

Attachment H

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**Before the Board of Supervisors in and for the
County of Monterey, State of California**

Resolution No. 06-043)
 Resolution of the Monterey County)
 Board of Supervisors Approving the)
 Morisoli-Amaral Combined Development)
 Permit (PLN020016), Central Salinas Valley)
 Area Plan.)

The Morisoli-Amaral Combined Development Permit Application (PLN020016) came on for public hearing before the Monterey County Board of Supervisors on February 14, 2006. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Board of Supervisors approves the Combined Development Permit with reference to the following findings:

I. FINDINGS

1. **FINDING:** **CONSISTENCY:** The project, as proposed and conditioned, would be consistent with the General Plan, the Central Salinas Valley Area Plan, and the provisions of the Monterey County Zoning Ordinance (Title 21) and Monterey County Subdivision Ordinance (Title 19).
- EVIDENCE:**
- (a) Staff has reviewed the project, as contained in the application and accompanying materials, for consistency with the General Plan, Central Salinas Valley Area Plan, Monterey County Zoning Ordinance (Title 21), and Monterey County Subdivision Ordinance (Title 19) and has found that the project is consistent. Staff has concluded that the project complies with land use and other policies of the General and Area Plan and complies with the standards of the Zoning and Subdivision Ordinances.
 - (b) Site inspections conducted by staff on February 20, 2003, March 28, 2003, and August 18, 2005 verified that site conditions on the subject parcels would allow development of the project, as proposed and revised, in conformance to the documents listed above.
 - (c) Appropriate conditions of approval and mitigation measures have been recommended by staff and the EIR which implementation would assure compliance with the General Plan and Area Plan and the provisions of the Monterey County Zoning Ordinance (Title 21) and Subdivision Ordinance (Title 19).
 - (d) Written and verbal public testimony submitted at the public meetings before the Planning Commission.
 - (f) Draft EIR, including Chapter 4, dated September 11, 2001.
 - (g) Final EIR dated December 2004.
 - (h) Evidence for Finding No. 5 below.

2. **FINDING:** **SITE SUITABILITY:** The site is suitable for the use proposed.
- EVIDENCE:**
- (a) The project has been reviewed for suitability by Planning and Building Inspection Department, Water Resources Agency, Environmental Health Department, Public Works Department, California Department of Forestry & Fire Protection; California State Department of Health Services, Monterey County Sheriff, Pacific Gas and Electric, Parks Department, Housing and Redevelopment, Agricultural Commission, California Regional Water Quality Control Board, City of King Union Elementary School District, US Fish and Wildlife Services, Monterey Bay Unified Air Pollution Control District, Association of Monterey Bay Area Governments (AMBAG), and California Department of Fish and Game. Conditions recommended have been incorporated where appropriate.
 - (b) Technical background reports by outside consultants indicate that there are no significant physical or environmental constraints such as geologic or seismic hazard areas, environmentally sensitive habitats or similar areas that would indicate the site is not suitable for the use proposed. The reports are part of the Environmental Impact Report (EIR) prepared for the project. Copies of the reports and the EIR are contained in the Project File (PLN020016).
 - (c) Site inspections conducted by staff on February 20, 2003, March 28, 2003, and August 18, 2005.
 - (d) Necessary public facilities are available or will be provided as condition of project approval and recordation of the final map.
 - (e) Evidence for Finding No. 1 above.
3. **FINDING:** **FISH AND GAME:** For purposes of the Fish and Game Code, the project will have a potential for adverse impact on fish and wildlife resources upon which the wildlife depends.
- EVIDENCE:**
- (a) Analysis contained in the Environmental Impact Report and the record as a whole indicate the project may or will result in changes to the resources listed in Section 753.5(d) of the Department of Fish and Game regulations.
 - (b) The applicant shall pay the Environmental Document Fee, pursuant to Fish and Game Code Section 753.5.
4. **FINDING:** **CODE COMPLIANCE:** Implementation of the recommended conditions of approval would assure that the subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision and any other applicable provisions of the County's zoning ordinance. No zoning or other type of violations would exist on the property at the time of recordation of the first phase of the Final Map. Zoning violation abatement cost, if any, has been, or will be, paid.
- EVIDENCE:**
- (a) Upon review of Monterey County Planning and Building Inspection Department records staff determined that the Little Bear Water Company is not in compliance with the conditions of approval for the Royal Estates No. 4 Subdivision (Resolution No. 76-265). These

conditions required that the Little Bear Water Company design, develop and maintain the park/playground within this subdivision as illustrated on the landscape plan approved by the Director of Planning on January 4, 1977. A code violation citation was issued by the Monterey County Planning and Building Inspection Department in October 2004.

- (b) A condition (Condition No. 13) has been incorporated to the approval of the project requiring:
- (1) Approval of a "Landscaping and Park and Recreation Facilities Plan" and a "Park and Recreation Facilities Maintenance and Operation Plan;"
 - (2) Submittal and approval of "Park and Recreation Facilities Performance Bond;"
 - (3) Installation of park and landscape improvements prior to final of building permits for expansion of the wastewater treatment facility; and
 - (4) That building permits for those lots within the subdivision requiring hook-up to Little Bear Waste Water Treatment facility not be issued until expansion of Little Bear Waste Water Treatment Facility is completed.

5. FINDING:

SUBDIVISION: None of the findings found in Section 19.03.025.F of Monterey County Code Title 19 (Subdivision Ordinance) can be made. Section 19.03.025.F requires that the subdivision be denied if any one of the findings stated is made. Planning staff has analyzed the project against the findings for denial outlined in this section and determined that the design of the subdivision and type of improvements is not likely to cause any of the findings listed in Section 19.03.025 F to be made.

EVIDENCE:

- (a) The proposed subdivision, including changes resulting from the review of the Draft EIR and conditions of approval recommended by staff, would be consistent with the General Plan, Central Salinas Valley Area Plan, and Zoning Ordinance. The project includes amendments to the property's land use designation and Zoning reclassifications needed to reflect the proposed new land uses. Additional recommendations have been made by staff regarding zoning for areas with potential visibility impacts, which would further assure compliance with current zoning regulations and general/area plan policies.
- (b) As conditioned, the design of the proposed subdivision and all required improvements would be consistent with the requirements of the General Plan, Central Salinas Valley Area Plan, and the Zoning Ordinance.
- (c) The site has been determined to be physically suitable for the type and density of development. (See Evidence for Finding No. 2 above.)
- (d) The project site is physically suitable for the proposed density of development. The project would result in low density residential development in the more environmentally sensitive areas of the site;

and medium density residential development in the central portion of the site. While extensive grading would be required for the latter, the grading and reconfiguration of the site would be completed according to applicable public works, environmental health and fire protection standards, per the recommended conditions of approval and mitigation measures.

- (e) Soils are suitable for residential construction and septic system development as evidenced in the Geotechnical and Geology Report prepared by Donald M. Tharp & Associates in association with Weber, Hayes and Associates. The conclusions and recommendations were independently reviewed and found to be adequate by Steven Rass and Associates.
- (f) The proposal will have an adequate wastewater collection system upon expansion of Little Bear Water Company. A Use Permit to allow the expansion is under consideration as part of the proposed project. The following reports/documents support this finding and are in Project File No. PLN020016 located at the Planning and Building Inspection Department.
 - 1) Original conceptual wastewater plan for the project prepared by Monterey Bay Engineers, Inc., in April and May of 1999.
 - 2) "Percolation Study for Tavernetti Subdivision," October 2001, prepared by Haro, Kasunich & Associates.
 - 3) Letter Reports of June 14, 2002, and February 26, 2003, and accompanying drawings from Monterey Bay Engineers, Inc.
 - 4) "Assessment of Proposed Wastewater Treatment and Disposal for Morisoli/Tavernetti Subdivision," July 31, 2003, prepared by Kennedy/Jenks consultants.
 - 5) Letter Reports dated January 20, 2004 and March 24, 2004, from Kennedy/Jenks Consultants clarifying and answering questions on various aspects of the proposed wastewater plans for the project.
 - 6) "City of King City Wastewater Facilities Plan (Draft)," November 2003, prepared by Corollo Engineers.
 - 7) Other related correspondence from the applicant's representatives, Central Coast Regional Water Quality Control Board, Little Bear Water Company, Monterey County Health Department, and the State Department of Health Services.
 - 8) Independent analysis by Questa Engineering in October of 1999 and a subsequent analysis in 2004.
- (g) The developer is required to install the sewer system improvements to and within portions of the subdivision and any appurtenances needed or shall enter into a Subdivision Improvement Agreement with the County to install the sewer system improvements and provide security guaranteeing the performance of the Agreement.
- (h) The source capacity and water quality for all lots proposed to be created through the subdivision meets the requirements of all applicable health and safety regulations.
 - 1) The project as described in the application and accompanying

materials was reviewed by the Environmental Health Division and the Water Resources Agency and further analyzed in the Draft and Final EIR. It was determined that sufficient water resources exist to meet the requirements of all applicable health and safety regulations. Recommended conditions of approval would assure development of infrastructure improvements necessary for the provision of potable water.

- 2) FEIR dated December, 2004.
- (i) The design and improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
- 1) E-mail Correspondence regarding existing PG&E easements with Thomas McCullough of PG&E dated October 4, 2004.
 - 2) Condition of approval No. 122 requires that septic envelopes shall not be within the recorded easements of PG & E unless explicit authorization is obtained from PG & E prior to filing of the final map.
 - 3) A condition of approval has been added requiring that an existing access easement affecting proposed Lot Nos. 158-166 be extinguished or relocated to not interfere with the easement before these lots are developed.
 - 4) The existing private easement providing vehicular access to the Canada de La Paz Subdivision can be relocated as proposed according to documents recorded with the County.
- (j) The California Department of Forestry and Fire Protection will provide fire protection services to the project site. Appropriate mitigation measures and conditions of approval have been incorporated into the proposal to ensure adequate levels of protection services.
- (k) Monterey County Sheriff will provide police protection services to the project site. Appropriate mitigation measures and conditions of approval have been incorporated into the proposal to ensure adequate levels of protection.

6. **FINDING:** **USE PERMIT TO ALLOW DEVELOPMENT ON SLOPES IN EXCESS OF 30%:** The proposed project includes development in areas where slopes are greater than 30% which requires a Use Permit pursuant to the requirements of Section 21.64.230 of the Zoning Ordinance. Development in these areas better achieves the goals, policies, and objectives of the Monterey County General Plan and the Central Salinas Valley Area Plan.

EVIDENCE: (a) Most development on slopes greater than 30% is proposed in an area characterized by lower rolling hills and canyons where the majority of the lots are proposed. Most of the slopes in these areas are less than 30% but a few small portions contain slopes greater than 30%. The overall grading of this area of the subdivision is necessary to develop necessary infrastructure, including potable water distribution lines,

stormwater facilities, wastewater lines and vehicular/emergency access roads that comply with applicable standards, as well as to reduce the overall disruption of the site. The Vesting Tentative Map, prepared by Monterey Bay Engineers, and dated May 12, 2005, depicts the existing slopes and the finished grades needed to achieve the correct slopes for drainage, wastewater flows, and road gradients.

- (b) Geotechnical and geology report prepared by Donald M. Tharp & Associates in association with Weber, Hayes & Associates. The conclusions and recommendations of that report found that this type of development in areas of slopes over 30% would be appropriate. The results and recommendations of the report were independently reviewed by Steven Rass Associates who confirmed their adequacy.
- (c) Development on slopes greater than 30% is necessary to develop necessary infrastructure, including potable water distribution lines, stormwater facilities, wastewater lines and vehicular/emergency access roads that comply with applicable standards, as well as to reduce the overall disruption in other areas of the site.
- (d) Development of proposed Lot Nos. 109-115 would not result in significant grading or potentially significant visual impacts and development of these lots would be appropriate with the 24-foot height limitation recommended by the Standard Subdivision Committee. Allowing the development of these lots would allow for development of the maximum possible number of inclusionary housing units.

7. FINDING:

USE PERMIT TO ALLOW REMOVAL OF PROTECTED TREES.

Project grading, clearing, and construction activities will result in the loss of approximately 730 oak trees, six inches in diameter or greater, which are designated as protected trees in Section 21.64.260 of the Zoning Ordinance. This proposed tree removal is the minimum required under the circumstances of the case.

EVIDENCE:

- (a) The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in the project file, PLN020016.
- (b) Appropriate conditions of approval and mitigation measures have been developed to achieve a reduction of the identified impacts. These conditions include applying the "VS" (Visual Sensitivity) Zoning District to a number of the proposed lots, which would allow additional review of lot-specific development plans to achieve further reductions of tree removal in those areas.
- (c) Discussion in Chapters 4.4 and 4.6 of the Environmental Impact Report prepared for the project.
- (d) Appendices C.1 and C.2 to the Environmental Impact Report prepared for the project.

8. FINDING:

USE PERMIT TO ALLOW EXPANSION OF A SEWAGE TREATMENT FACILITY: The existing Little Bear Water Company will

have to be expanded to increase its capacity for treatment of the estimated wastewater flows generated by the project. The expansion will not be detrimental or injurious to the nearby neighborhood or be detrimental or injurious to property and improvements in the neighborhood, or to the general welfare of the County.

- EVIDENCE:**
- (a) The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File PLN020016.
 - (b) Analysis contained in the Draft EIR prepared for the project, including Chapters 4.11, 5, and 6.
 - (c) FEIR date December, 2004.

9. **FINDING:** **GRADING:** The proposed grading would be in conformance with Chapter 16.08 of the Monterey Code.

- EVIDENCE:**
- (a) The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File PLN020016. Site improvement plans would be reviewed by Planning and Building Inspection, Public Works and Water Resources Agency, and CDF to assure compliance.
 - (b) Draft and Final EIR prepared for the project.

10. **FINDING:** **HOUSING NEEDS:** In approving the tentative map, the decision-making body has balanced the housing needs of the County against the public service needs of its residents and available fiscal and environmental resources.

- EVIDENCE:**
- (a) The project was deemed complete on September 11, 2001, which is prior to the effective date (May 23, 2003) of the County's new Inclusionary Housing Ordinance and Administrative Manual and is therefore subject to the prior ordinance, Ordinance No. 3419.
 - (b) The project is required to provide a contribution to the County's Inclusionary Housing program equal to 15% of the total new development proposed.
 - (c) The application, plans, and support materials contained in the project file (PLN020016) include 48 on-site inclusionary housing units (15 % of the total) within the 319-lot subdivision. Additionally, at the public hearing before the Board of Supervisors on February 14, 2006, the applicant agreed to provide an additional 5% (14 units) of "Workforce 2" units on site bringing the total of income-restricted units to 20%.
 - (d) The recommended conditions of approval include a condition requiring the applicant to execute a "Master Developer Inclusionary Housing Agreement" with the County prior to recordation of the first Final Map. The condition requires that the agreement be recorded with the first phase Final Map and run with the land.
 - (e) The Agreement will set forth provisions, including but not limited to the number of units required and payment of in-lieu fees for fractions of units, the location of the units, the type of units, the affordability levels, the initial pricing of the units, the buyer selection and marketing process,

and subsequent agreements that will be required.

- (f) The initial pricing of the units shall take into account, ensuring that the long-term affordability is maintained, the amount of Homeowner Association dues that will be required to be paid by the future property owners of the Inclusionary Units.
- (g) The Agreement will specify the phasing of the construction of the Inclusionary Units related to the construction of the market rate units to ensure the provision of the Inclusionary units is adequately secured, in a manner acceptable to the County.

11. FINDING:

PROTECTION OF AGRICULTURAL ACTIVITIES: Title 19, Section 19.12.220 requires agricultural buffer easements be recorded prior to the recordation of a Final Map on those parcels that may be affected by dust, noise, and odors emanating from lawful agricultural activities on adjoining or proximate real property. The requirement for an easement may be waived when the Agricultural Commissioner finds that such requirement is not necessary for the preservation or protection of agricultural activities.

EVIDENCE:

Staff has reviewed the proposed subdivision and has determined that a 200-foot agricultural buffer easement as measured from the easternmost property line of the subdivision will be required for Lots 29, 34, and 35. Such easement would also be required for proposed Lot Nos. 1, 2 and 3. A condition of approval has been recommended requiring a 200-foot buffer easement on Lot Nos. 29, 34 and 35, and a 100-foot agricultural buffer easement on Lot Nos. 1, 2 and 3. Additionally, Lots 2, 3, 29, 34, and 35 are required to record a Statement disclosing to future property owners of nearby agricultural operations.

12. FINDING:

REVIEW BY THE STANDARD SUBDIVISION COMMITTEE:

On January 27, 2005, March 31, 2005, and April 28, 2005, the Morisoli-Amaral Combined Development Permit Application was reviewed by the Monterey County Standard Subdivision Committee at noticed public hearings. The Committee considered the accompanying Environmental Impact Report. At the conclusion of the hearing, by a vote of 6 to 0, the Subdivision Committee recommended to the Planning Commission to affirm the design, improvements, and technical feasibility of the Combined Development Permit for the Morisoli-Amaral Project (PLN020016), subject to the recommended Findings and Evidence and the recommended Conditions of Approval.

EVIDENCE:

Monterey County Planning and Building Inspection File PLN020016; records and minutes of Subdivision Committee meetings of January 27, 2005, March 31, 2005, and April 28, 2005; Subdivision Committee Resolution No. 05011; administrative record.

13. FINDING:

REVIEW BY THE PLANNING COMMISSION: On July 27, 2005, August 31, 2005, and September 28, 2005, the Planning Commission conducted noticed public hearings on the Morisoli-Amaral Combined Development Permit. The Commission considered the recommendations from the Standard Subdivision Committee, as included in the staff report, and made recommendations to the Board of Supervisors relative to the

certification of the Final EIR and project design issues.

- EVIDENCE:**
- (a) Monterey County Planning and Building Inspection File PLN020016; Public Notices and agendas for July 27, 2005, August 31, 2005, and September 28, 2005 Planning Commission public hearings.
 - (b) The Monterey County Planning Commission held duly noticed public hearings to make recommendations to the Board of Supervisors on the following actions and projects: the proposed amendments to the Monterey County General Plan and County zoning ordinance (Title 21); a proposed Combined Development Permit consisting of a Vesting Tentative Map and use permits for development on 30% slope and tree removal.

14. **FINDING:** **FIELD TRIP BY THE PLANNING COMMISSION;** On August 24, 2005, in a Special Meeting of the Planning Commission, the Planning Commission conducted a field trip to the project site.

EVIDENCE: Monterey County Planning and Building Inspection File PLN020016; administrative record.

EVIDENCE: (b) The project site consists of 402 acres and is located in central Monterey County in a planning region known as the Central Salinas Valley Area. The project site is located at Pine Canyon Road & Jolon Road, approximately two miles west of King City (APN 221-122-021 and 025; 221-155-013; 221-161-017; 420-063-044, 045, 046, 054, & 055).

15. **FINDING:** **REVIEW BY THE PLANNING COMMISSION:** Prior to making a recommendation regarding the Morisoli-Amaral Combined Development Permit Application, the Planning Commission considered the draft and final EIR prepared for Morisoli-Amaral Combined Development Permit and recommended that the Board of Supervisors certify the final EIR, finding, among other findings, that the EIR had been completed in compliance with CEQA, that the EIR was presented to the Commission and that the Planning Commission reviewed and considered the information in the draft and final EIR, and that the EIR reflects the County's independent judgment and analysis.

EVIDENCE: (a) In accordance with the California Environmental Quality Act (CEQA), a Draft Environmental Impact Report (Draft EIR) was prepared to assess the potential adverse environmental impacts from the project and was circulated starting on October 17, 2001. The public review period ended December 3, 2001. The issues that were analyzed in the Draft EIR include land use, geology and soils hazards, surface hydrology/water quality, biological resources, cultural resources, aesthetics/viewshed, transportation and circulation, noise, air quality, water supply, wastewater and groundwater quality, public services, population/jobs/housing, and energy. Mitigation measures are proposed to mitigate project impacts. A Final EIR was prepared, consisting of the September 2001 Draft EIR, December 2004 Final EIR containing copies of all written and oral comments, a list of commentators, and all responses to oral and written comments, and proposed revisions to the Draft EIR in accordance with CEQA. The Final EIR was made available to the public. By separate resolution, the Planning

Commission has reviewed and considered the FEIR, and recommended certification of the FEIR.

- (b) Planning Commission Resolution Number 05052 (three parts); Minutes of July 27, 2005, August 31, 2005, and September 28, 2005 Planning Commission meetings.

16. **FINDING:** **REVIEW BY THE PLANNING COMMISSION:** Prior to making a recommendation regarding the Morisoli-Amaral Combined Development Permit Application; the Planning Commission made recommendations to the Board of Supervisors concerning proposed amendments to the Monterey County General Plan, proposed amendments to Title 21 (Zoning Ordinance), and the proposed Combined Development Permit.
- EVIDENCE:** (a) The Planning Commission recommended approval of a resolution amending the General Plan and Area Plan and an ordinance amending Title 21 (County Zoning Ordinance).
- EVIDENCE:** (b) Planning Commission Resolution Number 05052 (three parts), Minutes of July 27, 2005, August 31, 2005, and September 28, 2005 Planning Commission meetings.
17. **FINDING:** **REVIEW BY THE BOARD OF SUPERVISORS:** On February 14, 2006, 2006, the Monterey County Board of Supervisors held a duly noticed public hearing on the following actions and the project: the proposed Morisoli-Amaral Combined Development Permit consisting of a Vesting Tentative Map and use permits for development on 30% slope, expansion of the wastewater treatment facility, and tree removal; and related proposed amendments to the Monterey County General Plan, Central Salinas Valley Area Plan, and County zoning ordinance (Title 21). The Board of Supervisors considered the recommendations from the Monterey County Subdivision Committee and Monterey County Planning Commission, as included in the staff report.
- EVIDENCE:** Monterey County Planning and Building Inspection File PLN020016; Public Notices and agendas for January 31, 2006 and February 14, 2006 Board of Supervisors public hearings.
18. **FINDING:** **REVIEW BY THE BOARD OF SUPERVISORS:** Prior to approving the Morisoli-Amaral Combined Development Permit Application, the Board of Supervisors certified the final EIR prepared for Morisoli-Amaral Combined Development Permit, finding, among other findings, that the EIR had been completed in compliance with CEQA, that the EIR was presented to the Board of Supervisors, which reviewed and considered the information in the draft and final EIR, and that the EIR reflects the County's independent judgment and analysis.
- EVIDENCE:** Board of Supervisors Resolution Number 06-042 Minutes of February 14, 2006 Board of Supervisors meeting.
19. **FINDING:** **REVIEW BY THE BOARD OF SUPERVISORS:** Prior to approving the Morisoli-Amaral Combined Development Permit Application, the Board of Supervisors approved proposed amendments to the Monterey County

General Plan and Central Salinas Valley Area Plan and proposed amendments to Title 21 (Zoning Ordinance).

EVIDENCE: Board of Supervisors Resolution Number 06-043 , Ordinance Number 5017, and Minutes of the February, 2006 Board of Supervisors meeting.

20. **FINDING:** **HEALTH AND SAFETY:** The establishment, maintenance or operation of the project applied for will not under the circumstances of this particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property, improvements in the neighborhood, or to the general welfare of the County.

EVIDENCE: All preceding findings and supporting evidence.

21. **FINDING:** The proposed improvements to the Little Bear Wastewater Treatment Facility to provide sewer treatment for a portion of the subdivision have been adequately reviewed and analyzed in the Final Environmental Impact Report and through review of the application, and such improvements have been reviewed per applicable requirements of the California Environmental Quality Act Guidelines.

EVIDENCE: Testimony of Alana Knaster, Acting Director of Planning and Building Inspection at the public hearing before the Planning Commission.

EVIDENCE: Testimony of Alan Stroh, Director of Environmental Health at the February 14, 2006 Board of Supervisors hearing.

EVIDENCE: Provision of sewage treatment for a portion of the proposed subdivision would require upgrades to the Little Bear Wastewater Treatment Facility to provide tertiary level treatment of wastewater not currently available. Such upgrade would result in significant benefits to the environment and for potential use of treated sewage for irrigation and other uses.

EVIDENCE: Discussions between staff from the Division of Environmental Health and staff from the Regional Water Quality Control Board during the review of the application and preparation of the environmental impact report, and discussions between County staff and City of King staff.

EVIDENCE: Final EIR Sections 4.11 (Wastewater and Groundwater Quality) and 6.0 (Project Alternatives).

II. DECISION

NOW, THEREFORE, BE IT RESOLVED that the Monterey County Board of Supervisors approves the Combined Development Permit and adopts the above findings and conditions of approval set forth in the attached Condition Compliance and/or Mitigation Monitoring Reporting Plan.

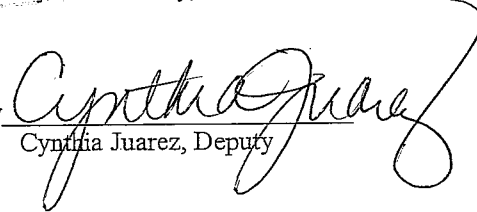
PASSED AND ADOPTED on this 14th day of February, 2006, upon motion of Supervisor Armenta seconded by Supervisor Lindley, by the following vote, to-wit:

AYES: Supervisors Armenta, Calcagno, Lindley and Smith
NOES: Supervisor Potter
ABSENT: None

I, Lew Bauman, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes of Minute Book 73, on February 14 2006.

Dated: February 23, 2006

Lew Bauman, Clerk of the Board of Supervisors,
County of Monterey, State of California.

By 
Cynthia Juarez, Deputy

MITIGATION MONITORING/CONDITION COMPLIANCE & REPORTING PLAN

Project Name: Morisoli-Amaral

File No: PLN020016
APNs: 221-122-021 and 025; 221-155-013; 221-161-017; 420-063-044; 045, 046, 054, and 055

Approval by: Board of Supervisors **Date:** February 14, 2006

Planning and Building Inspection Department

Condition Compliance & Mitigation Monitoring and/or Reporting Plan

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

Permit Cond Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
PLANNING & BUILDING INSPECTION CONDITIONS OF APPROVAL						
1.		<p>PBD029 - SPECIFIC USES ONLY</p> <p>This Combined Development Permit (Morisoli-Amaral, PLN020016) allows: 1) General Plan Amendment to the Central Salinas Valley Area Plan to amend properties from Rural Grazing (10 - 160-Acre Minimum Lot Size) and Permanent Grazing (40-Acre Minimum Lot Size) to Low Density Residential (1 - 5-Acres Per Unit Minimum Lot Size) and Medium Density Residential (1-5 Units Per Acre Minimum Lot Size); 2) Zoning Reclassification to change the zoning designations of the subject site from PG/40 (Permanent Grazing, 40-Acre Minimum Lot Size), RG/20 (Rural Grazing 20-Acre Minimum Lot Size), LDR/1 (Low Density Residential, 1 Acre Minimum) and RG/40 (Rural Grazing, 40-Acre Minimum Lot Size) to LDR/B-6, LDR/B-6-VS, MDR/1, MDR/1 (24) and O zoning designations; 3) Vesting Tentative Map for the subdivision of 402 acres</p>	Adhere to conditions and uses specified in the permit.	Owner/Applicant	Ongoing unless otherwise stated	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>into 319 residential lots including 48 lots for development of Inclusionary Housing Units, and 9 Open Space areas containing approximately 225 Acres and including 5.5 acres of improved parkland; 4) Use Permit to allow development on slopes in excess of 30% ; 5) Use Permit to allow removal of approximately 730 Oak trees; 6) Use Permit to allow expansion of a sewage treatment facility; and 7) Grading (Approximately 700,000 cubic yards of cut and 630,000 cubic yards of fill). The property is located at Pine Canyon Road & Jolon Road, approximately two miles west of the City of King (Assessor's Parcel Numbers 221-122-021, 025; 221-155-013, 221-161-017; and 420-063-044, 045, 046, 054, 055). This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of Planning and Building Inspection. 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. (Planning and Building Inspection)</p>				

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
2.		<p>PBD025 - NOTICE-PERMIT APPROVAL</p> <p>The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the Board of Supervisors for Assessor's Parcel Numbers 221-122-021-000, 221-122-025-000; 221-155-013-000; 221-161-017-000; 420-063-044-000, 420-063-045-000, 420-063-046-000, 420-063-054-000 and 420-063-055-000 on February 14, 2006. The permit was granted subject to 223 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." (Planning and Building Inspection)</p>	<p>Proof of recordation of this notice shall be furnished to PBI.</p>	<p>Owner/ Applicant</p>	<p>Prior Recordation of the first Final Map</p>	
3.		<p>PBD016 - INDEMNIFICATION AGREEMENT</p> <p>The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such</p>	<p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to PBI.</p>	<p>Owner/ Applicant</p>	<p>Prior to Recordation of the first Final Map</p>	

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		<p>action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (Planning and Building Inspection)</p>				
4.		<p>PBD010 – EASEMENT - SCENIC SLOPE A scenic easement shall be conveyed to the County over those portions of the property where the slope exceeds 30 percent. Portions of the property for which a Use Permit for development on slopes in excess of 30% has been approved shall be exempted from the scenic easement. A scenic easement deed shall be submitted to, and approved by, the Director of Planning and Building Inspection prior to issuance of grading or building permits. (Planning and Building Inspection)</p>	<p>Submit scenic easement to PBI for approval.</p>	<p>Owner/ Applicant</p>	<p>Prior to Issuance of Grading and Building Permits</p>	
5.		<p>PBD020 – LIGHTING - STREET LIGHTS The Director of Planning and Building Inspection shall approve all streetlights in the development. (Planning and Building Inspection)</p>	<p>Submit three copies of the lighting plans to PBI for review and approval.</p>	<p>Owner/ Applicant</p>	<p>Prior to issuance of grading or building permits for streetlights.</p>	

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6.		<p>PBD021 - LIGHTING - EXTERIOR LIGHTING PLAN</p> <p>All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. (Planning and Building Inspection)</p>	Submit three copies of the lighting plans to PBI for review and approval.	Owner/Applicant	Prior to issuance of building permits.	
7.		<p>PBD NON-STANDARD: LANDFORM ALTERATION/VISUAL QUALITY</p> <p>Prior to issuance of a grading permit for development phases, the applicant shall submit a plan for the review and approval of the Monterey County Planning and Building Inspection Department that would minimize grading impacts and avoid ridgeline development. Prior to the issuance of grading permits for individual lots with the potential for ridgeline development the applicant shall submit a plan identifying building envelopes that would minimize additional grading and avoid ridgeline development. (Planning and Building Inspection)</p>	Submit three copies of site plans to Planning and Building Inspection for review and approval	Applicant	Prior to issuance of grading permit	
8.		<p>PBD NON-STANDARD: NOTE ONE FINAL MAP/CC&RS</p> <p>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: "CC&R's for the residential development shall</p>	Applicant's engineer shall include note on Final Map	Applicant's Engineer	Prior to Recordation of Final Map	

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		contain regulations for landscaping consistent with applicable ordinances. (Planning and Building Inspection)				
9.		PBD NON-STANDARD: PROHIBIT CREATION OF NON-CONFORMING STRUCTURES The design of the subdivision shall not create lots with non-conforming structures (Planning and Building Inspection)	Submit appropriate permits to PBI to either relocate or demolish structures that do not meet site design standards of the zoning district.	Owner/ Applicant	Prior to Issuance of the Final Map for Applicable Lots	
10.		PBD NON-STANDARD: CONSTRUCTION SITE MGMT PLAN The applicant will develop and implement a Construction Site Management Plan. The Plan will include all measures which will be taken (including but not limited to all identified are required in the Final EIR prepared for this project) to insure that construction impacts are limited related to noise, traffic, parking, and construction staging. (Planning and Building Inspection)	The Construction Management Plan will be prepared for the review and approval of the Director of Planning & Building Inspection and shall include a schedule of monthly monitoring actions.	Owner/ Applicant	Prior to the Issuance of Demolition, Grading, or Building Permits.	
11.		PBD NON-STANDARD: GARBAGE COLLECTION 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: "Mandatory garbage collection shall be required and that the project shall comply with the Monterey County Solid Waste Management Plan including recycling efforts." (Planning and Building Inspection)	Applicant's engineer shall include note on Final Map	Applicant's Engineer	Prior to Recordation of Final Map(s).	

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12.		PBD NON STANDARD: EASEMENT - AGRICULTURE BUFFER Title 19, Section 19.12.220 requires agrarian easements be recorded prior to the recordation of a Final Map on those parcels that may be affected by dust, noise, and odors emanating from lawful agricultural activities on adjoining or proximate real property. In those instances where the Planning and Building Inspection Department in consultation with the Agriculture Commissioner determine that an easement is not required, notification to future property owners is sufficient. (PBI and Agriculture Commissioner)	Review and approval by Planning and Building Inspection Submit an Agricultural Easement consisting of a 100' buffer on Lot Nos. 1, 2, and 3. Submit an Agricultural Easement consisting of a 200' buffer on Lot Nos. 29, 34, 35 and the Open Space areas. Record on lots within 200' of designated agriculture a Statement disclosing to future property owners of nearby agricultural operations	Applicant/ Owner	Prior to Recordation of the appropriate Final Map	
13.		PBD NON STANDARD: CORRECTION OF CODE VIOLATION The code violation associated with Little Bear Water Company shall be corrected. (Planning and Building Inspection)	The Applicant shall submit "Landscaping and Park and Recreation Facilities Plan," a "Park and Recreation Facilities Maintenance and Operation Plan," and a "Park and Recreation Facilities Performance Bond in the amount of 100% of the costs of development of the Park Facilities." Appropriate plan review fees and code enforcement fees shall be paid at the time of submittal of the plan. All landscaping and park improvements shall be installed prior to issuance of final inspection of building permits for expansion of the wastewater treatment facility.	Little Bear Water Treatment Facility	Plans and Bond to be approved prior to Recordation of the first phase of the Final Map containing lots with proposed to be connected to the Little Bear Water Company.	
14.		PBD032 (B) - TREE AND ROOT PROTECTION Trees which are located close to the construction site(s) shall be protected from	Submit evidence of tree protection to PBI for review and approval.	Owner/ Applicant	Prior to Issuance of Grading	

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		<p>inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection shall be demonstrated prior to issuance of building permits subject to the approval of the Director of Planning and Building Inspection. (Planning and Building Inspection)</p>			and/or Building Permits	
15.		<p>PBD030 - STOP WORK - RESOURCES FOUND 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 Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (Planning and Building Inspection)</p>	<p>Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.</p>	Owner/Applicant/Archaeologist	Ongoing	
16.		<p>PBD033 – UTILITIES – SUBDIVISION A note shall be placed on the final map or a separate sheet to be recorded with the final map indicating that "Underground utilities are required</p>	<p>Place note on map or a separate sheet and submit to PBI for review and approval.</p>	Applicant/Owner	Prior to Recordation of the Final Map	

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		<p>in this subdivision in accordance with Chapter 19.10.095, Title 19 of the Monterey County Code." Such facilities shall be installed or bonded prior to filing the (parcel or final) map. The note shall be located in a conspicuous manner subject to the approval of the Director of Public Works. (Planning and Building Inspection)</p>				
17.		<p>PBD036 - WATER TANK APPROVAL The water tank shall be painted an earth tone color to blend into the area and landscaped (including land sculpturing and fencing, where appropriate), subject to the approval of the Director of Planning and Building Inspection, prior to the issuance of building permits. (Planning and Building Inspection)</p>	<p>1) Submit proposed color of water tank and landscaping to PBI for review and approval.</p>	Applicant/ Owner	Prior to the issuance of grading and building permits	
18.		<p>PBD022 - MITIGATION MONITORING PROGRAM The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. (Planning and Building Inspection)</p>	<p>2) Provide evidence to PBI that the water tank is painted as approved by PBI and that landscaped was installed as approved by PBI.</p> <p>1) Enter into agreement with the County to implement a Mitigation Monitoring Program.</p> <p>2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.</p>	Applicant/ Owner	Prior to final inspection or occupancy.	
				Owner/ Applicant	Within 60 days after project approval or prior to issuance of grading and building permits, whichever occurs first.	

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19.		<p>PBD024 - NOTE ON MAP-STUDIES</p> <p>A note shall be placed on the final map or a separate sheet to be recorded with the final map stating that: "A Biological Analysis report dated June 1994, has been prepared on this property by BioSystems Analysis, Inc., and is on file in the Monterey County Planning and Building Inspection Department. The recommendations contained in said report shall be followed in all further development of this property." The note shall be located in a conspicuous location, subject to the approval of the County Surveyor. (Planning and Building Inspection)</p>	<p>Final recorded map with notes shall be submitted to PBI and Public Works for review and approval.</p>	<p>Owner/ Applicant</p>	<p>Prior to Recordation of Final Map</p>	
20.		<p>PBD024 - NOTE ON MAP-STUDIES</p> <p>A note shall be placed on the final map or a separate sheet to be recorded with the final map stating that: "A Traffic report dated May 14, 1997 and October 16, 2000, has been prepared on this property by Higgins Associates, and is on file in the Monterey County Planning and Building Inspection Department. The recommendations contained in said report shall be followed in all further development of this property." The note shall be located in a conspicuous location, subject to the approval of the County Surveyor. (Planning and Building Inspection)</p>	<p>Final recorded map with notes shall be submitted to PBI and Public Works for review and approval.</p>	<p>Owner/ Applicant</p>	<p>Prior to Recordation of Final Map</p>	
21.		<p>PBD024 - NOTE ON MAP-STUDIES</p> <p>A note shall be placed on the final map or a separate sheet to be recorded with the final map stating that: "A Cultural Resources Reconnaissance report dated June 4, 1993, has been prepared on this property by Archaeological Consulting, and is on file in the Monterey County Planning and Building Inspection Department. The recommendations contained in said report</p>	<p>Final recorded map with notes shall be submitted to PBI and Public Works for review and approval.</p>	<p>Owner/ Applicant</p>	<p>Prior to Recordation of Final Map</p>	

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		shall be followed in all further development of this property." The note shall be located in a conspicuous location, subject to the approval of the County Surveyor. (Planning and Building Inspection)				
22.		PBD024 - NOTE ON MAP-STUDIES A note shall be placed on the final map or a separate sheet to be recorded with the final map stating that: "A Hydrology report dated September 4, 2002, has been prepared on this property by Monterey Bay Engineers, Inc., and is on file in the Monterey County Planning and Building Inspection Department. The recommendations contained in said report shall be followed in all further development of this property." The note shall be located in a conspicuous location, subject to the approval of the County Surveyor. (Planning and Building Inspection)	Final recorded map with notes shall be submitted to PBI and Public Works for review and approval.	Owner/ Applicant	Prior to Recordation of Final Map	
23.		PBD024 - NOTE ON MAP-STUDIES A note shall be placed on the final map or a separate sheet to be recorded with the final map stating that: "An Assessment of Proposed Wastewater Treatment and Disposal report dated July 31, 2003, has been prepared on this property by Kennedy/Jenks, and is on file in the Monterey County Planning and Building Inspection Department. The recommendations contained in said report shall be followed in all further development of this property." The note shall be located in a conspicuous location, subject to the approval of the County Surveyor (Planning and Building Inspection)	Final recorded map with notes shall be submitted to PBI and Public Works for review and approval.	Owner/ Applicant	Prior to Recordation of Final Map	

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24.		<p>PBD024 - NOTE ON MAP-STUDIES</p> <p>A note shall be placed on the final map or a separate sheet to be recorded with the final map stating that: "A Percolation report dated October 2001, has been prepared on this property by Haro, Kasunich & Associates, Inc., and is on file in the Monterey County Planning and Building Inspection Department. The recommendations contained in said report shall be followed in all further development of this property." The note shall be located in a conspicuous location, subject to the approval of the County Surveyor. (Planning and Building Inspection)</p>	<p>Final recorded map with notes shall be submitted to PBI and Public Works for review and approval.</p>	<p>Owner/ Applicant</p>	<p>Prior to Recordation of Final Map</p>	
25.		<p>PBD012 - FISH AND GAME FEE-NEG DEC/EIR</p> <p>Pursuant to the State Public Resources Code, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) calendar days of project approval – prior to filing of the Notice of Determination. This fee shall be paid on or before the filing of the Notice of Determination. Proof of payment shall be furnished by the applicant to the Director of Planning and Building Inspection prior to the recordation of the tentative map, the commencement of the use, or the issuance of building and/or grading permits, whichever occurs first. (Planning and Building Inspection)</p>	<p>Proof of payment shall be furnished by the applicant to the Director of Planning and Building Inspection prior to the recordation of the tentative map, the commencement of the use, or the issuance of building and/or grading permits, whichever occurs first.</p>	<p>Owner/ Applicant</p>	<p>Prior to the recordation of the tentative map, the start of the use or the issuance of building and grading permits.</p>	

FIRE AGENCY CONDITIONS OF APPROVAL

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26.		<p>FIRE001 - ROAD ACCESS</p> <p>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 of two nine-foot traffic lanes with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. (South Monterey County Fire District/California Department of Forestry & Fire Protection (CDF))</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Applicant or owner	Prior to issuance of grading and/or building permit.	
			<p>Applicant shall schedule fire dept. clearance inspection for each phase of development.</p>	Applicant or owner	Prior to final building inspection	
27.		<p>FIRE002 - ROADWAY ENGINEERING</p> <p>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</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Applicant or owner	Prior to issuance of grading and/or building permit.	

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		<p>aggregate base shall be required. The length of vertical curves in roadways, exclusive of gutters, ditches and drainage structures designed to hold or divert water, shall not be less than 100 feet. No roadway turn shall have a horizontal inside radius of less than 50 feet. A roadway turn radius of 50 to 100 feet is required to have an additional 4 feet of roadway surface. A roadway turn radius of 100 to 200 feet is required to have an additional 2 feet of roadway surface. Roadway turnarounds shall be required on dead-end roads in excess of 150 feet of surface length. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (South Monterey County Fire District/California Department of Forestry & Fire Protection (CDF))</p>	<p>Applicant shall schedule fire dept. clearance inspection for each phase of development.</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection</p>	

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28.		<p>FIRE007 - DRIVEWAYS</p> <p>Drive ways 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</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p>	

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		<p>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 centerline of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (South Monterey County Fire District/California Department of Forestry & Fire Protection (CDF))</p>	<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection.</p>	
29.		<p>FIRE008 - GATES All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p>	

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		with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (South Monterey County Fire District/California Department of Forestry & Fire Protection (CDF))	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
30.		FIRE010 -ROAD SIGNS All newly constructed or approved roads and streets shall be designated by names or numbers, posted on signs clearly visible and legible from the roadway. Size of letters, numbers and symbols for street and road signs shall be a minimum 4-inch letter height, ½-inch stroke, and shall be a color that is reflective and clearly contrasts with the background color of the sign. All numerals shall be Arabic. Street and road signs shall be non-combustible and shall be visible and legible from both directions of vehicle travel for a distance of at least 100 feet. Height, visibility, legibility, and orientation of street and road signs shall be meet the provisions of Monterey County Ordinance No. 1241.	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on improvement plans.	Applicant or owner	Prior to filing of final map.	

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		<p>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.</p> <p>(South Monterey County Fire District/California Department of Forestry & Fire Protection (CDF)</p>	<p>Applicant shall schedule fire dept. clearance inspection for each phase of development.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of building permit(s) for development on individual lots within the phase of the subdivision.</p>	
31.		<p>FIRE011 - ADDRESSES FOR BUILDINGS</p> <p>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,</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of permit.</p>	

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		<p>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. (South Monterey County Fire District/California Department of Forestry & Fire Protection (CDFP))</p>	<p>Applicant shall schedule fire dept. clearance inspection for each phase of development.</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection</p>	
32.		<p>FIRE012 - EMERGENCY WATER STANDARDS - WATER SYSTEMS The provisions of this condition shall apply when new parcels are approved by a local jurisdiction. The emergency water system shall be available on-site prior to the completion of road construction, where a community water system is approved, or prior to the completion of building construction, where an individual system is approved. Approved water systems shall be installed and made serviceable prior to the time of construction. Water systems constructed, extended or modified to serve a</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of permit.</p>	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>new development, a change of use, or an intensification of use, shall be designed to meet, in addition to average daily demand, the standards shown in Table 2 of the Monterey County General Plan, NFPA Standard 1142, or other adopted standards. The quantity of water required pursuant to this chapter shall be in addition to the domestic demand and shall be permanently and immediately available (South Monterey County Fire District/California Department of Forestry & Fire Protection (CDF)).</p>	<p>Applicant shall schedule fire dept. clearance inspection for each phase of development.</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection</p>	
33.		<p>FIRE016 - SETBACKS All parcels 1 acre and larger shall provide a minimum 30-foot setback for new buildings and accessory buildings from all property lines and/or the center of the road. For parcels less than 1 acre, alternate fuel modification standards or other requirements may be imposed by the local fire jurisdiction to provide the same practical effect. (South Monterey County Fire District/California Department of Forestry & Fire Protection (CDF))</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p>	
34.		<p>FIRE018 - GREENBELTS Subdivisions and other developments, which propose greenbelts as a part of the development plan, shall locate said greenbelts strategically as a separation between wildland fuels and structures. The locations shall be approved by the Reviewing Authority. (South Monterey County Fire District/California Department of Forestry & Fire Protection (CDF))</p>	<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection</p>	
			<p>Applicant shall schedule fire dept. clearance inspection for each phase of development.</p>	<p>Applicant or owner</p>	<p>Prior to filing of final map.</p>	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
35.		<p>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (South Monterey County Fire District/California Department of Forestry & Fire Protection (CDFP))</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p> <p>Prior to final building inspection</p>	
36.		<p>FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (South Monterey County Fire District/California Department of Forestry & Fire Protection (CDFP))</p>	<p>Applicant shall enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. rough sprinkler inspection</p> <p>Applicant shall schedule fire dept. final sprinkler inspection</p>	<p>Applicant or owner</p> <p>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to issuance of building permit.</p> <p>Prior to framing inspection</p> <p>Prior to final building inspection</p>	

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37.		FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE) All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (South Monterey County Fire District/California Department of Forestry & Fire Protection (CDF))	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
HOUSING AND REDEVELOPMENT CONDITIONS OF APPROVAL						
38.		REDEV - INCLUSIONARY HOUSING - (NON STANDARD) The Applicant shall execute a Master Developer Inclusionary Housing Agreement (Agreement) with the County and in a form acceptable to the County. The Agreement, consistent with the Inclusionary Housing Ordinance that was in effect at the time the application was deemed complete (#3419), shall provide that a minimum of 15% (47.85 units) of the total number of residential units approved for the project will be Inclusionary Housing units (fraction may be paid as an in-lieu fee) and will be constructed as part of the overall project. The Agreement will set forth provisions, including but not limited to the number of units required and payment of in-lieu fees for fractions of units, the location of the units, the type of units, the affordability levels, the initial pricing of the units, the buyer selection and marketing process, and subsequent	Agreement to be executed and recorded.	Applicant/ Housing and Redevelopment Staff	Agreement to be executed before recordation of the final map and recorded concurrently with the first phase of the Final Map.	

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		<p>agreements that will be required. The initial pricing of the units shall take into account, ensuring that the long-term affordability is maintained, the amount of Homeowner Association dues that will be required to be paid by the future property owners of the Inclusionary Units. In addition, the Agreement will specify the phasing of the construction of the Inclusionary Units related to the construction of the market rate units to ensure that the provision of the Inclusionary units keeps pace with the construction of the market rate units (Inclusionary Units being constructed prior to or concurrent with the compliance requirement created as the project builds out) or is otherwise adequately secured, in a manner acceptable to the County. The Master Developer Inclusionary Agreement shall be recorded with the Final Map and shall run with the land.</p>				

WATER RESOURCES AGENCY CONDITIONS OF APPROVAL

39.	<p>WR6 - STORMWATER DETENTION The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer addressing on-site and off-site impacts with supporting calculations and construction details. The plan shall include detention facilities to mitigate the impact of impervious surface stormwater runoff. Pond(s) shall be fenced for public safety. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources</p>	<p>Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.</p>	<p>Owner/ Applicant/ Engineer</p>	<p>Prior to filing of the final map</p>
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Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department Agency)	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Justification of Compliance (name/date)
40.		<p>WR41 - NOTICE OF WATER CONSERVATION REQUIREMENTS</p> <p>A notice shall be recorded on the deed for each lot stating: "All new construction shall incorporate the use of low water use plumbing fixtures and drought tolerant landscaping, in accordance with County Water Resources Agency Ordinance No. 3932." Prior to recordation of the final map, a copy the completed notice shall be provided to the Water Resources Agency for approval. (Water Resources Agency)</p>	<p>Submit a recorded notice to the Water Resources Agency for review and approval.</p> <p>(A copy of the County's standard notice can be obtained at the Water Resources Agency.)</p>	Owner/Applicant	Recordation of the notice shall occur concurrently with the final map	
41.		<p>WR42 - LANDSCAPING REQUIREMENTS</p> <p>A notice shall be recorded on the deed for each lot stating: "The front yards of all homes shall be landscaped at the time of construction. Low water use or drought tolerant plants shall be used together with water efficient irrigation systems." Prior to recordation of the final map, a copy the completed notice shall be provided to the Water Resources Agency for approval. (Water Resources Agency)</p>	<p>Submit the recorded notice to the Water Resources Agency for review and approval.</p> <p>(A copy of the County's standard notice can be obtained at the Water Resources Agency.)</p>	Owner/Applicant	Recordation of the notice shall occur concurrently with the final map	
42.		<p>WR44 - WATER USE INFORMATION</p> <p>The applicant shall provide the Water Resources Agency a copy of the Water Use & Nitrate Impact Questionnaire describing the pre-development and post-development water use on the property. (Water Resources Agency)</p>	<p>Submit the WUNIQ to the Water Resources Agency for review and approval.</p>	Owner/Applicant	Prior to filing the final map	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Justification of Compliance (name/date)
43.	<p>WR46 - C.C.&R. WATER CONSERVATION PROVISIONS</p> <p>The applicant shall provide the Water Resources Agency with a copy of the subdivision Covenants, Conditions and Restrictions containing the following provisions from Monterey County Ordinance No. 3932: "All new construction incorporate the use of low water use plumbing fixtures including, where applicable, hot water recirculation systems; the front yards of all homes shall be landscaped at the time of construction; low water use or drought tolerant plants shall be used together with water efficient irrigation systems; leak repair is the property owner's responsibility; vehicle and building washing shall use hoses equipped with shutoff nozzles; no potable water to be used for sidewalk washing; no water spillage into streets, curbs, and gutters; no emptying or refilling of swimming pools except for structural repairs or if required for public health regulations; no fountains unless water is recycled within the fountain." (Water Resources Agency)</p>	<p>Submit the CC&R's to the Water Resources Agency for review and approval.</p>	<p>Owner/Applicant</p>	<p>Prior to filing the final map</p>		
44.	<p>WR47 - WASTE MANAGEMENT PLAN</p> <p>The applicant shall provide the Water Resources Agency a Construction Site Waste Management Plan prepared by a registered civil engineer that addresses the proper disposal of building materials and other construction site wastes including, but not limited to, discarded building materials, concrete truck washout, chemicals, litter and sanitary wastes. The Site Waste Management Plan must also address spill prevention, control and clean up of materials</p>	<p>Submit the plan to the Water Resources Agency for review and approval.</p>	<p>Owner/Applicant</p>	<p>Prior to issuance of any grading or building permits</p>		

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		such as petroleum products, fertilizers, solvents, pesticides, paints and cleaners. (Water Resources Agency)				
45.		WR8 - COMPLETION CERTIFICATION The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater detention/retention facilities have been constructed in accordance with approved plans. (Water Resources Agency)	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Owner/ Applicant/ Engineer/ Contractor	Prior to final inspection	
46.		WR - ROAD IMPROVEMENT PLAN (NON-STANDARD CONDITION) The applicant shall provide the Water Resources Agency a road improvement plan, along with supporting calculations, prepared by a registered civil engineer. For Phases C through Q, the system of streets, swales, and storm drains shall have the capacity to convey the 100-year storm without flooding private or public structures. Improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the road improvement plan and supporting calculations to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to filing of final map	
47.		WR - HOMEOWNERS ASSOCIATION CC&R'S (NON-STANDARD CONDITION) A homeowner's association, community services district, or other similar entity shall be formed for the maintenance of roads, drainage facilities, parks and open spaces. The Director of Public Works, the Director of Planning and Building Inspection, and the County Water Resources Agency shall approve documents for formation of association. The covenants,	Submit the CC&R's to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to filing of final map	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>conditions and restrictions shall include provisions for a yearly report by a registered civil engineer and the monitoring of impacts of drainage and maintenance of drainage facilities and shall demonstrate the legal authorization to collect fees sufficient to support the services. Report shall be approved by the County Water Resources Agency. (Water Resources Agency, Public Works and Planning and Building Inspection)</p>				
48.		<p>WR- DRAINAGE NOTE (NON-STANDARD CONDITION) A note shall be recorded on the final map stating: "Impervious surface stormwater runoff shall be directed to the stormwater drainage system for the Morisoli Subdivision. If stormwater runoff from an individual lot cannot be directed to the subdivision drainage improvements, a drainage plan shall be prepared by a registered civil engineer or architect prior to issuance of any building permits. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency." Prior to recordation of the final map, the applicant shall provide the Water Resources Agency a copy of the map to be recorded. (Water Resources Agency)</p>	<p>Submit a copy of the final map to the Water Resources Agency for review and approval prior to recordation.</p>	<p>Owner/ Applicant</p>	<p>Prior to filing of final map</p>	
49.		<p>WR37 - DRAINAGE & FLOOD CONTROL SYSTEMS AGREEMENT If the homeowners' association 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</p>	<p>Submit the signed and notarized original Agreement to the Water Resources Agency for review and approval prior to recordation. (A copy of the County's standard agreement can be obtained at the Water</p>	<p>Owner/ Applicant</p>	<p>The agreement shall be recorded concurrently with the final map</p>	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Justification of Compliance (name/date)
		<p>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 <i>Drainage and Flood Control Systems Agreement</i> shall be provided to the Water Resources Agency for approval. (Water Resources Agency)</p>	<p>Resources Agency.)</p>			

PUBLIC WORKS CONDITIONS OF APPROVAL

50.		<p>PWSP0003 – VIA CANADA (NON-STANDARD CONDITION) Subdivider shall improve Via Canada between Pine Canyon Road and the subdivision site as an emergency access only as approved by the Department of Public Works. The intersection of Via Canada and Pine Canyon Road shall be improved subject to the approval of the Department of Public Works. In the event that the applicant notifies the County that it is unable to timely secure the required right-of-way at fair market value, the County shall, after verifying the landowners' rejection of applicant's bonafide offer to purchase the required property interests at a price established by a County approved appraiser for condemnation appraisals, shall acquire the land or right-of-way through negotiation or eminent domain. Subdivider shall</p>	<p>Subdivider shall provide bonds and Subdivider construct improvements</p>	<p>Bonds provided prior to filing of final map</p>		
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Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		fund the cost of the County's acquisition of the land/right-of-way and related court proceedings. (Public Works)				
51.		PW0015 – UTILITY'S COMMENTS Submit approved tentative map to impacted utility companies. Applicant shall submit utility company recommendations, if any, to the Department of Public Works (DPW) for all required easements. (Public Works)	Applicant shall provide tentative map to impacted utility companies for review. Applicant shall submit utility comments to DPW.	Applicant	Prior to Recordation of Final Map	
52.		PW0017 – NATURAL DRAINAGE EASEMENT Designate all natural drainage channels on the final map by easements labeled "Natural Drainage Easement". (Public Works)	Applicant's Surveyor shall include labeling as described on Final Map.	Applicant's Surveyor	Prior to Recordation of Final Map	
53.		PW0020 – PRIVATE ROADS Designate all subdivision roads as private roads. (Public Works)	Subdivider's Surveyor shall designate private roads on final map.	Subdivider	Ongoing	
54.		PW0021 – ROAD NAMES Submit all proposed road names to the DPW for approval by County Communications. (Public Works)	Applicant shall submit proposed road names to DPW. DPW will submit to County Communications for approval.	Applicant	Prior to Recordation of Final Map	
55.		PW0027 – CUT/FILL SLOPE (2:1) Cut and fill slopes shall not exceed 2 to 1 except as specifically approved in concurrence with the geo-technical report. (Public Works)	Applicant's Engineer shall include notes on Improvement Plans.	Applicant's Engineer	Prior to Recordation of Final Map or approval of grading permit (whichever occurs first)	

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56.		PWSP0005 - BICYCLE/PEDESTRIAN PATHS (NON-STANDARD CONDITION) Include streetlights for bicycle/pedestrian paths, except in designated open space areas, identifying locations and proposed lighting on improvement plans subject to the approval of the Department of Public Works. (Public Works)	Applicant's Engineer shall include the location and type of bicycle/pedestrian streetlights in the improvement plans.	Applicant's Engineer	Prior to Recordation of Final Map	
57.		PWSP0006 - HOMEOWNERS ASSOCIATION (NON-STANDARD CONDITION) Prior to recordation of a Final Map, complete all requirements and create a Homeowners Association (HOA) for operation and maintenance of specified infrastructure as required by DPW. The submittal shall include a detailed written inventory of maintained infrastructure with specific locations, limits, areas, dimensions, and miscellaneous information to clearly identify all facilities to be operated and maintained by the HOA. Infrastructure to be included is not limited to, but shall include all roads, streetlights, storm water, parks, open space, and other miscellaneous improvements. (Public Works)	Applicant's Attorney and Engineer shall submit documents to Public Works.	Applicant's Attorney/Applicant's Engineer	Prior to Recordation of Final Map	
58.		PWSP0007 - HOMEOWNERS ASSOCIATION (NON-STANDARD CONDITION) Prepare an Operation and Maintenance Manual (OMP) for all HOA facilities subject to the approval of the Director of Public Works. Said OMP shall include a detailed inventory of all facilities, operating requirements of each item, schedules, and proposed maintenance strategies for perpetuation of the facilities. The OMP	Applicant's Engineer shall prepare an OMP.	Applicant's Engineer	Prior to Recordation of Final Map	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Justification of Compliance (name/date)
		shall take into account the phasing of the project over time and the financial needs for completion of the work on schedule. The OMP shall include an estimated cost for completion of the operating and maintenance strategy requirements, capital replacement, and an operating reserve over time for completion of each phase of the development and at completion of the development. (Public Works)				
59.		<p>PWSP0008 - HOMEOWNERS ASSOCIATION (NON-STANDARD CONDITION)</p> <p>Develop, execute, and record a property related agreement or other appropriate mechanism between the current property owner and the HOA to establish a maximum fee for each property created within the development to provide for completion of the OMP by the HOA. Said agreement shall be subject to the approval of the Director of Public Works and County Counsel. The agreement shall include all required ordinances, engineering assessments, or other legal documents sufficient to establish a mechanism for collection of parcel fees and provide for an annual Engineering News Record Construction Cost Index increase in the parcel fee. (Public Works)</p>	Applicant's Attorney in consultation with County Counsel shall prepare agreement.	Applicant's Attorney	Prior to Recordation of Final Map	
60.		<p>PWSP0009 - GRADING (NON-STANDARD CONDITION)</p> <p>The Registered Engineer preparing the geotechnical report shall submit a statement that the grading plan is in conformance with the geotechnical recommendation. (Public Works)</p>	Applicant's Engineer shall submit a statement that the grading plan is in conformance with the geotechnical recommendation.	Applicant's Engineer	Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever)	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
					comes first).	
61.		PWSP0010 – GRADING (NON-STANDARD CONDITION) Submit documents certifying acquisition of public right-of-way or right of possession of all off-site and emergency access improvements presented in the form of a title report or preliminary title report. (Public Works)	Applicant's Engineer shall present title report or preliminary title report documenting ownership of right-of-way.	Applicant's Engineer	Prior to Issuance of a Grading Permit for any off-site grading and prior to issuance of building permit.	
62.		PWSP0011 – GRADING (NON-STANDARD CONDITION) Applicant shall provide Vista hazardous materials or approved equal report for the site and submit to Environmental Health for review and approval. (Public Works)	Applicant's Engineer shall provide hazardous materials report.	Applicant's Engineer	Prior to Issuance of a Grading Permit	
63.		PWSP0012 – GRADING (NON-STANDARD CONDITION) Grading plan shall indicate proposed design grades for access improvements, including emergency fire access roads. (Public Works)	Applicant's Engineer shall provide grading plans.	Applicant's Engineer	Prior to Issuance of a Grading Permit for off-site grading	
64.		PWSP0013 – GRADING (NON-STANDARD CONDITION) Prior to grading, Applicant shall submit final plans and specifications for approval for the off-site access improvements. (Public Works)	Applicant's Engineer shall provide final plans and specifications.	Applicant's Engineer	Prior to Issuance of a Grading Permit for off-site grading	

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65.		<p>PWSP0015 – GRADING (NON-STANDARD CONDITION)</p> <p>Submit grading plans and specifications prepared by a registered California Professional Engineer for the development subject to the approval of the Directors of Public Works, Planning and Building Inspection, and the Water Resources Agency. The grading plans shall include existing and final contours at intervals of two-foot, excavation and fill quantity take offs by area, description of methods for excavation and embankment construction, and descriptions of methods of stockpiling, storing, and replacing top soil. Grading specifications shall provide methods for excavation, embankment construction, and vegetation preservation to include requirements for equipment prohibitions, grade tolerance, relative compaction requirements by area, removal or disposal of deleterious material, handling or removal of unsuitable or surplus material, and specifying of any import requirements. (Public Works, Planning and Building Inspection, Water Resources Agency)</p>	<p>Applicant's Engineer shall prepare final grading plans and specifications and inspect and supervise grading work.</p>	Applicant's Engineer	Prior to Issuance of a Grading Permit	
66.		<p>PWSP0016 – GRADING (NON-STANDARD CONDITION)</p> <p>The grading construction work shall be completed under the direct supervision of a registered California Professional Engineer in Civil Engineering, or other qualified California Professional Engineer. (Public Works)</p>	<p>Applicant shall complete grading construction work under the direct supervision of a registered California Professional Engineer.</p>	Applicant/ Qualified Engineer	On-going	

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67.		<p>PWSP0017 – GRADING (NON-STANDARD CONDITION)</p> <p>Grading plans shall be accompanied with a vegetation preservation plan and a detailed re-vegetation and erosion control plan subject to the approval of the Directors of Public Works, Planning and Building, and the Water Resources Agency. Re-vegetation plans shall include methods of planting or seeding, fertilization, irrigation, and long-term maintenance of the site. The long-term maintenance requirements for re-vegetation and erosion control shall require financial surety ensuring maintenance is performed. The erosion control plan shall be completed in accordance with the California Regional Water Quality Control Board (CRWQCB) requirements for an NPDES construction storm water permit. This activity includes the filing of an appropriate Notice of Intent (NOI) and preparation of the Storm Water Pollution Prevention Plan (SWPPP) for the disturbed area. Grading shall not be allowed until the NPDES permit has been issued. (Public Works, Planning and Building Inspection, Water Resources Agency)</p>	<p>Applicant's Engineer and Landscape Architect shall provide vegetation preservation plan and a detailed re-vegetation and erosion control plan.</p>	<p>Applicant's Engineer/Applicant's Landscaper Architect</p>	<p>Bonded prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).</p>	
68.		<p>PWSP0018 – GRADING (NON-STANDARD CONDITION)</p> <p>Develop and enter into an agreement and provide surety for maintenance of the erosion control plan prior to obtaining authorization for grading. The agreement shall be subject to the approval of the Directors of Public Works, Planning and Building Inspection, County Counsel and the Water Resources Agency. (Public Works, Planning and Building</p>	<p>Applicant's Attorney in consultation with County Counsel shall develop an agreement for maintenance of the erosion plan.</p> <p>Applicant shall submit evidence that surety has been obtained.</p>	<p>Applicant's Attorney</p>	<p>Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).</p>	

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		Inspection, County Counsel and Water Resources Agency)				
69.		PWSP0019 – GRADING (NON-STANDARD CONDITION) Grading shall not be authorized for a phase until Final Improvement Plans for that phase have been approved by the Directors of Public Works, Water Resources Agency, and Planning and Building Inspection. (Public Works, Water Resources and Planning and Building Inspection)	Applicant's Engineer shall prepare and submit final improvement plans for each phase.	Applicant's Engineer	Prior to Issuance of a Grading Permit	
70.		PWSP0020 – GRADING (NON-STANDARD CONDITION) An Air Quality Permit shall be obtained if required by the MBAQMD for the grading work and appropriate dust control shall be implemented as part of the project. (Public Works)	Applicant shall obtain an Air Quality Permit from the MBAQMD.	Applicant	Prior to Issuance of a Grading Permit	
71.		PWSP0021 – GRADING (NON-STANDARD CONDITION) A Haul Route Plan for off-site import or export soil amounts exceeding 10,000 cubic yards of material shall be submitted to the Director of Public Works for approval. (Public Works)	Applicant's Engineer shall submit Haul Route Plan to the Director of Public Works for approval.	Applicant's Engineer	Prior to Issuance of a Grading Permit	
72.		PWSP0022 – GRADING (NON-STANDARD CONDITION) Because this project involves a land disturbance of one or more acres, the Applicant shall submit an NOI to the State Water Resources Control Board (SWRCB) and to prepare a SWPPP for controlling storm water discharges associated	Applicant shall submit an NOI for controlling storm water discharge. Copies shall be submitted to DPW.	Applicant	Prior to Issuance of a Grading Permit	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		with construction activity. Copies of these documents must be submitted to DPW. (Public Works)				
73.		PWSP0023 - IMPROVEMENT PLANS (NON-STANDARD CONDITION) Prepare detailed engineering calculations and improvement plans subject to the approval to the Directors of Public Works, Environmental Health, Planning and Building Inspection, and the Water Resources Agency for infrastructure facilities including utilities, roads, storm water, wastewater, potable water, reclaimed water, earthwork, grading, and lighting facilities. Applicant shall provide potable water, wastewater and reclaimed water improvements on one plan. (Public Works, Environmental Health and Planning and Building Inspection)	Applicant's Engineer to prepare engineering calculations.	Applicant's Engineer	Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).	
74.		PWSP0024 IMPROVEMENT PLANS - GEOTECHNICAL (NON-STANDARD CONDITION) Laboratory Soils Testing shall include moisture-density and unconfined compressive strength determinations, engineering classification tests (gradation and Atterberg Limits) and screening for corrosion potential (ph/minimum resistivity/sulfate/chloride). Stabilometer Resistance ("R") value tests shall be made on prospective pavement sub-grade materials within roadway prisms. (Public Works)	Applicant's Engineer shall provide laboratory soils testing as identified in this condition.	Applicant's Engineer	Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).	

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75.	<p>PWSP0025 – IMPROVEMENT PLANS GEOTECHNICAL (NON-STANDARD CONDITION)</p> <p>The results of all subsurface exploration and laboratory moisture-density and unconfined compressive strength determinations shall be presented in the "Log of Test Borings" format. Geotechnical analyses/evaluations for the project shall include: liquefaction potential; ground stability; type, level, embankment settlement and waiting period requirement; soils corrosion potential; and subsurface materials and conditions with respect to road construction. Results of study shall be summarized in a written report of foundation investigation. Applicant shall provide subsequent consultation and review the plans and specifications with respect to geotechnical criteria. Roadway evaluation shall address embankment fill foundation conditions and preparation requirements and anticipated pavement sub-grade conditions and pavement structural section requirements. Roadway considerations, including results of "R"-value test, shall be reported in a separate letter submittal. (Public Works)</p>	<p>Applicant's Engineer shall present information in the "Log of Test Borings" format, a written report of foundation investigation, and shall provide subsequent consultation and review the plans and specification with respect to geotechnical criteria. "R"-value test shall be reported in a separate letter.</p>	Applicant's Engineer	Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).		
76.	<p>PWSP0026 – IMPROVEMENT PLANS – GEOTECHNICAL (NON-STANDARD CONDITION)</p> <p>One boring per 500 feet of roadway, or as approved by the Department of Public Works, shall be made to evaluate roadway foundation and sub-grade conditions. Encountered earth materials shall be field-classified and borings logged by an engineer/geologist. In cuts boring shall be to a depth of 5-10 feet beyond proposed</p>	Applicant's Geologist and Engineer shall perform work identified in this condition.	Applicant's Geologist/Applicant's Engineer	Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).		

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		final grade of roadway, in fills boring shall be to a depth of 5-10 feet beyond existing ground elevation. (Public Works)				
77.		PWSP0027 – IMPROVEMENT PLANS – STORM DRAINS AND SWALES (NON-STANDARD CONDITION) The design hydraulic study shall indicate the location and size of storm drains, and swales including all necessary provisions for drainage. Flows for 2-year, 10-year, and 25-year storm shall be submitted for swales, channels, and each storm trunk line manholes. Storm Drain inlets shall be located and the system sized to carry runoff from a 2-year storm entirely in the pipes; the combination of pipes and gutters shall have the capacity to carry runoff from a 10-year storm with no ponding that would prohibit the passage of motor vehicles; and the system of streets, swales and pipelines shall have the capacity to carry runoff from a 25-year storm with no inundation of private property or damage to public facilities; and the system of streets, swales and pipelines shall have the capacity to carry runoff from a 100-year storm with no flooding of private or public structures. (Public Works)	Applicant's Engineer shall prepare a Hydraulic Study.	Applicant's Engineer	Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).	
78.		PWSP0028 – IMPROVEMENT PLANS – STORM DRAINS AND SWALES (NON-STANDARD CONDITION) Drainage Plan and Profile Sheets shall be prepared at a horizontal scale of 1"=20' and a vertical scale of 1"=2' or as approved by the Department of Public Works. These sheets shall	Applicant's Engineer shall prepare improvement plans as indicated in this condition.	Applicant's Engineer	Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		include drainage systems (sizes and types), if applicable, gutter profile (station, offset, elevation, and slopes), drainage details, drainage quantities, and other pertinent information, as needed. Proposed slopes of pipes, invert elevations, type of facility for storm drains, and overland drainage releases shall be indicated on the plans. (Public Works)			comes first).	
79.		PWSP0029-IMPROVEMENT PLANS - STREETS (NON-STANDARD CONDITION) Prepare and execute an agreement with the County to reimburse the County that provides for advance funding for the cost of a third party construction management and materials testing firm supervised by a registered California Professional Engineer in Civil Engineering to inspect all public infrastructure improvements, including but not limited to streets, roads, storm drain, sewer and water facilities. The firm shall also prepare As Built (Record Drawings) of improvements. (Public Works)	Applicant's Attorney in consultation with County Counsel shall prepare agreement. As Third party engineer shall prepare As Built (Record Drawings) of public improvements.	Applicant's Attorney/Applicant's Engineer	Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).	
80.		PWSP0030 - IMPROVEMENT PLANS - STREETS (NON-STANDARD CONDITION) The typical Section Sheet shall include the roadway structural section as designed, based on a Traffic Index (TI) and the recommendations of the geotechnical report. Typical sections shall be included in the improvement plans. (Public Works)	Applicant's Engineer shall prepare improvement plans as indicated in this condition.	Applicant's Engineer	Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).	
81.		PWSP0031 - IMPROVEMENT PLANS - STREETS (NON-STANDARD CONDITION) Plan and Profile sheets shall be produced at a horizontal scale of 1"=20' and a vertical scale of 1"=2'. The plan view shall delineate the general	Applicant's Engineer shall prepare improvement plans as indicated in this condition.	Applicant's Engineer	Prior to Issuance of a Grading Permit or Recordation	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		roadway improvements and pavement dimensions. Geometric information, tied to the project control points, shall be shown to sufficiently describe both the horizontal and vertical alignments. (Public Works)			of Final Map (whichever comes first).	
82.		PWSP0032 – IMPROVEMENT PLANS – STREETS (NON-STANDARD CONDITION) A Superlevation Diagram Sheet for horizontal curve treatment shall be prepared at a horizontal scale of 1"=40' where required. (Public Works)	Applicant's Engineer shall prepare improvement plans as indicated in this condition.	Applicant's Engineer	Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).	
83.		PWSP0033 – IMPROVEMENT PLANS – STREETS (NON-STANDARD CONDITION) The roadway Construction Detail Sheets shall be prepared at appropriate scales. Utility locations, grading and geometric details shall be shown. Specific improvement details may also be shown on the Construction Details Sheets. (Public Works)	Applicant's Engineer shall prepare improvement plans as indicated in this condition.	Applicant's Engineer	Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).	
84.		PWSP0034 – IMPROVEMENT PLANS – STREETS (NON-STANDARD CONDITION) An engineers report shall be submitted analyzing sight distance at crest, sag vertical curves, and horizontal curves as well as intersections. Sight distance shall be subject to approval by DPW. (Public Works)	Applicant's Engineer shall prepare an engineers report with the information stated in this condition.	Applicant's Engineer	Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).	
85.		PWSP0035 – IMPROVEMENT PLANS – GENERAL (NON-STANDARD CONDITION) Provide the County with AutoCAD (latest version) compatible files (DXF or DWG) for all	Applicant's Engineer shall provide the County with AutoCAD (latest version) compatible files (DXF or DWG) for all computer generated mapping, construction plans, and graphic	Applicant's Engineer	Prior to Issuance of a Grading Permit or Recordation	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		computer-generated mapping, construction plans and graphic information related to project and mylars for improvement plans. (Public Works)	information and mylars for improvement plans.		of Final Map (whichever comes first).	
86.		PWSP0036 – IMPROVEMENT PLANS – SURVEYS (NON-STANDARD CONDITION) Horizontal and vertical datum for surveys and deliverables shall be compiled using NAD 83 and NAVD 88 respectively for public improvements. This control system information shall be shown on the plans as well as the NGS control points used to develop the network. A digital copy of the plans, survey control and layer list used is required. The coordinate system for the project shall be based upon California Coordinate System, Zone 4. Conventional survey techniques or GPS shall be utilized to bring control to the project area. (Public Works)	Applicant's Engineer shall prepare improvement plans as indicated in this condition.	Applicant's Engineer	Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).	
87.		PWSP0037 – IMPROVEMENT PLANS – SURVEYS (NON-STANDARD CONDITION) Plans submitted shall use existing centerline alignments, stationing and monuments that are of record with the Monterey County Survey Division. Station offsets and elevations shall be provided to physical design features. Station and offset, and bearing and distances shall be provided for right-of-way location. Bearing and distances and coordinates shall be shown for centerline. Description, coordinates and elevation of the control points used for this project shall be shown and described on the plans. A survey control sheet may be used for listing required horizontal and vertical control	Applicant's Engineer shall prepare improvement plans as indicated in this condition.	Applicant's Engineer	Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		coordinates and elevation information or references to the County's benchmarks, or monument ties. (Public Works)				
88.		PWSP0038 – IMPROVEMENT PLANS – SURVEYS (NON-STANDARD CONDITION) Basic units for surveys and deliverables provided shall be English units. Basic scale for base mapping shall be 1"=40' with 2-foot contour intervals. The width of coverage for topographic surveying and base mapping shall be extended 200 feet beyond the limits of the project. (Public Works)	Applicant's Engineer shall prepare improvement plans as indicated in this condition.	Applicant's Engineer	Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).	
89.		PWSP0039 – IMPROVEMENT PLANS – UTILITIES (NON-STANDARD CONDITION) Locations of existing utility mainline facilities shall be shown on the base mapping and project plans, based on available record information and visible surface evidence. (Public Works)	Applicant's Engineer shall prepare improvement plans as indicated in this condition.	Applicant's Engineer	Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).	
90.		PWSP0040 – IRRIGATION SYSTEM (NON-STANDARD CONDITION) If no alternative disposal system is available (and irrigation is required) or approved by CRWQCB, applicant shall complete design, prepare improvement plans, obtain permits, and construct recycled water irrigation system to include the storage facilities, pumps, distribution system, and spray field areas meeting the requirements of the CRWQCB and the California Department of Health Services (CDHS) subject to the approval of the Public Works Director. The design shall	Applicant's Engineer shall complete design, prepare improvement plans, and obtain permits, and construct recycled water irrigation system.	Applicant's Engineer	Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first) and On-going	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		provide for irrigation mains from the wastewater treatment plant to the area of use or disposal. Install all required monitoring devices required by the permits. Preparation of improvement plans and construction of the work shall be completed under the supervision of a California Professional Engineer. Said engineer shall certify that all facilities have been completed in accordance with approved improvement plans, specifications, and approved change orders. (Public Works)				
91.	<p>PWSP0041 – IRRIGATION SYSTEM (NON-STANDARD CONDITION)</p> <p>If no alternative disposal system is available (and irrigation is required) or approved by CRWQCB, applicant shall prepare an Engineering Report for the production, distribution, and use of recycled water meeting CDHS requirements subject to the approval of the Directors of Environmental Health and Public Works. The report shall include a recycled water balance and usage component that indicates projected schedule, rates, and usage over the course of the year at completion of each phase of the development. (Environmental Health, Water Resources Agency and Public Works)</p>	Applicant's Engineer shall prepare an Engineering Report. The report shall include the information indicated in this condition.	Applicant's Engineer	Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first) and ongoing		
92.	<p>PWSP0042 – IRRIGATION SYSTEM (NON-STANDARD CONDITION)</p> <p>If no alternative disposal system is available (and irrigation is required) or approved by CRWQCB, applicant shall prepare an OMP for the reclaimed water delivery system as well as any spray field areas including appropriate alarm and response plans subject to the approval of the Director of Public Works. (Public</p>	Applicant's Engineer shall prepare an OMP for the reclaimed water delivery system as well as spray field areas including appropriate alarm and response plans.	Applicant's Engineer	Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).		

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		Works)				
93.		PWSP0043 – IRRIGATION SYSTEM (NON-STANDARD CONDITION) If no alternative disposal system is available (and irrigation is required) or approved by CRWQCB, applicant shall develop, execute, and provide an agreement subject to the approval of the Public Works Director and County Counsel with an appropriate entity that provides for permitting, acceptance, operation, and maintenance in perpetuity of the reclaimed water delivery facilities to include the mains, pumps, and storage facilities. (Public Works)	Applicant's Attorney in consultation with County Counsel shall develop, execute, and provide agreement. In addition, Applicant shall provide bonds.	Applicant's Attorney/Applicant	Prior to Recordation of Final Map	
94.		PWSP0044 – IRRIGATION SYSTEM (NON-STANDARD CONDITION) If no alternative disposal system is available (and irrigation is required) or approved by CRWQCB, applicant shall prepare, execute, and record agreements subject to the approval of the Directors of Environmental Health and Public Works that provides for the acceptance, use, operation, and maintenance of the reclaimed water spray field system. The agreements shall be an obligation of the property owner utilizing reclaimed water and shall be recorded against the property. The agreements shall require acceptance and usage of all reclaimed water from the applicable Development as well as compliance with all permit requirements. (Public Works)	Applicant's Engineer shall prepare, execute, and record agreements that provide for the acceptance, use, operation, and maintenance of the reclaimed water spray field system.	Applicant's Engineer	Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).	

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95.		<p>PWSP0045 – IRRIGATION SYSTEM (NON-STANDARD CONDITION)</p> <p>If no alternative disposal system is available (and irrigation is required) or approved by CRWQCB, applicant shall prepare, execute, and provide a franchise agreement, if required, with the County of Monterey subject to the approval of the Director of Public Works for all irrigation facilities within the public road right-of-way. (Public Works)</p>	<p>Applicant's Attorney in consultation with County Counsel shall prepare, execute, and provide a Franchise Agreement.</p>	<p>Applicant's Attorney</p>	<p>Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).</p>	
96.		<p>PWSP0046 – STORM WATER DRAINAGE (NON-STANDARD CONDITION)</p> <p>Submit detailed engineering calculations for all storm water facilities such as ponds, basin or watershed areas, design rainfall intensities, time of concentration, and recommendations for sizes for all storm water facilities subject to the approval of the Directors of Public Works and the Water Resources Agency. Submit improvement plans that have been prepared under the supervision of a registered California Professional Engineer in Civil Engineering for the proposed storm water facilities subject to the approval of the Directors of Public Works and the Water Resources Agency. Plans are not limited to, but shall comply with the following:</p> <ul style="list-style-type: none"> • Manhole spacing shall not exceed 300 feet. • Each manhole shall have adjacent access provided by a 16 foot wide all weather access road capable of carrying a 20-ton truck. • The minimum storm drain diameter within the street system shall be 18 	<p>Applicant's Engineer shall submit detailed engineering calculation and improvement plans.</p>	<p>Applicant's Engineer</p>	<p>Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).</p>	

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		inches. (Public Works)				
97.		PWSP0047 – STORM WATER DRAINAGE (NON-STANDARD CONDITION) The construction of all storm drain facilities shall be under the supervision of a registered California Professional Engineer in Civil Engineering. Said Engineer shall certify that the work has been completed in accordance with approved plans, specifications, and approved change orders. (Public Works)	Applicant's Engineer shall certify that construction of all storm drain facilities are completed in accordance with approved plans, specifications, and approved change orders.	Applicant's Engineer	Until Final Acceptance of Subdivision Improvements	
98.		PWSP0048 – STREET AND ROADS (NON-STANDARD CONDITION) Provide a written report with recommendations for appropriate traffic control devices by a registered Professional Engineer in Traffic Engineering of the improvement plans subject to the approval of DPW. Include the installation of recommended traffic control devices, pavement markings, and street name signs in the improvement plans in accordance with the County's standards. (Public Works)	Applicant's Engineer to provide written report.	Applicant's Engineer	Prior to Recordation of Final Map	
99.		PWSP0049 – STREET AND ROADS (NON-STANDARD CONDITION) The improvement plans shall include a streetlight schedule for the road system identifying locations and proposed lighting intensities. Lighting requirements shall meet lighting standards acceptable to the DPW. (Public Works)	Applicant's Engineer shall provide streetlight schedule, identify locations and proposed lighting intensities.	Applicant's Engineer	Prior to Recordation of Final Map	

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100.		PWSP0050 – TRANSIT FACILITIES (NON-STANDARD CONDITION) Applicant shall design transit facilities in accordance with the design guidelines presented in MST's "Designing for Transit" handbook and shall dedicate such facilities to the appropriate entity. Transit facilities shall be included in improvement plans and reviewed and approved by the appropriate entities. (Public Works)	Applicant shall design transit facilities and dedicate to the appropriate entity upon completion.	Applicant	Prior to Recordation of Final Map and dedicate upon completion of improvements	
101.		PWSP0051 – UTILITY EASEMENTS (NON-STANDARD CONDITION) Dedicate all public utility easements for all water system improvements and sanitary sewers, pump stations, wastewater treatment facilities, and disposal facilities to provide for operation, maintenance, replacement, or improvement of the facilities. Each Final Map shall provide that all storm water drainage facilities be located within roadway right-of-way or drainage easements. (Public Works)	Applicant's Engineer shall show easements and rights-of-way on Final Map for all water system improvements and sanitary sewers, pump stations, and wastewater treatment facilities, and disposal facilities located in easements or fee parcels.	Applicant's Engineer	Prior to Recordation of Each Final Map	
102.		PWSP0052 – WASTEWATER TREATMENT FACILITIES (NON-STANDARD CONDITION) Complete design, prepare improvement plans and specifications, obtain appropriate permits, and construct a permanent wastewater treatment facility meeting capacity requirements for Title 22 Tertiary Standards and meeting CRWQCB, CDHS, and Building Code requirements for production of recycled water subject to the review and approval of the Directors of Environmental Health, Public Works, and Planning and Building Inspection. The design shall allow for incremental increases in treatment capacity on the treatment plant site as	Applicant shall submit design, prepare improvement plans and specifications, for approval of and shall obtain appropriate permits, provide bonding and construct a phased permanent wastewater treatment facility.	Applicant	Prior to Recordation of Final Map	

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		<p>appropriate for the various elements of the Vesting Tentative Map. The facilities are not limited to the following, but shall include three-day emergency influent storage, equalization facilities. If no alternative disposal system is available (and irrigation is required) or approved by CRWQCB, applicant shall include 120-day lined effluent storage, and appropriate monitoring wells and other improvements as required by the regulatory agencies for the Project.</p> <p>Design and construction shall be completed under the supervision of a registered California Professional Engineer in Civil Engineering. Said engineer shall certify the sites and all facilities for seismic stability as well as completion of the work in accordance with the approved improvement plans, specifications, and approved change orders. The following shall be incorporated into the wastewater treatment facilities:</p> <ol style="list-style-type: none"> 1. Standby generators 2. Standardized and appropriate redundant pumps 3. Flow equalization sized for the Vesting Tentative Map project 4. 3-Day emergency storage 5. 120-Day lined storage of effluent if irrigation system is used 6. Appropriate monitoring systems and alarms 7. Appropriate sludge handling facilities 8. Appropriate odor control features 	<p>Applicant's Engineer shall certify the sites and all facilities for seismic stability as well as completion of the work in accordance with the approved improvement plans, specifications, and approved change orders.</p>	<p>Applicant's Engineer</p>	<p>On-going</p>	

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		(Environmental Health, Public Works and Planning and Building Inspection)				
103.		PWSP0053 – WASTEWATER TREATMENT FACILITIES (NON-STANDARD CONDITION) Develop, execute, and provide an agreement subject to the approval of the Public Works Director and County Counsel with a California Public Utility Commission (CPUC) regulated company that provides for acceptance, operation, and maintenance in perpetuity of the wastewater treatment facilities to include the treatment plant and storage facilities. (Public Works)	Applicant's Attorney in consultation with County Counsel shall develop, execute, and provide agreement. In addition, Applicant shall provide bonds.	Applicant's Attorney/ Applicant	Prior to Recordation of Final Map	
104.		PWSP0054 – WASTEWATER TREATMENT FACILITIES (NON-STANDARD CONDITION) Any facility which requires use of the expanded wastewater, sewers or treatment plant shall not be issued a building permit until the treatment plant and collection system has been successfully tested hydraulically, certified to have been constructed in accordance with the plan, specifications, and approved change orders, and successfully test operated meeting all requirements. (Public Works)	Applicant shall construct wastewater treatment plant in accordance with the plan, specifications, and approved change orders. An independent engineer approved by the County shall certify that the treatment plant and collection system have been completed in accordance with the plan, specifications, and approved change orders, and successfully test operated meeting all requirements.	Applicant	Prior to issuance of building permit	

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105.		PWSP0055 – WASTEWATER TREATMENT FACILITIES (NON-STANDARD CONDITION) Obtain and provide a CPUC approved fee schedule for wastewater services to include treatment and collection activities. (Public Works)	Applicant shall obtain CPUC approved fee schedule.	Applicant	Prior to issuance of building permit	
106.		PWSP0056 – WASTEWATER TREATMENT FACILITIES (NON-STANDARD CONDITION) The expanded wastewater treatment plant site and ponds shall be fenced, landscaped and screened from existing sites of public viewing including Highway 101. (Public Works and Planning and Building Inspection)	Applicant shall design, install and maintain landscaping to screen the wastewater treatment plant. The Applicant shall maintain the landscaping in perpetuity.	Applicant	Prior to Occupancy	
107.		PWSP0057 – WASTEWATER COLLECTION SYSTEM (NON-STANDARD CONDITION) 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 meeting CRWQCB requirements and subject to the approval of the Directors of Environmental Health and Public Works. The design shall accommodate the existing flows plus full build out of the Vesting Tentative Map. 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	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.	Applicant's Engineer/ Applicant	Prior to Recordation of Final Map	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>incorporated into the wastewater collection system design:</p> <ol style="list-style-type: none"> Standby Generators at all pump stations Standardized and redundant wastewater pumps Enlarged collection facilities to allow for connection of the various elements of the Vesting Tentative Map Appropriate monitoring systems with alarms <p>(Public Works and Environmental Health)</p>				
108.		<p>PWSP0058 - WASTEWATER COLLECTION SYSTEM (NON-STANDARD CONDITION)</p> <p>Prepare a wastewater collection system management plan meeting CRWQCB requirements subject to the approval by the Directors of Environmental Health and Public Works.</p> <p>(Public Works)</p>	<p>Applicant's Engineer shall prepare a Wastewater Collection System Management Plan.</p>	Applicant's Engineer	Prior to Recordation of Final Map	
109.		<p>PWSP0059 - WASTEWATER COLLECTION SYSTEM (NON-STANDARD CONDITION)</p> <p>Develop, execute, and provide an agreement for acceptance, operation, and maintenance of the wastewater collection system by a CPUC regulated company in accordance with the management plan subject to the approval of County Counsel and the Directors of Environmental Health and Public Works.</p> <p>(Public Works and Environmental Health)</p>	<p>Applicant's Attorney in consultation with County Counsel shall develop, execute, and provide an agreement for acceptance, operation, and maintenance of the wastewater collection system.</p>	Applicant's Attorney	Prior to Recordation of Final Map	

Permit Cont. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
110.		<p>PWSP0060 – WASTEWATER COLLECTION SYSTEM (NON-STANDARD CONDITION)</p> <p>Develop, execute, and provide a franchise agreement with the County of Monterey subject to the approval of the Director of Public Works and County Counsel for all wastewater collections system facilities within the public road right of way. (Public Works)</p>	<p>Applicant's Attorney in consultation with County Counsel shall develop, execute, and provide a franchise agreement.</p>	Applicant's Attorney	Prior to Recordation of Final Map	
111.		<p>PWSP0061 – WASTEWATER COLLECTION SYSTEM (NON-STANDARD CONDITION)</p> <p>All pump stations shall be fenced for security purposes, have paved accesses, and be landscaped in accordance with community design. (Public Works)</p>	<p>Applicant's Engineer or Landscape Architect shall design and applicant shall fence pump station, construct paved accesses, and provide landscaping prior to occupancy.</p>	Applicant's Engineer/ Applicant's Landscape Architect	Prior to Occupancy	
112.		<p>PWSP0062 – WATER SYSTEM FACILITIES (NON-STANDARD CONDITION)</p> <p>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 Directors of Environmental Health and Public Works. The design shall accommodate the existing flows plus full build out of the Vesting Tentative Map. 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:</p> <ol style="list-style-type: none"> Standby Generators 	<p>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.</p>	Applicant's Engineer/ Applicant	Prior to Recordation of Final Map	

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		<p>2. Standardized and redundant pumps</p> <p>3. Enlarged distribution facilities to allow for connection of the various elements of the Vesting Tentative Map</p> <p>4. Appropriate monitoring systems with alarms</p> <p>(Public Works and Environmental Health)</p>				
113.		<p>PWSP0063 - WATER SYSTEM FACILITIES (NON-STANDARD CONDITION)</p> <p>Develop, execute, and provide an agreement subject to the approval of the Directors of Environmental Health, Public Works and County Counsel from a CPUC regulated Company that provides for acceptance, operation and maintenance in perpetuity of the water system to include wells, pumps, storage, treatment and distribution facilities. (Public Works and Environmental Health)</p>	Applicant's Attorney in consultation with County Counsel shall develop, execute, and provide an agreement.	Applicant's Attorney	Prior to Recordation of Final Map	
114.		<p>PWSP0064 - WATER SYSTEM FACILITIES (NON-STANDARD CONDITION)</p> <p>Develop, execute, and provide a franchise agreement with the County of Monterey subject to the approval of the Director of Public Works and County Counsel for all water facilities located within public roads right of way. (Public Works)</p>	Applicant's Attorney in consultation with County Counsel shall develop, execute, and provide a franchise agreement.	Applicant's Attorney	Prior to Issuance of Building Permit	
115.		<p>PWSP0065 - WATER SYSTEM FACILITIES (NON-STANDARD CONDITION)</p> <p>Obtain and provide a fee schedule for water service approved by the California Public Utility Commission (CPUC). (Public Works)</p>	Applicant shall obtain CPUC approved fee schedule.	Applicant	Prior to Issuance of Building Permit Recordation of Final Map	

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116.		PWSP0066 - WASTEWATER (NON-STANDARD CONDITION) Provide an engineering report that assesses the hydraulic stability of the creek channel in the vicinity of the wastewater treatment facilities. Said report shall be prepared by a professional engineer and shall evaluate the risk of damage to all wastewater facilities from flooding, scour, bank erosion, or other hydraulic occurrences. (Public Works)	Applicant's engineer shall prepare report.	Applicant's Engineer	Prior to recordation of Final Map	
117.		PWSP0067 - CURB, GUTTER AND SIDEWALK (NON-STANDARD CONDITION) Obtain an encroachment permit from the Department of Public Works for any construction within the public right-of-way. (Public Works)	Subdivider shall provide obtain an encroachment permit	Subdivider	Prior to construction	
118.		PWSP0068-TAMC REGIONAL TRAFFIC MITIGATION FEE (NON STANDARD) The applicant shall pay the project's proportional share for the Transportation Agency for Monterey County (TAMC) regional traffic mitigation fee for improvements to the regional circulation network. The fee shall be \$2,216 per market-rate unit and \$606 per inclusionary unit.	Applicant shall pay DPW the traffic mitigation fee.	Applicant	Prior to issuance of Building Permits	
119.		PWSP0069-PETTITT ROAD & VIA CANADA Applicant shall provide evidence to the Department of Public Works of the subdivision's legal right to access over Pettitt Road and Via Canada.	Applicant shall provide evidence satisfactory to the Department of Public Works and County Counsel.	Applicant	Prior to recordation of the final map	

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120.		PWSP0070-PHASING PLAN - OFFSITE IMPROVEMENTS (NON-STANDARD) Applicant's traffic engineer shall prepare a Phasing Plan addressing the roadway improvements. The Phasing Plan shall make recommendations, subject to the approval of the Department of Public Works, as to when the required roadway improvements shall be constructed. Applicant shall enter into an agreement with the County and provide security to ensure that the improvements are constructed. The improvements shall be constructed in a timely manner to ensure that LOS on impacted facilities does not degrade further.	Applicant's traffic engineer shall prepare Phasing Plan.	Applicant/ Traffic Engineer	Prior to recordation of the final map for the first phase	
121.		PWSP0071-LOS OSITOS Prior to placing facilities within the Los Ositos Road right-of-way, Little Bear Water Company shall provide proof of their right to use the right-of-way. The facilities shall be placed outside of the limits of the existing roadway pavement where possible. Any areas of work shall be repaired to its pre-construction condition	Applicant/Little Bear Water Company shall provide documentation showing right to use Los Ositos right-of-way. Improvement plans shall comply with this condition.	Applicant/Little Bear Water Company/Engineer	ongoing	
ENVIRONMENTAL HEALTH CONDITIONS OF APPROVAL						
122.		Sewage Disposal System Design (Non-Standard) Septic envelopes shall not be within the recorded easements of the Pacific Gas & Electric Company (PG&E), unless positive and explicit authorization is first obtained from PG&E in the form of an official document, which has been authenticated by a notary public. This document shall be recorded prior to filing of the final map. (Environmental	Submit any document to be recorded to EH and P&BI for review and approval. Record the document .	Owner/ Applicant	Prior to filing the final map.	

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		Health)				
123.		Sewage Disposal System Design (Non-Standard) Submit plans for review and approval showing the location and design of the proposed septic system for lots 1, 3, 6, 8, 9, and 10 meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. Once approved, the septic envelopes shall appear as part of the final map. If any lot or lots cannot meet the regulations found in Chapter 15.20 of the Monterey County Code or the Central Coast Basin Plan, then the lot or lots shall be required to connect to an approved sanitary sewer system, subject to the review and approval of the Directors of Environmental Health and Public Works; otherwise, the lot or lots shall be eliminated and the map shall be reconfigured. (Environmental Health)	Division of Environmental Health must approve plans for septic systems. The Division of Environmental Health, and the Department of Public Works must approve plans for any connection to a sanitary sewer system.	CA Licensed Engineer /Owner/ Applicant	Prior to filing the final map.	
124.		Sewage Disposal System Design (Non-Standard) The following shall be required for any lot that has any portion of the septic envelope for the lot to be located within the recorded easements of the Pacific Gas & Electric Company (PG&E): All three (3) leachfields, the primary, secondary, and tertiary fields shall be installed per an approved design. The design shall include site-specific engineering to ensure that any portion of the leachfields within the PG&E easement	Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system.	CA Licensed Engineer /Owner/ Applicant	Prior to filing the final map for these lots.	

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		will not be damaged by vehicular traffic and that the components of the septic system will not adversely affect the structural integrity of the vehicular traffic area. The design and installation shall ensure that the septic system will function with gravity flow from the building envelope to the leachfields. The actual leachfield installations shall be surveyed and identified with permanent monuments, landmarks, or by other means, in a manner acceptable to the Division of Environmental Health. (Environmental Health)				
125.		EH3 - WATER SYSTEM IMPROVEMENTS (STATE PERMITTED SYSTEM) Design the water system improvements to meet the standards as found in Titles 17 and 22 of the California Code of Regulations and as found in the Residential Subdivision Water Supply Standards. (Environmental Health)	Submit engineered plans for the water system improvements to the California Department of Health Services for review and approval. Submit evidence to the Director of Environmental Health that the proposed water system improvements have been approved by Little Bear Water Company prior to installing or bonding the improvements.	CA Licensed Engineer /Owner/ Applicant	Prior to filing final map	
126.		EH4 - FIRE FLOW STANDARDS Design the water system improvements to meet fire flow standards as required and approved by the local fire protection agency. (Environmental Health)	Submit evidence to the Division of Environmental Health that the proposed water system improvements have been approved by the local fire protection agency.	Applicant	Prior to installing or bonding water system improvements	
127.		EH5 - INSTALL/BOND WATER SYSTEM IMPROVEMENTS The developer shall install the water system improvements to and within the subdivision and any appurtenances needed or shall enter into a Subdivision Improvement Agreement with the County to install the water system improvements and provide security	Submit evidence to the Division of Environmental Health that the water system improvement installation has been accepted by the regulating agency or that the developer has entered into a Subdivision Improvement Agreement and has provided security acceptable to the County.	CA Licensed Engineer /Applicant	Prior to filing final map	

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		guaranteeing the performance of the Agreement. (Environmental Health)				
128.		EH17 - RAW WASTEWATER STORAGE An emergency storage pond with a capacity for at least 3 days raw sewage flow shall be provided. (Environmental Health)	Submit plans to the CRWQCB for review and approval.	CA Licensed Engineer /Owner/ Applicant	Prior to filing the final map/ issuance of building permits.	
129.		EH20 - DEED NOTIFICATION - SEPTIC DESIGN The applicant shall record a deed notification with the Monterey County Recorder for lots 2, 4, 5, 7, and 11 through 28, indicating that: "An approved septic system design is on file at the Division of Environmental Health, File Number PLN020016, and any future development or expansions on this property shall be in compliance with the design and Chapter 15.20 of the Monterey County Code unless otherwise approved by the Director of Environmental Health." (Environmental Health)	Submit proposed wording and forms to be recorded to EH and P&BI for review and approval. Record deed notification.	Owner/ Applicant	Concurrently with filing of final map.	
130.		EH20 - DEED NOTIFICATION - SEPTIC DESIGN The applicant shall record a deed notification with the Monterey County Recorder for lots 1, 3, 6, 8, 9, and 10, indicating that: "An approved septic system design is on file at the Division of Environmental Health, File Number PLN020016, and any future development or expansions on this property shall be in compliance with the design and Chapter 15.20 of the Monterey County Code unless otherwise	Submit proposed wording and forms to be recorded to EH and P&BI for review and approval. Record deed notification.	Owner/ Applicant	Concurrently with filing of final map.	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		approved by the Director of Environmental Health." (Environmental Health)				
131.		EH21 - SEPTIC ENVELOPES Submit an updated map indicating proposed septic envelopes for lots 2, 4, 5, 7, and 11 through 28, to the Division of Environmental Health for review and approval. Once approved the septic envelopes shall appear as part of the final map. (Environmental Health)	Submit an updated map showing the proposed septic envelopes for review, approval. Once approved the septic envelopes shall appear as part of the Final Map.	Owner/ Applicant	Prior to filing the final map.	
132.		EH25 - INSTALL/BOND SEWER SYSTEM IMPROVEMENTS The developer shall install the sewer system improvements to and within the subdivision and any appurtenances needed or shall enter into a Subdivision Improvement Agreement to install the sewer system improvements and provide security guaranteeing the performance of the Agreement. (Environmental Health)	Submit evidence to the Division of Environmental Health that the sewer system improvement installation has been accepted by the regulating agency or that the developer has entered into a Subdivision Improvement Agreement and has provided security acceptable to the County.	CA Licensed Engineer /Applicant	Prior to filing the final map.	
133.		EH26 - WDRS FOR WWTP Obtain a Waste Discharge Permit from the Regional Water Quality Control Board for a wastewater treatment plant and disposal system. The permit shall be obtained prior to the issuance of any Health Department permits for the sewage treatment facility. (Environmental Health)	Submit verification from the Regional Water Quality Control Board that waste discharge requirements will be issued.	Owner/ Applicant	Prior to issuance of building permits.	
134.		EH27 - SEWER SYSTEM IMPROVEMENTS Engineered plans for the sewage disposal system including all necessary redundancies shall be submitted to and approved by the Little	Submit written verification to the Division of Environmental Health that plans have been reviewed and approved.	Owner/ Applicant	Prior to filing the final map or issuance of a building permit.	

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		Bear Water Company. (Environmental Health)				
135.		EH46 - CONTAINMENT OF WASTEWATER Wastewater shall not be permitted to flow, drain or seep into any natural waterway, pond or lake and shall be remain within the designated disposal area(s) at all times. (Environmental Health)	Comply with Title 22 regulations for the application of recycled water and comply with Waste Discharge Requirements issued by the California Regional Water Quality Control Board.	Operator of wastewater treatment facility	Continuous Condition	
136.		EH47 - POND BERM MAINTENANCE A continuous program of rodent control, and inspection and maintenance of pond berms, shall be implemented. (Environmental Health)	Comply with Title 22 regulations for the application of recycled water and comply with Waste Discharge Requirements issued by the California Regional Water Quality Control Board.	Operator of wastewater treatment facility	Continuous Condition	
137.		EH48 - POSTING SIGNS All recycled water storage ponds and disposal areas shall be posted at frequent intervals around the periphery to indicate that they contain treated wastewater and should not be entered. (Environmental Health)	Comply with Title 22 regulations for the application of recycled water and comply with Waste Discharge Requirements issued by the California Regional Water Quality Control Board.	Operator of wastewater treatment facility	Continuous Condition	
138.		EH49 - BACKFLOW PREVENTION The water supply for makeup landscaping or irrigation water required above and beyond the available quantity of treated wastewater shall incorporate back-flow prevention as required by Title 17 of the California Code of Regulations or as otherwise required by the Director of Environmental Health. (Environmental Health)	Comply with the California Code of Regulations, Title 17, and install backflow prevention devices to prevent cross-connections between potable water and recycled water systems.	Operator of wastewater treatment facility	Continuous Condition	
139.		EH50 - MOSQUITO CONTROL Appropriate mosquito control measures for the reservoir shall be implemented in accordance with standard practices of mosquito abatement and control for open reservoirs.	Submit mosquito control plan to the Division of Environmental Health for review and approval.	Operator of wastewater treatment facility	Continuous Condition	

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		(Environmental Health)				
140.		EH51 - SLUDGE REMOVAL Sludge shall be removed off-site to a suitable location approved by the Director of Environmental Health. (Environmental Health)	Submit plan for sludge removal to the Division of Environmental Health for review and approval.	Operator of wastewater treatment facility	Continuous Condition	
141.		EH53 - NITRATE ORDINANCE The wastewater treatment facility shall meet the nitrogen discharge limitations found in Monterey County Code Chapter 15.23 (Nitrate Discharge Ordinance). (Environmental Health)	Submit application and necessary fees to the Division of Environmental Health for review and approval. Once approved obtain and maintain a valid permit to operate a discharge facility as required per Chapter 15.23 of the Monterey County Code.	Operator of wastewater treatment facility	Prior to the issuance of building permits/ Continuous Condition	
142.		EHSP02 - STATE WATER SYSTEM PERMIT (NON-STANDARD) Obtain a new or amended water system permit from the California Department of Health Services (CDHS). (Environmental Health)	Submit necessary application, reports and testing results to CDHS for review and approval. Submit verification from CDHS that the new or amended permit has been issued	CA Licensed Engineer /Owner/ Applicant	Prior to filing final map	
PARKS DEPARTMENT CONDITIONS OF APPROVAL						
143.		PKSSP01 - RECREATION REQUIREMENTS/LAND DEDICATION (NON-STANDARD) The Applicant shall comply with Section 19.12.010 - Recreation Requirements, of the Subdivision Ordinance, Title 19, Monterey County Code, by providing dedicated land of no less than 5.5 acres and recreation improvements in	The Applicant shall submit Park and Recreation Facilities Plan, Park and Recreation Facilities Performance Bond, and Park and Recreation Facilities Maintenance and Operation Plan.	Applicant	Prior to recordation of the first phase of the Final Map.	

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		<p>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.</p> <p>1. Park and Recreation Facilities Plan – A park and recreation plan, for buildout of all park sites within the subdivision, 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 concurrently with the recordation of the Final Map for the first phase of development. The Plan shall include at least one “community park” within the subdivision with a minimum acreage of 2.5 acres to accommodate athletic fields, which may include a little league baseball or soccer field, and courts, which may include any combination of two basketball, volleyball or tennis courts; at least two playlots/totlots within the medium density residential areas (Phases C through Q); and an active recreational park for senior citizens within the senior unit area (Phase G). 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. The “community park” shall be developed and</p>	<p>Record plan.</p> <p>Construct parks in each phase.</p>	<p>Applicant</p> <p>Applicant</p>	<p>Concurrent with recordation of Final Map, first phase</p> <p>Prior to final on building permit for half of units in the appropriate phase, except for “community park” which shall be developed prior to 50% of units in first phase are constructed</p>	

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		<p>recreation equipment installed by the time fifty percent (50%) of the residential dwelling units within the first phase of development have been constructed or occupied. All other park sites 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.</p> <p>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 one hundred percent (100%) of the costs for the park and recreation improvements shown on the Recreation Plan. This requirement shall be met in a phased manner prior to recordation of the Final Map for each phase of development that incorporates a park site.</p> <p>3. Park and Recreation Facilities Maintenance and Operation Plan – The Applicant shall provide the Director of Parks 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 with</p>	<p>Provide security.</p> <p>Provide plan.</p>	<p>Applicant</p> <p>Applicant</p>	<p>Prior to recordation of the Final Map for each phase that incorporates a park site</p> <p>Prior to recordation of the Final Map, first phas</p>	

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		<p>an appropriate funding source and maintenance entity pursuant to condition #48 [WR-Homeowners Association CC&R's (Non-Standard Condition)]. This requirement shall be met prior to recordation of the Final Map for the first phase of development. (Parks Department)</p>				
<h2>MITIGATION MEASURES</h2>						
145	1	<p>GS 1.1 - Geology and Soils Hazard GS-1: Seismic Shaking Project design and engineering shall assume peak horizontal accelerations of 0.57 to 0.64g, or repeatable high ground accelerations of 0.38 to 0.43g for project design, subject to the review and approval of the Monterey County Public Works Department for road improvements and Monterey County Planning and Building Inspection for private improvements and structures. Structural design shall conform to UBC Zone 4 guidelines, at a minimum. All specified setbacks identified in the geological suitability map must be field-verified by a qualified geologist prior to issuance of a grading permit. (Planning and Building Inspection, Public Works)</p>	<p>The applicant shall submit applications for building permits demonstrating that the project's structural design meets the seismic design parameters in the geology reports, including field verification by a qualified geologist, to Planning and Building Inspection Department and Public Works for review and approval.</p>	<p>Applicant and Qualified Geologist</p>	<p>Prior to issuance of a building permit</p>	

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146	2	<p>GS 2.1 - Geology and Soils Hazard Impact GS-2: Landsliding Hazard</p> <p>No building intended for human habitation shall be sited on any recognized landslide unless the landslide is demonstrated to be stable. In addition, no building intended for human habitation shall be sited within 100 feet of the toe of landslide Q1s-a or within 50 feet of the toes of landslides Q1s-b or Q1s-c unless site specific slope stability analyses demonstrate that smaller setbacks are warranted by site conditions. This mitigation shall be subject to the review and approval by the Monterey County Public Works Department for road improvements and Monterey County Planning and Building Inspection for private improvements and structures. (Planning and Building Inspection, Public Works)</p>	<p>The applicant shall submit applications for building permits demonstrating that no building is sited on any unstable landslide area or within established setbacks for identified landslide areas to Planning and Building Inspection Department and Public Works for review and approval.</p>	Applicant and Qualified Geologist	Prior to issuance of a building permit	
147	3	<p>GS2.2 - Geology and Soils Hazard Impact GS-2: Landsliding Hazard</p> <p>No buildings intended for human habitation should be sited on or within 50 feet of the toe of a slope over 50% gradient, or within 75 feet of the toe of a slope of gradient 60% or greater unless site specific geotechnical investigations determine that such mitigation is unnecessary. This mitigation shall be subject to the review and approval by the Monterey County Public Works Department for road improvements and Monterey County Planning and Building Inspection for private improvements and structures. (Planning and Building Inspection, Public Works)</p>	<p>The applicant shall submit applications for building permits demonstrating that all buildings are sited appropriately away from toes of slopes with over a 50% gradient to Planning and Building Inspection Department and Public Works for review and approval.</p>	Applicant and Qualified Geologist	Prior to issuance of a building permit	

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148	4	<p>GS3.1 – Geology and Soils Hazard Impact GS-3: Soil Hazards A qualified geotechnical consultant shall be present at the site to observe excavations and evaluate all earth embankment locations for settlement potential and make appropriate mitigation recommendations as subsurface conditions warrant. The project shall be constructed in conformance with all recommendations of the geotechnical consultant. This mitigation shall be subject to the review and approval by the Monterey County Public Works Department for road improvements and Monterey County Planning and Building Inspection for private improvements and structures. (Planning and Building Inspection, Public Works)</p>	<p>A qualified geotechnical consultant shall observe, excavate, and evaluate all earth embankment locations and make appropriate mitigation recommendations. The qualified geotechnical consultant shall submit the report of mitigations to Planning and Building Inspection Department and Public Works for review and approval.</p>	Applicant and Qualified Geologist	Prior to and during excavation	
149	5	<p>GS3.2 – Geology and Soils Hazard Impact GS-3: Soil Hazards Site preparation shall consist of reworking the supporting soil prior to placement of berms or other new fills, in accordance with all applicable recommendations of previous geotechnical and geologic studies of the site, including those by Weber, Hayes and Associates (May 1994), Steven Raas & Associates, Inc. (August 1994), Tharp & Associates (July 1994, July 1997, and March 1999). These measures include overexcavation and recompaction of the soils supporting earthen berms, combined with protection of all pond side slopes with stabilization fills, subject to review and approval by the project geologist prior to approval of the grading plans and during grading. This mitigation shall be subject to the review and</p>	<p>A qualified geologist shall ensure that the site is prepared in accordance with all applicable recommendations from previous studies and shall submit improvement plans to Planning and Building Inspection Department and Public Works for review and approval.</p>	Applicant and Qualified Geologist	Prior to approval of the grading permit and during grading	

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150	6	<p>approval by the Monterey County Public Works Department for road improvements and Monterey County Planning and Building Inspection for private improvements and structures. (Planning and Building Inspection, Public Works)</p> <p>GS3.3 – Geology and Soils Hazard Impact GS-3: Soil Hazards All previous geotechnical and geologic studies of the site shall be provided to the attention of the architect, engineer(s) and general contractor for the project, and all applicable recommendations made in the report shall be incorporated into the plans and specifications, and carried out in the field. This mitigation shall be subject to the review and approval by the Monterey County Public Works Department for road improvements and Monterey County Planning and Building Inspection for private improvements and structures prior to issuance of each grading and building permit for the project. (Planning and Building Inspection, Public Works)</p>	<p>The applicant shall provide all previous geotechnical and geologic studies of the site to the architect, engineer, and general contractor in order to incorporate all applicable recommendations into the project plans. Submit plans to Planning and Building Inspection Department and Public Works for review and approval.</p>	Applicant	Prior to issuance of each grading and building permit	
151	7	<p>GS4.1– Geology and Soils Hazard Impact GS-4: Grading and Soil Erosion The applicant shall submit a Drainage Plan for each phase of project improvements prepared by a registered civil engineer to the County Public Works, Water Resources Agency, and Planning and Building Inspection Department for review and approval prior to approval of the Final Map for that phase. The Drainage Plan shall include at a minimum, the following:</p> <ul style="list-style-type: none"> Collection of all drainage from improved surfaces such as walkways, patios, roofs 	<p>A Registered Civil Engineer shall prepare and submit the Drainage Plan to Planning and Building Inspection Department and Public Works for review and approval.</p>	Applicant and Registered Civil Engineer	Prior to approval of the Final Map for each phase	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>and driveways, roads, etc. in impermeable gutters or pipes and conveyance to neighborhood storm sewers or natural drainages.</p> <ul style="list-style-type: none"> Absence of any concentrated discharge or other water flowing directly onto the ground adjacent to a proposed building site or onto steep slopes, or towards an existing or proposed building site. Installation of energy dissipaters at storm water outfall locations. The requirements contained within Mitigation Measures HW-1.1 and HW-1.2. <p>(Planning and Building Inspection, Public Works)</p>				
152	8	<p>GS4.2- Geology and Soils Hazard Impact GS-4: Grading and Soil Erosion</p> <p>The applicant shall prepare and implement an Erosion Control Plan for the entire project or for each area included on an individual grading permit consistent with the policies and requirements of the Erosion Control Ordinance (Monterey County Code Chapter 16.12) and the Storm Water Pollution Prevention Plan for the project subject to the approval of the Monterey County Public Works and Planning and Building Inspection Departments prior to issuance of that grading permit. Measures include, but are not limited to: stockpiling of soils during construction to prevent deposition into drainages or watercourses; minimizing areas of exposed soil; temporary detention of runoff; and short and long term re-vegetation.</p> <p>(Planning and Building Inspection, Public Works)</p>	<p>A Registered Civil Engineer shall prepare the Erosion Control Plan consistent with the policies and requirements of Monterey County Code and shall submit the plan to Planning and Building Inspection Department and Public Works for review and approval. The applicant shall implement the Erosion Control Plan consistent with the policies and requirements of Monterey County Code.</p>	<p>Applicant & Registered Civil Engineer</p>	<p>Prior to issuance of grading permit</p>	

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		Works)				
153	9	GS4.3- Geology and Soils Hazard Impact GS-4: Grading and Soil Erosion For necessary grading operations, the smallest practicable area of land shall be exposed at any one time during development and the length of exposure shall be kept to the shortest practicable amount of time. Grading, clearing and all construction activities shall conform to the Monterey County grading ordinance. This mitigation measure shall be monitored throughout grading activities by the County Grading Inspector (Planning and Building Inspection Department). (Planning and Building Inspection, Public Works)	The Applicant shall ensure minimal land exposure and shall ensure that necessary grading operations conform to Monterey County grading ordinance. The County Grading Inspector shall monitor grading and clearing.	Applicant	During grading operations and development	
154	10	GS5.1 - Geology and Soils Hazard Impact GS-5: Soil Percolation Prior to approval of any phase of a final map that includes lots that propose to utilize on site septic systems, the applicant shall identify lot-specific locations and submit detailed engineering plans for each septic system to the Monterey County Health Department (MCHD) for review and approval. For those lots, the applicant shall demonstrate to MCHD that connection to a sanitary sewer system is not feasible and that the lot does not abut any roads containing proposed sanitary sewer lines. Each design shall be stamped and signed by a registered engineer and shall meet the	A Registered Engineer shall identify lot-specific locations, prepare detailed engineering plans for each septic system, and perform percolation testing demonstrating that the lots meet the requirements of Monterey County Code Chapter 15.20. A Percolation Report and engineered plans shall be submitted to MCHD for review and approval.	Applicant & Registered Engineer	Prior to approval of the Final Map for phases that include lots to be served by septic	

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155	11	<p>regulations in Chapter 15.20 of the Monterey County Code (Sewage Disposal Ordinance) and in the Prohibitions of the Basin Plan by the Regional Water Quality Control Board. If it has not already been completed (i.e., in the October 2001 Percolation Study), the applicant shall perform percolation testing for each proposed septic system consistent with the policies and requirements of the Monterey County Code Chapter 15.20, Sewage Disposal Ordinance. (Environmental Health Department)</p> <p>HW1.1 – Hydrology and Water Quality Impact HW-1: Drainage Prior to issuance of building or grading permits, the applicant shall prepare final design and construction drawings, including hydraulic calculations for the detention basin outlet structures. The final design shall be subject to review and approval by the Monterey County Public Works Department and Water Resources Agency. (Water Resources Agency, Public Works)</p>	<p>The Applicant shall prepare final design and construction drawings, including hydraulic calculations for the detention basin outlet structures and shall submit the design to Public Works and Water resources Agency for review and approval.</p>	Applicant	Prior to filing of Final Map	
156	12	<p>HW1.2 – Hydrology and Water Quality Impact HW-1: Drainage Prior to issuance of any grading or building permits and during construction, the applicant shall conduct regular maintenance and cleaning of on-site drainage and detention facilities to ensure ongoing provision of adequate capacity. This requirement shall be included in the Erosion Control and Drainage Plan required by Mitigation Measures GS-4.1 and GS-4.2 and shall be monitored by the Monterey County Water Resources Agency (WRA) during construction. Prior to approval of each final</p>	<p>The Applicant shall conduct regular maintenance and cleaning of on-site drainage and detention facilities as part of the Erosion Control and Drainage Plan and shall prepare and submit CC&Rs to the WRA for monitoring, review and approval.</p>	Applicant	Prior to filing of Final Map	

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157	13	<p>map, the applicant shall prepare and submit Covenant, Conditions, and Restrictions (CC&Rs) to the WRA applicable to that phase that shall include the following, in addition to the requirements in Mitigation Measure B-6.1 and HW-2.2: regular ongoing maintenance and cleaning upon full occupancy of the system as a responsibility of the appropriate community services district or homeowner's association and ensured in perpetuity. These CC&Rs shall be reviewed and approved by the WRA prior to approval of each final map. (Water Resources Agency)</p> <p>HW2.1- Hydrology and Water Quality Impact HW-2: Water Quality Prior to issuance of the first grading permit for the project, the project will be required to obtain a NPDES permit and prepare a SWPPP, in accordance with the regulations of the RWQCB. The project shall implement Storm Water Best Management Practices as specified on the SWPPP both during and after construction to prevent the release of nonpoint source water contaminants. This shall include conformance with the following construction planning measures: (1) construction work involving work on a cleared site should be conducted during the dry season, typically April 15 – October 15; (2) where construction during the wet season can't be avoided, the erosion and sedimentation control BMPs shall be in place throughout the rainy season; (3) during the dry season erosion control materials shall be available for employment in case of an un-seasonal rain event; (4) the construction shall be phased as</p>	<p>The Applicant shall obtain NPDES permit, prepare SWPPP and implement Storm Water BMPs.</p> <p>Planning and Building Inspection Department staff shall confirm compliance with this mitigation measure.</p>	Applicant	<p>Prior to issuance of the first grading permit, during and after construction and on a regular basis, specifically every two weeks during the wet weather season (October 15th through April 15th) and every four weeks during the dry</p>	

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158		<p>as much as possible to limit the amount of cleared, grubbed and disturbed areas at any time during the rainy season; and (5) the construction phasing, including the timing and areal extent of soil disturbance by phase, shall be addressed in the SWPPP. Compliance with this mitigation measure shall be confirmed by the Planning and Building Inspection Department prior to issuance of a grading permit and on a regular basis, specifically, every two weeks during the wet weather season (October 15th through April 15th) and every four weeks during the dry season (April 16th through October 14th).</p> <p>(Planning and Building Inspection)</p>			season (April 16 th through October 14 th)	
14	14	<p>HW2.2- Hydrology and Water Quality Impact HW-2: Water Quality</p> <p>The project Drainage and Erosion Control Plans and SWPPP required by Mitigation Measures GS-4.1, GS-4.2 and HW-2.2, respectively, shall include the following measures ("Best Management Practices") to minimize nonpoint source pollution: 1) the use of porous pavement or "grass-phalt" wherever possible, 2) appropriate landscaping practices to minimize runoff of fertilizers, herbicides, and pesticides, 3) regular street sweeping, 4) installation of structural storm water treatment controls such as swales, vegetated filter strips, detention basins, cisterns for storm water storage, and sediment/grease/oil traps (with regular maintenance programs). Sediment and oil traps shall be designed to capture first flush oil and sediment and inspection and maintenance of the traps shall occur at a minimum once per year in the late summer. The applicant shall also</p>	<p>The Applicant/Appropriate Community Services District or Homeowner's Association shall utilize the Best Management Practices and shall regularly maintain drainage facilities. The Applicant shall incorporate the measures into the CC&Rs and shall submit the CC&Rs to the Water Resources Agency for review and approval.</p>	Applicant	Prior to approval of each Final Map and after construction	

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		review and incorporate, as appropriate, additional Best Management Practices for surface water runoff and erosion control, including those recommended by the Regional Water Quality Control Board and listed on Attachment 1 of their letter (Letter 4). Regular maintenance shall be the responsibility of the appropriate community services district or homeowner's association and ensured in perpetuity through the legally binding Covenants, Conditions and Restrictions described in Mitigation Measure HW-1.2 that shall be reviewed and approved by Water Resources Agency prior to approval of each final map for the project. (Water Resource Agency)				
159	15	B-1.2 Biological Resources Impact B-1: Vegetation Subject to approval by the Monterey County Water Resources Agency and Planning and Building Inspection Department, the applicant shall submit drainage and improvement plans that demonstrate that all culverts and other drainage improvements are designed such that erosion and sedimentation from storm runoff do not occur in areas of undisturbed native vegetation. This mitigation measure shall be confirmed prior to approval of the project improvement plans. (Water Resource Agency, Planning and Building Inspection)	The Applicant shall submit drainage and improvement plans to the Water Resources Agency and the Planning and Building Inspection Department for review and approval. Plans shall demonstrate that all drainage improvements are designed to prevent erosion and sedimentation.	Applicant	Prior to approval of the project improvement plans	
160	16	B-1.3 Biological Resources Impact B-1: Vegetation Prior to approval of the final map for a specific phase, the applicant shall submit a Landscape Plan (see Mitigation Measure AV-1.3, AV-1.5	The Applicant shall submit a Landscape Plan, prepared by a Landscape Architect, to the Planning and Building Inspection Department for review and approval. Plans shall include only drought-tolerant	Applicant & Landscape Architect	Prior to approval of the Final Map for a specific	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		and AV-1.6) corresponding to that phase of the final map that includes only drought-tolerant native species from local sources, or drought-tolerant non-natives that are known to be non-invasive. The species selected must be included on Monterey County's current list of drought resistant plants and must not be classified as invasive (List A or B) by the Exotic Pest Plants of Greatest Ecological Concern in California (CalEPPC, October, 1999). (Planning and Building Inspection)	native species or drought tolerant non-natives that are non-invasive.		phase	
161	17	B-1.4 Biological Resources Impact B-1: Vegetation The applicant shall not use species in landscaping that are known to be invasive, as determined by a qualified botanist or landscape architect. The species used shall not be classified as invasive (List A or B) by the Exotic Pest Plants of Greatest Ecological Concern in California (CalEPPC, October, 1999). (Planning and Building Inspection)	The Applicant shall not use invasive species in the project landscaping. The Applicant shall submit a Landscape Plan, prepared by a Landscape Architect, to the Planning and Building Inspection Department for review and approval. Plans shall demonstrate that the species are non-invasive.	Applicant & Qualified Botanist or Landscape Architect	Prior to approval of the Final Map for a specific phase	
162	18	B-1.5 Biological Resources Impact B-1: Vegetation Landscape plans shall include all irrigation systems for community areas of the project. All irrigation systems shall be designed to minimize runoff of irrigation water into adjacent areas of native vegetation and to minimize overspray onto streets and sidewalks subject to the approval of the Monterey County Planning and Building Inspection Department. (Planning and Building Inspection)	The Applicant shall submit a Landscape Plan, prepared by a Landscape Architect, to the Planning and Building Inspection Department for review and approval. The Plan shall include all irrigation systems and shall design systems to minimize runoff and overspray in Landscape Plans.	Applicant & Landscape Architect	During project design and development	

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163	19	B-1.6 Biological Resources Impact B-1: Vegetation CC&Rs prepared for the project (as required by Mitigation Measure B-6.1) shall indicate that rodenticide or herbicide shall not be used in the project area. These CC&Rs shall be reviewed and approved by the Planning and Building Inspection Department prior to approval of each final map. (Planning and Building Inspection)	The Applicant shall submit CC&Rs to the Planning and Building Inspection Department for review and approval. The CC&Rs shall indicate that rodenticide and herbicide will not be used in the project area.	Applicant	Prior to approval of each Final Map	
164	20	B-3.1 Biological Resources Impact B-3: Tree Removal Prior to approval of the Final Map, lots shall be configured, building envelopes placed, and roads and other facilities sited to minimize removal of oak trees or areas of blue oak woodland. Encroachment by construction activities or alteration to blue oak woodland habitat shall be prohibited by deed restrictions. These deed restrictions shall specifically identify the following: 1) the prohibition of oak tree removal outside prescribed building/driveway envelopes and 2) the prohibition of irrigation beneath on-site oak trees. (Planning and Building Inspection)	The Applicant shall prepare deed restrictions for each legal lot of record, as required by this measure, and shall submit copies of the deed restrictions to the Planning and Building Inspection Department for review and approval.	Applicant	Prior to approval of the Final Map	
165	21	B-3.2 Biological Resources Impact B-3: Tree Removal Prior to issuance of a grading permit, a qualified arborist or forester shall be retained to monitor tree removal and trimming during grading activities. (Planning and Building Inspection)	A qualified arborist or forester shall monitor tree removal and trimming and shall submit written verification of compliance to the Planning and Building Inspection Department for review and approval.	Applicant and Qualified Arborist	Prior to issuance of grading permit.	

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166	22	<p>B-3-3 Biological Resources Impact B-3: Tree Removal</p> <p>As required by County Ordinance, the applicant shall provide a detailed Forest Management Plan subject to the review and approval of the County of Monterey Planning Department for the tree impacts of the project prior to approval of the 1st phase for the Final Subdivision Map. The Forest Management Plan shall include the following guidelines:</p> <ul style="list-style-type: none"> • Avoidance is the primary measure to preserve and protect landmark trees; only the trees that are a safety hazard or cannot be avoided should be removed. Require tree removal permits and tree replacement for removal of any oaks that occur as part of future project construction. Due to the number of trees to be removed on the site and the dry climate of the project site, tree replacement and replanting of oak trees less than 24-inches and greater than 2-inches in diameter shall be based on a 3:1 (replacement:removal) ratio in areas of suitable habitat. Tree replacement and replanting shall be based on a 5:1 ratio for all Landmark Trees. Require use of oaks grown from seeds collected in locations bordering the tree clusters from which the trees were removed. Replanting should avoid open spaces where trees are not now found unless there is evidence of soil deep enough and of sufficient quality to support the plantings. • Road and driveway alignments shall be adjusted when possible to avoid landmark trees 	<p>The Applicant shall provide a detailed Forest Management Plan, prepared by a qualified arborist, which includes the outlined guidelines to the Planning and Building Inspection Department for review and approval.</p>	Applicant & Qualified Arborist	Prior to approval of the 1 st phase of the Final Map	

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		<p>and all trees while minimizing the need for additional grading and limiting new erosion potential.</p> <ul style="list-style-type: none"> • Prior to construction, enclosure fencing shall be installed around the perimeter of the tree's drip line. • Construction activities and equipment shall not encroach into the tree's drip line. • Grading standards shall be set regarding proper drainage and aeration around the base of trees. • Tree trimming specifications as well as crown thinning guidelines shall be prepared. • Homeowner guidelines shall be prepared identifying proper maintenance while living among the oaks. (Planning and Building Inspection) 				
167	23	<p>B-3.4 Biological Resources Impact B-3: Tree Removal Subject to approval by the Planning and Building Inspection Department, the applicant shall submit drainage and improvement plans prior to approval of the Final Map, that demonstrate that all storm runoff is diverted away from areas of blue oak woodland during construction. Berms or other erosion control measures shall be employed to prevent such diversion. (Planning and Building Inspection)</p>	The Applicant shall submit drainage and improvement plans demonstrating storm runoff diversion to the Planning and Building Inspection Department for review and approval.	Applicant	Prior to approval of the Final Map	

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168	24	B-3.5 Biological Resources Impact B-3: Tree Removal Subject to approval by the Planning and Building Inspection Department, the applicant shall submit drainage and improvement plans prior to approval of the Final Map, that demonstrate that all developed facilities, including culverts and other drainage improvements, are designed so that storm runoff is not directed into areas supporting oak trees or blue oak woodland. (Planning and Building Inspection)	The Applicant shall submit drainage and improvement plans to the Planning and Building Inspection Department for review and approval. Plans shall demonstrate that storm runoff is not directed into areas of oak trees or blue oak woodland.	Applicant	Prior to approval of the Final Map	
169	25	B-3.6 Biological Resources Impact B-3: Tree Removal Subject to approval by the Planning and Building Inspection Department, the applicant shall submit drainage and improvement plans prior to approval of the Final Map, that demonstrate that all developed irrigation systems located near areas of blue oak woodland are designed so that irrigation runoff is not directed into the woodland areas. (Planning and Building Inspection)	The Applicant shall submit drainage and improvement plans to the Planning and Building Inspection Department for review and approval. Plans shall demonstrate that irrigation systems are not directed into the woodland areas.	Applicant	Prior to approval of the Final Map	
170	26	B-3.7 Biological Resources Impact B-3: Tree Removal Prior to approval of the Final Map for each phase, the applicant shall submit conservation easements to the County PBID for review and approval that shall be applicable to all areas designated as open space on the Vesting Tentative Map. Additional vegetation removal, grazing, and ground disturbance shall be prohibited within those areas with the exception of any fire protection measures prescribed by	The Applicant shall submit conservation easements for all open space areas to the Planning and Building Inspection Department for review and approval.	Applicant	Prior to approval of the Final Map for each phase	

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		the CDF. (Planning and Building Inspection)				
171	27	B-4.1 Biological Resources Impact B-4: Wildlife Species – General During construction, vehicle traffic shall be restricted to designated access roads and the immediate vicinity of construction sites. Vehicle speeds shall not be allowed to exceed 20 mph in most areas. Compliance with this measure shall be monitored throughout construction by the Planning and Building Inspection Department (Planning and Building Inspection)	The Applicant shall install and maintain traffic signage and speed control devices that reduce traffic speed on designated access roads and in the immediate project vicinity to the satisfaction of the Director of Planning and Building Inspection.	Applicant	During construction	
172	28	B-4.2 Biological Resources Impact B-4: Wildlife Species – General During construction, no pets or firearms shall be permitted on construction sites so as to avoid harassment or killing of wildlife. Construction workers shall leave the construction area each night to minimize disturbance to actively foraging animals. Compliance with this measure shall be monitored throughout construction by the Planning and Building Inspection Department. (Planning and Building Inspection)	The Applicant shall install and maintain signage that prohibits pets or firearms on construction sites to the satisfaction of the Director of Planning and Building Inspection.	Applicant	During construction	
173	29	B-4.3 Biological Resources Impact B-4: Wildlife Species – General Construction excavations deeper than three feet shall be either fenced, covered, or filled at the end of each working day, or have escape ramps provided to prevent entrapment of wildlife. Compliance with this measure shall be	The Applicant shall install and maintain fences and covers over construction excavations deeper than three feet or shall fill construction excavations deeper than three feet to the satisfaction of the Director of Planning and Building Inspection.	Applicant	During construction	

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		monitored throughout construction by the Planning and Building Inspection Department. (Planning and Building Inspection)				
174	30	B-4.4 Biological Resources Impact B-4: Wildlife Species – General During construction, all food-related trash shall be deposited in closed containers and regularly removed from work sites. Compliance with this measure shall be monitored throughout construction by the Planning and Building Inspection Department. (Planning and Building Inspection)	The Applicant shall install and maintain trash containers and regularly remove trash from the work site to the satisfaction of the Director of Planning and Building Inspection.	Applicant	During construction	
175	31	B-4.5 Biological Resources Impact B-4: Wildlife Species – General Prior to issuance of a grading permit, the Planning and Building Inspection Department shall require that the applicant submit evidence that demonstrates that a biological monitor will be on-site during initial construction activities (lot clearing, grading, tree removal) to monitor for San Joaquin pocket mouse and nesting raptors. Prior to issuance of a grading permit the applicant shall submit evidence to the Planning and Building Inspection Department that demonstrates a permitted biologist should consult with the appropriate agencies to establish an agreed-upon plan of action in the event that these species are found on-site during construction. (Planning and Building Inspection)	The Applicant /Biologist shall submit evidence that a biological monitor will be on-site during initial construction activities and that a permitted biologist will consult with the appropriate agencies to establish a plan of action if the mentioned species are found. Evidence shall be to the satisfaction of the Director of Planning and Building Inspection.	Applicant & Qualified Biologist	Prior to issuance of grading permit	

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176	32	<p>B-4.6 Biological Resources Impact B-4: Wildlife Species – General</p> <p>If raptor nests are located during the pre-construction surveys identified in Mitigation Measure B-4.5, a 500-foot buffer within which no construction is allowed shall be established by a qualified biologist around each nest during breeding season to prevent nest harassment and brood mortality. Every effort shall be made to avoid removal or impact to known raptor nests within project boundaries. Maximize avoidance of these areas. If trees known to support raptor nests cannot be avoided, removal of these trees may only occur during the non-breeding season. Compliance with this measure shall be confirmed prior to issuance of a grading permit and monitored throughout construction by the Planning and Building Inspection Department. (Planning and Building Inspection)</p>	<p>The Applicant/Qualified Biologist shall establish a 500 foot buffer around known raptor nests by installing and maintain barriers and signage that prohibits construction within the buffer. Signage and barriers shall be installed and maintained to the satisfaction of the Director of Planning and Building Inspection.</p>	Applicant & Qualified Biologist PBI	During raptor breeding season	
177	33	<p>B-5.1 Biological Resources Impact B-5: Wildlife Species – Kit Fox</p> <p>Prior to the submittal of grading plans, commencement of ground disturbance or recordation of final maps, a qualified biologist shall conduct a "Kit Fox Survey" in accordance with the San Joaquin Kit Fox Survey Protocol established by the USFWS (June 1999). The biologist shall be retained by the County of Monterey through a reimbursement agreement with the applicant. Applicant shall conduct protocol level survey for kit fox between the months of May to November pursuant to the "Kit Fox Survey for the Northern California Range, USFWS". Applicant shall submit results of the protocol level survey to the USFWS. If</p>	<p>Enter into a reimbursement Agreement with the County for a biologist to conduct a Kit Fox Survey.</p> <p>Provide evidence of compliance with the ESA and CESA to the Director of Planning and Building Inspection.</p> <p>Any project modifications that might be necessary as part of compliance would be subject to the approval of the Director of Planning and Building Inspection and the Director of Public Works with respect to substantial compliance with the approved Vesting Tentative Map.</p>	Applicant & Qualified Biologist	Prior to the submittal of grading plans, commencement of ground disturbance or recordation of final maps, whichever occurs first.	

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		kit fox are found to be present, coordinate with USFWS, to determine the appropriate course of action per the requirements of the ESA." (Planning and Building Inspection)				
178	34	<p>B-5.2 Biological Resources Impact B-5: Wildlife Species – Kit Fox</p> <p>Regardless of the outcome of the above recommendation, pre-construction surveys for kit fox dens shall be required for all development phases of the future project in the study area. Pre-construction surveys shall be conducted by a qualified biologist no less than 14 days and no more than 30 days prior to the start of any ground disturbing activities to locate active kit fox den sites. In addition to pre-construction surveys, a qualified biologist, meeting the required qualifications described in the <i>U.S. Fish and Wildlife Service Standardized Recommendations for the Protection of the San Joaquin Kit Fox Prior to Ground Disturbance</i>, June 1999, shall be on-site to monitor construction activities for the San Joaquin kit fox. In the event that an active kit fox den is found, then the standard mitigation actions outlined in the <i>U.S. Fish and Wildlife Service Standardized Recommendations for the Protection of the San Joaquin Kit Fox Prior to Ground Disturbance</i> June 1999, are recommended to avoid possible take of kit fox during future construction activities. These actions are general in nature, therefore, site-specific strategies for the project site shall be based upon consultation with CDFG and</p>	<p>A qualified Biologist shall conduct preconstruction surveys to locate active kit fox den sites.</p> <p>A qualified biologist shall submit evidence to the satisfaction of the Director of Planning and Building Inspection that no active kit fox den sites nor kit fox individuals were found on the site.</p> <p>If active kit fox den sites or kit fox individuals were found on the site during the survey, the qualified biologist shall submit evidence to the satisfaction of the Director of Planning and Building Inspection demonstrating compliance with all mitigation actions required by CDFG and USFWS.</p>	<p>Applicant & Qualified Biologist</p> <p>Applicant & Qualified Biologist</p> <p>Applicant & Qualified Biologist</p>	<p>No less than 14 days and no more than 30 days prior to the start of any ground disturbance</p> <p>Prior to issuance of grading permit</p> <p>Prior to issuance of grading permit</p>	

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		<p>USFWS, as described in B-5.1. To ensure compliance with this mitigation measure, prior to issuance of any grading permits, the Planning and Building Inspection Department (PBID) shall be furnished with written correspondence from a qualified wildlife biologist documenting that no active kit fox den sites nor kit fox individuals were found on the site. If active kit fox den sites or kit fox individuals were found on the site during the survey, the applicant will be required to comply with all mitigation actions required by CDFG and USFWS and the County PBID shall monitor implementation of those actions. (Planning and Building Inspection)</p>	<p>A qualified Biologist shall be on-site to monitor construction activities for the San Joaquin Kit fox.</p>	<p>Applicant & Qualified Biologist</p>	<p>During construction</p>	
179	35	<p>B-6.1 Biological Resources Impact B-6: Fragmentation of Habitat</p> <p>Prior to approval of each final map, the applicant shall prepare and submit draft Covenant, Conditions, and Restrictions (CC&Rs) applicable to that phase that shall include the following in addition to the requirements in Mitigation Measure HW-1.2: 1) restrict installation fencing to the immediate vicinity of residences, and where fencing is placed adjacent to open space areas and areas of natural, undisturbed habitat, fences shall be installed such that a six inch space is left between the bottom of the fence and the surface of the ground; 2) prohibit off-road vehicle use; 3) prohibit illegal discharge of firearms; 4) require cats and dogs be fenced or leashed at all times; and 5) prohibit the installation of road medians throughout the development. These CC&Rs shall be reviewed and approved by the</p>	<p>The Applicant shall prepare and submit draft Covenant Conditions, and Restrictions (CC&Rs) demonstrating compliance with this mitigation to the satisfaction of the Director of Planning and Building Inspection.</p>	<p>Applicant</p>	<p>Prior to approval of each Final Map</p>	

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		Planning and Building Inspection Department prior to approval of each final map. (Planning and Building Inspection)				
180	36	C-1.1 Cultural Resources Impact C-1: Unknown Resources If archaeological resources or human remains are accidentally discovered during construction, work shall be halted within 150 feet of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be developed and implemented according to Section 15064.5 of CEQA. Compliance with this measure shall be monitored throughout construction by the Planning and Building Inspection Department. (Planning and Building Inspection)	The Applicant shall halt work within 150 feet of a cultural resources find until it can be evaluated by a qualified professional archaeologist. If the find is considered significant, a qualified professional archaeologist shall demonstrate to the satisfaction of the Director of Planning and Building Inspection that the site meets the criteria in Section 15064.5 of CEQA.	Applicant & Qualified Professional Archaeologist	During Construction	
181	37	AV-1.1 Aesthetics/View shed Impact AV-1: View shed Prior to issuance of a grading permit, the applicants shall demonstrate that residential development on hillsides is designed to fit the topography of the lot, using stepped foundations or other techniques, subject to the approval of the Monterey County Planning and Building Inspection Department. (Planning and Building Inspection)	The Applicant shall demonstrate to the satisfaction of the Director of Planning and Building Inspection that residential development on hillsides is designed to fit the topography of the lot.	Applicant	Prior to issuance of grading permit	
182	38	AV-1.2 Aesthetics/View shed Impact AV-1: View shed Prior to issuance of a grading permit, the applicants shall demonstrate that all grading on residential lots has been limited to minimize	The Applicant shall demonstrate to the satisfaction of the Director of Planning and Building Inspection that all grading on residential lots has been limited to minimize visual impacts.	Applicant	Prior to issuance of grading permits	

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183	39	visual impacts, subject to the approval of the Monterey County Planning and Building Inspection Department. (Planning and Building Inspection) AV-1.3 Aesthetics/View shed Impact AV-1: View shed Prior to approval of the final map for a specific phase, the applicant shall submit a Landscape Plan corresponding to that phase of the final map that provides landscape screening appropriate to the surrounding area, to integrate the project into the site, subject to the approval of the Monterey County Planning and Building Inspection Department. (Planning and Building Inspection)	The Applicant shall submit a Landscape Plan that provides landscape screening appropriate to the surrounding area, to integrate the project into the site to the satisfaction of the Director of Planning and Building Inspection.	Applicant	Prior to approval of the Final Map for a specific phase	
184	40	AV-1.4 Aesthetics/View shed Impact AV-1: View shed Prior to approval of the final map for a specific phase, the applicant shall submit a Lighting Plan corresponding to that phase of the final map that demonstrates the use of only non-reflective materials, subdued colors, and lighting that does not create off-site glare in all phases of project development, subject to the approval of the Monterey County Planning and Building Inspection Department. (Planning and Building Inspection)	The Applicant shall submit a Lighting Plan that demonstrates the use of only non-reflective materials, subdued colors, and lighting that does not create off-site glare to the satisfaction of the Director of Planning and Building Inspection.	Applicant	Prior to approval of the Final Map	
185	41	AV-1.5 Aesthetics/View shed Impact AV-1: View shed The applicant shall provide all Grading, Landscape, and Lighting Plans for that phase and the Forest Management Plan for the entire site to the Monterey County Planning and	The Applicant or Qualified Arborist shall provide all Grading, Landscape, Lighting and Forest Management Plans to the Planning and Building Inspection Department for review and approval.	Applicant & Qualified Arborist		

<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>
		Building Inspection Department for review for consistency with applicable standards prior to approval of the final map. (Planning and Building Inspection)				
186	42	AV-1.6 Aesthetics/View shed Impact AV-1: View shed On the Landscape Plans for the relevant project phase, the applicant shall demonstrate to the Planning and Building Inspection Department that all new water tanks are adequately screened with vegetation and painted in earth tones prior to approval of the final map for that phase. (Planning and Building Inspection)	All new water tanks shall be painted in earth tone colors. Vegetation planted to screen the water tank shall be fast-growing, maintained and adequate to provide screening of the tank. The Landscape Plan for adequate screening shall be submitted to the Planning and Building Inspection Department for review and approval.	Applicant	Prior to approval of the Final Map for each phase	
187	43	AV-2.1 Aesthetics/View shed Impact AV-2: Light and Glare The applicant shall provide a Public Space Lighting Plan subject to the review and approval of the Monterey County Planning and Building Inspection Department prior to approval of the Final Map for each phase. The type, height, and spacing of street lights shall conform to County guidelines. In particular, street lights shall be directed downward and be of minimum intensity necessary for proper intersection lighting. (Planning and Building Inspection)	The Applicant shall submit a Public Space Lighting Plan, conforming to County guidelines, to the Planning and Building Inspection Department for review and approval.	Applicant	Prior to approval of the final map for each phase	
188	44	T-1.1 Traffic and Circulation Impact T-1: roadway Segment Operations Subdivider shall widen Jolon Road to three travel lanes between Pine Canyon Road and the Highway 101 southbound ramps to provide two southbound lanes and one northbound lane, subject to the approval of the Department of	Subdivider shall provide bonds and construct improvements.	Subdivider	Bonds provided prior to filing the final map for the first project phase. Construction	

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		<p>Public Works. Improvements shall be consistent with the future four-laning of Jolon Road. Subdivider shall be responsible for obtaining all necessary permits and environmental clearances. Subdivider may enter into an agreement with the County for reimbursement from future development benefiting from this improvement. Subdivider shall also be eligible to receive credit toward the TAMC Regional Development Fee equal to the construction cost for improvements constructed in the State Highway right-of-way. In the event that the applicant notifies the County that it is unable to timely secure the required right-of-way at fair market value, the County shall, after verifying the landowners' rejection of applicant's bonafide offer to purchase the required property interests at a price established by a County approved appraiser for condemnation appraisals, shall acquire the land or right-of-way through negotiation or eminent domain. Subdivider shall fund the cost of the County's acquisition of the land/right-of-way and related court proceedings.</p> <p>(Public Works)</p>			<p>shall be provided in accordance with the approved Phasing Plan.</p>	
189	45	<p>T-2.1 Traffic and Circulation Impact T-2: Intersection Operations</p> <p>Subdivider shall improve Pettitt Road between Pine Canyon Road and the subdivision site as a secondary sidehill street or as approved by the Department of Public Works. The intersection of Pettitt Road and Pine Canyon Road shall be improved subject to the approval of the Department of Public Works and shall include acceleration and deceleration tapers. Improvements to Pettitt Road shall include</p>	Subdivider shall provide bonds and construct improvements	Subdivider	Bonds to be provided prior to filing of final map. Construction to be completed prior to occupancy if any dwelling.	

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190		<p>pedestrian/bicycle facilities. In the event that the applicant notifies the County that it is unable to timely secure the required right-of-way at fair market value, the County shall, after verifying the landowners' rejection of applicant's bonafide offer to purchase the required property interests at a price established by a County approved appraiser for condemnation appraisals, shall acquire the land or right-of-way through negotiation or eminent domain. If the County acquires the right-of-way through eminent domain, Pettitt Road will become a County maintained public road. Subdivider shall fund the cost of the County's acquisition of the land/right-of-way and related court proceedings. (Public Works)</p>				
191	46	<p>T-3.1 Traffic and Circulation Impact T-3: Pedestrian/Bicycle Facilities The project shall provide sidewalks along Pine Canyon Road as part of the site's frontage improvements, and all future roadway widenings shall include sidewalks and bicycle lanes in accordance with County requirements. (Public Works)</p>	<p>The Subdivider shall provide sidewalks as part of frontage improvements to Pine Canyon Road in conjunction with improvements to the Pettitt Road intersection with Pine Canyon Road and shall include sidewalks and bicycle lanes on any future roadway widening to the satisfaction of the Director of Public Works and Caltrans.</p>	Subdivider	Bonds provided prior to recordation of the final map for the first project phase	
191	47	<p>C-1.1 Cumulative Traffic and Circulation Impact C-1: Roadway Segment Operations Widen Jolon Road to four travel lanes (two northbound and two southbound) between Pine Canyon Road and Highway 101 southbound ramps. The Jolon Road northbound approach to Pine Canyon Road shall include a left-turn lane and a shared through/right-turn lane. The Jolon Road southbound approach to Pine Canyon Road shall include a left-turn lane, a through</p>	<p>The Applicant shall contribute to the County a pro-rata fair share of the cost to widen Jolon Road to four travel lanes, including two left-turn lanes, a shared through/right-turn lane, a through lane, and a free right turn lane to the satisfaction of the Director of Public Works and Caltrans. Applicant's traffic engineer shall determine the amount of each parcel's pro-rata share subject to the</p>	Applicant	Pro-rata fair share shall be determined prior to recordation of the final map for the first phase. Pro-rata fair share shall be	

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192	48	<p>lane, and a free (unrestricted) right turn lane. All traffic improvement plans shall be subject to the approval of the Monterey County Public Works Department, and if necessary, Caltrans, prior to approval of the Final Map for the first project phase. (Public Works)</p> <p>C-1.2 Cumulative Traffic and Circulation Impact C-1: Roadway Segment Operations Widen Pine Canyon Road to four travel lanes with left turn channelization between Pettitt Road and Jolon Road. The eastbound Pine Canyon Road approach to Jolon Road shall include two left-turn lanes and a shared through/right-turn lane. All traffic improvement plans shall be subject to the approval of the Monterey County Public Works Department, and if necessary, Caltrans, prior to approval of the Final Map for the first project phase. (Public Works)</p>	<p>approval of the Department of Public Works.</p> <p>The Applicant shall contribute to the County a pro-rata fair share of the cost to widen Pine Canyon Road to four travel lanes with left turn channelization, including two left turn lanes and a shared through/right turn lane at the approach to Jolon Road to the satisfaction of the Director of Public Works and Caltrans. Applicant's traffic engineer shall determine the amount of each parcel's pro-rata share subject to the approval of the Department of Public Works.</p>	Applicant	<p>paid prior to issuance of the building permit for each parcel</p> <p>Pro-rata fair share shall be determined prior to recordation of the final map for the first phase. Pro-rata fair share shall be paid prior to issuance of the building permit for each parcel</p>	
193	49	<p>C-2.1 Cumulative Traffic and Circulation Impact C-2: Intersection Operations Install a traffic signal at the Jolon Road/Pine Canyon Road intersection. In addition to the lane configurations discussed in mitigation measures C-1.1 and C-1.2, an acceleration lane shall be constructed on Pine Canyon Road to the west of the intersection, and the single-lane westbound Pine Canyon Road approach shall serve as a shared left/through/right lane.¹ All</p>	<p>The Applicant shall bond and install a traffic signal at the Jolon Road/Pine Canyon Road intersection and construct an acceleration lane to the satisfaction of the Director of Public Works and Caltrans.</p>	Applicant	<p>Bonds provided prior to filing the final map for the first project phase. Construction shall be in accordance with the</p>	

¹ According to the County of Monterey Public Works Department, the County has been collecting a traffic impact fee from development in the Pine Canyon area for the past 16 years. The purpose of these fees is to fund improvements to the Pine Canyon/Jolon Road intersection. (Bryce Hori, personal communications, August 2004). Subdivider may enter into an agreement with the County for reimbursement from future development benefiting from this improvement

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		<p>traffic improvement plans shall be subject to the approval of the Monterey County Public Works Department, and if necessary, Caltrans, prior to approval of the Final Map for the first project phase. Subdivider shall be responsible for obtaining all necessary permits and environmental clearances. Subdivider may enter into an agreement with the County for reimbursement from future development benefiting from this improvement. (Public Works)</p>			approved Phasing Plan.	
194	50	<p>N-1.1 Noise Impact N-1: Construction Construction activities shall be restricted to the hours of 8:00 AM to 7:00 PM Monday through Saturday. Equipment maintenance and servicing shall be confined to the same hours. Compliance with this measure shall be monitored throughout construction by the Planning and Building Inspection Department. (Planning and Building Inspection)</p>	<p>The Applicant shall restrict construction activities, equipment maintenance, and servicing to 8 AM to 7 PM Monday through Saturday to the satisfaction of the Director of the Planning and Building Inspection Department.</p>	Applicant	During Construction	
195	51	<p>N-1.2 Noise Impact N-1: Construction All construction equipment utilizing internal combustion engines shall be required to have mufflers which are in good condition. Stationary noise sources shall be located at least 300 feet from occupied dwelling units unless noise reducing engine housing enclosures or noise screens are provided by the contractor. Compliance with this measure shall be monitored throughout construction by the Planning and Building Inspection Department. (Planning and Building Inspection)</p>	<p>The Applicant shall use and maintain construction equipment with internal combustion engines and mufflers that limit noise generation to a maximum to 85 dB fifty (50) feet from the source shall locate stationary noise sources at least 300 feet from occupied dwelling units to the satisfaction of the Director of the Planning and Building Inspection Department. Failure to comply with the requirements of the mitigation measure shall cause all work to be stopped until compliance is met and</p>	Applicant	During Construction	

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196	52	N-1.3 Noise Impact N-1: Construction Equipment mobilization areas, water tanks, and equipment storage areas shall be placed in a central location as far from existing residences as feasible. Compliance with this measure shall be monitored throughout construction by the Planning and Building Inspection Department. (Planning and Building Inspection)	approved to the satisfaction of the Director of the Planning and Building Inspection Department. The Applicant shall place equipment mobilization areas, water tanks, and equipment storage areas as far from existing residences as possible to the satisfaction of the Director of the Planning and Building Inspection Department.	Applicant	During Construction	
197	53	N-2.1 Noise Impact N-2: Operational The applicant shall design lot boundaries adjacent to existing agricultural operations so that a physical separation, such as a row of trees, wall or fence will be installed between new residences and existing agricultural uses, subject to the review and approval by the Monterey County Planning and Building Inspection Department through review of the project Landscape Plans (see Mitigation Measure AV-1.3, AV-1.5, AV-1.6, B-1.3 and B-1.5). (Planning and Building Inspection)	The Applicant shall design lot boundaries adjacent to existing agricultural operations to incorporate a physical separation between new residences and existing agricultural operations. The Applicant shall submit Landscape Plans to the Planning and Building Inspection Department for review and approval.	Applicant	Prior to approval of final map	
198	54	N-2.2 Noise Impact N-2: Operational The applicant shall record documents for lots adjacent to existing agricultural operations and shall disclose that the transferred property may be subject to normal effects of agricultural operations such as dust, noise, pesticide use, and possible odors subject to the review and approval by the Monterey County Planning and Building Inspection Department. (Planning and Building Inspection)	The Applicant shall prepare, submit and record documents for lots adjacent to existing agricultural operations disclosing that the transferred property may be subject to effects of agricultural operations. The Applicant shall submit documents to the Planning and Building Inspection Department for review and approval.	Applicant	Prior to approval of Final Map	

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199	55	<p>AQ-1.1.1 Air Quality Impact AQ1: Construction</p> <p>No more than 2.2 acres of grading or excavation and no more than 8.1 acres of earthmoving shall occur in one day. Dust control measures, as recommended by the Monterey Bay Unified Air Pollution Control District and required by State law, shall be implemented by the project applicant to ensure PM₁₀ emissions do not exceed thresholds. Compliance with this measure shall be monitored throughout construction by the Planning and Building Inspection Department. These include:</p> <ul style="list-style-type: none"> • Provide equipment and manpower for watering all exposed or disturbed earth surfaces at least twice daily. Increased watering frequency should be required whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever possible. • Cover stockpiles of debris, soil, sand or other materials that can be blown by the wind. As required by State law, trucks transporting fill material to and from the project site shall be covered. • Sweep mud and dust from construction areas and streets daily or as needed. • Minimize the area of land disturbed at any time. After clearing, grading or excavation is completed, landscape or cover those portions of the site 	<p>The Applicant shall limit grading or excavation to no more than 2.2 acres and earthmoving to 8.1 acres in one day, implement dust control measures, and ensure that PM₁₀ emissions do not exceed thresholds to the satisfaction of the Director of the Planning and Building Inspection Department.</p>	Applicant	During construction	

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		<p>immediately.</p> <p>(Planning and Building Inspection)</p>				
200	57	<p>WS-1.2 Water Supply Impact WS-1: Water Balance</p> <p>Design of the proposed storm water detention ponds shall include provisions to increase infiltration rates for runoff such that detention ponds function partially as percolation ponds, subject to the review of the Monterey County Health Department and Water Resources Agency. (Water Resources Agency and Environmental Health)</p>	<p>The Applicant shall submit plans for the storm water detention ponds to the Water Resources Agency for review and approval.</p>	Applicant	Prior to approval of the grading plans for the storm water detention basins	
201	58	<p>WS-1.3 Water Supply Impact WS-1: Water Balance</p> <p>The proposed effluent disposal system shall be operated to maximize infiltration of treated effluent, until such time as commitments are secured to divert the treated water for appropriate reuse for agricultural irrigation, landscape irrigation, or other approved water recycling uses. (Environmental Health)</p>	<p>The Applicant shall submit plans for the effluent disposal system to the California Regional Water Quality Control Board and the Division of Environmental Health for review and approval.</p>	Applicant	Prior to approval of the final map	
202	59	<p>WS-1.4 Water Supply Impact WW-1: Water Balance</p> <p>Design of the proposed residential portion of the project shall maximize the use of drought-tolerant, native, and fire resistant landscaping and each residence shall use low-flow fixtures, as per the requirements of County Code 3539, as amended. (Planning and Building Inspection)</p>	<p>The Applicant shall submit evidence that the project maximizes the use of drought tolerant native and fire resistant landscaping and that each residence shall use low-flow fixtures to the satisfaction of the Director of the Planning and Building Inspection Department.</p>	Applicant	Prior to approval of the final map for a specific phase of the project	

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203	60	<p>WW-1.1 Wastewater and Groundwater Quality Impact WW-1: Wastewater Treatment Operations</p> <p>A design-level geotechnical investigation shall be performed to determine the subsurface conditions at the proposed sheet pile and tank locations. The investigation shall include a minimum of two to three boreholes drilled to a minimum of twenty-five feet below existing ground surface. Soils will be logged in accordance with the Unified Soil Classification System and samples will be collected at least every five feet and at changes in composition for logging and laboratory testing. Results of the field and laboratory investigation shall be used to provide geotechnical design recommendations for sheet pile construction, excavation stability during tank construction, shoring, excavation safety, bearing capacity for tank foundations, lateral pressures for tank sidewalls and sheet piles, required depth of embedment for sheet piles, and any other measures required to preserve the structural integrity of the adjacent wastewater ponds and facilities. Methods to control groundwater, if present, shall also be provided. Recommendations derived from this investigation shall be implemented during planning and construction of the wastewater system improvements. (Planning and Building Inspection)</p>	<p>The Applicant's Engineer shall perform the geotechnical investigation, provide geotechnical design recommendations and methods to control groundwater, and implement those recommendations to the satisfaction of the Director of the Planning and Building Inspection Department.</p>	Applicant & Engineer	Prior to issuance of a grading and building permit for the changes to the wastewater treatment plant	

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204	61	<p>WW-2.1 Wastewater and Groundwater Quality Impact WW-2: Treatment Plant Maintenance and Emergency Response</p> <p>Prior to approval of the planned upgrade and expansion of the Little Bear Wastewater Treatment Plant, a legal (recorded) easement shall be obtained in favor of the Little Bear Water Company which provides for the construction and maintenance of an all-weather access road from Royal Drive to the treatment plant. (Public Works)</p>	<p>The Applicant shall obtain legal easement, in favor of the Little Bear Water Company, which provides for the construction and maintenance of an all-weather access road from Royal Drive to the treatment plant to the satisfaction of the Director of Public Works.</p>	Applicant	Prior to approval of the Final Map	
205	62	<p>WW-3.1 Wastewater and Groundwater Quality Impact WW-3: Rapid Infiltration Basins' Operation</p> <p>As a condition of approval, the applicant shall implement a soil-groundwater and disposal field-performance monitoring program for the RIBs. The purpose of the monitoring program will be to provide an on-going accounting of the actual amount of treated water applied to the RIBs, along with observations of the response of the soils and groundwater over time. The results of the monitoring will provide the basis for evaluating the demonstrated infiltration and deep percolation of the disposal field area, for use in determining the feasibility of increasing the rated discharge capacity. The details of the proposed monitoring program and evaluation of results shall be subject to review and approval by the RWQCB and the Monterey County Health Department. Until such time as sufficient monitoring data have been collected and the capacity evaluation reviewed and accepted, the discharge to the 1.6-acre RIBs disposal field shall be limited to a rate of 2.0</p>	<p>The Applicant shall develop, implement and maintain a soil groundwater and disposal field performance monitoring program for the RIBs to the satisfaction of the Director of Environmental Health and the California Regional Water Quality Control Board.</p>	Applicant	Prior to issuance of a grading permit for the RIBs	

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		gpd per square foot (weekly average). (Environmental Health)				
206	63	<p>WW-4.1 Wastewater and Groundwater Quality Impact WW-4 Water Reuse</p> <p>The proposed wastewater treatment plans satisfy State Health Department Title 22 criteria for unrestricted crop and landscape irrigation, including irrigation of edible food crops where water comes in contact with edible portions of the crop. If reclaimed water for irrigation is required, then locations and users of the treated wastewater must be identified and long-term agreements with the growers that will use the reclaimed water must be secured. Monterey County Health Department has more stringent requirements regarding irrigation of edible food crops with disinfected tertiary recycled water (per CC, Title 22, Section 60301.230). To satisfy Monterey County Health Department, the following measures would need to be completed in order to irrigate edible food crops with disinfected tertiary recycled water:</p> <ol style="list-style-type: none"> 1. Potential locations and users of the treated wastewater must be identified and long-term agreements with the growers or land owners that will use the reclaimed water must be secured. 2. The amount of area(s) available for recycling uses should be determined. This information is required for review and approval by the Regional Water 	<p>The Applicant shall submit plans for the wastewater treatment plant, satisfying California Department of Health Services Title 22 criteria, identifying locations and users of the treated wastewater and demonstrating compliance with identified measures to the satisfaction of the California Regional Water Quality Control Board, the Director of the Division of Environmental Health and the California Department of Health Services.</p>	Applicant	Prior to approval for the use of treated water for any reclamation uses	

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		<p>Quality Control Board per the Monterey County Health Department.</p> <p>3. A pathogen monitoring program similar to that conducted by the Monterey Regional Water Pollution Control Agency at the Monterey Regional Treatment Plant in Marina, California must be implemented. The monitoring program shall be developed under consultation with Monterey County Health Department, and may include monitoring of cyclospora, cryptosporidium, giardia, and E. coli 0157-H7. Alternatively, subject to County approval, monitoring may be required only of the indicator organism Clostridium. The County currently only requires the Monterey Regional Water Pollution Control Agency to monitor for Clostridium perfringens spores, in addition to fecal and total coliform at the Monterey Regional Treatment Plant in Marina.</p> <p>4. A less extensive monitoring program may be approved if the reclaimed water is applied via subsurface irrigation. Under these circumstances an irrigation design plan must be submitted for review and approval by the Regional Water Quality Control Board per the Monterey County Health Department. To avoid the stringent requirements (and high cost) of pathogen monitoring and/or subsurface irrigation, areas for irrigation of non-food crops could be identified. However, if non-food crop sites are</p>				

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207	64	identified, secure agreements will need to be secured and the disposal area will need to be approved by Monterey County Health Department. (Environmental Health) WW-5.1 Wastewater and Groundwater Quality Impact WW-5: Sludge Handling and Disposal As a condition of approval, the design, construction, and operation of the proposed wastewater collection, treatment, and disposal facilities will be conducted in accordance with all applicable state and county requirements, including appropriate sludge handling and disposal. If the sludge produced by the Little Bear Treatment Plant is sent to a landfill, it shall be disposed of at Marina Regional Landfill ³ , or another approved facility that handles sludge materials. (Environmental Health)	The Applicant shall submit evidence demonstrating that sludge is disposed of at an approved facility to the satisfaction of the Director of the Division of Environmental Health.	Applicant	Ongoing	
208	65	WW-7.1 Wastewater and Groundwater Quality Impact WW-7: Wastewater Storage Design Vegetative planting shall be used to screen the rapid infiltration basins and reduce their visual impacts upon adjacent residential lots. (Planning and Building Inspection)	The Applicant shall install and maintain fencing around the RIBs, plant screening vegetation and signage indicating that the basins contain treated wastewater and access is prohibited to the satisfaction of the Director of the Planning and Building Inspection Department.	Applicant	Prior to issuance of a grading permit for the RIBs	
209	66	WW-8.1 Wastewater and Groundwater Quality Impact WW-8: Wastewater Storage Design Design and operation of the proposed wastewater facilities will be conducted in accordance with all applicable state and county	The Applicant shall submit plans demonstrating that the design and operation of the proposed wastewater facilities will be conducted in accordance with all applicable state and county requirements to the satisfaction of the Director of the Planning	Applicant	Prior to issuance of grading permit for the RIBs	

3 This landfill has a minimum solids content of 20% for primary sludge and 15% for secondary treatment sludge (Shedden, personal communication, 1997).

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		<p>requirements, including appropriate sludge handling and disposal to minimize odor. (Planning and Building Inspection)</p>	<p>and Building Inspection Department, the California Regional Water Quality Control Board, the Director of the Division of Environmental Health and the Director of Public Works.</p>			
210	67	<p>WW-9.1 Wastewater and Groundwater Quality Impact WW-9: Wastewater Treatment Storage and Odors Though there is no specific control process to ensure total nitrogen removal in SBRs, these systems can be designed to augment nitrification and denitrification. Therefore, the proposed SBR should be designed to promote nitrification and denitrification in order to adequately decrease nitrogen concentrations in the effluent. Per the recommendation of the applicant's engineer, the operation of the RIBs should be planned to maximize nitrogen removal through adjustment of wetting and drying cycles. Monthly monitoring of the reclaimed wastewater should be performed for total Kjeldahl nitrogen and nitrate-nitrogen. In addition, quarterly groundwater monitoring in the immediate vicinity of the irrigation sites should be performed. Operation of the RIBs for nitrogen removal should be checked and adjusted with the use of suction lysimeters or other comparable methods to determine nitrogen</p>	<p>The Applicant shall submit plans demonstrating that the design and operation of the proposed wastewater facilities will be conducted in accordance with all applicable state and county requirements to the satisfaction of the Director of the Planning and Building Inspection Department, the California Regional Water Quality Control Board, the Director of the Division of Environmental Health and the Director of Public Works.</p> <p>Little Bear Water Company Wastewater Treatment Plant shall sample reclaimed wastewater at least monthly for total Kjeldahl nitrogen and nitrate-nitrogen and submit quarterly reports to the California Regional Water Quality Control Board and the Division of Environmental Health for review and approval.</p>	Applicant	Prior to issuance of grading permit for construction	
				Applicant & Engineer	Monthly / Quarterly	

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		levels in the unsaturated zone immediately beneath the RIBs. The monitoring data should be submitted to the RWQCB and County Environmental Health Department for review as part of the self-monitoring reports prepared by the treatment plant. Finally, the applicant and the LBWC should continue to pursue and secure commitments from land owners for future irrigation-reuse of the treated water as an additional means of reducing the amount of nitrogen loading to the groundwater basin. (Environmental Health and Public Works)	Little Bear Water Company Wastewater Treatment Plant shall install monitoring wells and shall sample the wells for total Kjeldahl nitrogen and nitrate-nitrogen and submit reports to the California Regional Water Quality Control Board and the Division of Environmental Health for review and approval. The Applicant/Engineer shall design the RIBs to maximize nitrogen removal to the satisfaction of the California Regional Water Quality Control Board and the Division of Environmental Health.	Applicant & Engineer	Quarterly	
211	68	PS-1.1 Public Services Impact PS-1: Fire Protection and Emergency Response The project tentative map shall be subject to the review and approval of the California Department of Forestry and Fire Protection and South Monterey County Fire Protection District in order to insure that all established standards regarding access, water supply, fuel break areas, and other required fire protection design features are included. Require the project to fund its fair share of costs for additional fire apparatus to maintain existing levels of service. (CA Department of Forestry and Fire Protection and South Monterey County Fire Protection District)	The Applicant shall submit the project tentative map demonstrating compliance with all established standards regarding access, water supply, fuel break areas, and other required fire protection design features to the California Department of Forestry and Fire Protection and South Monterey County Fire Protection District for review and approval. The Applicant shall pay the project's fair share of costs for additional fire apparatus.	Applicant	Prior to approval of the Final Map	
212	69	PS-2.1 Public Services Impact PS-2: Police Services Prior to approval of the Final Map for any phase, the Lighting Plans shall be reviewed and approved by the County Sheriff to confirm that adequate security lighting, although muted to conform to the rural residential setting, is	Applicant shall submit Lighting Plans demonstrating to the satisfaction of the County Sheriff that adequate security lighting, although muted to conform to the rural residential setting, is incorporated appropriately into the project	Applicant	Prior to approval of the final map for any phase	

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		incorporated appropriately into the project design to facilitate patrol performance. (County Sheriff)	design.			
213	70	PS-2.2 Public Services Impact PS-2: Police Services Prior to approval of the Final Map for any phase, the Landscaping Plans shall be reviewed and approved by the County Sheriff to confirm that the proposed landscaping does not unacceptably limit visibility of homes for patrol purposes and residential security. (County Sheriff)	Applicant shall submit Landscaping Plans demonstrating to the satisfaction of the County Sheriff that the proposed landscaping does not unacceptably limit visibility of homes.	Applicant & Landscape Architect	Prior to approval of the final map for any phase.	
214	71	PS-2.3 Public Services Impact PS-2: Police Services Numbering of homes shall be consistent and shall be at least four inches in size and provide a light-on-dark or dark-on-light contrast for visibility. The County Sheriff shall confirm compliance with this mitigation prior to issuance of each certificate of occupancy for a home. (County Sheriff)	The Applicant shall install house numbers at least four inches in height that provide a light-on-dark or dark-on-light contrast for visibility to the satisfaction of the County Sheriff.	Applicant	Prior to issuance of each certificate of occupancy	
215	72	PS-2.4 Public Services Impact PS-2: Police Services Doors surrounded by glass should be equipped with double deadbolts. Single-cylinder deadbolts should be placed on all other doors. Sliding glass doors should have auxiliary locks and window construction should also incorporate a secondary auxiliary locking device. The County Sheriff shall confirm compliance with this mitigation prior to issuance of each certificate of occupancy for a	The Applicant shall install double deadbolts on doors surrounded by glass, single deadbolts on all other outside doors, sliding glass doors with auxiliary locks and windows with second auxiliary locking devices to the satisfaction of the County Sheriff.	Applicant	Prior to issuance of each certificate of occupancy	

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	home. (County Sheriff)				
216	<p>PS-2.5 Public Services Impact PS-2: Police Services</p> <p>Residents who intend to incorporate alarm systems into their homes shall, from the outset, be advised of Sheriff's Department and Communication Department policies and ask to consult with the representatives of these two departments prior to installation. According to County ordinance, alarm systems must be registered with the Sheriff's Department prior to installation. The County Sheriff shall confirm compliance with this mitigation prior to issuance of each certificate of occupancy for a home. (County Sheriff)</p>	<p>The Applicant shall, in writing, inform residents who intend to incorporate alarm systems into their homes to consult with the Sheriff's Department and Communication Department prior to installation to the satisfaction of the County Sheriff.</p>	Applicant	Prior to installation and prior to issuance of each certificate of occupancy	
217	<p>PS-2.6 Public Services Impact PS-2: Police Services</p> <p>The applicant shall pay a fair share development fees to the County Sheriff's office based upon the actual cost to the City to provide these services and in accordance with an impact fee program approved by the County that identifies the cost of additional deputies and equipment to serve the area. Any fees if applicable should be paid prior to approval of the Final Map for each phase (County Sheriff)</p>	<p>The Applicant shall pay applicable fair share development fees to the County Sheriff's office.</p>	Applicant	Prior to approval of the final map for each phase or upon issuance of building permits depending upon the applicable fee program	

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218	75	<p>PS-3.1 Public Services Impact PS-3: Schools/King City Union Elementary School and King City Joint Union High School Districts</p> <p>Prior to issuance of the first building permit for the project, the project applicant shall mitigate the potential school impact of proposed residential development by paying the King City Union Elementary School and the King City Joint Union High School Districts' adopted fees in effect at the time of development. Additional fees for fair share development, if applicable, shall be paid to fund the project's fair share of school improvements that are not already paid for by the adopted fees for residential development. (Planning and Building Inspection)</p>	<p>The Applicant shall pay the King City Union Elementary School and the King City Joint Union School Districts' adopted fees in effect at the time of development and an additional fair share development fee, if applicable, to the satisfaction of the Director of the Planning and Building Inspection Department.</p>	Applicant	Upon issuance of building permits.	
219		<p>PWSP0072-CONTINUOUS ACCESS (NON-STANDARD)</p> <p>The subdivider shall submit, for the approval of the Department of Public Works, a phasing plan for the on-site roads that includes measures demonstrating how access to the Canada de la Paz Subdivision will be provided. The approved measures from the plan shall be implemented in order to provide continuous access to the residents of the Canada de la Paz Subdivision. The access road through the subject property shall be paved and shall be of sufficient width to allow two-way traffic.</p>	<p>Subdivider shall prepare phasing plan and ensure that measures are followed.</p>	Subdivider	Plan shall be submitted and approved prior to recordation of the final map for the first phase of the subdivision. Approved measures shall be followed on a continuous basis.	

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220		EHSP003 Wastewater Treatment Plant Upgrades (Non-Standard Language) The construction of all upgrades and improvements to the Little Bear Wastewater Treatment Plant shall be completed to ensure full capacity and tertiary treatment are in effect for the entire phase prior to the issuance of a building permit for any phase of the subdivision that requires a connection to a sanitary sewer system.	Provide evidence satisfactory to the Division of Environmental Health that the wastewater treatment plant upgrades and improvements have been constructed and are operational.	Owner/ Applicant	Prior to the issuance of permits for construction of homes in any phase of the subdivision that requires connection to a sanitary sewer system.	
221		PBD - WASTEWATER TREATMENT PLANT UPGRADES (NONSTANDARD LANGUAGE) The construction of all upgrades and improvements to the Little Bear Wastewater Treatment Plant shall be completed in compliance with all the requirements of Rule 216 (Permit Requirements for Wastewater and Sewage Treatment Facilities) of the Monterey Bay Unified Air Pollution Control District.	Provide evidence from the Air Pollution Control District indicating that the District has reviewed the improvement plans and that the plans conform to the requirements of Rule 216.	Owner/ Applicant	Prior to the issuance of building and grading permits for construction of improvements to the plant.	
222		PWSP- EASEMENT RELOCATION (NON STANDARD) The existing access easement affecting proposed Lot Nos. 158-166, shall be either extinguished or relocated prior to map recordation. Alternatively, lots coincident with the easement location shall be eliminated from the subdivision and shall not be shown on the final map.	Show relocated easement on Final Map.	Applicant	Prior to recordation of the phase of the final map containing the affected lots.	

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223		<p>PBD - (NON STANDARD)</p> <p>The road designated with the notation "Existing road will be improved to access properties to west" on Sheet 2 of 11 on the tentative map, and located along the north boundary of the project site, is not a part of this subdivision and is not approved for development under this application.</p>	<p>Note shall be deleted from the respective phase of the Final Map.</p>	Applicant	<p>Prior to recordation of the phase of the final map containing the note.</p>	

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