

Exhibit F

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County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN030204-AMD2

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Specific Plan Amendment, Vesting Tentative Map and Combined Development Permit (PLN030204-AMD2) allows an amendment to the East Garrison Specific Plan, including Appendix A – East Garrison Pattern Book (Resolution No. 05-266); Approval of a Vesting Tentative Map for the East Garrison Final Phase to allow the re-subdivision of 20.25 acres consisting of Phase 1 Final Map Parcels T1.1 – T1.8, Phase 2 Final Map Parcels M2.10 and M2.11, and Phase 3 Final Map Parcels M3.1 – M3.6, resulting in 140 single family residential parcels, 119 Live/Work parcels, two Town Center Parcels, approximately 2.85 acres in Open Space parcels, and approximately 3.35 acres in right of way parcels; an Amend the Combined Development Permit (Board of Supervisor's Resolution 05-267) to allow the redistribution of allowed development resulting in the East Garrison Final Phase consisting of: a mixed-use Town Center building with 30,000 square feet of commercial space on the first floor and 66 Affordable Artspace apartment units above, 61 Residential Medium units, 79 Residential High units, and 119 Live/Work Rowhouses. The properties are located Two miles east of the City of Marina and 5.5 miles southwest of the City of Salinas along Reservation Road. The properties are located south of the intersection of Reservation Road and East Garrison Drive, Marina, (Assessor's Parcel Numbers 031-302-057-000 through 031-302-059-000, 031-164-028-000 through 031-164-076-000, 031-164-116-000 through 031-164-121-000, 031-164-123-000, 031-164-126-000, 031-164-128-000, 031-169-036-000, 031-169-053-000, 031-169-054-000, 031-301-014-000, 031-301-015-000, and 031-302-057-000 through 031-302-059-000), Fort Ord Master Plan, East Garrison Specific Plan area. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. 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 HCD - Planning. 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. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An Amendment to the East Garrison Specific Plan, Vesting Tentative Map and Combined Development Permit Amendment (Resolution Number _____) was approved by the Board of Supervisors for Assessor's Parcel Numbers 031-302-057-000 through 031-302-059-000, 031-164-028-000 through 031-164-076-000, 031-164-116-000 through 031-164-121-000, 031-164-123-000, 031-164-126-000, 031-164-128-000, 031-169-036-000, 031-169-053-000, 031-169-054-000, 031-301-014-000, 031-301-015-000, and 031-302-057-000 through 031-302-059-000 on [Date the permit was approved]. The permit was granted subject to 89 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register 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 recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.
Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. AIR QUALITY 4.5-C-1

Responsible Department: Planning

Condition/Mitigation AIR QUALITY

Monitoring Measure: There are no mitigation measures that will create sufficient emissions reductions to achieve a less-than-significant impact. Impacts should nevertheless be mitigated to the maximum extent feasible. The following measures are recommended:

- Encourage future site access by transit or para-transit systems,
 - Incorporate bicycle connections between amenities in the EGSP area ,
 - Wire homes with 220 volts for electrical vehicle charging,
 - Wire homes with multiple data channel access to assist in in-home employment.
- (Planning and Building Inspection)

Compliance or Include on Subdivision Improvement Plans and on building permit plans, as applicable.

Monitoring

Action to be

Performed:

5. BIOLOGY 4.7-A-1

Responsible Department: Planning

Condition/Mitigation BIOLOGY 4.7-A-1

Monitoring Measure: The County shall ensure compliance with the General Conditions and East Garrison Conditions as outlined in the Land Swap Assessment and listed below. The conditions and compliance status are listed below.

General Conditions

1. The County of Monterey shall sign the April 1997 HMP.

Compliance status: On July 29, 2003, the Board of Supervisors of the County of Monterey authorized County signature of the April 1997 HMP.

2. FORA, the County, BLM and MPC shall agree, through a Memorandum of Understanding or equivalent binding agreement, to the land use modifications at East Garrison, Parker Flats and the MOUT facility as described in this report.

Compliance status: On September 23, 2003, the Board of Supervisors of the County of Monterey approved and authorized the Chair to sign a Memorandum of Understanding on behalf of the County with FORA, BLM, MPC and the Army. The Army signed the MOU in August 2004 and the revised MOU is currently being recirculated for signature by the other agencies.

3. FORA and the County shall revise the cost and funding estimates for habitat management, to include the additional costs associated with prescribed burning and monitoring in the new habitat areas at Parker Flats, in accordance with changed habitat management responsibilities resulting from the proposed modifications described in this report. Funds previously allocated for habitat management shall not be reallocated to accommodate new prescribed burning requirements.

Compliance status: Representatives of the County and FORA are involved in ongoing discussions with the U.S. Fish and Wildlife Service and others through CRMP regarding the appropriate procedures for prescribed burning and monitoring at Parker Flats. Until the issues regarding prescribed burning are resolved, costs estimates cannot be accurately revised.

East Garrison Conditions

1. Final development siting and boundary adjustments at East Garrison shall be coordinated with the Service, BLM and the CDFG based on a maximum development footprint, exclusive of existing roads, of 451 acres, approximating the limits of development illustrated on Figure 4 in the LSA. Borders between habitat areas and development areas shall be established to allow fire breaks, fire management access and adequate habitat setbacks, all of which shall occur within the developable footprint.

Compliance status: This condition refers to the final development siting and boundary designations for full buildout of the 451 acres that were identified for development at East Garrison in the Land Swap Assessment. The current development footprint accounts for approximately 240 acres, largely within the existing developed areas of the East Garrison polygon, and does not extend into the southern area of the polygon where there are higher densities of maritime chaparral and other HMP species. The primary purposes of this condition are to assure that the effects of development do not extend beyond the limits presented in the Land Swap Assessment for the East Garrison polygon and that the interface between development and habitat meets standards acceptable to USFWS, BLM and CDFG. A meeting was held November 19, 2003 with the USFWS and BLM to preview the development siting and boundary adjustments for the EGSP. Ongoing coordination with these agencies and with CDFG and the Army will continue prior to final approval of the project by Monterey County.

**Compliance or
Monitoring
Action to be
Performed:** Ensure compliance with Land Swap Assessment.

Align road in compliance with USFWS. Show on Subdivision Improvement Plans and grading permit plans.

County and FOR A shall consult with USFWS and BLM for closure of roads to protect habitat.

Prepare HCP.

Comply with requirements of US Fish and Wildlife Service

6. BIOLOGY 4.7-A-1 (a)

Responsible Department: Planning

Condition/Mitigation BIOLOGY 4.7-A-1 (a)

Monitoring Measure: 2. FORA and the County shall make all reasonable efforts to realign the HMP-designated Future Road Corridor (Figures 1, 3 and 8 of this report) linking Reservation Road with East Garrison to avoid isolating habitat reserve lands. If such realignment is not possible, the resulting isolated habitat reserve land acreage will be designated for development and developable land of comparable value and size, contiguous with other reserve lands shall be redesignated as habitat reserve.

Compliance status: The "Future Road Corridor" shown in the HMP has been realigned in the EGSP so that habitat reserve lands are not isolated and no additional land area, beyond that anticipated by the HMP, will be required to link Reservation Road with East Garrison. A concept of this realignment was discussed with USFWS and BLM in a meeting held November 19, 2003.

Compliance status: The "Future Road Corridor" shown in the HMP has been realigned in the EGSP so that habitat reserve lands are not isolated and no additional land area, beyond that anticipated by the HMP, will be required to link Reservation Road with East Garrison. A concept of this realignment was discussed with USFWS and BLM in a meeting held November 19, 2003.

3. FORA and the County recognize the potential impacts to California tiger salamander and other HMP Species that could result from increased use of minor roads leading out of East Garrison into habitat reserve areas. The disposition and use of these roads shall be addressed through the CRMP program, and appropriate habitat protection measures shall be incorporated into the HCP prepared through CRMP. In addition, pursuant to a biological opinion on the California tiger salamander issued by the Fish and Wildlife Service on March 14, 2005, specified restrictions apply to the specific plan property and are included as County conditions of development.

Compliance status: No minor roads leading out of East Garrison into habitat reserve areas (e.g. Watkins Gate Road) are proposed for improvement or active use as part of the EGSP. Inter-Garrison Road and Reservation Road are expected to be the primary travel routes servicing East Garrison. Barloy Canyon Road provides access to Laguna Seca raceway during events but is otherwise gated to through traffic at Eucalyptus. BLM manages the gate closure on Barloy Canyon Road and has considered moving the gate to the southern end of the East Garrison polygon when development occurs there. The ultimate disposition and use of minor roads leading out of East Garrison into habitat reserve areas will be addressed through CRMP as the HCP is revised.

4. A low wall or other suitable barrier to migration of California tiger salamanders shall be constructed along the development/reserve boundary to the east of the vernal pool illustrated on Figure 3 of this report when development occurs in that area. Such a barrier is intended to discourage movement of California tiger salamanders into developed areas, thereby reducing the potential for harm to the species.

Compliance status: This condition applies to development that would occur in subsequent phases beyond the project site (outside Track Zero at East Garrison). The subject vernal pool is located to the southwest of the EGSP development area. (Planning and Building Inspection, CAO)

**Compliance or
Monitoring
Action to be
Performed:** Ensure compliance with Land Swap Assessment.

Align road in compliance with USFWS. Show on Subdivision Improvement Plans and grading permit plans.

County and FOR A shall consult with USFWS and BLM for closure of roads to protect habitat.

Prepare HCP.

Comply with requirements of US Fish and Wildlife Service

7. BIOLOGY 4.7-D-2

Responsible Department: Planning

Condition/Mitigation BIOLOGY 4.7-D-2

Monitoring Measure: Within 30 days of building demolition or tree removal, a qualified biologist shall conduct pre-construction surveys for presence of roosting bats. If special-status bat species are present, the following measures shall be implemented:

- Building removal and/or tree removal shall not occur if maternity bat roosts are present in the building or tree. Maternity roosts are typically present between April 15 and August 1.
- No building or tree removal shall occur within 300 feet of the maternity roost until all young bats have fledged—as determined by a qualified biologist.
- If special-status bats are present but there is not an active maternity roost, a Memorandum of Understanding (MOU) with the California Department of Fish and Game (CDFG) shall be obtained in order to remove the animals prior to building demolition and/or tree removal. Alternate habitat shall be provided if bats are to be excluded from maternity roosts. A roost with comparable spatial and thermal characteristics shall be constructed as directed by a qualified biologist. In the event that adult bats need to be handled and relocated, a qualified biologist shall prepare and implement a relocation plan subject to approval by CDFG that includes relocating all bats found on-site to an alternate suitable habitat. A Mitigation and Monitoring Plan that mitigates for loss of bat roosting habitat shall be prepared by a qualified biologist and approved by CDFG prior to building/tree removal. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Biologist
Within 30 days of building, demolition, or tree removal
Conduct preconstruction survey. Submit to PBI.

Biologist

Prior to activity

If special status species are found, submit information to PBI on how the contractor will comply with this measure. No activity shall occur until PBI approves the avoidance plan.

Applicant

Prior to demolition and/or tree removal

Obtain MOU if animals need to be removed. MOU shall include provisions outlined in this measure. Provide signed MOU to PBI.

8. BIOLOGY 4.7-D-2

Responsible Department: Planning

Condition/Mitigation BIOLOGY 4.7-D-2

Monitoring Measure: The County shall ensure compliance with the restrictions contained in Exhibit "B" of the recorded Memorandum of Agreement Regarding Endangered Species Act Enforcement of Development Restrictions on the East Garrison Portions of The Former Fort Ord. Compliance with these restrictions will render the County, East Garrison Partners, and the Redevelopment Agency of the County of Monterey exempt from the prohibitions against "take" of California tiger salamander under the ESA arising from development within the portions of East Garrison to be transferred to the County prior to approval of the HCP/IA (Track Zero). (Planning and Building Inspection)

Compliance or Applicant

Monitoring As outlined in MOA

Action to be

Performed: Comply with MOA provisions, attached to these conditions.

9. BIOLOGY 4.7-D-3

Responsible Department: Planning

Condition/Mitigation BIOLOGY 4.7-D-3

Monitoring Measure: Prior to initiation of construction, a qualified biologist shall be designated to monitor construction activities and advise construction personnel of the potential biological issues associated with development of the site. The biological monitor shall attend weekly construction meeting and provide onsite direction for addressing habitat- or species-specific issues as they are encountered during construction. If as a result of pre-construction surveys the biologist establishes exclusion zones around trees or buildings to protect nesting birds or roosting bats, the biological monitor should advise the construction crews of those areas and of the importance of respecting and maintaining those zones. (Planning and Building Inspection)

Compliance or Applicant

Monitoring Prior to issuance of grading permits

Action to be Submit contract to PBI.

Performed:

Biologist

During grading and building demolition

Biologists monitors construction activities.

Applicant

Weekly

Establish construction meeting with attendance and training by biologist.

10. BIOLOGY 4.7C-2

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: BIOLOGY 4.7C-2
Independent take authorization from the Service would not be required for the removal of the Monterey spine flower plants in the EGSP area. However, if there is a federal nexus (e.g. Army granting of Right of Entry in areas occupied by spineflower) to actions that might affect spineflower or critical habitat for spineflower, the federal entity involved would likely need to consult (Section 7) with the Service to comply with the federal Endangered Species Act (ESA). In similar situations on development parcels at Fort Ord in the past, the consultation process is a formality that does not result in additional mitigation requirements. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Obtain incidental take authorization. Show locations of plant on all applicable grading permit plans.

11. CULTURAL RESOURCES 4.8.1-A

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: CULTURAL RESOURCES 4.8.1-A
A qualified archaeologist shall monitor the site during all initial ground disturbance activities. The archaeologist shall prepare a monitoring plan that details the procedures that shall occur in the event that cultural resources are uncovered. At a minimum, all excavation shall cease within 50 meters of the discovery until it is evaluated by a qualified cultural resource specialist and/or County coroner, as applicable. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Applicant
Prior to issuance of grading permits.
Provide contract to PBI

Archaeologist
Prepare monitoring plan.

12. CULTURAL RESOURCES 4.8.1-A

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: CULTURAL RESOURCES 4.8.1-A
Prior to demolition of any buildings by the landowner, all buildings (contributing structures that are not to be demolished) shall be maintained per the guidelines found in National Parks Service Preservation Brief #31, Mothballing Historic Buildings. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Applicant
Ongoing until demolished or rehabilitated.
No demolition of structure until necessary. Submit demolition permits with justification for removal at the time.

13. CULTURAL RESOURCES 4.8.1-C

Responsible Department: Planning

Condition/Mitigation CULTURAL RESOURCES 4.8.1-C

Monitoring Measure: Prior to the issuance of demolition permits for contributing structures, a preservation consultant shall be hired by the project applicant to create a construction-monitoring plan that will ensure rehabilitation of the Historic District contributors is in compliance with the Guidelines for Rehabilitating Buildings at the East Garrison. (Planning and Building Inspection)

Compliance or Preservation consultant

Monitoring Prior to issuance of demolition permit for any contributing structure.

Action to be

Performed: Prepare construction monitoring plan.

14. CULTURAL RESOURCES 4.8.1-D

Responsible Department: Planning

Condition/Mitigation CULTURAL RESOURCES 4.8.1-D

Monitoring Measure: Prior to the issuance of demolition permits for any contributing structures for Phase 1 and 2 construction, HABS/HAER Level I (drawings, photographs, written data) documentation of 1 of each of the major Historic District contributor types (Mess Halls, Latrines, and Warehouses) as well as other types of Historic District contributors shall be prepared by a qualified architectural historian in consultation with the local preservation agencies and the Army. The remaining types of concrete buildings shall be documented to HABS/HAER Level III.

- Oral histories should be included as part of written data.
- Distribution of complete HABS/HAER report to local repositories such as:
 - East Garrison Library
 - Monterey County Free Library
 - Salinas Public Library
 - Monterey Public Library
 - Monterey County Parks and Recreation Department
 - Northwest Information Center (Planning and Building Inspection)

Compliance or Architectural Historian

Monitoring

Action to be

Performed:

Prior to issuance of demolition permit for contributing structure during Phase 1 and 2 construction

Prepare HABS/HAER Level I documentation.

Architectural Historian

Prior to issuance of demolition permit for contributing structure during Phase 1 and 2 construction.

Prepare HABS/HAER Level I documentation.

Applicant

Prior to issuance of demolition permit for contributing structure during Phase 1 and 2 construction

Distribute copies of reports.

15. CULTURAL RESOURCES 4.8.1-E

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: CULTURAL RESOURCES 4.8.1-E

Prior to demolition of contributing structures for Phase 3 construction, an Interpretative Exhibit at East Garrison Library shall be created by the project applicant temporarily in the Chapel with graphic panels documenting the history of the military post, Works Progress Administration (WPA) involvement, and construction techniques. Said Exhibit shall be reviewed and approved by the PBI. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Applicant/Historian

Prior to the demolition of any Phase 3 contributing structure

Prepare an Interpretative Exhibit, subject to approval by PBI.

Applicant/Historian

Prior to the demolition of any Phase 3 contributing structure

Ultimately, the Exhibit will be located in the Library, when constructed.

16. CULTURAL RESOURCES 4.8.1-F

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: CULTURAL RESOURCES 4.8.1-F

Prior to demolition, copies of plans, photographs, research material and other documentation shall be collected by the project applicant and donated to a repository with professional archival staff and storage. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Applicant

Prior to the issuance of demolition permit for first contributing structure

Collect information as explained in measure.

17. CULTURAL RESOURCES 4.8.1-G

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: CULTURAL RESOURCES 4.8.1-G

An East Garrison History Walk Plan interpreting the development of site and the role of WPA and Army shall be created by the project applicant. The walk shall include signs that are self-guided and durable. Said Plan shall be reviewed and approved by the MCPBID in conjunction with the Parks and Public Works Department. Said Plan shall include a phasing schedule for development of the walk in conjunction with project specific development of the Specific Plan to ensure public health, welfare, and safety, during construction. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Historian

Prior to issuance of demolition permit for first contributing structure

Prepare History Walk Plan, subject to approval by PBI, Parks, and PW.

18. CULTURAL RESOURCES 4.8.2- E.

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: CULTURAL RESOURCES 4.8.2- E.

The expertise of local archaeological specialists shall be utilized for the preparation of subsequent cultural resources reports at East Garrison. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Archaeologist
As applicable.
See earlier conditions.

19. CULTURAL RESOURCES 4.8.2-B.

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: CULTURAL RESOURCES 4.8.2-B.

If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The MCPBID 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. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Engineer
Prior to approval or issuance.
Include as note on Subdivision Improvement Plans and grading permit plans.

Grading or Building Contractor
Upon discovery.
Notify archaeologist and PBI of any find.

Archaeologist in consultation with County
Prior to resuming work.
Develop mitigation actions.

20. CULTURAL RESOURCES 4.8.2-C

Responsible Department: Planning

Condition/Mitigation CULTURAL RESOURCES 4.8.2-C

Monitoring Measure: Prior to the commencement of project excavations, all construction personnel shall read and sign an agreement that describes and protects Native American remains and any/all potential, subsurface cultural resources. (Planning and Building Inspection)

Compliance or Engineer

Monitoring Prior to approval or issuance.

Action to be Include as note on Subdivision Improvement Plans and grading permit plans.

Performed:

Construction personnel.
Prior to grading activities.
Sign agreement.

21. CULTURAL RESOURCES 4.8.2-G.

Responsible Department: Planning

Condition/Mitigation CULTURAL RESOURCES 4.8.2-G.

Monitoring Measure: If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken:

* There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until :

* The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and

*If the coroner determines the remains to be Native

American:

- The coroner shall contact the Native American Heritage Commission and MCPBID within 24 hours .

- The Native American Heritage Commission shall identify the person or persons it believes to be most likely descended from the deceased Native American.

-The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097 .98, or

- Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native

American human remains and associated grave goods with appropriate dignity on the property in a location

not subject to further subsurface disturbance:

1. The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the commission.

2. The descendant identified fails to make a recommendation; or

3. The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner. (Planning and Building Inspection)

Compliance or Engineer

Monitoring Prior to approval or issuance.

Action to be Include as note on Subdivision Improvement Plans and grading permit plans.

Performed:

Applicant

If archaeological resources or human remains are discovered.

Take steps as outlined in measure.

22. GEOLOGY AND SOILS 4.2-C-4.

Responsible Department: Planning

Condition/Mitigation GEOLOGY AND SOILS

Monitoring Measure: Building damage due to volume changes associated with expansive soils shall be reduced by deepening the foundations to below the zone of significant moisture fluctuation, or by using structural mat foundations which are designed to resist the deflections associated with the expansive soils. The foundations shall be designed to address this potential deflection. A detailed review of fill thickness shall be performed during the preparation of the final 40-scale grading, and fill performance testing on remolded samples of engineered fill materials shall be provided to the County during grading. Additionally, local sub-excavation of soil material and replacement with engineered fill as directed by the Geotechnical Engineer may be necessary. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Include proper fill thickness on grading plans as recommended by the Geotechnical Engineer. Field adjustments can be made at the recommendation of the Geotechnical Engineer and concurrence of County inspectors.

Design foundations as recommended by the Geotechnical Report.

23. GEOLOGY AND SOILS 4.2-E-1

Responsible Department: Planning

Condition/Mitigation GEOLOGY AND SOILS 4.2-E-1

Monitoring Measure: Prior to the issuance of building permits, corrosivity tests shall be conducted on subgrade soils following grading and prior to foundation and utility construction. One of the primary purposes for corrosion testing is to establish concrete design parameters for construction, based on the criteria presented in the Uniform Building Code (UBC). This information is also used to establish cathodic protection requirements for buried steel pipelines. This testing is typically performed after rough grading has been completed. If corrosive soils are found on the project site, concrete mixtures resistant to corrosion shall be used in the construction of the project. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Engineer
After grading
Conduct corrosivity tests in a sufficient number to satisfy county requirements .

Applicant/Engineer
Prior to issuance of building permits
Submit tests to County for approval.

Architect
Prior to issuance of building permits.
If special concrete mixture is required, include on building permit plans.

24. PBD - NON STANDARD - AGREEMENTS

Responsible Department: Planning

Condition/Mitigation PBD - NON STANDARD - AGREEMENTS

Monitoring Measure: The applicant shall comply with the Disposition and Development Agreement, Development Agreement, all covenants, all MOAs and all MOUs. The Applicant shall comply with the provisions of the Memorandum of Agreement Regarding Endangered Species Act Enforcement of Development Restrictions on the East Garrison Portions of the Former Fort Ord, California (MOA) and, in particular, must comply with the Restrictions found in Exhibit B . Upon approval of a Habitat Conservation Plan covering the property by the US Fish and Wildlife Service, the HCP Requirements, to the extent feasible and appropriate, as determined by the County and the Service in consultation with the East Garrison Developer (as defined in the MOA), and the authorization for "take" provided by associated Incidental Take Permits, shall apply in lieu of the MOA Restrictions and the California Tiger Salamander Incidental Take Statement

Compliance or Per terms of each agreement

Monitoring

Action to be

Performed: Per terms of MOA

Per terms of each agreement.

Implement the East Garrison Development Restrictions found in Exhibit B to the MOA and Attached to this document. Should an HCP be approved by the US Fish and Wildlife Service, Restrictions from that Plan shall be followed by the Developer.

25. PBDSP - NON-STANDARD - ANNUAL REPORT

Responsible Department: Planning

Condition/Mitigation The Master Developer shall submit an annual report by December 14 of each year

Monitoring Measure:

until all residential units are constructed. If the Master Developer is no longer associated with the project, the annual report shall be submitted by the Homeowners Association. The report shall include the number of housing units started, the number of housing units with occupancy approved by the County, the number of newly constructed housing units sold to individuals, and the type of units started, built and sold. In addition, the report shall include the number of existing and projected jobs and any new commercial construction details. The report shall also include whether the residential units were served by water from the FORA allocation. The report shall be sent to the County Planning and Building Inspection Department, TAMC, and FORA. (Fort Ord Reuse Plan-Sections 3.11.2, 3.11.5.3(d), 3.11.5.4(c)(3), 3.11.5.4(d)(6). (Planning and Building Inspection)

Compliance or Master Developer or Homeowners

Monitoring

Action to be

Performed:

Annual, prior to November 1, until the residential units are fully constructed. Submit annual report.

26. PBDSP - NON-STANDARD - IMPACT FEES

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: PBDSP - NON-STANDARD - IMPACT FEES
The applicant shall pay all applicable impact fees prior to issuance of building or grading permits, as applicable. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Applicant
Prior to issuance of permits.
Pay impact fees.

27. PBDSP - NON-STANDARD - OPEN SPACE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: PBDSP - NON-STANDARD - OPEN SPACE
The proposed open space and common area parcels (C and D parcels) and private roads shall be conveyed to the Homeowners' Association, non-profit organization, or CSD, as appropriate. (Planning and Building Inspection, Public Works)

Compliance or Monitoring Action to be Performed: Redevelopment Agency
After recording the final map.
Convey parcels to appropriate organization.

28. PBDSP - NON-STANDARD - SIDEWALK ENHANCEMENT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: PBDSP - NON-STANDARD - SIDEWALK ENHANCEMENT
Provide enhanced sidewalk treatment between the Town Center Parcel B4 and Arts District Parcel G1 on the North side of Sherman Avenue. The intent is to provide a visual connection of the Arts District to the Town Center. Provide a minimum 8 foot wide sidewalk between the Town Center and Parcel A4. Reserve pedestrian connection between the multi-family Parcel A4 and Sloat Street in the area of Parcels E17 or E24. The intent is to provide a more direct access from Parcel A4 to the bluff open space area.
(Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Engineer
Prior to approval
Include details on Improvement Plans

County
Prior to approval
Design shall be approved by PBI .

29. PBDSP - NON-STANDARD - TEMPORARY FACILITIES

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: PBDSP - NON-STANDARD - TEMPORARY FACILITIES
The applicant shall submit a plan showing the location and improvements for all temporary construction offices, equipment parking, and material storage areas. (Planning and Building Inspection, Public Works)

Compliance or Monitoring Action to be Performed: Applicant
Prior to issuance of grading, demolition or building permits.
Submit plans.

30. PBDSP - NON-STANDARD - TRANSPORTATION INFORMATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: PBDSP - NON-STANDARD - TRANSPORTATION INFORMATION
Provide locked and secured transportation information center or kiosk with bus schedules and transit information at the Town Center transit center . (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Applicant
Part of Subd. Imps.
Show the kiosk on Subdivision Improvement Plans and construct as part of subdivision improvements.

CSD or Homeowners Association
Ongoing
Maintain kiosk.

31. PBDSP - NON-STANDARD -DEVELOPMENT AGREEMENT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: PBDSP - NON-STANDARD -DEVELOPMENT AGREEMENT
The Applicant shall comply with the terms of the Development Agreement. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Applicant
As outlined in Development Agreement.
Comply with agreement.

32. PBDSP NON-STANDARD MITIGATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: PBDSP– NON-STANDARD– MITIGATION MEASURES The applicant shall comply with all project-specific mitigation measures as certified and adopted by the County within the East Garrison Final Subsequent EIR, and as specified within the adopted Mitigation Monitoring and Reporting Plan. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Evidence of compliance with the project specific mitigation measures shall be submitted to Planning and Building Inspection

33. PBDSP– NON-STANDARD– LIGHTING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: PBDSP– NON-STANDARD– LIGHTING

Prior to issuance of a building permit for parking lot lighting, the applicant shall submit a lighting study to confirm that light within adjacent light-sensitive property complies with Policy 26.1.20 of the General Plan. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Submit three copies of lighting study to Planning and Building Inspection

34. PBDSP– NON-STANDARD– SCHOOL IMPACT FEES

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: PBDSP– NON-STANDARD– SCHOOL IMPACT FEES Prior to the issuance of a building permit, the applicant shall pay any applicable school impact fees to the Monterey Peninsula Unified School District. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Pay the required school fees and provide proof of payment to Planning and Building Inspection

35. PWSP - NON-STANDARD -BIKE LANES

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: PWSP - NON-STANDARD -BIKE LANES

Class I bike lanes shall be constructed as part of the improvements for the Phase of the project where they are located. All other Classes of bike lanes shall be shown on the Subdivision Improvement Plans and constructed. (Planning and Building Inspection, Public Works)

Compliance or Monitoring Action to be Performed: Engineer
Prior to approval.
Show construction detail on Subdivision Improvement Plans.

Applicant
Concurrent with other improvements of that phase construct bike lanes .

36. SP - NON-STANDARD - EMERGENCY ACCESS

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: SP - NON-STANDARD - EMERGENCY ACCESS

Ensure that parking lots provide adequate access for public safety equipment. (Sheriff, Fire)

Compliance or Monitoring Action to be Performed: Applicant
Prior to issuance of building permits.
Include in design, subject to approval by Fire District and Sheriff's Office .

37. 252. PWSP0080 - TRAFFIC AND CIRCULATION - RESERVATION ROAD/WATKINS GATE ROAD INTERSECTION IMPROVEM

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: 252. PWSP0080 - TRAFFIC AND CIRCULATION - RESERVATION ROAD/WATKINS GATE ROAD INTERSECTION IMPROVEMENT

Applicant shall construct intersection improvements and install a traffic signal at the intersection of Reservation Road and Watkins Gate Road. This intersection shall be designed to operate at level of service (LOS) C or better in the year of project buildout with a street section approved by the Public Works Director . (Public Works)

Compliance or Monitoring Action to be Performed: In accordance with Phasing Plan

Applicant shall construct intersection improvements and install a traffic signal at the listed intersection . Intersection shall be designed to operate at LOS C or better in the year of project buildout.

38. PSWP - NON-STANDARD - TRENCH PLANS

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to approval of the Subdivision Improvement Plans or recordation of the final map, common joint trench plans shall be designed and submitted to the appropriate utility providers to include telecommunications infrastructure. Prior to the final lift of asphalt for the streets the common joint trench plans shall be approved by the appropriate utility providers to include telecommunications infrastructure. (Public Works)

Compliance or Monitoring Action to be Performed: Engineer
Prior to approval of the Subdivision Improvement Plans or recordation of the final map.
Show on plans . Build infrastructure as part of subdivision improvements

Developer
Prior to final lift of asphalt paving.
Submittal of approval letter by utility provider

39. PW0016 - MAINTENANCE OF SUBDIVISIONS

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Pay for all maintenance and operation of subdivision improvements from the time of installation until acceptance of the improvements for the subdivision by the Board of Supervisors as completed in accordance with the subdivision improvement agreement and until a Community Service District (CSD) or other entity with legal authorization to collect fees sufficient to support the services is formed to assume responsibility for the services. (Public Works)

Compliance or Monitoring Action to be Performed: Applicant
Until Maintenance is assumed by CSD or other public entity
Applicant shall be responsible to maintain improvements until maintenance is assumed by another entity.

40. PWSP -NON-STANDARD - TRAFFIC AND CIRCULATION

Responsible Department: Public Works

Condition/Mitigation PWSP -NON-STANDARD - TRAFFIC AND CIRCULATION

Monitoring Measure: In addition to the FORA impact fee, the applicant shall construct at its cost or cause to be constructed all streets and roads within the Project . All roads shall be maintained by a Community Services District (CSD) or other suitable or appropriate entity. All roads and traffic improvements shall be constructed in accordance with acceptable local engineering standards and Specific Plan standards (Public Works)

Compliance or Applicant
Monitoring Prior to issuance of building permit
Action to be
Performed: Applicant shall construct all streets and roads within the project.

41. PWSP -NON-STANDARD - TRAFFIC AND CIRCULATION - AIR QUALITY FEES

Responsible Department: Public Works

Condition/Mitigation PWSP -NON-STANDARD - TRAFFIC AND CIRCULATION - AIR QUALITY FEES

Monitoring Measure: The applicant shall pay the Planning and Building Inspection Department \$1,857.14 per residential unit for a total not to exceed \$2,600,000 for Air Quality mitigation. The \$2,600,000 will be distributed by the Air District as follows: \$1,565,806 for funding agricultural pump retrofits and \$1,034,194 for purchase of school buses. (Public Works)

Compliance or Applicant
Monitoring The fees shall be paid at the time of issuance of building permits.
Action to be
Performed: Applicant shall pay required fees and provide proof of payment to Planning and Building Inspection.

42. PWSP -NON-STANDARD - TRAFFIC AND CIRCULATION - FEES FOR NON-FORA OFF SITE PROJECTS

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: PWSP -NON-STANDARD - TRAFFIC AND CIRCULATION - FEES FOR NON-FORA OFF SITE PROJECTS

The applicant shall pay its fair share contribution towards the following off -site improvements:

1 . Reservation Road widening between Portola Drive and Highway 68. Total project cost estimated at \$270,000 (2005 dollars) 2. SR 183 between Cooper Road and Espinosa Road . Total project cost estimated at \$11,700,000 (2005 dollars) 3. Highway 1 SB Ramps/Reservation Road traffic signal and intersection improvements. Total project estimated at \$600,000 (2005 dollars). 4. Highway 1 SB Ramps/Imjin Pkwy traffic signal and intersection improvements. Total project estimated at \$800,000 (2005 dollars). 5. SR 68 WB Ramps/Reservation Road intersection improvements. Total project estimated at \$300,000 (2005 dollars). 6. SR 68 EB Ramps/Reservation Road intersection improvements. Total project estimated at \$300,000 (2005 dollars). The traffic impact fees shall be paid on a per dwelling unit basis for residential traffic and on a per square foot basis for other uses . The fees shall be paid at the time of issuance of building permits. Traffic fees are as follows: Residential unit: \$205 Commercial use: \$423 per 1000 sq. ft. Artist/cultural/educational uses: \$99 per 1000 sq. ft.

The fees are based on 2005 dollars and shall be updated annually based on the construction cost index of the Engineering News Record. If the above projects are in the future included in the FORA CIP program, then the fair share contribution will be satisfied by the payment of the FORA impact fee. (Public Works)

Compliance or Monitoring Action to be Performed: Applicant
Prior to issuance of building permit
Applicant shall pay required fees and provide proof of payment to Planning and Building Inspection.

43. PWSP -NON-STANDARD - TRAFFIC AND CIRCULATION - FORA FEES

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: PWSP -NON-STANDARD - TRAFFIC AND CIRCULATION - FORA FEES

The applicant shall pay the FORA impact fee (Fort Ord Reuse Plan, Section 3.11 .4). The applicant will be entitled to credit for improvements completed as part of the East Garrison project that are included in the FORA CIP. (Public Works)

Compliance or Monitoring Action to be Performed: Applicant
Prior to issuance of building permit
Applicant shall pay required fees and provide proof of payment to Planning and Building Inspection

44. PWSP0015A - GRADING

Responsible Department: Public Works

Condition/Mitigation PWSP0015A - GRADING

Monitoring Measure: The grading construction work shall be completed under the supervision of a registered California Professional Engineer in Civil Engineering, or other qualified California Professional Engineer. (Public Works)

Compliance or Applicant

Monitoring On-going

Action to be Applicant shall complete grading construction work under the supervision of a
Performed: registered California Professional Engineer.

45. PWSP0059 - STREET AND ROADS

Responsible Department: Public Works

Condition/Mitigation PWSP0059 - STREET AND ROADS

Monitoring Measure: Applicant shall cooperate with County Counsel in the preparation of ordinances for traffic control on streets and roads in East Garrison . (Public Works)

Compliance or Prior to notice of Completion

Monitoring Applicant's Attorney, at applicant's

Action to be expense, shall provide assistance at the
Performed: request of County Counsel in the
preparation of ordinances.

46. PWSP0086 - TRAFFIC AND CIRCULATION - WATIUNS GATE STREET

Responsible Department: Public Works

Condition/Mitigation PWSP0086 - TRAFFIC AND CIRCULATION - WATIUNS GATE STREET

Monitoring Measure: Applicant shall reconstruct Watkins Gate Road from Reservation Road to Sloat as specified in the East Garrison Specific Plan. Applicant shall reconstruct Watkins Gate Road from Reservation Road to Sloat as specified in the East Garrison Specific Plan (12 foot lanes and 5 foot shoulders). The proposed road shall be designed to operate at level of service (LOS) C or better in the year of project buildout. (Public Works)

Compliance or In accordance with Phasing Plan

Monitoring Applicant shall construct intersection
Action to be improvements and install a traffic signal
Performed: at the listed intersection. Intersection
shall be designed to operate at LOS C o r
better in the year 2020.

47. PWSP0076 - WATER SYSTEM FACILITIES

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: PWSP0076 - WATER SYSTEM FACILITIES

Complete design, prepare improvement plans and specifications, obtain appropriate permits, and construct permanent water system facilities to include mains, pump stations, and storage facilities meeting CDHS requirements and subject to the approval of the Marina Coast Water District. The design shall accommodate the full build out of the Specific Plan area. Design and construction shall be completed under the supervision of a registered California Professional Engineer in Civil Engineering. Said Engineer shall certify that all facilities have been completed in accordance with the improvement plans, specifications, and approved change orders. (Public Works and Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to Recordation of Final Map

Applicant's Engineer shall complete design, prepare improvement plans and specifications, obtain appropriate permits, and construct permanent water system facilities to include mains, pump stations, and storage facilities. In addition, Applicant shall provide bonds.

48. EH28 - HAZ MAT BUSINESS RESPONSE PLAN

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: EH28 - HAZ MAT BUSINESS RESPONSE PLAN

The following language shall be included on a deed restriction filed on all commercial parcels concurrent with recordation of the final map: "Comply with Title 19 of the California Code of Regulations and Chapter 6.95 of the California Health and Safety Code (Hazardous Material Registration and Business Response Plans) as approved by the Director of Environmental Health. (Environmental Health)"

Compliance or Monitoring Action to be Performed: Contact the Hazardous Materials Program of the Division of Environmental Health.

Record deed restrictions

49. EH30 - HAZARDOUS WASTE CONTROL

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: EH30 - HAZARDOUS WASTE CONTROL

The following language shall be included on a deed restriction filed on all commercial parcels concurrent with recordation of the final map: "Comply with Title 22, Division 4.5 of the California Code of Regulations and Chapter 6.50 of the California Health and Safety Code (Hazardous Waste Control) as approved by the Director of Environmental Health. (Environmental Health)"

Compliance or Monitoring Action to be Performed: Contact the Hazardous Materials Program of the Division of Environmental Health.

Record deed restrictions

50. EH35 - CURFFL

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: EH35 - CURFFL

The following language shall be included on a deed restriction filed on all commercial parcels concurrent with recordation of the final map: "All improvements shall comply with the California Uniform Food Facilities Law as approved by the Director of Environmental Health. (Environmental Health)"

Compliance or Monitoring Action to be Performed: Submit plans and necessary review fees to the Division of Environmental Health for review and approval.

Record deed restrictions

51. EHSP - NON-STANDARD – DEED NOTIFICATION

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: EHSP - NON-STANDARD – DEED NOTIFICATION Deeds transferring property shall contain notification to future owners regarding information in the Remedial Action Record of Decision to alert of the potential for remediation and OE presence. (Environmental Health, Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Prepare deed disclosure and attach to all sale transactions and deeds.

52. NOISE 4.6-B-2.

Responsible Department: Health Department

**Condition/Mitigation
Monitoring Measure:** NOISE

If exterior façade levels are predicted to exceed 60 dB CNEL at area buildout, at plan check for each tract, a final acoustical report shall be submitted by the project applicant to verify structural attenuation capability to achieve 45 dB CNEL. The EH shall review the final acoustical report and approve its recommendations. The EH will be responsible for monitoring this mitigation measure. (Environmental Health)

**Compliance or
Monitoring
Action to be
Performed:** Prepare final acoustical report subject to approval by EH. Show recommendations on building permit plans.

53. PWSP0070 – WASTEWATER COLLECTION SYSTEM

Responsible Department: Health Department

**Condition/Mitigation
Monitoring Measure:** PWSP0070 – WASTEWATER COLLECTION SYSTEM

Complete design in phases, prepare improvement plans and specifications, obtain appropriate permits, and construct a wastewater collection system to include manholes, mains, pump stations, and cleanouts within East Garrison meeting CRWQCB and MCWD requirements and subject to the approval of the Directors of Environmental Health and Public Works. The design shall accommodate the full build out of the East Garrison Specific Plan area. Design and construction shall be completed under the supervision of a registered California Professional Engineer in Civil Engineering. Said Engineer shall certify that all facilities have been completed in accordance with the improvement plans, specifications, and approved change orders. The following shall be incorporated into the wastewater collection system design:

1. Standby Generators at all pump stations
 2. Standardized and redundant wastewater pumps
 3. Enlarged collection facilities to allow for connection of the phases of the East Garrison Specific Plan
 4. Appropriate monitoring systems with alarms
- (Environmental Health and Public Works)

**Compliance or
Monitoring
Action to be
Performed:** Applicant's Engineer shall complete design in phases, prepare improvement plans and specifications, obtain appropriate permits, and construct a wastewater collections system to include manholes, mains, pump stations, and cleanouts. In addition, Applicant shall provide bonds.

54. WR37 - DRAINAGE & FLOOD CONTROL SYSTEMS AGREEMENT

Responsible Department: Water Resources Agency

Condition/Mitigation WR37 - DRAINAGE & FLOOD CONTROL SYSTEMS AGREEMENT

Monitoring Measure: If the homeowners' association or Community Service District after notice and hearing fails to properly maintain, repair or operate the drainage and flood control facilities in the project, Monterey County Water Resources Agency shall be granted the right by the property owners to enter any and all portions of the property to perform repairs, maintenance or improvements necessary to properly operate the drainage and flood control facilities in the project. The County Water Resources Agency shall have the right to collect the cost for said repairs, maintenance or improvements from the property owners upon their property tax bills. A hearing shall be provided by the Board of Supervisors as to the appropriateness of the cost. Prior to filing the final map, a copy of a signed and notarized Drainage and Flood Control Systems Agreement shall be provided to the Water Resources Agency for approval. The agreement shall be recorded concurrently with the final map. (Water Resources Agency)

Compliance or Monitoring A Drainage and Flood Control Systems Agreement shall be recorded concurrently with the final map.

Action to be Performed: An Annual Drainage Report is due pursuant to the Agreement Concerning Maintenance, Repair, and Operation of Drainage and Flood Control Systems and Provisions of CC&Rs, By and Among, the County of Monterey, the WRA, and UCP East Garrison LLC.

55. WRSP - NON-STANDARD – HOA BROCHURE

Responsible Department: Water Resources Agency

Condition/Mitigation WRSP - NON-STANDARD – HOA BROCHURE The applicant shall prepare a

Monitoring Measure: homeowner's brochure that describes the following:

Homeowner BMPs for preventing siltation and providing clean runoff. The importance of the adjacent land areas and provides recommendations for landscaping and wildfire protection. The brochure shall also describe measures for protecting wildlife and vegetation in the habitat areas.

Provide ridesharing, public transportation and nearby child care facilities information to tenants and property owners. (Water Resources Agency)

Compliance or Monitoring Prepare brochure.

Action to be Performed:

Maintain and update brochure.

56. PKS003 - RECREATION REQUIREMENTS/LAND DEDICATION

Responsible Department: Parks Enforcement

Condition/Mitigation Monitoring Measure: The Applicant shall comply with Section 19.12.010-Recreation Requirements, of the County Subdivision Ordinance, Title 19, Monterey County Code, by dedicating land and recreation improvements in accordance with the provisions contained in Section 19.12.010(D) for park and recreation purposes reasonably serving the residents of the subdivision. The applicant shall also provide the Parks Department with a recreation plan and cost estimate for the improvements to be made on the dedicated parcels(s). (Parks Department)

- 1) Park and Recreation Facilities Plan - A park and recreation plan, for buildout of the entire Specific Plan park system, shall be prepared by the applicant for review and approval by the Director of Parks. The final approved park and recreation plan shall be recorded as part of the Final Map documents. The Plan shall delineate park and recreation structures, park improvements and landscaping components with a cost estimate for each park site. The Recreation Plan shall also indicate the phasing and construction schedule for each park site. Each park shall be developed and recreation equipment installed by the time fifty percent (50%) of the residential dwelling units within the same phase of development have been constructed or occupied.
- 2) Park and Recreation Facilities Performance Bond - The applicant shall provide the County with adequate security in the form of a performance bond or other suitable security acceptable by the County of Monterey in the amount of 100% of the costs for the park and recreation improvements shown on the Recreation Plan.
- 3) Park and Recreation Facilities Maintenance and Operation Plan - The applicant shall provide the Director of Parks/County of Monterey with a park and recreation facilities maintenance and operation plan. The purpose of this plan is to assure the County that the park and recreational facilities will be maintained and operated for the enjoyment and health and safety of the residents of the Subdivision.

Compliance or Monitoring Action to be Performed: Applicant
Prior to the Recordation of the Final Map, first phase.
The applicant shall submit a recreation plan and cost estimate for the improvements to be made on the dedicated parcels(s) to Parks Department for review and approval.

Concurrent with final map, first phase.
Record plan.

Applicant
Prior to final on building permit for half of units in the associated phase.
Construct parks in each phase.
Provide security

57. FIRE002 - ROADWAY ENGINEERING

Responsible Department: Fire

Condition/Mitigation FIRE002 - ROADWAY ENGINEERING

Monitoring Measure: 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, or as approved by the Salinas Rural Fire District. A roadway turn radius of 100 to 200 feet is required to have an additional 2 feet of roadway surface, or as approved by the Salinas Rural Fire District. 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. (Salinas Rural Fire District .)

Compliance or Monitoring Action to be Performed: Applicant
Prior to issuance of grading and/or building permit.
Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans

Applicant
Prior to final building inspection
Applicant shall schedule fire dept . clearance inspection for each phase of development

58. FIRE010 -ROAD SIGNS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: 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, 1/2-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. (Salinas Rural Fire District .)

Compliance or Monitoring Action to be Performed: Applicant
Prior to filing of final map.
Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on improvement plans.

Applicant
Prior to issuance of building permit(s) for development on individual lots within the phase of the subdivision.
Applicant shall schedule fire dept. clearance inspection for each phase of development.

59. FIRE011- ADDRESSES FOR BUILDINGS - ALL OCCUPANCIES

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRE011- ADDRESSES FOR BUILDINGS - ALL OCCUPANCIES

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 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. (Salinas Rural Fire District.)

Compliance or Monitoring Action to be Performed: Applicant
Prior to issuance of building permit.
Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.

Applicant
Prior to final building inspection
Applicant shall schedule fire dept. clearance inspection

60. FIRE030 - COMMERCIAL BUILDINGS -

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRE030 - COMMERCIAL BUILDINGS -

Buildings that are occupancies other than Group R and buildings that have mixed use with a Group R occupancy as classified under the California Building Code shall comply with the following requirements: HISTORIC BUILDINGS: Existing buildings that are under the jurisdiction of state and/or federal historic preservation agencies shall be retrofitted with fire protection systems in accordance with the applicable state or federal historic preservation technical procedures. Fire protection systems for historic building include but are not limited to fire sprinkler systems and fire alarm systems. All buildings shall comply with the applicable requirements of the Uniform Fire Code, California Fire Code, Uniform Building Code, California Building Code, and the health and safety code requirements of the applicable federal Historic Preservation Technical Procedures. (Salinas Rural Fire District.)

Compliance or Monitoring Action to be Performed: Applicant
Prior to issuance of building permit
Applicant shall enumerate as "Fire Dept. Notes" on plans .

61. FIRE030 - COMMERCIAL BUILDINGS - (a)

Responsible Department: Fire

Condition/Mitigation FIRE030 - COMMERCIAL BUILDINGS - (a)

Monitoring Measure: Buildings that are occupancies other than Group R and buildings that have mixed use with a Group R occupancy as classified under the California Building Code shall comply with the following requirements: a. FIRE SPRINKLER SYSTEMS - The buildings 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 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 and completed prior to requesting a framing inspection. (Salinas Rural Fire District)

Compliance or Monitoring Action to be Performed: Applicant
Prior to framing inspection
Applicant shall schedule fire dept. rough sprinkler inspection

Applicant
Prior to final building inspection
Applicant shall schedule fire dept. final sprinkler inspection

Applicant
Prior to final building inspection
Applicant shall schedule fire dept. final sprinkler inspection

62. FIRE030 - COMMERCIAL BUILDINGS - (b)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRE030 - COMMERCIAL BUILDINGS - (b)
Buildings that are occupancies other than Group R and buildings that have mixed use with a Group R occupancy as classified under the California Building Code shall comply with the following requirements: b. FIRE ALARM SYSTEM (COMMERCIAL)
-Any surrendered building having 50 or more fire sprinklers 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. (Salinas Rural Fire District)

Compliance or Monitoring Action to be Performed: Applicant
Prior to issuance of building permit
Applicant shall enumerate as "Fire Dept. Notes" on plans.

Applicant or Owner
Prior to rough sprinkler or framing inspection
Applicant shall submit fire alarm plan and obtain approval

Applicant or Owner
Prior to final building inspection
Applicant shall schedule fire alarm system acceptance test.

63. FIRE030 - COMMERCIAL BUILDINGS - (c)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Buildings that are occupancies other than Group R and buildings that have mixed use with a Group R occupancy as classified under the California Building Code shall comply with the following requirements: ROOFING - 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 B roof construction. (Salinas Rural Fire District .)

Compliance or Monitoring Action to be Performed: Applicant
Prior to issuance of building permit.
Applicant shall enumerate as "Fire Dept. Notes" on plans.

64. FIRE030 - COMMERCIAL BUILDINGS - (d)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRE030 - COMMERCIAL BUILDINGS - (d)
Buildings that are occupancies other than Group R and buildings that have mixed use with a Group R occupancy as classified under the California Building Code shall comply with the following requirements: FIRE DEPARTMENT ACCESS ROAD - Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum width of 20 feet 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. (Salinas Rural Fire District .)

Compliance or Monitoring Action to be Performed: Applicant
Prior to issuance of grading and/or building permit.
Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.

Applicant
Prior to final building inspection
Applicant shall schedule fire dept. clearance inspection for each phase of development

65. FIRE030 - COMMERCIAL BUILDINGS - (e)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRE030 - COMMERCIAL BUILDINGS - (e)
Buildings that are occupancies other than Group R and buildings that have mixed use with a Group R occupancy as classified under the California Building Code shall comply with the following requirements:
c. EMERGENCY ACCESS KEYBOX - Emergency access keybox shall be installed and maintained . The type and location shall be approved by the fire department . The fire department shall be notified when locks are changed so that the emergency access keybox can be maintained with current keys . (Salinas Rural Fire District .)

Compliance or Monitoring Action to be Performed: Applicant
Prior to issuance of building permit.
Applicant shall incorporate specification into design and enumerate as "Fire Dept . Notes" on plans:

Applicant
Prior to final building inspection.
Applicant shall schedule fire dept. clearance inspection for each phase of development .

66. FIRE030 - MULTI-FAMILY RESIDENTIAL

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRE030 - MULTI-FAMILY RESIDENTIAL

The buildings with three or more dwelling units (i.e., "triplexes" and larger) that are classified as Group R, Division 1 occupancies under the California Building Code, shall comply with the following requirements: FIRE SPRINKLER SYSTEMS - The buildings shall be fully protected with automatic fire sprinkler systems. Installation, approval and maintenance shall be in compliance with applicable National Fire Protection Association and/or Uniform Building Code Standards, the editions of which shall be determined by the enforcing jurisdiction. Four (4) sets of plans for fire sprinkler systems must be submitted and approved prior to installation. Rough-in inspections must be completed prior to requesting a framing inspection (Salinas Rural Fire District .)

Compliance or Monitoring Action to be Performed: Application
Prior to framing inspection
Applicant shall schedule fire dept. rough sprinkler inspection

Application
Prior to final building inspection
Applicant shall schedule fire dept. final sprinkler inspection

Applicant
Prior to final building inspection
Applicant shall schedule fire dept. final sprinkler inspection

67. FIRE030 - MULTI-FAMILY RESIDENTIAL (a)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRE030 - MULTI-FAMILY RESIDENTIAL (a)

The buildings with three or more dwelling units (i.e., "triplexes" and larger) that are classified as Group R, Division 1 occupancies under the California Building Code, shall comply with the following requirements: ROOFING - 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 B roof construction. (Salinas Rural Fire District.)

Compliance or Monitoring Action to be Performed: Applicant
Prior to issuance of building permit.
Applicant shall enumerate as "Fire Dept. Notes" on plans.

68. FIRE030 - MULTI-FAMILY RESIDENTIAL (b)

Responsible Department: Fire

Condition/Mitigation FIRE030 - MULTI-FAMILY RESIDENTIAL (b)

Monitoring Measure: The buildings with three or more dwelling units (i.e., "triplexes" and larger) that are classified as Group R, Division 1 occupancies under the California Building Code, shall comply with the following requirements:

FIRE ALARM SYSTEM: The multi-family dwelling buildings 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. All fire alarm system inspections and acceptance testing shall be done in accordance with Chapter 7 of NFPA 72. (Salinas Rural Fire District)

Compliance or Monitoring Action to be Performed: Applicant
Prior to issuance of building permit.
Applicant shall enumerate as "Fire Dept. Notes" on plans.

Applicant
Prior to issuance of building permit.
Applicant shall submit fire alarm plans and obtain approval

Applicant
Prior to final building inspection
Applicant shall schedule fire alarm system acceptance test.

69. FIRE030 - NON-STANDARD - PARKING SIGNAGE -

Responsible Department: Fire

Condition/Mitigation FIRE030 - NON-STANDARD - PARKING SIGNAGE -

Monitoring Measure: "No Parking" areas shall be designated with painted curbs and/or signs as required by the Salinas Rural Fire District. Signs and curb painting shall be maintained in a clear and legible condition. (Salinas Rural Fire District)

Compliance or Monitoring Action to be Performed: Applicant
Prior to issuance of grading and/or building permit
Applicant shall incorporate this requirement into the improvement plans.

Applicant
Ongoing condition
The entity in charge of maintaining street signs and curbs shall maintain the "No Parking" signs and curb painting

70. FIRE030 - NON-STANDARD - RECREATIONAL VEHICLE PARKING -

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRE030 - NON-STANDARD - RECREATIONAL VEHICLE PARKING -

All parking of recreational vehicles is not permitted within the East Garrison development except in designated recreational vehicle parking areas that have been approved by the Salinas Rural Fire District. Recreational vehicles shall include but not be limited to travel trailers, motor homes, boats, and any trailers used for transporting other recreational vehicles. (Salinas Rural Fire District)

Compliance or Monitoring Action to be Performed: Applicant

Ongoing condition

Applicant shall incorporate this requirement in the CC&R's for East Garrison and indicate the location of the designated recreational vehicle parking area(s) if any are proposed.

71. FIRE030 - NON-STANDARD - ROAD ACCESS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRE030 - NON-STANDARD - 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 constructed to provide a minimum width of 20 feet with an unobstructed vertical clearance of not less than 15 feet. The width may be reduced to 18 feet on neighborhood streets when rolled curb and drivable sidewalks have been provided with the approval of the Salinas Rural Fire District. One-way roads shall be not less than 14 feet wide, shall be connected to two-way roads on both ends, shall have rolled curbs and drivable sidewalks. Additional width shall be provided for on-street parking. Roads with street widths of less than 20 feet shall have signs and other street furniture on only one side of the street. Drivable sidewalks shall be constructed to support the weight of the fire engine (22 tons). 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. (Salinas Rural Fire District)

Compliance or Monitoring Action to be Performed: Applicant

Prior to issuance of grading and/or building permit.

Applicant shall incorporate specification into design and enumerate as "Fire Dept . Notes" on plans.

Applicant

Prior to final building inspection.

Applicant shall schedule fire dept. clearance inspection for each phase of development.

72. FIRE030 - NON-STANDARD - TRAFFIC SIGNAL PREEMPTION DEVICES

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRE030 - NON-STANDARD - TRAFFIC SIGNAL PREEMPTION DEVICES
Traffic signal preemption devices shall be installed and maintained where traffic signals are located within the East Garrison project and at the three intersections on Reservation Road (Intergarrison, Town Center entry road, and Watkins Gate) and in front of the Fire Station on Intergarrison Road. Responsible Land Use Department : Salinas Rural Fire District.

Compliance or Monitoring Action to be Performed: Applicant or owner
Prior to issuance of grading and/or building permit.
Applicant shall incorporate specification into design and enumerate as "Fire Dept . Notes" on plans.

Applicant or owner
Prior to final building inspection
Applicant shall schedule fire dept . clearance inspection for each phase of development

73. FIRE030 - NON-STANDARD- PORTABLE FIRE EXTINGUISHERS -

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRE030 - NON-STANDARD- PORTABLE FIRE EXTINGUISHERS -
Portable fire extinguishers shall be installed and maintained in accordance with Uniform Fire Code Standard 10-1 . (Salinas Rural Fire District.)

Compliance or Monitoring Action to be Performed: Applicant
Prior to issuance of building permit
Applicant shall incorporate specification into design and enumerate as "Fire Dept . Notes" on plans.

Applicant
Prior to final building inspection.
Applicant shall schedule fire dept. clearance inspection for each phase of development .

74. FIRE030 - SINGLE FAMILY DWELLINGS -

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRE030 - SINGLE FAMILY DWELLINGS -

The single family dwellings and two-family dwellings (i.e., "duplexes") that are classified as Group R, Division 3 occupancies under the California Building Code shall comply with the following requirements:

a. Fire Sprinkler Systems - The single family dwellings and two-family dwellings, including attached garages, shall be fully protected with automatic fire sprinkler systems. Installation, approval and maintenance shall be in compliance with applicable National Fire Protection Association and/or Uniform Building Code Standards, the editions of which shall be determined by the enforcing jurisdiction. Four (4) sets of plans for fire sprinkler systems must be submitted and approved prior to installation. Rough-in inspections must be completed prior to requesting a framing inspection. (Salinas Rural Fire District.)

Compliance or Monitoring Action to be Performed: Applicant
Prior issuance of building permit.
Applicant shall enumerate as "Fire Dept . Notes" on plans.

Applicant
Prior to framing inspection
Applicant shall schedule fire dept. rough
sprinkler inspection

Applicant
Prior to final building inspection
Applicant shall schedule fire dept. final
sprinkler inspection

75. FIRE030 - SINGLE FAMILY DWELLINGS - (a)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRE030 - SINGLE FAMILY DWELLINGS - (a)

The single family dwellings and two-family dwellings (i.e., "duplexes") that are classified as Group R, Division 3 occupancies under the California Building Code shall comply with the following requirements: 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 B roof construction : (Salinas Rural Fire District.)

Compliance or Monitoring Action to be Performed: Applicant
Prior to issuance of building permit.
Applicant shall enumerate as "Fire Dept . Notes" on plans.

76. FIRE030 - SINGLE FAMILY DWELLINGS - (b)

Responsible Department: Fire

Condition/Mitigation FIRE030 - SINGLE FAMILY DWELLINGS - (b)

Monitoring Measure:

The single family dwellings and two-family dwellings (i.e., "duplexes") that are classified as Group R, Division 3 occupancies under the California Building Code shall comply with the following requirements: 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. (Salinas Rural Fire District.)

**Compliance or
Monitoring
Action to be
Performed:**

Applicant
Prior to issuance of grading and/or building permit.
Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.
Applicant
Prior to final building inspection
Applicant shall schedule fire dept. clearance inspection

77. FIRE030 -NON-STANDARD- HYDRANTS AND FIRE FLOW

Responsible Department: Fire

Condition/Mitigation FIRE030 -NON-STANDARD- HYDRANTS AND FIRE FLOW

Monitoring Measure:

Hydrants for fire protection shall be provided at locations approved by the Salinas Rural Fire District and shall conform to the following requirements:

- a. FIRE FLOW - BUILDINGS OTHER THAN ONE -AND TWO-FAMILY DWELLINGS - Pursuant to Uniform Fire Code Appendix III-A, the minimum fire flow requirement for buildings other than one -and two-family dwellings with automatic fire sprinkler systems installed is 1,500 gallons per minute with a duration of 20 psi under normal operating conditions for a duration of 2 hours. Buildings with Type V-N construction that are greater than 20,600 square feet shall require up to 2,000 gallons per minute with a residual pressure of 20 psi under normal operating conditions for a duration of up to 4 hours, as prescribed by the Uniform Fire Code.
 - b. FIRE FLOW -ONE- AND TWO-FAMILY DWELLINGS - Pursuant to Uniform Fire Code Appendix III-A, the basic minimum fire flow requirement for one- and two-family dwellings with automatic fire sprinkler systems installed is 500 gallons per minute with a residual pressure of 20 psi under normal operating conditions for a duration of 2 hours.
 - c. TIMING OF INSTALLATION - Approved fire protection water supply systems must be installed and made serviceable prior to the time of construction.
 - d. HYDRANT/FIRE VALVE (LOCATION) - 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.
 - e. FIRE HYDRANTS - Hydrants shall be installed in accordance with spacing set forth in Uniform Fire Code Appendix III-B and in accordance with the following specifications:
 - f. HYDRANT SIZE - The hydrant shall have a minimum of two (2) 2-1/2 inch outlets NST and one (1) 4-1/2 inch outlet NST. The riser shall be a minimum of six (6) inches and shall be wet barrel type with a coefficient of 0 .9.g.
- SIGNING OF WATER SOURCES - Hydrant or fire valve identification may be allowed as specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. (Salinas Rural Fire District .)

Compliance or Monitoring Action to be Performed:

Applicant
Prior to issuance of grading and/or building permit
Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans . The applicant is required to also follow the requirements of MCWD's Procedures, Guidelines and Design Requirements.
Applicant shall provide improvement plans to the fire district and MCWD.
Applicant shall schedule fire dept. clearance inspection for each phase of development .

The applicant is required to follow the requirements of MCWD's Standard Plans and Specifications For Construction of Domestic Water, Sewer and Recycled Water Facilities, Figure W-8.

78. FIRESF - NON-STANDARD - FIRE SAFE LANDSCAPING

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Landscaping installed along the community edges shall be reviewed by the Fire District for fire safety to help act as a fire buffer from open space areas .
(Fire)

Compliance or Monitoring Action to be Performed: Landscape Architect
Prior to approval of Subd. Impr. Plans
Include landscaping plans as part of Subdivision Improvement Plans.

79. PUBLIC SERVICES 4.11.1-A-2.

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: PUBLIC SERVICES 4.11.1-A-2.

Staffing for the new station shall consist of a minimum of two firefighters on duty at all times by the end of Phase II of the EGSP and a minimum of three firefighters at all times by the end of Phase III of the EGSP. (Fire)

Compliance or Monitoring Action to be Performed: Applicant
Prior to Filing of Final Map
Complete financial analysis

County CAO's Office and Fire District
Prior to Filing of Final Map
Determine tax increment funds for the Fire District.

Applicant
Prior to Filing of Final Map
Establish Benefit Assessment/Special Tax Zone on parcels within the District

Fire District
Prior to issuance of building permits
Coordinate funding with Fire District and County Treasurer

80. PUBLIC SERVICES 4.11.1-A-5.

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: PUBLIC SERVICES 4.11.1-A-5.
On duty crews from the East Garrison Fire Station shall conduct Fire Prevention Safety Inspections at the commercial facilities and Public Education Safety Programs for the community. (Fire)

Compliance or Monitoring Action to be Performed: Fire District
Ongoing
Provide inspections and programs.

81. SP - NON-STANDARD - COMMERCIAL LOCATION

Responsible Department: Sheriff

Condition/Mitigation Monitoring Measure: SP - NON-STANDARD - COMMERCIAL LOCATION

Commercial complexes, including multiple tenants in one building, shall provide a combined address/name marker and/or map near the entry for ease of use for public safety personnel. (Sheriff)

Compliance or Monitoring Action to be Performed: Applicant
Prior to final on building permit.
Provide addresses.

82. SP - NON-STANDARD - PATH LIGHTING

Responsible Department: Sheriff

Condition/Mitigation Monitoring Measure: SP - NON-STANDARD - PATH LIGHTING

All lighting of paths and walkways used by the residents shall be on from dusk until dawn. (Sheriff)

Compliance or Monitoring Action to be Performed: HOA
Ongoing
Homeowner's Association shall work with the Sheriff's Office to ensure safe lighting of public areas.

83. SP - NON-STANDARD - SAFETY

Responsible Department: Sheriff

Condition/Mitigation Monitoring Measure: SP - NON-STANDARD - SAFETY

Businesses and homeowners installing alarm systems or concerned with neighborhood safety should consult with the Sheriff's Office. Businesses in the Town Center should also consult with the Sheriff's Office regarding landscaping safety. (Sheriff)

Compliance or Monitoring Action to be Performed: Applicant/HOA
Ongoing
Include information in Homeowner's Association and Town Center association brochure.

84. SP - NON-STANDARD - SHERIFF OFFICE

Responsible Department: Sheriff

Condition/Mitigation Monitoring Measure: SP - NON-STANDARD - SHERIFF OFFICE

Construct facility that can house a Sheriff's Community Field office. Two parking spaces shall be reserved near the office entrance for patrol vehicles. (Sheriff)

Compliance or Monitoring Action to be Performed: Applicant
Per terms of agreement
Construct facility and parking spaces.

85. SP - NON-STANDARD - SIGN VISIBILITY

Responsible Department: Sheriff

Condition/Mitigation SP - NON-STANDARD - SIGN VISIBILITY

Monitoring Measure: Street addresses and monument signs shall be illuminated or clearly visible from dusk until dawn. (Sheriff)

Compliance or Applicant

Monitoring Prior to final on building permit.

Action to be

Performed: Light addresses.

86. ALUC001 - NOTES ON FINAL MAP

Responsible Department: Planning

Condition/Mitigation The Final Map(s) for the amended Phases shall include the

Monitoring Measure: following notes:

- "LIMITED PUBLIC ASSEMBLY: The property may not be used for public assembly that would exceed 300 persons per acre. Public assembly is defined as groups of people for scheduled or organized events for which a permit, license or other approval from a public entity is required; scheduled or organized events to which members of the public are invited by any means of communication; and events organized by any organization or entity. This does not apply to a private gathering of people held by or for one or more residents at their places of residence."

"NOTICE OF AIRPORT IN VICINITY: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you."

HCD-Plannning

Compliance or Prior to recordation of the Final Map(s), the Applicant/Owner shall include the "Limited

Monitoring Public Assembly" and "Notice of Airport in Vicinity" notes on the Final Map(s) for the

Action to be Amended Phases, as detailed in this condition.

87. MODERATE INCOME INCLUSIONARY HOUSING AGREEMENT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to the recordation of the Final Map for the Final Phase, the applicant shall comply with the County's Inclusionary Housing Ordinance, Monterey County Code Chapter 18.40 by amending the Inclusionary Housing Agreement for Moderate Income Inclusionary consistent with the First Amendment to the Amended and Restated First Implementation Agreement.

Compliance or Monitoring Action to be Performed: The owner/applicant shall submit a draft amended Inclusionary Housing Agreement for Moderate Income Inclusionary Housing to HCD-Housing for review and approval prior to recordation of the final map for the Final Phase.

Prior to recordation of the final map for the Final Phase, the owner/applicant shall record the amended Inclusionary Housing Agreement.

88. WORKFORCE HOUSING IMPLEMENTING AGREEMENT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to the recordation of the Final Map for the Final Phase, the applicant shall comply with the County's Inclusionary Housing Ordinance, Monterey County Code Chapter 18.40 by amending the Workforce II Housing Agreements consistent with the First Amendment to the Amended and Restated First Implementation Agreement.

Compliance or Monitoring Action to be Performed: The owner/applicant shall submit draft amended Workforce II Housing Agreements to HCD-Housing for review and approval prior to recordation of the final map for the Final Phase.

Prior to recordation of the final map for the Final Phase, the owner/applicant shall record the amended Workforce II Housing Agreements.

89. TOWN CENTER COMMERCIAL/RETAIL LEASING PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to the issuance of the certificates of occupancy for the Town Center, the applicant shall provide the Successor Agency a commercial/retail leasing plan for the Town Center with the goal of optimizing the commercial viability of the Town Center. At a minimum, the commercial/retail leasing plan shall include an updated commercial/retail market conditions study, plans for commercial/retail occupancy, details regarding the operation and maintenance of the Town Center, as well as on-going maintenance of the common areas.

Compliance or Monitoring Action to be Performed: The owner/applicant shall submit a draft leasing plan for the Town Center to HCD-Housing for review and approval prior to issuance of the certificates of occupancy for the Town Center.

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