

MONTEREY COUNTY BOARD OF SUPERVISORS

MEETING: January 24, 2012 - Consent		AGENDA NO:
SUBJECT:		
<p>a. Authorize recordation of the Indemnification Agreement and Mitigation Monitoring and Reporting Plan for the Rancho Cielo Youth Campus (Rancho Cielo Inc.) located on County owned property (Assessor's Parcel Numbers 211-031-004-000 and 211-031-021-000); and</p> <p>b. Delegate authority to the Director of the RMA - Planning Department to sign as "Owner" on behalf of the County of Monterey the following documents: Indemnification Agreement and Mitigation Monitoring and Reporting Plan for the Rancho Cielo Youth Campus (Rancho Cielo Inc.)(Permit File No. PLN110485).</p> <p>(Rancho Cielo Youth Campus Expansion Master Plan, Conditions of Approval – PLN110485, Rancho Cielo Inc. (applicant); County of Monterey (property owner); 710 Old Natividad Road, Salinas (APN. 211-031-004-000 and 211-031-021-000), Greater Salinas Area Plan.)</p>		
Project Location: 710 Old Natividad Road, Salinas	APN: 211-031-004-000 and 211-031-021-000	
Planning File Number: PLN110485	Owner: County of Monterey Applicant: Rancho Cielo, Inc.	
Plan Area: Greater Salinas Area Plan	Flagged and Staked: No	
Zoning Designation: "PQP" [Public/Quasi-Public]		
DEPARTMENT: RMA – Planning Department		

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Authorize the recordation of the Indemnification Agreement and Mitigation Monitoring and Reporting Plan for the Rancho Cielo Youth Campus (Rancho Cielo Inc.) located on County owned property (Assessor's Parcel Numbers 211-031-004-000 and 211-031-021-000); and
- b. Delegate authority to the Director of the RMA - Planning Department to sign as "Owner" on behalf of the County of Monterey the following documents: Indemnification Agreement and Mitigation Monitoring and Reporting Plan for the Rancho Cielo Youth Campus (Rancho Cielo Inc.)(Permit File No. PLN110485).

SUMMARY:

On September 8, 2010, the Monterey County Planning Commission approved the Rancho Cielo Combined Development Permit Youth Campus Master Plan. On September 28, 2011, the Planning Commission approved an amendment to the original permit approval in order to modify certain permit conditions. The project has a total of 59 conditions of approval. *Condition 2* (Permit Approval Notice), *Condition 4* (Indemnification Agreement) and *Condition 6* (Mitigation Monitoring and Reporting Plan) of Planning Commission Resolution No. 11-031 require the applicant to execute and record these documents with the County Recorder.

The property owner of the subject properties is the County of Monterey. Rancho Cielo Inc. holds a lease with the County through the year 2055 with automatic extensions into 2105. In order to record the documents described in Condition 2, 4 and 6, these documents require the permission of The County of Monterey as owner of the property. Therefore, staff is requesting that the Board of Supervisors authorize recordation and delegate authority to the Director of

Planning to sign on behalf of the County of Monterey. Once the Director of Planning signs as owner, the applicant can record these documents with the County Recorder.

The applicant, Rancho Cielo, Inc. recorded the Permit Approval Notice on October 28, 2011: Doc No. 2011061894, without the County's signature, and the Department is recommending that no change be made. The Indemnification Agreement and Mitigation Monitoring and Reporting Plan documents shall be executed by an Officer of the County, Director of the RMA – Planning Department prior to recordation.

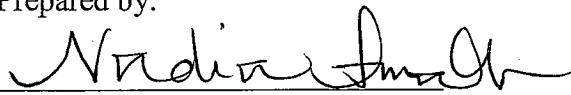
OTHER AGENCY INVOLVEMENT:

County Counsel has approved the Permit Approval Notice, Indemnification Agreement and the Mitigation Monitoring and Reporting Plan as to form.

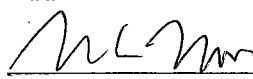
FINANCING:

Funding for staff time associated with this project is included in the fiscal year (FY) 2011-2012 Final Budget for the Planning Department.

Prepared by:


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Approved by:


Mike Novo, AICP

This report was reviewed by Jacqueline R. Onciano, Planning Services Manager.

cc: Front Counter Copy; Board of Supervisors (14); County Counsel; Carl Holm, Acting Deputy Director; Mike Novo, Director of Planning; Jacqueline R. Onciano, Planning Services Manager; Rancho Cielo Inc., Applicant; George Salcido, Real Property Specialist, Public Works Facilities; The Open Monterey Project; LandWatch; Project File PLN110485.

The following attachments are on file with the Clerk of the Board:

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| Attachment No. 1 | Draft Board Order |
| Attachment No. 2 | Permit Approval Notice |
| Attachment No. 3 | Indemnification Agreement |
| Attachment No. 4 | Agreement to Implement a Mitigation Monitoring and/or Reporting Plan |