

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		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)	Establish construction meeting with attendance and training by biologist.	Applicant	building demolition. Weekly	
51	4.7-D-4.	BIOLOGY 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)	Comply with MOA provisions, attached to these conditions.	Applicant	As outlined in the MOA	
52	4.8.1-A.	CULTURAL RESOURCES No demolition of Historic District contributors shall occur until Phase 3 begins or demolition is required for the construction of adjacent properties or infrastructure in Phases 1 and 2. (Planning and Building Inspection)	No demolition of structure until necessary. Submit demolition permits with justification for removal at the time.	PBI	Ongoing.	
53	4.8.1-B.	CULTURAL RESOURCES 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)	Maintain contributing structures.	Applicant	Ongoing, until demolished or rehabilitated.	

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54	4.8.1-C.	CULTURAL RESOURCES 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)	Prepare construction monitoring plan.	Preservation Consultant	Prior to issuance of demolition permit for any contributing structure.	
55	4.8.1-D.	CULTURAL RESOURCES 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. <ul style="list-style-type: none"> • Oral histories should be included as part of written data. • Distribution of complete HABS/HAER report to local repositories such as: <ul style="list-style-type: none"> - 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) 	Prepare HABS/HAER Level I documentation. Prepare HABS/HAER Level I documentation. Distribute copies of reports.	Architectural Historian Architectural Historian Applicant	Prior to issuance of demolition permit for any contributing structure during Phase 1 and 2 construction.	
56	4.8.1-E.	CULTURAL RESOURCES 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)	Prepare an Interpretative Exhibit, subject to approval by PBI. Ultimately, the Exhibit will be located in the Library, when constructed.	Applicant/ Historian	Prior to demolition of any Phase 3 contributing structure.	

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		involvement, and construction techniques. Said Exhibit shall be reviewed and approved by the PBI. (Planning and Building Inspection)				
57	4.8.1-F.	CULTURAL RESOURCES 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)	Collect information as explained in measure.	Applicant	Prior to issuance of demolition permit for first contributing structure	
58	4.8.1-G.	CULTURAL RESOURCES 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)	Prepare History Walk Plan, subject to approval by PBI, Parks, and PW.	Historian	Prior to issuance of demolition permit for first contributing structure	
59	4.8.1-H.	CULTURAL RESOURCES Prior to issuance of grading permits for Phases 1 and 2, the subdivider/Applicant shall submit, to PBI and the State Historic Preservation Officer (SHPO), a historic preservation plan. The plan shall be subject to the requirements of the Agreement and Covenant associated with this land parcel, and shall be consistent and in conformance with <i>The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures</i> . The Applicant shall submit certification from the Redevelopment Agency of Monterey County to the MCPBID that the proposed plan is financially feasible. Grading permits shall	Prepare and submit historic preservation plan, subject to review by SHPO. The plan shall be subject to approval by PBI after the Redevelopment Agency certifies its financial feasibility.	Historian	Prior to issuance of grading permits for Phases 1 and 2.	

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		not be issued until Monterey County approves the Plan in consultation with SHPO and until the Redevelopment Agency certifies the feasibility. Prior to demolition, grading or building permits, within the proposed East Garrison Historic District, the County of Monterey and the developer of the Historic District shall execute an agreement to implement the Historic Preservation Plan. The agreement shall include a timetable for completion and method for achieving the timetable commitments. (Planning and Building Inspection)				
60	4.8.1-I.	CULTURAL RESOURCES Phase 3 of East Garrison as determined by the land conveyance the Army and SHPO shall be nominated as a Monterey County Historic District. To nominate a property locally, the applicant fills out Department of Parks and Recreation form 523 (both the Primary Record and the Building Structure Object Record) and submits them to the Historic Resources Review Board (HRRB). The HRRB then makes a recommendation to the Board of Supervisors to list the property. The Board of Supervisors has the final vote. (Planning and Building Inspection, Parks)	Fill out DPR Form 523 and submit to the HRRB. Process nomination through Board of Supervisors	Applicant PBI	Prior to conveyance of Phase 3 property to Applicant.	
61	4.8.1-J.	CULTURAL RESOURCES Wherever feasible, materials from said demolitions shall be stored for future repairs within the district. If reuse is infeasible said materials shall be stored for future repairs or made available for donation to local non-profit agencies. (Planning and Building Inspection)	Preserve materials from demolitions, and reuse or store, where feasible. Provide information to PBI where materials will be used or stored.	Applicant	During demolition and ongoing.	
62	4.8.2-A.	CULTURAL RESOURCES 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)	Provide contract to PBI. Prepare monitoring plan.	Applicant Archaeologist	Prior to issuance of grading permit.	

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63	4.8.2-B.	CULTURAL RESOURCES 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)	Include as note on Subdivision Improvement Plans and grading permit plans. Notify archaeologist and PBI of any find. Develop mitigation actions.	Engineer Grading or Building Contractor Archaeologist in consultation with County	Prior to approval or issuance. Upon discovery. Prior to resuming work.	
64	4.8.2-C.	CULTURAL RESOURCES 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)	Include as note on Subdivision Improvement Plans and grading permit plans. Sign agreement.	Engineer Construction personnel.	Prior to approval or issuance. Prior to grading activities.	
65	4.8.2-D.	CULTURAL RESOURCES A sensitivity map of East Garrison shall be prepared for historic resource areas. The map shall incorporate former, current, and future theoretical information regarding potential deposits. Existing conditions (i.e. buildings, roads) and future plans (i.e. trenching for residential projects) and potential impacts to resources shall be taken into consideration when developing the map. (Planning and Building Inspection)	Prepare map.	Archaeologist	Prior to issuance of grading permits.	
66	4.8.2-E.	CULTURAL RESOURCES The expertise of local archaeological specialists shall be utilized for the preparation of subsequent cultural resources reports at East Garrison. (Planning and Building Inspection)	See earlier conditions.	Archaeologist	As applicable.	

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67	4.8.2-F.	<p>CULTURAL RESOURCES All future Army documents and related material regarding cultural resources at Fort Ord shall be provided to the California Historical Resources Information System, Northwest Information Center at 1303 Maurice Avenue in Rohnert Park, California 94928-3609. (Planning and Building Inspection)</p>	<p>Provide documents to Northwest Information Center.</p> <p>Provide copy with proof of submittal to PBI.</p>	<p>Archaeologist</p> <p>Applicant</p>	<p>As prepared.</p> <p>As submitted.</p>	
68	4.8.2-G.	<p>CULTURAL RESOURCES If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken:</p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> - 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 descendent 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: <ol style="list-style-type: none"> 1. The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a 	<p>Include as note on Subdivision Improvement Plans and grading permit plans.</p> <p>Take steps as outlined in measure.</p>	<p>Engineer</p> <p>Applicant</p>	<p>Prior to approval or issuance.</p> <p>If archaeological resources or human remains are discovered.</p>	

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		<p>recommendation within 24 hours after being notified by the commission.</p> <p>2. The descendent identified fails to make a recommendation; or</p> <p>3. The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner. (Planning and Building Inspection)</p>				
69	4.9-2-A.	 <p>AESTHETICS</p> <p>A landscaping plan incorporating trees plantings to reduce the visibility of structures shall be prepared. The landscaping plan for the bluff open space shall be submitted to the Monterey County Planning and Building Inspection Department (PBI) for approval. The landscaping plan shall include information regarding irrigation ceasing after three years for native plants, in conformance with the Water Supply Assessment information. (Planning and Building Inspection)</p> 	 <p>Prepare landscaping plan. The landscaping for the Bluff Park and Open Space shall include oak tree planting along the area above Watkins Gate Road to help break up the view of the facades of the future residential units from the Reservation Road area between Watkins Gate Road and Davis Road. This condition is not intended to completely screen the future houses; it is intended to provide some visual variety from the roads below.</p> <p>The applicant shall obtain and propagate acorns, and/or collect trees, from the site prior to tree removal for future planting in open space and park areas.</p> 	Applicant	 <p>Prior to issuance of grading permits for Phase 3.</p> <p>Start nursery prior to removal of trees.</p> 	
70	4.9-3-A.	 <p>AESTHETICS</p> <p>NOTE ON FINAL MAP - A note shall be included on the final map or by a separate document that shall indicate its relationship to the final map, recorded simultaneously with the final map, as follows: "Project design features shall be incorporated by the builder to reduce ridgeline visibility including restrictions on skylights to southwest facing roof planes only for development located along the bluff. This restriction will further reduce the potential for glare and decrease the visibility of structures." (Planning and Building Inspection)</p> 	 <p>Include in design of building permit plans.</p> 	Architect	 <p>Prior to issuance of building permits for outer edge of development along the bluff.</p> 	

		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)	Applicant shall schedule fire alarm system acceptance test.	Applicant	Prior to final building inspection	
170		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.)	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant	Prior to issuance of building permit	
171		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: 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 a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Salinas Rural Fire District)	Applicant shall schedule fire dept. rough sprinkler inspection	Applicant	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant	Prior to final building inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant	Prior to final building inspection	
172		FIRE030 – COMMERCIAL BUILDINGS –	Applicant shall enumerate as “Fire Dept.	Applicant	Prior to	