

PLANNING COMMISSION
COUNTY OF MONTEREY, STATE OF CALIFORNIA

RESOLUTION NO. 07025

A.P.# 223-042-017-000 and 223-042-018-000

In the matter of the application of
Salinas Valley Solid Waste Authority (PLN060239)

FINDINGS & DECISION

for a **Use Permit** in accordance with Title 21 (Zoning) Chapter 21.74 (Use Permits) of the Monterey County Code, to allow expansion of the existing Johnson Canyon Landfill, including a 16.3 acre horizontal expansion, approximately 4.5 million tons of additional capacity, approximately 40 foot landfill elevation increase to total landfill height of 100 feet above natural grade along the western slopes (facing the City of Gonzales), and relocation of the entrance facility including the construction of new parking lots, scale house (234 square feet), staff facilities (1,383 square feet), and household hazardous waste building (4,380 square feet). The property is located at 31400 & 31800 Johnson Canyon Road, Gonzales, Central Salinas Valley Area Plan, and came on regularly for hearing before the Planning Commission on May 30, 2007.

Said Planning Commission, having considered the application and the evidence presented relating thereto,

FINDINGS OF FACT

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

EVIDENCE: (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents. The County is serving as a Responsible Agency on this project. The County has adopted a Statement of Overriding Considerations as contained herein as well as all the mitigation measures contained in the Final EIR, with the exception of Mitigation Measure #8 which was modified to delete the reference to a 25-acre seasonal pond habitat. The materials upon which the County's decision is based are located in the Planning Department, 168 W. Alisal Street, 2nd Floor, Salinas, CA.

(b) The property is located 31400 & 31800 Johnson Canyon Road, Gonzales (Assessor's Parcel Numbers 223-042-017-000 and 223-042-018-000), Central Salinas Valley Area Plan. The parcels are zoned "PQP" (Public/Quasi Public) and "F/40" (Farmland 40 acres per unit). The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21, and is therefore suitable for the proposed development.

(c) The project planners conducted site inspections on November 16, 2006 and November 30, 2006 to verify that the project on the subject parcel conforms to the plans listed above.

(d) The project includes a request for a use permit to allow the expansion of the existing Johnson Canyon Landfill (Planning File No. PLN060239).

(e) No Land Use Advisory Committee (LUAC) currently represents this area; therefore, no recommendation from such a group has been made. See Finding 4.

(f) A Final Environmental Impact Report (EIR) and Subsequent EIR Addendums Adopted by the Salinas Valley Solid Waste Authority were prepared and certified pursuant to CEQA, which determined that project may have a significant effect on the environment. See **Finding 4.**

(g) See the following findings and related evidence.

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

EVIDENCE: (a) The project has been reviewed for site suitability by the following departments and agencies: Monterey County Planning Department, Gonzales Rural Fire Protection District, Parks, Public Works, Environmental Health Division, Water Resources Agency, Monterey County Sheriffs Department, and the City of Gonzales. The Environmental Impact Report demonstrates that no physical or environmental constraints exist that would indicate the site is not suitable for the proposed development.

(b) Technical reports by outside air quality, microbial food hazard, pavement, noise, biological, archaeological, and geological consultants indicated that there are not physical or environmental constraints that would indicate that the site is not suitable for the use propose. County staff concurs. The following reports have been prepared:

- i. Air Quality Impact Analysis and Air Toxics Risk Assessment Landfill Operational Emissions, Salinas Valley Waste Authority Regional Landfill Project, Monterey County, California prepared by SCS Engineers, Dublin, California, September 2002.
- ii. Addendum Human Health Risk Assessment Report Diesel Exhaust Emissions, Salinas Valley Solid Waste Authority Regional Landfill Project, Monterey County, California prepared by SCS Engineers, Dublin, California, September 2002.
- iii. Report of Disposal Site Information, Johnson Canyon Road Landfill prepared by Brown, Vence, and Associates, 1999.
- iv. First Semiannual 2000 Detection Monitoring Report, Johnson Canyon Road Landfill, Monterey County, CA prepared by Geomatrix Consultants, 2000.
- v. Evaluation Monitoring Report for Johnson Canyon Road Landfill prepared by Geomatrix Consultants, 2000.
- vi. Materials Recovery Operations at Johnson Canyon Road and Jolon Road Landfills, Initial Study/Mitigated Negative Declaration prepared by Robert Bein, William Frost & Associates, 2000.
- vii. Visual Pavement Conditions Assessment for Intersection of Hwy 101 with Gloria Road and Jolon Road prepared by Nichols Consulting Engineers, September 11, 2002.
- viii. Consideration for Microbial Food Safety and Buyer Acceptance Impacts Associated with Proximity to Expand Landfill Operations at Johnson Canyon Road and Jolon Road prepared by Trevor V. Suslow, Ph.D. March 2001.
- ix. Environmental Noise Analysis, Salinas Valley Solid Waste Authority Regional Solid Waste Facilities Bollard & Brennan, Inc., April 2001.
- x. Updated Review and Re-Assessment of Microbiological Concerns for Fresh Produce Production Report, Dr. Suslow, April 9, 2007.

(c) Staff conducted site inspections on November 16, 2006 and November 30, 2006 to verify that the site is suitable for the project.

- (d) The application, plans, and support materials submitted by the project applicant to the Monterey County Planning Department for the proposed development, found in Project File PLN060239.

3. FINDING: LANDFILL EXPANSION - The Project, with the incorporated mitigation and conditions, is consistent with applicable plans and policies, Central Salinas Valley Area Plan, and the Monterey County Zoning Ordinance (Title 21) which allows this area as appropriate for landfill expansion.

- EVIDENCE:**
- (a) Land Use. The Johnson Canyon Landfill is located approximately two miles east of the City of Gonzales. The Johnson Canyon Landfill has been operating as a municipal waste disposal facility since 1976. Operations are permitted under Solid Waste Facilities Permit No. 27-AA-0005 issued by the Monterey County Health Department in 2000. The facility is classified by the Regional Water Quality Control Board as a Class III refuse disposal Facility.
 - (b) Zoning. The existing landfill is planned and zoned for Public/Quasi-public by the Monterey County General Plan, Central Salinas Valley Area Plan, and the Monterey County Zoning Ordinance (Title 21). Solid waste disposal facilities are allowed in Public/Quasi-public zoning districts subject to a Conditional Use Permit. The expansion is on a parcel zoned "F/40" (Farmland, 40 acres per unit).
 - (c) Permits. The project involves an application for use permit to improve expansion of the existing Johnson Canyon Landfill, including a 16.3 acre horizontal expansion, approximately 4.5 million tons of additional capacity, approximately 40 foot landfill elevation increase to total landfill height of 100 feet above natural grade along the western slopes (facing the City of Gonzales), and relocation of the entrance facility including the construction of new parking lots, scale house (234 square feet), staff facilities (1,383 square feet), and household hazardous waste building (4,380 square feet).
 - (d) Plan/Code Conformance. The Planning and Building Inspection Department staff reviewed the project, as contained in the application and accompanying materials, for conformity with the:
 - (1) 1982 Monterey County General Plan, as amended.
 - (2) Central Salinas Valley Area Plan.
 - (3) Monterey County Zoning Ordinance (Title 21)
 - (e) Application. The application, plans, and support materials submitted by the project applicant to the Monterey County Planning Department for the proposed development, found in Project File PLN060239.

4. FINDING: NO SUPPLEMENTAL OR SUBSEQUENT EIR IS NEEDED - No Supplemental or Subsequent EIR is needed pursuant to Public Resources Code Section 21166, or California Code of Regulations, Title 14, Sections 15162 or 15163 because, since certification of the Final EIR and EIR Addendums:

- (a) There have not been any substantial changes to the project which require major revisions to the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects. The County is serving as a Responsible Agency for this project. The County has adopted a Statement of Overriding Considerations as contained herein as well as all of the mitigation measures contained in the Final EIR, with the exception of Mitigation Measure #8 which was

modified to delete the reference to a 25-acre seasonal pond habitat. The materials upon which the County's decision is based are located in the Planning Department, 168 W. Alisal Street, 2nd Floor, Salinas, CA.

- (b) No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- (c) No information of substantial importance has become available, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified, that shows any of the following:
 - (i) That the project will have one or more significant effects not discussed in the previous EIR;
 - (ii) That significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (iii) That mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the applicant declines to adopt the mitigation measure or alternative; or
 - (iv) That mitigation measures or alternatives which are considerably different from those analyzed in the EIR would substantially reduce one or more significant effects on the environment, but the applicant declines to adopt the mitigation measure or alternative.

EVIDENCE: (a) Final Environmental Impact Report (EIR) and EIR Addendums. A Final Environmental Impact Report (EIR) and EIR Addendums have been prepared and certified by the Salinas Valley Solid Waste Authority and are on file (File# PLN060239) in the Planning Department. All mitigation measures identified in the Environmental Impact Report and all project changes required to decrease significance of effects on the environment have been incorporated into the approved project or are made conditions of approval. A Condition Compliance and Mitigation Monitoring Reporting Plan (hereafter "the MMRP") has been prepared pursuant to Public Resources Code 21081.6 and is made a condition of approval. The MMRP is incorporated herein by reference. As further described below, changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen significant environmental effects identified in the Final EIR and Addendums. As to those effects which are significant and unavoidable, specific economic, legal, social, technological or other considerations make infeasible mitigation or alternatives identified in the Final EIR, and the County herein adopts a Statement of Overriding considerations. The Environmental Impact Report reflects the independent judgment and analysis based upon the findings and conclusions drawn in the Environmental Impact Report and the testimony and information received, and scientific and factual data presented as evidence during the public review process. The Salinas Valley Solid Waste Authority located at 128 Sun Street, Suite 101, Salinas is the custodian of the documents and the materials that constitute the record of proceedings upon which the certification of the Final Environmental Impact Report and subsequent adoption of the Addendums to that document is based. The RMA-Planning Department, located at 168 West Alisal Street, Salinas is the custodian of the documents and materials which constitute the record of proceedings upon which the County's decision is based.

- (b) Impact Summary.

- (1) Aesthetics. The proposed project would result in aesthetic impacts to scenic vistas and the visual character. These impacts will result in a *significant impact*. Mitigation measures are included, where feasible, to minimize the project impact on aesthetic resources, such as tree planting to soften views. Impacts to scenic vistas and the visual character can not be fully mitigated and the landfill expansion project will result in *significant and unavoidable impacts*. However, the overriding social, economic, and other considerations set forth in the statement of overriding considerations and in the findings regarding alternatives support a finding of overriding consideration (Finding #5). The significant and unavoidable impacts remaining after mitigation is implemented are acceptable when balanced when weighed against the projects benefits.
- (2) Air Quality. The proposed project will result in air quality impacts in the form of particulate emissions, criteria pollutant emissions (NOx), odors, and offside mobile source emissions. A violation of the Monterey Bay Unified Air Pollution Control District (MBUAPCD) significant thresholds would occur, resulting in a *potentially significant impact*. Mitigation measures are included to minimize construction emissions, operational emissions, and both on and off-site vehicle emissions which are based on recommendations of the MBUAPCD. Therefore, impacts to air quality resources are a *potentially significant impact that can be mitigated to a less than significant level*.
- (3) Biological Resources. The proposed project will result in impacts to wildlife species and their habitat. Grassland habitat, wetland meadow habitat, seasonal pond habitat, owl habitat, amphibian habitat, mouse habitat, raptors, scrub oak woodland, and lark habitat have all been identified on site and the landfill expansion project will have impact on each of them, resulting in a *potentially significant impact*. Mitigation measures are included based on recommendations provided by the project biologist to reduce biologic impacts to a level of less than significant. Mitigation Measure 10 has been modified to delete the reference to a 25-acre seasonal pond habitat because that acreage was based upon an alternative that was not implemented. Therefore, impacts to biological resources are a *potentially significant impact that can be mitigated to a less than significant level*.
- (4) Cultural Resources. The proposed project could have impact on both historical and cultural resources with the landfill expansion site. An undocumented historic fence line exists on site and may be removed. Unknown archeological resources may be uncovered during site grading and soil disturbing activities, resulting in a *potentially significant impact*. Mitigation measures are included that require that a qualified archeologist be on-site in order to conduct spot checks of initial construction activities into native soils and assess the need at that time for further archaeological monitoring. The mitigation measures are intended to reduce impacts to a level of less than significant. Therefore, impacts to cultural resources are a *potentially significant impact that can be mitigated to a less than significant level*.
- (5) Geology and Soils. Segments of the proposed landfill expansion site are subject to geologic hazards related to seismic shaking, settlement, and slope instability. The integrity of the Johnson Canyon Landfill's liner system could be affected by sliding along the geosynthetic clay liner (GCL) and the geomembrane liner interface. Mitigation measures recommend that the liner would be installed with design criteria

intended to limit the potential for sliding. The placement of waste in the Johnson Canyon Landfill could result in unstable slopes, depending upon the height and placement of waste piles. Waste fill slope failure could be a hazard to landfill employees. The piles will have interim evaluation for stability, if it is determined that a pile is not stable, a series of measures will be implemented to stabilize the slope. The proposed project could result in geologic hazards resulting in a *potentially significant impact*. Mitigation measures are included based on recommendations provided by the project geotechnical engineer to reduce the potential for geologic hazards. Therefore, impacts to Geology and Soil resources are a *potentially significant impact that can be mitigated to a less than significant level*.

- (6) Hazards and Hazardous Materials. The proposed project could result in impacts related to undocumented hazardous materials that could result in a *potentially significant impact*. Mitigation measures are recommended to reduce potential hazardous material impacts to a level of insignificance. Therefore, impacts to hazards and hazardous materials are a *potentially significant impact that can be mitigated to a less than significant level*.
- (7) Traffic and Circulation. The proposed project will result in future traffic volumes that will reduce several intersection operations to unacceptable Level of Service (LOS) rating, resulting in a *potentially significant impact*. Mitigation measures such as but not limited to fair share contribution funding for roadway improvements, roadway widening, and roadway signaling are included based on recommendation provided by the project traffic engineer to reduce impacts the affected intersections. Therefore, impacts to Traffic and Circulation resources are a *potentially significant impact that can be mitigated to a less than significant level*.
- (8) New/Relocated Gate on Johnson Canyon Road. SVCWA's use permit application requires public access beyond the existing gate on Johnson Canyon Road to allow the public to enter its new entrance facility. The applicant proposes to either relocate the existing gate or install a new gate to the north of the new entrance facility. The new/relocated gate will not result in any additional traffic and will not result in any environmental impacts that were not addressed in the EIR.

(c) Updated review of microbiological concerns for fresh produce production.

Trevor Suslow provided an updated review and re-assessment of microbiological concerns for fresh produce production proximal to the Johnson Canyon Road Landfill. His report concluded that "no substantive new information has become available, since the preparation of the original report, to cause a modification of the base conclusion of a negligible risk of elevated potential for microbiological contamination to vegetable production in the immediate proximal areas as a result of the proposed expansion of Johnson Canyon Landfill operations." The Environmental Health Division reviewed Dr. Trevor Suslow's updated report and is satisfied with the evaluation of the potential risks to fresh produce posed by the Johnson Landfill. They conclude that "The potential spread of pathogens is further constrained by several environmental controls, including leachate collection systems, impermeable liners and the application of daily soil cover, that help to confine pathogens to the waste containment unit."

- 5. FINDING: STATEMENT OF OVERRIDING CONSIDERATIONS** - The FEIR indicates that if the Project is implemented, significant and avoidable impacts will occur to scenic vistas and visual character of the area. As required by the CEQA Guidelines (Section 15093), the Planning Commission finds that the unavoidable significant effects described in FEIR are acceptable due to the overriding considerations described below.
- a) The project will provide the solid waste disposal capacity necessary for the jurisdictions within the Salinas Valley Solid Waste Authority for at least the next 25 years. The project will enable the Authority to achieve and maintain at least 15 years of assured disposal capacity as required by State law.
 - b) The project will allow the Authority's member jurisdictions to achieve their mandates under State law (AB 939), which require all cities and counties in California to divert 50 percent of their solid waste from landfills as of 2000.
 - c) The project will allow the Authority to continue to fund its essential solid waste services to the Salinas Valley communities, one of the primary reasons the Authority was formed, through tipping fees collected at Authority landfills. In addition to funding day-to-day landfill operation activities, the tipping fees are also used to fund other solid waste services including:
 - Operation of recyclable household hazardous waste collection facilities at three locations in the Salinas Valley;
 - Operation of a centralized, full-service household hazardous waste facility in Salinas;
 - Household hazardous waste education and outreach programs for the member jurisdictions;
 - Selected AB 939 compliance programs and administrative services for the member jurisdictions;
 - Operation of materials recovery centers at three landfills;
 - Waste reduction and recycling education and outreach programs for the member jurisdictions;
 - Funding closure construction costs for four landfills; and,
 - Funding a minimum of 30 years' post-closure care at four landfills
 - d) The project will allow the disposal of waste in a manner and location which protects public health and safety through compliance with applicable federal, state, and local laws and regulations.
 - e) The project will minimize land use conflicts and environmental impacts. The project will utilize the existing landfill facilities of the Authority, first utilizing Johnson Canyon Road Landfill as an expanded facility on a phased basis. The use of Johnson Canyon minimizes land use conflicts by first utilizing lands adjacent to a fully permitted landfill disposal site.
 - f) The project will provide a cost-effective solid waste disposal service to jurisdictions of the Authority who are directly served by the Authority's landfill disposal facilities.
 - g) The project will minimize haul distances for local waste collection vehicles.

EVIDENCE: See Finding 4.

- 6. FINDING: NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property. Zoning violation abatement costs, if any, have been paid.

EVIDENCE: (a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.

7. **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) Preceding findings and supporting evidence.

- (b) The project as described in the application and accompanying materials was reviewed by the Planning Department, Environmental Health Division, Public Works Department, the appropriate Fire District (Gonzales Rural), Water Resources Agency, Parks, Monterey County Sheriffs Department, and the City of Gonzales. The respective departments 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; or the County in general.
- (c) Certification of the Regional EIR and Subsequent Addendums and the Authority's approval of the expansion project includes mitigation measures that address potential impacts to Biological Resources, Geology and Soils, and Hazards and Hazardous Materials, Air Quality, Cultural Resources, Aesthetics, and Traffic. No other significant issues have been identified for the project.
- (d) File and application materials, Environmental Impact Report with mitigation measures and Statement of Overriding Considerations, and Addendums contained in the project file.

8. **FINDING: USE PERMIT.** The establishment, maintenance, or operation of the use or structure applied for will not, under the circumstances of the particular case, be detrimental to 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 improvement in the neighborhood, or to the general welfare of the County.

EVIDENCE: (a) Preceding findings and supporting evidence.

9. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Board of Supervisors.

EVIDENCE: Section 21.82.050.D. of the Monterey County Zoning Ordinance (*Title 21*).

DECISION

THEREFORE, it is the Planning Commission decision to:

1. Consider the Final Environmental Impact Report (EIR) and Subsequent EIR Addendums Adopted by the Salinas Valley Solid Waste Authority;
2. Adopt a Statement of Overriding Considerations and approve the Use Permit for the Johnson Canyon Landfill expansion, based on the Findings and Evidence and subject to the recommended Conditions, and
3. Adopt the Condition Compliance and Mitigation Monitoring Reporting Plan.

as shown on the attached sketch, and subject to the attached conditions.

Salinas Valley Solid Waste Authority (PLN060239)

PASSED AND ADOPTED this 30th day of May, 2007 by the following vote:

AYES: Errea, Brown, Isakson, Padilla, Ottone, Rochester, Diehl, Sanchez, Salazar, Vandever
NOES: None
ABSENT: None


MIKE NOVO, SECRETARY

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON JUN 11 2007

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE JUN 21 2007

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 date 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 and Building Inspection Department office in Salinas.

2. This permit expires two years after the above date of granting thereof unless construction or use is started within this period.

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

Project Name: Johnson Canyon Sanitary Landfill Expansion
File No: PLN060239 **APNs:** 223-042-017 & 223-042-018
Approved by: Planning Commission **Date:** May 30, 2007

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

| <i>Permit Cond. Number</i> | <i>Mitig. Number</i> | <i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i> | <i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i> | <i>Responsible Party for Compliance</i> | <i>Timing</i> | <i>Verification of Compliance (name/date)</i> |
|------------------------------------|--------------------------|--|--|---|---|---|
| 1. | | <p>PBD029 - SPECIFIC USES ONLY This Development permit (PLN060239) allows a use permit to allow the expansion of the existing Johnson Canyon Landfill, including a 16.3 acre horizontal expansion, approximately 4.5 million tons of additional capacity, approximately 40 foot landfill elevation increase to total landfill height of 100 feet above natural grade along the western slopes (facing the City of Gonzales), and relocation of the entrance facility including the construction of new parking lots, scale house (234 square feet), staff facilities (1,383 square feet), and household hazardous waste building (4,380 square feet). The property is located at 31400 and 31800 Johnson Canyon Road, Gonzales (Assessor's Parcel Number 223-042-017-000 and 223-042-018-000), the current location of the existing Johnson Canyon Sanitary Landfill, Central Salinas Valley Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. [Resource Management Agency (RMA) - Planning Department]</p> | Adhere to conditions and uses specified in the permit. | Owner/ Applicant | Ongoing unless other- wise stated | |

| Permit Cond. Number | Mitig. Number | Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department | Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted. | Responsible Party for Compliance | Timing | Verification of Compliance (name/date) |
|---------------------------|------------------|--|---|--|--|---|
| 2. | | <p>PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution No 07025) was approved by the Planning Commission for Assessor's Parcel Number 223-042-017-000 and 223-042-018-000 on May 30, 2007. The permit was granted subject to 69 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)</p> | <p>Proof of recordation of this notice shall be furnished to RMA - PD.</p> | <p>Owner/ Applicant</p> | <p>Prior to Issuance of grading and building permits or start of use.</p> | |
| 3. | | <p>PD004 - INDEMNIFICATION AGREEMENT 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>Submit signed and notarized 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> | <p>Owner/ Applicant</p> | <p>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</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/date)</i> |
|----------------------------|----------------------|--|---|--|---|---|
| 4. | | <p>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)</p> | <p>1) Enter into agreement with the County to implement a Mitigation Monitoring Program.</p> <p>2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.</p> | Owner/ Applicant | Within 60 days after project approval or prior to the issuance of grading and building permits, whichever occurs first. | |
| 5. | | <p>PD012 (B) - LANDSCAPE PLAN AND MAINTENANCE (OTHER THAN SINGLE FAMILY DWELLING) The site shall be landscaped. At least three (3) weeks prior to occupancy, 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, weed-free, healthy, growing condition. The landscape plan shall include the following: a) shaped contours along the western boundary of the site to achieve the appearance of a more natural landform from offsite; b) additional trees planted along the western boundary to screen the landfill from off-site; and c) new trees and shrubs planted along the eastern and northern edges of the new entrance facility to reduce potential visibility and noise impacts from offsite. (RMA - Planning Department)</p> | <p>Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval.</p> | Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect | At least three (3) weeks prior to final inspection or occupancy | |
| | | | <p>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.</p> | Owner/ Applicant | Ongoing | |
| 6. | | <p>PDSP01 - NOTE STUDIES (NON STANDARD LANGUAGE) A notice shall be recorded stating that: "The following reports have been prepared for the development proposed on the subject property:</p> <p>1. Air Quality Impact Analysis and Air Toxics Risk Assessment Landfill Operational Emissions, Salinas</p> | <p>The Notice shall be submitted to the RMA - Planning Department and Public Works for review and approval.</p> | Owner/ Applicant | Prior to issuance of building permit or grading permit | |

| Permit Cond. Number | Mitig. Number | Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department | Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted. | Responsible Party for Compliance | Timing | Verification of Compliance (name/date) |
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| | | <p>Valley Waste Authority Regional Landfill Project, Monterey County, California prepared by SCS Engineers, Dublin, California, September 2002.</p> <p>2. Addendum Human Health Risk Assessment Report Diesel Exhaust Emissions, Salinas Valley Solid Waste Authority Regional Landfill Project, Monterey County, California prepared by SCS Engineers, Dublin, California, September 2002.</p> <p>3. Report of Disposal Site Information, Johnson Canyon Road Landfill prepared by Brown, Vence, and Associates, 1999.</p> <p>4. First Semiannual 2000 Detection Monitoring Report, Johnson Canyon Road Landfill, Monterey County, CA prepared by Geomatrix Consultants, 2000.</p> <p>5. Evaluation Monitoring Report for Johnson Canyon Road Landfill prepared by Geomatrix Consultants, 2000.</p> <p>6. Materials Recovery Operations at Johnson Canyon Road and Jolon Road Landfills, Initial Study/Mitigated Negative Declaration prepared by Robert Bein, William Frost & Associates, 2000.</p> <p>7. Visual Pavement Conditions Assessment for Intersection of Hwy 101 with Gloria Road and Jolon Road prepared by Nichols Consulting Engineers, September 11, 2002.</p> <p>8. Consideration for Microbial Food Safety and Buyer Acceptance Impacts Associated with Proximity to Expand Landfill Operations at Johnson Canyon Road and Jolon Road prepared by Trevor V. Suslow, Ph.D. March 2001.</p> <p>9. Environmental Noise Analysis, Salinas Valley Solid Waste Authority Regional Solid Waste Facilities Bollard & Brennan, Inc., April 2001.</p> <p>10. Updated Review and Re-Assessment of Microbiological Concerns for Fresh Produce Production Report, Mr. Suslow, April 9, 2007.</p> <p>These reports are on file with Monterey County Planning Department. The recommendations contained in said reports</p> | | | | |

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| | | shall be followed in all further development of this property." The note shall be located in a conspicuous location, subject to the approval of the County Surveyor. (RMA - Planning Department) | | | | |
| Environmental Health Department | | | | | | |
| 7. | | EH11 - SEPTIC SYSTEM DESIGN Submit plans for review and approval showing the location and design of the proposed septic system meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. (Environmental Health) | Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system. | CA Licensed Engineer /Owner/ Applicant | Prior to filing the final parcel map or issuance of building | |
| 8. | | EH31 - HAZ MAT RMP Submit a Risk Management Plan to the Director of Environmental Health for review and approval. The RMP shall comply with Title 19, Chapter 4.5 of the California Code of Regulations and Chapter 6.95, Article 2 of the California Health & Safety Code. (Environmental Health) | Submit plan to the Hazardous Materials Program of the Division of Environmental Health for review and approval. | Owner/ Applicant | Prior to commencement of operation. | |
| 9. | | EHSP01 - LANDFILL PERMIT (NON-STANDARD LANGUAGE) Comply with all pertaining sections of Title 27 and Title 14 of the California Code of Regulations regarding requirements for a Solid Waste Facility Permit by the Local Enforcement Agency, Regional Water Quality Control Board, and the California Integrated Waste Management Board. (Environmental Health) | Contact the Solid Waste Program of the Division of Environmental Health | Owner/ Applicant/Engineer | Continuous | |
| Water Resources Agency | | | | | | |
| 10. | | WR22 - FLOODPLAIN RECORDATION The owner shall provide the Water Resources Agency a recorded Floodplain Notice stating: "The property is located within or partially within a floodplain and may be subject to building and/or land use restrictions." (Water Resources Agency) | Submit the recorded floodplain notice to the Water Resources Agency for review and approval. (A copy of the County's standard notice can be obtained at the Water Resources Agency.) | Owner/ Applicant | Prior to issuance of any grading or building permits | |
| 11. | | WR25 - STREAM SETBACK The proposed development shall be setback at least 50 feet from the "top of bank", as defined in Chapter 16.16 of the Monterey County Code, unless it can be proven to the satisfaction of the Water Resources Agency that the proposed | Submit engineered cross-sections and the site plan to the Water Resources Agency for review and approval. | Owner/ Applicant/ Engineer | Prior to issuance of any grading or building permits | |

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| | | development will be safe from flow-related erosion hazards and will not significantly reduce the capacity of the existing watercourse. The top of bank shall be defined by a professional engineer and shown on the site plan. (Water Resources Agency) | | | | |
| 12. | | WR40 - WATER CONSERVATION MEASURES The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system. b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency) | Compliance to be verified by building inspector at final inspection. | Owner/ Applicant | Prior to final building inspection/occupancy | |
| 13. | | WR45 - WELL INFORMATION The applicant shall provide the Water Resources Agency information on the well to serve the project including a map showing the well location and any available well logs/e-logs. (Water Resources Agency) | Submit all applicable well information to the Water Resources Agency for review and approval. | Owner/ Applicant | Prior to issuance of any grading or building permits | |
| 14. | | WRSP001 DRAINAGE PLAN (NON STANDARD WORDING) Prior to issuance of grading or building permits, a drainage plan shall be prepared by a registered civil engineer or architect to address on-site and off-site impacts, to include oil-grease water separators for the paved parking area. Necessary improvements shall be constructed in accordance with approved plans. (Water Resources Agency) | Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval. | Owner/ Applicant | Prior to issuance of grading or building permits | |
| Public Works | | | | | | |
| 15. | | PW0001 – ENCROACHMENT (COM) | Applicant shall obtain an encroachment | Owner/ | Prior to | |

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| | | Obtain an encroachment permit from the Department of Public Works and construct 3 commercial driveway connections to Johnson Canyon Road including acceleration and deceleration tapers. The design and construction is subject to the approval of the Public Works Director. (Public Works) | 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. | Applicant | Building/Grading Permit Issuance. | |
| 16. | | 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 | |
| 17. | | PWSP001 ECROACHMENT PERMIT (NON STANDARD WORDING) Obtain an encroachment permit from the Department of Public Works and reconstruct the alternative access route identified in the Regional Solid Waste Facilities Project EIR, March 2002. (Public Works) | Applicants engineer shall prepare improvement plans for the approval of the Department of Public Works | Applicant/Eng ineer | Prior to Building/Grading Permits Issuance | |
| 18. | | PWSP002 TRAFFIC MANAGEMENT PLAN (NON STANDARD WORDING) Prepare a traffic management plan, subject to the approval of the Department of Public Works, with recommended measures to restrict vehicles to the alternative access route. (Public Works) | Upon approval by the Department of Public Works, applicant shall implement all approved recommendations. | Applicant/Eng ineer | Prior to Building/Grading Permits Issuance | |
| 19. | | PWSP003 STOP INTERSECTION (NON STADARD WORDING) Petition the City of Gonzales and/or Caltrans for an all-way stop at the intersection of the US101 southbound ramps and Fifth Street and reimburse the City of Gonzales and/or Caltrans for all costs incurred. (Public Works) | Applicant shall petition City of Gonzales and/or Caltrans for all-way stop at the intersections, and reimburse City of Gonzales and/or Caltrans for all costs incurred. | Applicant | Prior to Building/Grading Permits Issuance | |
| 20. | | PWSP004 STOP INTERSECTION (NON STADARD WORDING) Petition the County of Monterey for an all-way stop at the intersection of Gloria Road and Tavernetti Road and reimburse the County for all costs incurred. (Public Works) | Applicant shall petition the County and reimburse for all costs incurred. | Applicant | Prior to Building/Grading Permits Issuance | |
| Gonzales Rural Fire Protection District | | | | | | |
| 21. | | FIRE001 - ROAD ACCESS Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be | Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. | Applicant or owner | Prior to issuance of grading and/or building | |

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| | | constructed to provide a minimum of two nine-foot traffic lanes with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. (Gonzales Rural Fire District) | Applicant shall schedule fire dept. clearance inspection for each phase of development. | Applicant or owner | permit. Prior to final building inspection | |
| 22. | | FIRE002 - ROADWAY ENGINEERING The grade for all roads shall not exceed 15 percent. Where road grades exceed 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The length of vertical curves in roadways, exclusive of gutters, ditches and drainage structures designed to hold or divert water, shall not be less than 100 feet. No roadway turn shall have a horizontal inside radius of less than 50 feet. A roadway turn radius of 50 to 100 feet is required to have an additional 4 feet of roadway surface. A roadway turn radius of 100 to 200 feet is required to have an additional 2 feet of roadway surface. Roadway turnarounds shall be required on dead-end roads in excess of 150 feet of surface length. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Gonzales Rural Fire District) | Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. | Applicant or owner | Prior to issuance of grading and/or building permit. | |
| | | | Applicant shall schedule fire dept. clearance inspection for each phase of development. | Applicant or owner | Prior to final building inspection | |
| 23. | | FIRE005 - DEAD-END ROADS (3) For parcels greater than 5 acres and not exceeding 20 acres, the maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed 2640 feet. All dead-end road lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its furthest point. Where a dead-end road serves parcels of differing sizes, the shortest allowable length shall apply. Each dead-end road shall have turnarounds at its terminus and at no greater than 1320-foot intervals. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Gonzales Rural Fire District) | Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. | Applicant or owner | Prior to issuance of grading and/or building permit. | |
| | | | Applicant shall schedule fire dept. clearance inspection for each phase of development. | Applicant or owner | Prior to final building inspection | |

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| 24. | | FIRE007 - DRIVEWAYS Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Gonzales Rural Fire District) | Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. | Applicant or owner | Prior to issuance of grading and/or building permit. | |
| | | | Applicant shall schedule fire dept. clearance inspection | Applicant or owner | Prior to final building inspection. | |
| 25. | | FIRE008 - GATES All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means | Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. | Applicant or owner | Prior to issuance of grading and/or building permit. | |
| | | | Applicant shall schedule fire dept. clearance inspection | Applicant or owner | Prior to final building inspection. | |

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| | | for immediate access by emergency equipment may be required. (Gonzales Rural Fire District) | | | | |
| 26. | | FIRE010 -ROAD SIGNS All newly constructed or approved roads and streets shall be designated by names or numbers, posted on signs clearly visible and legible from the roadway. Size of letters, numbers and symbols for street and road signs shall be a minimum 4-inch letter height, ½-inch stroke, and shall be a color that is reflective and clearly contrasts with the background color of the sign. All numerals shall be Arabic. Street and road signs shall be non-combustible and shall be visible and legible from both directions of vehicle travel for a distance of at least 100 feet. Height, visibility, legibility, and orientation of street and road signs shall be meet the provisions of Monterey County Ordinance No. 1241. This section does not require any entity to rename or renumber existing roads or streets, nor shall a roadway providing access only to a single commercial or industrial occupancy require naming or numbering. Signs required under this section identifying intersecting roads, streets and private lanes shall be placed at the intersection of those roads, streets and/or private lanes. Signs identifying traffic access or flow limitations (i.e., weight or vertical clearance limitations, dead-end road, one-way road or single lane conditions, etc.) shall be placed: (a) at the intersection preceding the traffic access limitation; and (b) not more than 100 feet before such traffic access limitation. Road, street and private lane signs required by this article shall be installed prior to final acceptance of road improvements by the Reviewing Fire Authority. (Gonzales Rural Fire District) | Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on improvement plans. Applicant shall schedule fire dept. clearance inspection for each phase of development. | Applicant or owner Applicant or owner | Prior to filing of final map. Prior to issuance of building permit(s) for development on individual lots within the phase of the subdivision. | |
| 27. | | FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and | Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept. clearance inspection | Applicant or owner Applicant or owner | Prior to issuance of building permit. Prior to final building inspection | |

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| | | made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Gonzales Rural Fire District) | | | | |
| 28. | | FIRE012 - EMERGENCY WATER STANDARDS - WATER SYSTEMS The provisions of this condition shall apply when new parcels are approved by a local jurisdiction. The emergency water system shall be available on-site prior to the completion of road construction, where a community water system is approved, or prior to the completion of building construction, where an individual system is approved. Approved water systems shall be installed and made serviceable prior to the time of construction. Water systems constructed, extended or modified to serve a new development, a change of use, or an intensification of use, shall be designed to meet, in addition to average daily demand, the standards shown in Table 2 of the Monterey County General Plan, NFPA Standard 1142, or other adopted standards. The quantity of water required pursuant to this chapter shall be in addition to the domestic demand and shall be permanently and immediately available (Gonzales Rural Fire District) | Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. | Applicant or owner | Prior to issuance of permit. | |
| | | | Applicant shall schedule fire dept. clearance inspection for each phase of development. | Applicant or owner | Prior to final building inspection | |
| 29. | | FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL) For development of structures totaling less than 3,000 square feet on a single parcel, the minimum fire protection water supply shall be 4,900 gallons. For development of structures totaling 3,000 square feet or more on a single parcel, the minimum fire protection water supply shall be 9,800 gallons. For development of structures totaling more than 10,000 | Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. | Applicant or owner | Prior to issuance of grading and/or building permit. | |
| | | | Applicant shall schedule fire dept. clearance inspection | Applicant or owner | Prior to final building inspection | |

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| | | square feet on a single parcel, the reviewing authority may require additional fire protection water supply. Other water supply alternatives, including ISO Rural Class 8 mobile water systems, may be permitted by the fire authority to provide for the same practical effect. The quantity of water required by this condition shall be in addition to the domestic demand and shall be permanently and immediately available. (Gonzales Rural Fire District) | | | | |
| 30. | | FIRE015 - FIRE HYDRANTS/FIRE VALVES A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. (Gonzales Rural Fire District) | Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. | Applicant or owner | Prior to issuance of grading and/or building permit. | |
| | | | Applicant shall schedule fire dept. clearance inspection | Applicant or owner | Prior to final building inspection | |
| 31. | | FIRE016 - SETBACKS All parcels 1 acre and larger shall provide a minimum 30-foot setback for new buildings and accessory buildings from all property lines and/or the center of the road. For parcels less than 1 acre, alternate fuel modification standards or other requirements may be imposed by the local fire jurisdiction to provide the same practical effect. (Gonzales Rural Fire District) | Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. | Applicant or owner | Prior to issuance of grading and/or building permit. | |
| | | | Applicant shall schedule fire dept. clearance inspection | Applicant or owner | Prior to final building inspection | |

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| 32. | | FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (Gonzales Rural Fire District) | Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. | Applicant or owner | Prior to issuance of grading and/or building permit. | |
| | | | Applicant shall schedule fire dept. clearance inspection | Applicant or owner | Prior to final building inspection | |
| 33. | | FIRE022 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM - (HAZARDOUS CONDITIONS) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor completed prior to requesting a framing inspection. Due to substandard access, or other mitigating factors, small bathroom(s) and open attached porches, carports, and similar structures shall be protected with fire sprinklers. (Gonzales Rural Fire District) | Applicant shall enumerate as "Fire Dept. Notes" on plans. | Applicant or owner | Prior to issuance of building permit. | |
| | | | Applicant shall schedule fire dept. rough sprinkler inspection | Applicant or owner | Prior to framing inspection | |
| | | | Applicant shall schedule fire dept. final sprinkler inspection | Applicant or owner | Prior to final building inspection | |
| 34. | | FIRE023 - FIRE ALARM SYSTEM - (COMMERCIAL) The building(s) shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72. Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. (Gonzales Rural Fire District) | Applicant shall enumerate as "Fire Dept. Notes" on plans. | Applicant or owner | Prior to issuance of building permit. | |
| | | | Applicant shall submit fire alarm plans and obtain approval. | Applicant or owner | Prior to rough sprinkler or framing inspection | |
| | | | Applicant shall schedule fire alarm system acceptance test. | Applicant or owner | Prior to final building inspection | |

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| 35. | | FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE) All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (Gonzales Rural Fire District) | Applicant shall enumerate as "Fire Dept. Notes" on plans. | Applicant or owner | Prior to issuance of building permit. | |
| 36. | | FIRE030 - NON STANDARD WORDING Provide detail to the Fire District of evidence for secondary containment at hazardous materials collection building. (Gonzales Rural Fire District) | Applicant shall submit detail/evidence of secondary containment at hazardous materials collection building, to the satisfaction of the Fire District. | Applicant or owner | Prior to issuance of building permit. | |
| Office of the Sheriff County of Monterey | | | | | | |
| 37. | | SECURITY MEASURES Highly recommended that business be equipped with an alarm system. Comprehensive security alarm systems should be provided for the following: <ul style="list-style-type: none"> • Perimeter building(s) and access route protections, • High valued storage areas, • Interior door to shipping and receiving area, • CCTV security cameras recommended coverage areas: <ul style="list-style-type: none"> ○ Exterior entrances ○ Building perimeter ○ Shipping and receiving areas ○ Parking Lot. CCTV monitors are recommended to be secured in a separate locked compartment to prevent theft or tampering of the tape. CCTV tapings shall not exceed a maximum of 10 recordings per tape. (Sheriff's Department) | Applicant shall incorporate Sheriff's department recommendations into final design. Compliance to be verified by building inspector at final inspection. | Owner/ Applicant | Prior to final building inspection/ occupancy | |
| 38. | | ADDRESSING Address numbers shall be illuminated during the hours of darkness and positioned so as to be readily readable from the street. Also they should be clearly mounted on a high contrast background. Commercial addressing shall be a minimum height of 8 inches. Commercial buildings shall have clearly marked doors with numbers corresponding to the alarm zones. The identification of alarm zone coverage will assist responding law enforcement and security units in faster identification and apprehension of criminals and locating emergency situations. The location within the complex | Applicant shall incorporate Sheriff's department recommendations into final design. Compliance to be verified by building inspector at final inspection. | Owner/ Applicant | Prior to final building inspection/ occupancy | |

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| | | would likely be the zone. Each building shall have its particular address or location displayed on its front and rear (if appropriate) doors or directly above the front door. Addressing must be illuminated or reflective during hours of darkness and contrasting to the background. (Sheriff's Department) | | | | |
| 39. | | DOORS It is strongly recommended that all exterior entry doors should be of metal or solid, 1 3/4" hardwood construction. Adequate security hardware, e.g. dead bolt locks, shall be used. The locks must be so constructed that both the dead bolt and the deadlocking latch can be retracted by a single action of the inside/door/knob/lever/turn piece. Overhead rollup doors should also be secured on the inside so that the lock cannot be defeated from the outside. Cane bolts and sliding hasps may be used as supplemental inside locking. Other garage doors, for example, entry doors, shall be as secure as the front door. (Sheriff's Department) | Applicant shall incorporate Sheriff's department recommendations into final design. Compliance to be verified by building inspector at final inspection. | Owner/ Applicant | Prior to final building inspection/occupancy | |
| 40. | | WINDOWS Louvered windows shall not be used as they pose a significant security problem. Windows accessible from the side and rear and not viewable from the street should consist of rated burglary resistant glazing or its equivalent. The type of glazing recommended is the lock wrap that attaches to the frame. Sliding windows must be secured with an anti-slide lock. Crank type casement windows shall have a built-in key lock. (Sheriff's Department) | Applicant shall incorporate Sheriff's department recommendations into final design. Compliance to be verified by building inspector at final inspection. | Owner/ Applicant | Prior to final building inspection/occupancy | |
| 41. | | ROOFTOPS AND OPENINGS All air duct or air vent openings exceeding 8" x 12" on the roof top or exterior walls of any building shall be secured by covering the same with either of the following: <ul style="list-style-type: none"> • With Iron bars of at least 1/2" round or one by one fourth inch flat steel material, spaced no more than five inches apart and securely fastened. Or • A steel grill of at least 1/8" material or two inch mesh and security fastened and • If the barrier is on the outside, it shall be secured with galvanized rounded head flush bolts of at least 3/8" | Applicant shall incorporate Sheriff's department recommendations into final design. Compliance to be verified by building inspector at final inspection. | Owner/ Applicant | Prior to final building inspection/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/date)</i> |
|----------------------------|----------------------|---|--|---|---|---|
| | | diameter outside. | | | | |
| 42. | | <p>LIGHTING</p> <ul style="list-style-type: none"> • Addresses shall be well lighted during darkness. • Proposed lighting shall be adequate for current safety concerns. • Premises, while closed for business after dark, shall be sufficiently lighted by use of interior night-lights. • Lighting of parking lots, shipping and receiving areas, circulation areas, aisles, passageways, recesses, and grounds contiguous to buildings should be provided with low pressure sodium lighting with sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises during the hours of business darkness and provide a safe, secure environment for all persons, property, and vehicles on site. • Lighting design and data should be included in site plans. The legend on the associated blueprints did not identify lighting. Completion of this project must include lighting as addressed in this memorandum. Exterior entrances should be automatically lighted from dusk to dawn. • Yards and ground floor areas accessible to windows shall be lighted. • Using yard or lamppost type lighting shall eliminate night blind spots. • All exterior doors shall have their own light source that shall adequately illuminate door areas at all hours to make clearly visible the presence of any person on or about the premises and provide adequate illumination for persons exiting the building. | Applicant shall incorporate Sheriff's department recommendations into final design. Compliance to be verified by building inspector at final inspection. | Owner/ Applicant | Prior to final building inspection/ occupancy | |
| 43. | | <p>LANDSCAPING</p> <ul style="list-style-type: none"> • Landscaping shall be of the type and situated in locations to maximize external observation while providing the desired degree of esthetics. Security planting materials (thorny bushes and shrubs) are encouraged along fence and property lines and under vulnerable windows. Keep doorways, windows and | Applicant shall incorporate Sheriff's department recommendations into final design. Compliance to be verified by building inspector at final inspection. | Owner/ Applicant | Prior to final building inspection/ occupancy | |

| Permit Cond. Number | Mitig. Number | Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department | Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted. | Responsible Party for Compliance | Timing | Verification of Compliance (name/date) |
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| | | <p>porches clear when planting bushes and flowers. Keep walks and driveways clear of plants that can conceal persons.</p> <ul style="list-style-type: none"> • Proposed landscaping security concerns: <ul style="list-style-type: none"> ○ Doors and windows shall not be concealed from view. ○ Plants shall not obstruct parking lot visibility. ○ Types of trees etc. shall not be planted to close to the building, providing easy roof access. • Line of sight visibility concerns: <ul style="list-style-type: none"> ○ Recessed doorways and hallway designs. (Not an issue in this design.) ○ Trash enclosures should not block visibility of doors and windows, or be located too close to the building. | | | | |
| 44. | | <p>SIGNAGE/PARKING LOT</p> <ul style="list-style-type: none"> • “No Trespassing /Loitering” with County code should be posted at the entrances of parking lots and located in other appropriate places. Signs must be at least 2’ x 1’ with white background and black 2” lettering. • All entrances to parking areas shall be posted with appropriate signs per 22658 (a) cvc, to assist in removal of vehicles at the property owner’s request. • Compact parking spaces should be clearly marked as such on the pavement. | Applicant shall incorporate Sheriff’s department recommendations into final design. Compliance to be verified by building inspector at final inspection. | Owner/ Applicant | Prior to final building inspection/ occupancy | |
| 45. | | <p>FENCING/BARRIERS</p> <p>The following installation consideration are recommended to be done:</p> <ul style="list-style-type: none"> • Controlled access to high valued storage areas, • Locked cages, rooms or safes, • Shipping and receiving door screens. (Sheriff’s Department) | Applicant shall incorporate Sheriff’s department recommendations into final design. Compliance to be verified by building inspector at final inspection. | Owner/ Applicant | Prior to final building inspection/ occupancy | |
| 46. | | <p>MISCELLANEOUS</p> <p>Public safety provisions necessary to provide emergency access shall be provided to all public safety agencies. (Sheriff’s Department)</p> | Applicant shall submit emergency notification and provide key coding (if applicable) to the Sheriff’s Office. | Owner/ Applicant | Prior to final building inspection/ occupancy | |

Mitigation Measures

| <i>Permit Cond. Number</i> | <i>Mitig. Number</i> | <i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i> | <i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i> | <i>Responsible Party for Compliance</i> | <i>Timing</i> | <i>Verification of Compliance (name/date)</i> |
|------------------------------------|--------------------------|--|---|---|---|---|
| 47. | 1. | <p>MITIGATION MEASURE #1 (GEOLOGY AND SOILS: LANDSLIDING): To increase the static factor of safety against sliding along the GCL/HDPE geomembrane interface, the bottom liner shall be stepped by periodically reversing the slope of the bottom liner. (RMA – Planning Department)</p> | Confirm that individual liner systems are designed and constructed in conformance with Title 27 seismic safety requirements. | Owner/ Applicant/Au thority | Prior to commencem ent of use | |
| 48. | 2. | <p>MITIGATION MEASURE #2 (GEOLOGY AND SOILS: SLOPE STABILITY): The stability of interim stages of waste fill placement shall be evaluated prior to finalizing the landfill's fill sequencing plan. The evaluation shall determine whether interim waste fill slopes identified in the fill-sequencing plan could pose a safety hazard. If potential hazards are identified, detailed measures to minimize any hazards shall be identified, including revising the fill sequencing plan to minimize the height of waste slopes, if necessary. (RMA – Planning Department)</p> | Confirm to the satisfaction of the RMA-Planning Department that the stability of interim stages of waste fill placement is evaluated prior to finalizing the landfill's fill sequencing plan. | Owner/ Applicant/Au thority | Prior to finalizing the landfill's sequencing plan. | |
| 49. | 3. | <p>MITIGATION MEASURE #3 (TRAFFIC: YEAR 2020 TRAFFIC): To reduce project traffic impact to pre-project conditions, transfer vehicles would be directed to travel east from US 101 on Gloria Road, north on Iverson Road, then east on Johnson Canyon Road to the JCRL entrance.</p> <p>The vehicles would travel the reverse route when departing the JCRL. In addition, the Authority shall contribute a fair share portion of the following mitigation measure:</p> <ol style="list-style-type: none"> 1. US 101 Southbound Ramps/Fifth Street - install all-way stop control. 2. Gloria Road/Tavernetti Road - install all-way stop control. 3. Gloria Road and Iverson Road - improve the alternative access route road conditions to county | Ensure payment of the fair-share contribution to the appropriate agency upon implementation of the recommended improvements. | Owner/ Applicant/Au thority | Prior to commencem ent of use | |

| Permit Cond Number | Mitig Number | Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department | Compliance or Monitoring Actions to be performed Where applicable, a certified professional is required for action to be accepted | Responsible Party for Compliance | Timing | Verification of Compliance (name/date) |
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| | | standards for heavy truck traffic. (RMA – Planning Department) | | | | |
| 50. | 4. | <p>MITIGATION MEASURE #4 (AIR QUALITY: PARTICULATE EMISSIONS): To minimize particulate emissions associated with site construction, the Authority shall implement the applicable emission control measures identified in the MBUAPCD CEQA Air Quality Guidelines (Table 8-2, MBUAPCD, 2000). (RMA – Planning Department)</p> | The Authority shall define to the satisfaction of the RMA-Planning Department in the Article 5 permit application the appropriate mitigation measures, from the list provided in the MBUAPCD Air Quality CEQA Guidelines, necessary to reduce particulate emissions to less-than-significant levels. Confirm that the identified measures are being implemented at the site on a regular basis. | Owner/Applicant/Authority/MBUA PCD | Ongoing | |
| 51. | 5. | <p>MITIGATION MEASURE #5 (AIR QUALITY: ODOORS): Because potential odor impacts could be significant, the Authority shall implement the following measures:</p> <ol style="list-style-type: none"> 1. The Authority shall control per California Code of Regulations (CCR) Title 27, Section 20760. 2. The landfill operator shall bury excessively odorous wastes immediately with other landfill wastes, depending on their nature and source. 3. The landfill operator shall continue to conduct monitoring to ensure efficient destruction of odors, and to ensure that there are no major odor leaks to the atmosphere. 4. The landfill operator shall ensure that loading, unloading, and material handling activities are carried out efficiently and without delays to avoid excessive odors. <p>The landfill operator shall collect and flare landfill gas as required under the NSPS/EG. (RMA – Planning Department)</p> | Ensure to the satisfaction of the RMA-Planning Department that on-site odor control measures are implemented on the site throughout the life of the project. | Authority/LEA/MBUAPCD | Ongoing | |
| 52. | 6. | MITIGATION MEASURE #6 (AIR QUALITY: | Ensure to the satisfaction of the RMA- | Owner/ | Ongoing | |

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|------------------------------------|--------------------------|--|--|---|--------------------------------|---|
| | | OFFSITE MOBILE SOURCE EMISSIONS): In addition to implementation of Mitigation Measure 5, the Authority shall encourage the introduction of alternative fuel vehicles in fleet mixes in order to reduce NOx emissions. (RMA – Planning Department) | Planning Department that the introduction of alternative fuel vehicles in fleet mixes is encouraged throughout the life of the project. | Applicant/Aut hority | | |
| 53. | 7. | MITIGATION MEASURE #7 (BIOLOGICAL RESOURCES: GRASSLAND HABITAT): In order to reduce the impact to native grasses and herbaceous plant species to a less-than significant level, the Authority shall implement a grassland revegetation program following the closure of landfill modules. The revegetation program shall utilize native grassland plant species. (RMA – Planning Department) | Ensure to the satisfaction of the RMA- Planning Department that following the closure of landfill modules, a grassland revegetation program utilizing native grassland plant species is implemented. | Owner/Applic ant/Authority | Ongoing | |
| 54. | 8. | MITIGATION MEASURE #8 (BIOLOGICAL RESOURCES: WETLAND MEADOW HABITAT): In order to reduce the impacts on wet meadows and seasonal wetlands, the Authority shall preserve a minimum of 4.4 acres of wet meadow habitat on the site, for a 2:1 impact/preservation ratio. (RMA – Planning Department) | Ensure to the satisfaction of the RMA- Planning Department that prior to any grading or other construction activities, wet meadow habitat on the site is preserved at a 2:1 impact/preservation ratio | Owner/Applic ant/Authority | Prior to grading permits | |
| 55. | 9. | MITIGATION MEASURE #9 (BIOLOGICAL RESOURCES: SEASONAL POND HABITAT): In order to mitigate the loss of breeding and upland habitat for the California tiger salamander and the western spadefoot toad, the Authority shall preserve an equivalent area of seasonal pond habitat on the site with a buffer area of upland habitat. (RMA – Planning Department) | Ensure to the satisfaction of the RMA- Planning Department that seasonal pond habitat with a buffer area of upland habitat equivalent to the seasonal pond habitat disturbed with site development is preserved on the site prior to landfill expansion. | Owner/Applic ant & Authority | Prior to grading permits | |
| 56. | 10. | MITIGATION MEASURE #10 (BIOLOGICAL RESOURCES: OWL HABITAT): In order to mitigate the loss of breeding habitat for the burrowing owl, a qualified biologist shall conduct pre- construction surveys for burrowing owls prior to any ground disturbance within the expansion area. Surveys shall be conducted prior to grading or excavation for each cell. If burrowing owls are present, Authority shall implement mitigation measures approved by California Department of Fish | Ensure to the satisfaction of the RMA- Planning Department that prior to construction of individual cells, pre- construction surveys are conducted and any mitigation measures required by CDFG are implemented. | Authority & CDFG | Prior to grading permits | |

| <i>Permit Cond. Number</i> | <i>Mitig. Number</i> | <i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i> | <i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i> | <i>Responsible Party for Compliance</i> | <i>Timing</i> | <i>Verification of Compliance (name/date)</i> |
|----------------------------|----------------------|---|---|---|--------------------------|---|
| | | and Game, which may include manual or passive relocation of owls. In addition, Authority shall preserve on the site replacement habitat at a ratio of 6.5 acres of habitat preserved for each breeding pair or wintering individual found on the expansion site. (RMA – Planning Department) | | | | |
| 57. | 11. | MITIGATION MEASURE #11 (BIOLOGICAL RESOURCES: AMPHIBIAN HABITAT): In the winter prior to construction, a qualified biologist shall trap and relocate individuals as they travel to breeding ponds in the expansion area. The placement of exclusionary or “one-way” fences to redirect amphibians away from construction areas shall also be used to protect the species. (RMA – Planning Department) | Ensure to the satisfaction of the RMA-Planning Department that in the winter prior to construction, individual amphibian species are trapped and relocated as they travel to breeding ponds in the expansion area and that exclusionary fences are placed in order to redirect amphibians away from construction areas. | Authority | Prior to grading permits | |
| 58. | 12. | MITIGATION MEASURE #12 (BIOLOGICAL RESOURCES: MOUSE HABITAT): The Authority shall conduct field surveys and, if necessary, trap and relocate Salinas Pocket Mice prior to ground disturbance within the expansion area. (RMA – Planning Department) | Ensure to the satisfaction of the RMA-Planning Department that field surveys are conducted and, if necessary Salinas Pocket Mice are trapped and relocated prior to ground disturbance within the expansion area. | Authority | Prior to grading permits | |
| 59. | 13. | MITIGATION MEASURE #13 (BIOLOGICAL RESOURCES: RAPTORS): A qualified biologist shall conduct nesting raptor surveys prior to any ground disturbance within the expansion area to determine if golden eagle, white tailed kite, and/or loggerhead shrike are nesting in the adjacent trees. Surveys shall be conducted prior to grading or excavation for each cell. If any raptors or loggerhead shrike are nesting adjacent to the construction zone, construction shall be scheduled to begin after fledging is complete, usually by August of any given year. Alternatively, buffer zones could be established between the nesting sites and the construction area, in consultation with the California State Department of Fish and Game (CDFG). The final determination of the appropriate mitigation shall be made on a case-by-case basis after consultation with CDFG. (RMA – Planning Department) | Ensure to the satisfaction of the RMA-Planning Department that nesting raptor surveys for adjacent trees are conducted prior to grading or excavation of each cell. Ensure that construction begins following the fledgling period (usually by August) for any cells adjacent to trees containing nesting raptors, or that mitigation is provided according to CDFG requirements. | Authority & CDFG | Prior to grading permits | |
| 60. | 14. | MITIGATION MEASURE #14 (BIOLOGICAL RESOURCES: LARK HABITIT): Prior to construction of new landfill expansion cells, a qualified | Ensure to the satisfaction of the RMA-Planning Department that nesting horned lark surveys for adjacent trees are | Authority & CDFG | Prior to grading permits | |

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| | | biologist shall conduct pre-construction surveys for nesting and foraging horned lark. If present, construction of the new cell shall be scheduled after fledging is complete, usually by August of any given year. Alternatively, buffer zones could be established between the nesting sites and the construction area, in consultation with the California State Department of Fish and Game (CDFG). The final determination of the appropriate mitigation shall be made on a case-by-case basis after consultation with CDFG. (RMA – Planning Department) | conducted prior to grading or excavation of each cell. Ensure that construction begins following the fledgling period (usually by August) for any cells adjacent to trees containing nesting horned lark, or that mitigation is provided according to CDFG requirements. | | | |
| 61. | 15. | MITIGATION MEASURE #15 (CULTURAL RESOURCES: UNDOCUMENTED HISTORIC RESOURCE): The fence shall be preserved in place if possible. If this is not possible, the fence shall be documented in terms of its age and origin and photographed prior to demolition. Documentation shall be in conformance with CEQA Guidelines Section 15064.5. (RMA – Planning Department) | Ensure to the satisfaction of the RMA-Planning Department that the fence is preserved in place if possible and if not possible, that the fence is documented in terms of its age and origin and photographed prior to demolition. | Owner/Applicant & Authority | Prior to grading permits | |
| 62. | 16. | MITIGATION MEASURE #16 (CULTURAL RESOURCES: UNKNOWN ARCHAEOLOGICAL RESOURCE): <u>Unknown Archaeological Resources:</u> A qualified archaeologist shall be retained in order to conduct spot checks of initial construction activities into native soils and assess the need at that time for further archaeological monitoring. If, during the course of construction/grading, unknown cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (RMA – Planning Department) | Ensure to the satisfaction of the RMA-Planning Department that a qualified archaeologist is retained in order to conduct spot checks of initial construction activities into native soils and assess the need for further archaeological monitoring. If an unknown archaeological resource is encountered, ensure that all work is halted in the vicinity of the find until such time as the find is evaluated by a qualified archaeologist and appropriate mitigation is implemented. Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the | Owner/Applicant & Authority | Ongoing | |
| | | | | Owner/Applicant & Authority | Prior to authorization to proceed with ground disturbance and ongoing | |

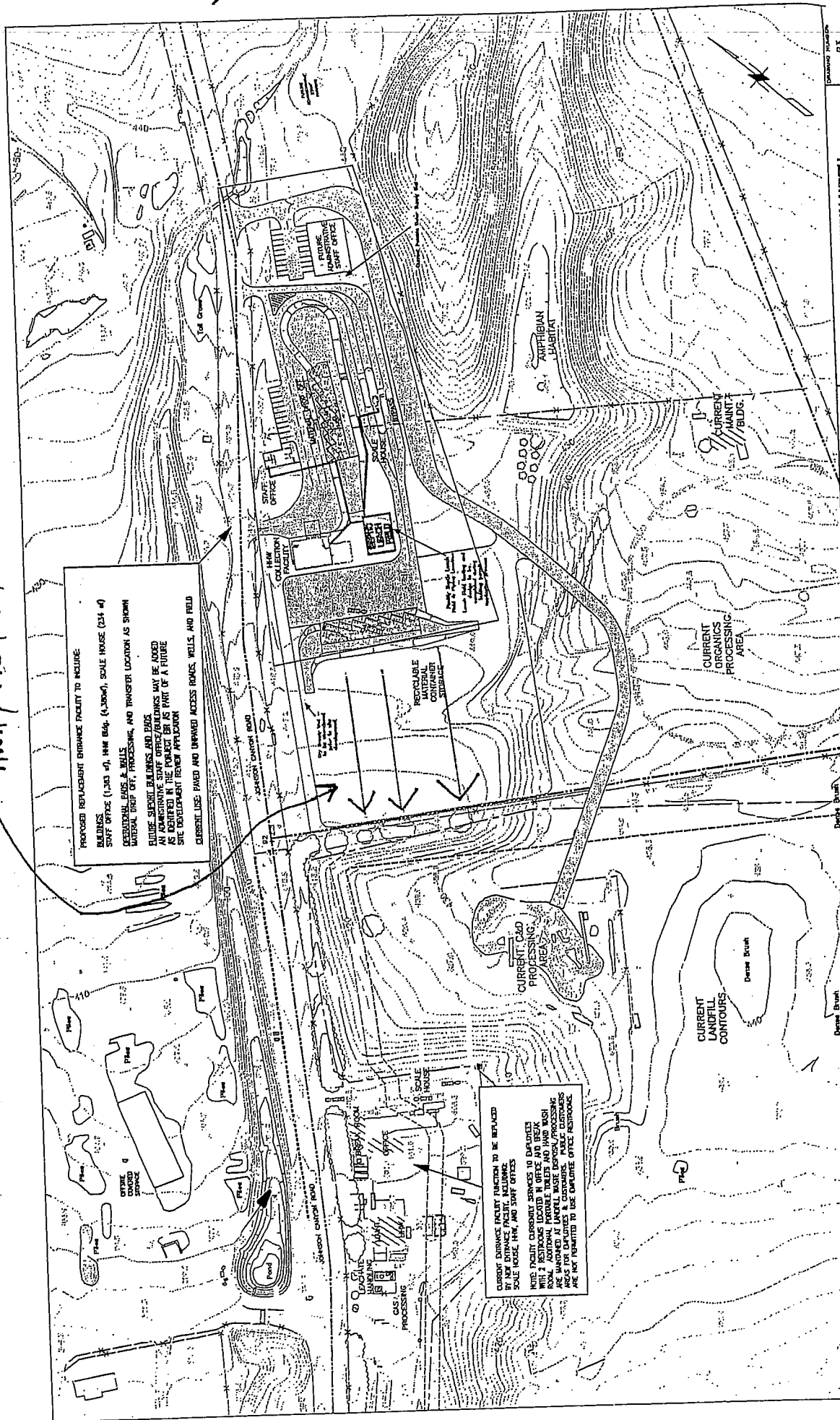
| <i>Permit Cond. Number</i> | <i>Mitig. Number</i> | <i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i> | <i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i> | <i>Responsible Party for Compliance</i> | <i>Timing</i> | <i>Verification of Compliance (name/date)</i> |
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| | | | resources and to develop proper mitigation measures required for the discovery. | | | |
| 63. | 17. | MITIGATION MEASURE #17 (AESTHETICS: SCENIC VISTA): Any trees planted along the western boundary of JCRL shall be maintained to ensure their survival. The trees would partially screen views of the landfill expansion, and would soften the visual impacts on the Gabilan Range. (RMA – Planning Department) | Ensure to the satisfaction of the RMA-Planning Department that any trees planted along the western boundary of the Johnson Canyon Road Landfill are maintained. | Owner/Applicant & Authority | Ongoing | |
| 64. | 18. | MITIGATION MEASURE #18 (AESTHETICS: VISUAL CHARACTER): Refer to Mitigation 17 | Ensure to the satisfaction of the RMA-Planning Department that any trees planted along the western boundary of the Johnson Canyon Road Landfill are maintained. | Owner/Applicant & Authority | Ongoing | |
| 65. | 19. | MITIGATION MEASURE #19 (HAZARDS AND HAZARDOUS MATERIALS: UNKNOWN HAZARDOUS MATERIALS): In the event that an unknown waste or debris that is believed to involve hazardous waste and/or materials is discovered during construction/grading activities, the contractor shall: 1. Immediately stop work in the vicinity of the suspected contaminant, and remove workers and the public from the area; 2. Notify the Project Engineer; 3. Secure the area as directed by the Project Engineer; 4. Notify the County of Monterey Hazardous Waste/Materials Coordinator and the Gonzales Volunteer Fire Department; and 5. Implement relevant procedures documented in the site's Emergency Response Plan. (RMA – Planning Department) | Ensure to the satisfaction of the RMA-Planning Department that appropriate actions are taken if hazardous waste materials are discovered during construction. | Owner/Applicant & Authority | Ongoing | |
| 66. | | 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 | 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 issuance of building permit | |

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| | | 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) | | | | |
| | | | The lighting shall be installed and maintained in accordance with the approved plan. | Owner/ Applicant | Ongoing | |
| 67. | | PD000SP – GATE ACROSS JOHNSON CANYON ROAD Prior to the issuance of a building permit for the entrance facility, the applicant shall either: 1) reach agreement(s) with the property owners that own the abandoned portion of the Johnson Canyon Road and either relocate the gate or install a new gate farther to the east at a location that will allow public access to the new entrance facility as shown on the approved site plan; or; 2) apply for and obtain Planning Commission approval of a revised site plan that would allow public access to the new entrance facility. The private segment of Johnson Canyon Road will be maintained in accordance with the Johnson Canyon Road Maintenance Agreement recorded May 7, 1997 on Reel 3515 Page 806. (RMA – Planning Department) | Compliance will be verified by the RMA - Planning Department. | Owner/ Applicant | Prior to issuance of building permit for the entrance facility | |
| 68. | | EH1 - WATER SYSTEM PERMIT Obtain a new or amended water system permit from the Division of Environmental Health. (Environmental Health) | Submit necessary application, reports and testing results to EH for review and approval. | CA Licensed Engineer /Owner/ Applicant | Prior to issuance of grading/ building permits | |
| 69. | | NON STANDARD – TAMC FEES Prior to issuance of building permits, applicant shall pay the Transportation Agency of Monterey County (TAMC) regional traffic mitigation fee identified in the TAMC nexus study. | Applicant shall pay DPW the traffic mitigation fee. | Applicant | Prior to issuance of building permits. | |

END OF CONDITIONS

ZANETTA PROPOSES
MOVING NEW ENTRY
FACILITY SOUTH,
AWAY FROM ZANETTA HOME

ZANETTA
PROPERTY



PROPOSED REPLACEMENT ENTRANCE FACILITY TO INCLUDE:
 BUILDINGS
 STAFF OFFICE (1,303 sq. ft. HSE Bldg. (6,300sq. ft. SCALE HOUSE (234 sq. ft.)
 OPERATIONAL BLDGS. & WALLS
 MATERIAL DROP OFF, PROCESSING, AND TRANSFER LOCATION AS SHOWN
 BRIDGE SUPPORT BUILDINGS AND DAMS
 AN ALTERNATIVE STAFF OFFICE/BUILDING MAY BE ADDED
 AS DETERMINED IN THE FUTURE OR AS PART OF A FUTURE
 SITE DEVELOPMENT REVIEW APPLICATION
 CURRENT USE: PAVED AND UNPAVED ACCESS ROADS, WELLS, AND FIELD

CURRENT ENTRANCE FACILITY FUNCTION TO BE REPLACED
 BY NEW ENTRANCE FACILITY INCLUDING:
 SCALE HOUSE, HSE, AND STAFF OFFICES
 NOTE: FACILITY CURRENTLY SERVICES 10 DEPOSITED
 WASTE 2 RESTROOMS LOCATED IN OFFICE AND HSE BLDG.
 ROADS, ASBESTOS, LEAD, AND WASTE DEPOSIT PROCESSING
 AREAS FOR DEPOSITED WASTE. CUSTOMERS: PUBLIC CUSTOMERS
 ARE NOT PERMITTED TO USE CURRENT OFFICE RESTROOMS.

JOHNSON CANYON LANDFILL
 CURRENT VS. PROPOSED
 ENTRANCE FACILITY

URS
 107 Middle Lane
 Redding, CA 96001
 Tel: 530.243.4000
 Fax: 530.243.4000



URS
 111 NW Columbia, Suite 1000
 Portland, Oregon 97201-4914
 Tel: 503.223.7200
 Fax: 503.223.4000
 www.urscorp.com

ISSUING
 DATE: 06/20/08
 BY: [Signature]
 FOR: [Signature]
 IF ANY DOES NOT
 AGREE WITH THIS
 DRAWING, CONTACT
 URS OR SALIMAY
 VALLEY FOR
 COMMENTS.

| NO. | DESCRIPTION | DATE |
|-----|-------------------|----------|
| 1 | ISSUED FOR PERMIT | 06/20/08 |
| 2 | ISSUED FOR PERMIT | 06/20/08 |
| 3 | ISSUED FOR PERMIT | 06/20/08 |
| 4 | ISSUED FOR PERMIT | 06/20/08 |
| 5 | ISSUED FOR PERMIT | 06/20/08 |
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| 8 | ISSUED FOR PERMIT | 06/20/08 |
| 9 | ISSUED FOR PERMIT | 06/20/08 |
| 10 | ISSUED FOR PERMIT | 06/20/08 |

JOB No. 08-001
 SCALE: 1" = 75'
 CHECKED BY: [Signature]
 DATE: 06/20/08

| NO. | DESCRIPTION | DATE |
|-----|-------------------|----------|
| 1 | ISSUED FOR PERMIT | 06/20/08 |
| 2 | ISSUED FOR PERMIT | 06/20/08 |
| 3 | ISSUED FOR PERMIT | 06/20/08 |
| 4 | ISSUED FOR PERMIT | 06/20/08 |
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| 10 | ISSUED FOR PERMIT | 06/20/08 |




CENTRAL SALINAS VALLEY

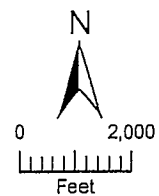


APPLICANT: SALINAS VALLEY SOLID WASTE

APN: 223-042-017-000 & 223-042-018-000

FILE # PLN060239

 300' Limit  2500' Limit  City Limits



PLANNER: SCHUBERT