTS</p>
<p>22.</p>	<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</p>	<p>1) Submit a cross-connection control survey work plan to the Environmental Health Bureau (EHB) for review and approval; 2) Once approved, the cross-connection control survey shall be completed by an individual considered qualified by EHB. Submit a cross-connection control plan, prepared by the individual who completed the survey, for review and</p>	<p>Cross-Connection Specialist/Engineer</p>	<p>Prior to issuance of building permits 1) Prior to issuance of building permits 2) Prior to final inspection of building permits</p>

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	<p>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>approval acceptance by EHB. Beyond standard components, the plan should also identify the cross-connection specialist and future survey schedules. Repair or upgrade any deficiencies in the water distribution system(s) identified by the cross-connection control plan. Implement the recommendations of the cross-connection control program.</p>	
23.	<p>EHSP08 – UPDATED CAN & WILL SERVE LETTER (NON-STANDARD) Prior to issuance final inspection 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 the water system has adequate source capacity and storage to meet all CDPH public water system requirements have been met to serve additional development beyond existing uses. (Environmental Health)</p>	<p>Prior to issuance final inspection of building permits, the applicant shall submit to EHB an updated 'can and will serve' letter from Alco Water Service.</p>	<p>Owner / Applicant Prior to issuance final inspection of building permits</p>
25.	<p>EHSP10 – MANURE MANAGEMENT PLAN (NON-STANDARD) Provide a Manure Management Plan to the Environmental Health Bureau (EBB) for review and</p>	<p>Submit two copies of the plan and monitoring timeline to the Environmental Health Bureau for review and approval.</p>	<p>Applicant Prior to issuance of building permits Prior to commencement</p>

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		<p>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 that the plan is being implemented and the methods in place are controlling vectors, odors and waste run-off. 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>	<ul style="list-style-type: none"> Comply with the approved Manure Management Plan. The applicant shall operate the facility in a manner consistent with public health and safety requirements. 		<p>of activities at the existing equestrian center that have potential to generate manure or Prior to issuance of building permits to expand the existing equestrian center</p>
26.		<p><u>EHP0961 – SEPARATE RECYCLABLES</u> Submit a written plan to EHB on how recyclables will be collected and stored on site for review and approval. Contact EHB for sample circulation worksheets. 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 to Recycling and Resource Recovery Services (RRRS) of Environmental Health Bureau for review and approval. Contact RRRS for sample calculation worksheets.</p>	Applicant	<p>Prior to issuance of Grading and/or Building Permits/Continuous</p>