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**Monterey County Resource Management Agency
Planning Department**

Condition Compliance Status Report for PLN030204

(as of 12/08/2017)

Condition Compliance Status Report for PLN030204

1. PBD029 - SPECIFIC USES ONLY

Current Status: On-Going

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This permit allows development of the East Garrison area within the former Fort Ord, consisting of the following : 1) specific plan ; 2) two general plan text amendments ; 3) zoning ordinance amendments ; 4) combined development permit consisting of a standard subdivision to create parcels for 1470 dwelling units (including 70 second units), commercial uses, and public uses, use permit for tree removal, general development plan, use permit to allow development on slopes over 30 percent; 5) Development Agreement ; 6) allocation of 470 acre-feet of potable water per year; and Design Approval. The project also includes a Disposition and Development Agreement with the Redevelopment Agency of Monterey County. The property is on parcels occupying approximately 244 acres south of Reservation Road and north of Watkins Gate Road, at the East Garrison gate (Assessor's Parcel Greater Monterey Peninsula area . The Combined Development Permit will be developed pursuant to the East Garrison Specific Plan . The project is in accordance with County ordinances and land use regulations subject to the following terms and conditions . The uses permitted shall be as specified in Table 3 .8, Permitted Uses Matrix, in the East Garrison Specific Plan . 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 the Development Agreement and the Specific Plan, as modified by this permit, and 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. The terms "subdivider" or "applicant," as used in these conditions, refers to East Garrison Partners and its successors and assigns. The applicant shall, as needed, obtain property owner's consent to recordation of any deed restriction, notice, agreement, or easement required to be recorded pursuant to these conditions of approval. This Combined Development Permit is contingent upon the Redevelopment Agency of Monterey County approving a Disposition and Development Agreement with East Garrison Partners I, LLC. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (Planning and Building Inspection Department)

Compliance or Monitoring Action to be Performed: Applicant
On-going

Comments By Staff

Last Update on:

Updated By:

Condition is on-going (SLAI 11/6/17)

12/7/2017 3:57:07PM

QUENGA AV

12/7/17 - Disposition & Development Agreement completed and recorded on 5/16/06.
Condition status will remain on-going. (A. Quenga)

Condition Compliance Status Report for PLN030204

2. PBD012 - FISH AND GAME FEE-NEG DEC/EIR

Current Status: Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Pursuant to the State Public Resources Code, State Fish and Game Code, and California Code of Regulations, the applicant shall pay \$875, to be collected by the County, within five (5) calendar days of project approval, prior to 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. The project shall not be operative , vested or final until the filing fees are paid . (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Applicant
 Within five days of project approval and prior to filing Notice of Determination Proof of payment shall be furnished by the applicant to the Planning and Building Inspection

<i>Comments By Staff</i>	<i>Last Update on:</i>	<i>Updated By:</i>
<p><i>NOD for two General Plan text amendments, Specific Plan, Zoning Ordinance text and map amendments, Development Agreement, and Combined Development Permit filed on 10/05/05, receipt No. 262021.</i></p> <p><i>NOD for Disposition and Development Agreement filed on 10/05/05, receipt No. 262022.</i></p> <p><i>Revised NOD for Disposition and Development Agreement filed on 10/07/05, receipt No. 262025.</i></p> <p><i>(A. Quenga)</i></p>	<p>11/9/2017 1:23:19PM</p>	<p>QUENGA AV</p>

3. PBDSP¿ NON-STANDARD¿ MITIGATION

Current Status: On-Going

Responsible Department: Planning Department

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

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

<i>Comments By Staff</i>	<i>Last Update on:</i>	<i>Updated By:</i>
<p><i>Refer to all Conditions (SLAI 11/6/17)</i></p> <p><i>12/7/17 - The condition status will remain as on-going through build-out of all improvements and developments required in the East Garrison Specific Plan and DDA. (A. Quenga0</i></p>	<p>12/7/2017 4:42:33PM</p>	<p>QUENGA AV</p>

Condition Compliance Status Report for PLN030204

4. PBD024- NOTE ON MAP- STUDIES

Current Status: **Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: 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 : "Reports have been prepared for this property as listed below, and are on file in the Monterey County Planning and Building Inspection Department . The recommendations contained in said reports shall be followed in all further development of this property.

-Preliminary Hydrology Report for the East Garrison Project, Monterey County, California, by Balance Hydrologics, Inc . dated October 2003.

-Water Supply Assessment and Written Verification of Supply, East Garrison Specific Plan Development, by Byron Buck & Associates, dated June 3, 2004.

-Preliminary Geotechnical Exploration : East Garrison, Fort Ord, Phase 1, Monterey, California , by ENGEO Incorporated, dated April 11, 2003.

-East Garrison Specific Plan Air Quality Analysis, Monterey, California, by Giroux and Associates , dated May 28, 2004.

-East Garrison Specific Plan Noise Impact Analysis, Monterey, California, by Giroux and Associates , dated May 25, 2004.

-Traffic Impact Study for the East Garrison Development in Monterey County, by TJKM Transportation Consultants, dated August 10, 2004 .

-Forest Management Plan by Staub Forestry and Environmental Consultants dated January 2004 .

-East Garrison Specific Plan : Fort Ord, Monterey County)), California, by Urban Design Associates, dated July 12, 2004, as modified by Board of Supervisors Resolution No. 05-266.

-Assessment: East Garrison Parker Flats Land Use Modifications, Fort Ord, California, by Zander Associates, dated May 2002.

-Biological Resources Assessment East Garrison Specific Plan, by Zander Associates, dated January 2004. "

The note shall be located in a conspicuous location, subject to the approval of the County Surveyor . (Planning and Building Inspection)

Compliance or Monitoring Applicant's/ Engineer

Action to be Performed: Prior to Recordation of Final Map
Applicant's engineer shall include note on Final Map
Final Map with notes shall be submitted to Planning and Building Inspection and Public Works for review.

Condition Compliance Status Report for PLN030204

Comments By Staff

Last Update on:

Updated By:

3/14/2007 - Note on Final Map, COA met for Phase I. Final Map filed in Volume 24, Page 7 of Cities and Towns. Hard copy also on file with RMA-Planning (updated by A. Quenga on 11/9/17).

11/9/2017 3:08:30PM

QUENGA AV

5/16/2014 - Note on Final Map for Phase II, COA met for Phase II. Final Map filed in Volume 24, page 41 of Cities and Towns. Hard copy also on file with RMA-Planning. (A. Quenga updated on 11/9/17)

11/6/2017 - Refer to Sheet 3 of Final Map for Phase III. Map not filed as of this date. (A. Quenga updated on 11/9/17)

5. PBD033 - UTILITIES - SUBDIVISION - NON - STANDARD -

Current Status: Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: A note shall be included on the Subdivision Improvement Plans and on the final map for each phase or a separate sheet to be recorded with each phase of the final map indicating that "Underground utilities are required 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 final map . The note shall be located in a conspicuous manner subject to the approval of the Director of Planning and Building Inspection . (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Applicant's / Engineer
Prior to Recordation of Final Map
Applicant's engineer shall include note on Subdivision Improvement Plans and Final Map

Comments By Staff

Last Update on:

Updated By:

2/21/2007 - Note on page 35 of Final Map recorded in Volume 24, Page 7 of Cities and Towns and Page 2 of Subdivision Improvement Plans for Phase I. Hard copies on file with RMA-Planning. COA cleared for Phase 1 (updated by A. Quenga on 11/9/17).

11/9/2017 4:29:45PM

QUENGA AV

6/4/2012 - Note on page 23 of Final Map recorded in Volume 24, Page 41 of Cities and Towns and Page 2 of Subdivision Improvement Plans for Phase II. Hard copies on file with RMA-Planning. COA cleared for Phase 2 (updated by A. Quenga on 11/9/17).

7/5/2017 - Note on page 3 of Final Map and page 2 of Subdivision Improvement Plans for Phase III. Hard copies on file with RMA-Planning. COA cleared for Phase 3 (updated by A. Quenga 11/9/17).

Condition Compliance Status Report for PLN030204

6. PBDSP- NON-STANDARD -EROSION CONTROL

Current Status: **Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: A note shall be included on the Subdivision Improvement Plans and 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 : "Soil disturbance activities, such as road grading, shall be limited to the period between April 15 and October 15 unless Winter season operating conditions of the Erosion Control Ordinance are met and in place and are identified on the erosion control plan and improvement plans subject to the approval of the Director of Planning and Building Inspection prior to filing the Final Map. In addition, any soil exposed during construction between October 15 and April 15 shall be protected by implementing all applicable Permit Conditions. A note regarding erosion control for Winter season grading operations shall be included on the erosion control plan and the improvement plans ." (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Applicant's / Engineer
Prior to Recordation of Final Map
Applicant's engineer shall include note on Subdivision Improvement Plans and Final Map.

Comments By Staff

Last Update on:

Updated By:

2/21/2007 - Note on page 35 of Final Map recorded in Volume 24, Page 7 of Cities and Towns and page 2 of Subdivision Improvement Plans for Phase 1. Hard copies on file with RMA-Planning. COA cleared for Phase I (updated by A. Quenga 11/9/17)

11/9/2017 4:33:10PM

QUENGA AV

5/16/14 - Note on page 23 of Final Map recorded in Volume 24, Page 41 of Cities and Towns and page 2 of Subdivision Improvement Plans for Phase II. Hard copies on file with RMA-Planning. COA cleared for Phase 2 (updated by A. Quenga 11/9/17).

7/5/17 - Note on page 3 of Final Map, page 3 of Subdivision Improvement Plans, and Grading Plans (permit No. 16CP03771) for Phase III. Final map has not been filed as of this date. Hard copies on file with RMA-Planning. COA cleared for Phase 3 (updated by A. Quenga 11/9/17).

Condition Compliance Status Report for PLN030204

7. PBDSP- NON-STANDARD- STREET LIGHTS

Current Status: Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: 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 : "Any street lights in the development shall be consistent with the EG Specific Plan and Pattern Book and approved by the Directors of Planning and Building Inspection and Public Works ." (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Applicant's / Engineer
Prior to Recordation of Final Map
Applicant's engineer shall include note on Final Map.

Applicant's / Engineer
Prior to approval of Subd. Impr. Plans\
Street light location and design shall be included in the Subdivision Improvement Plans .

Comments By Staff

Last Update on:

Updated By:

12/20/2007 - Note on page 35 of Phase 1 Final Map recorded in Volume 24, Page 7 of Cities and Towns. Street light locations shown in Phase 1 Subdivision Improvement Plans. Hard copy of Final Map on file with RMA-Planning. COA cleared for Phase 1 (updated by A. Quenga 11/9/17). Also Technical Variation memo addressing street light interval and parking lot fixtures from RBF Consulting dated 2/9/07.

11/9/2017 4:39:01PM

QUENGA AV

05/16/2014 - Note on page 23 of Phase 2 Final Map recorded in Volume 24, Page 41 of Cities and Towns. Street light locations shown in Phase 2 Subdivision Improvement Plans. Hard copy of Final Map on file with RMA-Planning. COA cleared for Phase 2 (updated by A. Quenga 11/09/17).

07/05/2017 - Note on page 3 of Final Map for Phase 3. Street light locations shown in Phase 3 Subdivision Improvement Plans. Hard copies on file with RMA-Planning. Final Map has not been recorded as of this date. COA cleared for Phase 3 (updated by A. Quenga 11/09/17).

Condition Compliance Status Report for PLN030204

8. PBDSP -NON-STANDARD- GRADING PERMIT

Current Status: **Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: A grading permit shall be required pursuant to the Monterey County Code relative to Grading, Chapter 16.08 . (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Applicant/ Engineer
Prior to Recordation of Final Map
Apply for grading permit .

Comments By Staff

Last Update on:

Updated By:

6/16/2006 - See grading permit Nos. GP070031, GP070147, and GP070197 for phases 1 & 2. COA cleared for Phase I & II (updated by A. Quenga 11/9/17).

11/9/2017 2:49:13PM

QUENGA AV

7/5/2017 - Refer to grading permit #16CP03771 for Phase III. COA cleared for Phase 3 (updated by A. Quenga 11/9/17).

9. PBDO22 - MITIGATION MONITORING

Current Status: **Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: 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)

Compliance or Monitoring Action to be Performed: Applicant
Prior to issuance of grading permit or building permit
Enter into agreement with the County to implement a Mitigation Monitoring Program, Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.

Comments By Staff

Last Update on:

Updated By:

10/31/2006 - Agreement filed under Doc No. 2007012542. Hard copy on file with RMA-Planning. COA cleared for Phases 1, 2, & 3 (updated by A. Quenga 11/09/17).

11/9/2017 3:13:07PM

QUENGA AV

Condition Compliance Status Report for PLN030204

10. PBDO16 - INDEMNIFICATION AGREEMENT

Current Status: Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant agrees as a condition and in consideration of the approval of this discretionary development permit that applicant 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 and 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 attorneys' fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action, but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the applicant of any such claim, action or proceeding, and the County shall cooperate fully in the defense thereof. The term "applicant" as used herein includes East Garrison Partners, LLC and its successors and assigns. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Applicant
 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
 Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to PBI.

Comments By Staff

Last Update on:

Updated By:

10/31/2006 - Agreement on file under Doc No. 2007012543. Hard copy on file with RMA-Planning. COA cleared for Phases 1, 2, & 3 (updated by A. Quenga 11/9/17).

11/9/2017 3:14:43PM

QUENGA AV

Condition Compliance Status Report for PLN030204

11. PBDSP -NON-STANDARD- STRUCTURE

Current Status: Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Record deed restrictions on all parcels that include any area identified with a 'Habitable Structure Setback' area . The deed restriction shall include a surveyor's map accurately depicting the location of the setback .

Compliance or Monitoring Action to be Performed: Surveyor or Civil Engineer
Prior to recordation of final map
Prepare deed restriction exhibit.

Applicant
Record with final map.
Record Deed Restriction on applicable parcels.

Comments By Staff

Last Update on:

Updated By:

12/20/2007 - Condition does not apply to Phases 1 & 2. "Habitable Structure Setback" area is located at Bluff lots in Phase 3 (updated by A. Quenga 11/9/17).

12/7/2017 4:44:02PM

QUENGA AV

7/5/2017 - Public Works clearance memo dated 7/5/17. Refer to Phase 3 Final Map. There are no habitable structures within the applicable setback areas. Deemed in substantial compliance as the setbacks are shown on page 9 and defined on page 1 of the Phase 3 Final Map which will be approved by the Board of Supervisors on 12/12/17. A deed restriction was determined unnecessary by M. Goetz, County surveyor during a meeting held on 3/28/17. Condition status met upon recordation of final map (updated by A. Quenga 11/9/17).

Condition Compliance Status Report for PLN030204

12. PBDSP- NON-STANDARD- EROSION CONTROL

Current Status: Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of Planning and Building Inspection . (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Engineer
Prior to issuance of grading permit or approval of Subd. Impr. Plans
Include notes on plans

Applicant
During Construction
Evidence of compliance with the implementation Schedule shall be submitted to Planning and Building Inspection during the course of construction until project completion as approved by the Director of Planning and Building Inspection

Comments By Staff

Last Update on:

Updated By:

06/16/2006 - See SWPPP (WDID No. 3-27C356645) permitted on 11/2/2009, Phase 1 Subdivision Improvement Plans, Phase 2 Subdivision Improvement Plans, and Phase 1 & 2 Rough Grading Plans. COA cleared for Phase I & II (updated by A. Quenga 11/9/17).

12/7/2017 4:46:59PM

QUENGA AV

07/5/2017 - Note added to Sheet 2 of Grading Plan and Erosion Control Plan for Phase 3 (permit No. 16CP03771), Phase 3 Subdivision Improvement Plans which will be approved by the Board of Supervisors on 12/12/17. SWPPP still valid. (updated by A. Quenga 11/9/17).

13. PBDSP- NON-STANDARD- SCHOOL IMPACT

Current Status: On-Going

Responsible Department: Planning Department

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

Compliance or Monitoring Action to be Performed: Applicant
Prior to issuance of each of the building permit
Pay the required school fees and provide proof of payment to Planning and Building Inspection

Comments By Staff

Last Update on:

Updated By:

6/20/12 - School fees for Manzanita place (building permit No. 11CP00259) paid. See attached email from building department (updated by A. Quenga 11/9/17).

12/7/2017 4:50:36PM

QUENGA AV

11/9/17 - School fees are paid prior to issuance of individual building permits. Condition status will be on-going until build-out of all development in East Garrison Specific Plan is complete. (A. Quenga)

Condition Compliance Status Report for PLN030204

14. PBDO25 - NOTICE-PERMIT APPROVAL

Current Status: **Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a notice which states : "A permit (Resolution 05-267 was approved by the Board of Supervisors and Redevelopment Agency of Monterey County for Assessor's Parcel Numbers 031-011-038 ; 031-161-003, 004, 005 and 006 on October 4, 2005 . The permit was granted subject to 265 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 ." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use . (Planning and Building Inspection

Compliance or Monitoring Action to be Performed: Applicant
Prior to issuance of grading and building permits or filing of final map
Proof of recordation of this notice shall be furnished to Planning and Building Inspection

Comments By Staff

Last Update on:

Updated By:

10/31/06 - Permit Approval Notice recorded under document No. 2007012541. Hard copy on file with RMA-Planning (updated by A. Quenga 11/9/17).

11/9/2017 3:59:06PM

QUENGA AV

15. PBDSP- NON-STANDARD- LIGHTING

Current Status: **On-Going**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to issuance of a building permit for parking lot lighting, the applicant shall submit a lighting study to confirm that light within adjacent light-sensitive property complies with Policy 261.20 of the General Plan. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Applicant
Prior to issuance of building/electrical permit
Submit three copies of lighting study to
Planning and Building Inspection

Comments By Staff

Last Update on:

Updated By:

2/22/2011 - Refer to Photometric Plans. Plans in COA box. See attached CD. (updated by SLAI 11/6/17)

12/7/2017 4:52:02PM

QUENGA AV

6/04/2012 - See Exterior Lighting Plan for Manzanita Place parking lot for Phase 1. Hard copy on file with RMA-Planning. COA cleared for Phase 1 (updated by A. Quenga 11/9/17).

11/9/17 - See Exterior Lighting Plan for Fire Station in Phase 2. Hard copy on file with RMA-Planning. (A. Quenga)

11/9/17 - Condition shall remain on-going until construction permits associated with all parking lots in the EGSP have been issued. (A. Quenga)

Condition Compliance Status Report for PLN030204

16. PBDSP- NON-STANDARD- BIOLOGY

Current Status: **Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: A note shall be included on the final map as follows : "All C - and D-designated parcels shall be subject to the Open Space requirements of the Specific Plan, Table 3 .8 ." (Planning and Building Inspection)

Compliance or Monitoring: Applicant

Action to be Performed: Prior to recordation of final map
Include note on map.

Comments By Staff

Last Update on:

Updated By:

3/1/07 - Note on page 35 of Final Map for Phase 1 recorded in Volume 24, Page 7 of Cities and Towns. Hard copy on file with RMA-Planning. COA cleared for Phase 1 (updated by A. Quenga).

11/9/2017 5:25:22PM

QUENGA AV

5/16/2014 - Note provided page 23 of Final Map for Phase 2 recorded in Volume 24, Page 41 of Cities and Towns. Hard copy on file with RMA-Planning. COA cleared for Phase 2 (updated by A. Quenga 11/9/17).

7/5/2017 - Note on page 3 of Final Map for Phase 3. Map not filed as of this date. Hard copy on file with RMA-Planning. COA cleared for Phase 3 (updated by A. Quenga 11/9/17).

Condition Compliance Status Report for PLN030204

17. GEOLOGY AND SOIL S

Current Status: Met

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Appropriate setbacks shall be maintained from the existing top of slope for the perimeter bluff areas as recommended by a licensed geotechnical engineer for permanent improvements and structures. The setback area shall be placed in a conservation easement. Proposed fill slopes shall also be adequately keyed into competent older dune deposits and subdrained . (Public Works, Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Applicant/ Engineer
 Prior to final map
 A scenic easement shall be conveyed to the County over those portions of the property designated on the Tentative Map dated January 2004 as 'Non-habitable structure setback.' An easement deed shall to be submitted to, and approved by, the Director of Planning and Building Inspection, accepted by the Board of Supervisors and recorded concurrent with filing of the final map. Show setbacks areas on the final map, as modified by MM 4.2-A-2.

County/Applicant
 Record concurrent with map
 Prepare Conservation Easement Deed
 Sign Conservation Easement Deed and record.

Comments By Staff

Last Update on:

Updated By:

11/6/17 - Conservation and Scenic Easement Deed and Phase 3 Final Map will be approved by Board of Supervisors on 12/12/17. Notes for open space parcel on Phase 3 Final Map, no structures allowed. Condition status met upon recordation of the Conservation Scenic Easement concurrent with recordation of the Final Map. Hard copies on file with RMA-Planning (updated by A. Quenga 11/9/17).

12/7/2017 5:06:12PM

QUENGA AV

Condition Compliance Status Report for PLN030204

18. GEOLOGY AND SOILS

Current Status: Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Final plans shall include establishment of setbacks for structures and other improvements from the natural bluff in the eastern portion of the site, based upon slope stability analysis (static and pseudo-static) of existing materials. For interior slopes to remain and proposed new slopes, additional stability analysis shall be performed and stabilizing techniques shall be developed based upon the results of the analysis. This analysis shall be performed by a licensed geotechnical engineer during review of 40-scale grading plans; the final setbacks shall be depicted on the 40-scale grading plans. (Public Works, Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Engineer
 Prior to issuance of grading permits, or recordation of final map, as appropriate. Show setbacks on Subdivision Improvement Plans and Grading Permit plans. Final setbacks shall also be shown on the final map.

Geotechnical Engineer
 Prior to issuance of grading permits, or recordation of final map, as appropriate.
 Prepare final geotechnical report

Comments By Staff

Last Update on:

Updated By:

6/22/2006 - Refer to Bryce Hori's email dated 6/22/2006. Condition does not apply to Phase 1 (SLAI 11/6/17).

11/9/2017 5:39:19PM

QUENGA AV

12/20/2007 - Condition does not apply to Phase II, no bluff area. Applies to Phase III (SLAI 11/6/17).

7/12/2017 - Refer to page 9 of Final Map for Phase 3; Refer to "Geologic and Geotechnical Investigation Update on Proposed Residential Development East Garrison, Phase 3" by Quantum Geotechnical dated 11/28/16. Hard copies on file with RMA-Planning (SLAI 11/6/17).

Condition Compliance Status Report for PLN030204

19. GEOLOGY AND SOILS 4.2-B-1 .

Current Status: **Met**

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Stormwater runoff systems shall be implemented and maintained by the following procedures so that less runoff is directed over the bluff: Site grading will be accomplished to direct surface water runoff away from the slope crest and include debris bench catchments areas and subdrainage as appropriate. The project engineer shall submit a plan to control stormwater runoff during design phase of the project . This plan shall describe required maintenance by the CSD for the debris bench catchments areas including the removal of soil accumulation from and observation of all subdrain outlets and cleanouts to confirm proper function on an annual basis. During maintenance activities, the need for maintenance including possible regrading, shoring and backfilling shall be assessed . This plan shall be reviewed and approved by the Monterey County Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Engineer
 Prior to issuance of grading permits and approval of Subdivision Improvement Plans.
 Submit stormwater runoff plan for review and approval by WRA. Include approved features on Subdivision Improvement Plans and Grading Permit plans.

Comments By Staff

Last Update on:

Updated By:

11/13/2017: The Water Resources Agency has received the Stormwater Management Plan for the East Garrison Project, prepared by Balance Hydrologics, Inc., dated 08/2006, including stormwater management objectives and hydrologic analyses for the stormwater basins. RBF Consulting reviewed the Stormwater Management Plan and found it acceptable.

11/30/2017 2:46:34PM BODENSTEINERJM

- CONDITION MET.
- CCF FORM IN DOCUMENTS MODULE.
- CONDITION CLEARED BY JENNIFER BODENSTEINER, MCWRA, (831) 755-4860.

1/29/2008 - Reviewed by RBF Consulting 1/17/08 (SLAI 11/6/17)
 See subdivision improvement plans and grading permit #: GP070031, GP070147, GP070197 for Phase II (SLAI 11/6/17)
 9/18/20017 - Refer to Grading Plans for Phase III (SLAI 11/6/17)

Condition Compliance Status Report for PLN030204

20. GEOLOGY AND SOILS 4.2-C-1 .

Current Status: **Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The Geotechnical Engineer shall observe and document all grading activities and shall be informed when import materials are planned for the site. A sample of such material shall be submitted to the Geotechnical Engineer for evaluation prior to being brought on the site and the import soil shall be in adherence with the guidelines provided in Guide Contract Specifications. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Grading Contractor
Prior to import of any materials.
Submit soil samples to engineer.

Geotechnical Engineer
Continuous monitoring during grading.
Evaluate grading activities and soil samples of any import soils .

Comments By Staff

Last Update on:

Updated By:

6/29/2006 - Note on page 2 of rough grading plans for Phases 1 & 2 (permit Nos. GP070031, GP070147, GP070197). Hard copy on file with RMA-Planning. COA cleared for Phases 1 & 2 (updated by A. Quenga 11/9/17).

12/7/2017 5:08:07PM

QUENGA AV

4/7/2011 - Refer to page 9 of Geotechnical Investigation by ACE dated 2/22/11 for Manzanita Place. Wet-signed copy with building permit plans (updated by A. Quenga 11/9/17).

7/5/17 - Refer to Sheet 2 of Phase 3 Grading Plans (permit # 16CP03771). Hard copy on file with RMA-Planning. Phase 3 grading activities are complete, but final inspection not requested pending Board of Supervisor approval of Phase 3 Infrastructure Improvement Plans on 12/12/17. CoA will be met when Phase 3 grading permit is finalized. (Updated by A. Quenga 12/7/17).

Condition Compliance Status Report for PLN030204

21. GEOLOGY AND SOILS 4.2-C-2 .
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Current Status: Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: A layer of site stripping, topsoil, other organic soil, or other appropriate erosion control measures, no more than 6 inches in thickness, shall be track-walked onto all graded slopes (cut or fill) following rough grading to promote the growth of vegetation on areas outside of building construction envelopes. Subject to approval by the Landscape Architect, organically contaminated soil material may also be utilized in landscape areas located outside the building footprint . These materials shall be stockpiled in an approved area that is unaffected by grading operations until their future use. The location of stockpile areas shall be shown on grading plans for the project . (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Grading Contractor
During grading
Grading activities as listed.

Grading Contractor in consultation with Landscape Architect
Stockpile soil with organic material if approved by the Landscape Architect for use in final landscaped areas.

Engineer
Prior to issuance of grading permit.
Show stockpile areas on grading plans

Comments By Staff

Last Update on:

Updated By:

6/29/2006 - Refer to text on Sheet 2 of rough grading plans for Phases 1 & 2 (permit Nos. GP070031, GP070147, GP070197). Hard copies on file with RMA-Planning. COA cleared for Phases 1 & 2 (updated by A. Quenga 11/9/17).

11/9/2017 5:55:37PM

QUENGA AV

7/5/17 - Refer to text on Sheet 2 of grading plans for Phase III; grading permit # 16CP03771. Hard copy on file with RMA-Plannig. COA cleared for Phase 3 (SLAI 11/6/17).

Condition Compliance Status Report for PLN030204

22. GEOLOGY AND SOILS 4.2-C-3 .

Current Status: **Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: During grading plan development, selective grading schemes shall be developed to reduce the presence of expansive soil within the upper lot areas by placing the highly expansive materials as engineered fill at the base of deeper fills, or by selectively placing such materials outside building areas. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Engineer
Prior to issuance of grading permit
Explain or demonstrate schemes on grading permit plans or as part of a report submitted with the plans.

Comments By Staff

Last Update on:

Updated By:

6/4/12 - Refer to note on rough grading plans for permit Nos. GP070031, GP070147, and GP070197. Hard copy on file with RMA-Planning. COA cleared for Phases 1 & 2 (updated by A. Quenga 11/9/17).

11/9/2017 5:59:37PM

QUENGA AV

7/5/2017 - Refer to Sheet 2 of Grading Plans for Phase III on grading permit # 16CP03771; Refer to "Geologic and Geotechnical Investigation Update on Proposed Residential Development East Garrison, Phase 3" by Quantum Geotechnical dated 11/28/16. Hard copies on file with RMA-Planning. COA cleared for Phase 3 (updated by A. Quenga 11/9/17).

Condition Compliance Status Report for PLN030204

23. GEOLOGY AND SOILS 4.2-C-4.

Current Status: On-Going

Responsible Department: Planning Department

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

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

Engineer
 Prior to issuance of building permits.
 Design foundations as recommended by the Geotechnical Report.

Comments By Staff	Last Update on:	Updated By:
<i>6/16/2006 - Recommendations outlined in Geotechnical report have been incorporated in grading plans. (SLAI 11/7/17)</i>	<i>12/7/2017 10:00:25AM</i>	<i>QUENGA AV</i>
<i>3/14/11 - Note No. 6 on page S-0.0 #6 of construction plans for Manzanita Place. Refer to pages 5,6,7 of Geotechnical investigation by ACE dated 2/20/11 (SLAI 11/7/17).</i>		
<i>7/5/2017 - Refer to "Geologic and Geotechnical Investigation Update on Proposed Residential Development East Garrison, Phase 3" by Quantum Geotechnical (11/28/16) (SLAI 11/7/17)</i>		
<i>12/6/17 - In accordance with the condition language, the condition shall remain in on-going status until issuance of last building permit for buildout occurs (A. Quenga)</i>		

Condition Compliance Status Report for PLN030204

24. GEOLOGY AND SOILS 4.2-C-5 .

Current Status: **Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The upper 12 inches (1 foot) of building pad subgrade soils shall be scarified, mixed, and recompactd as engineered fill. If a highly variable subgrade material is encountered at the time of cutting, the depth of subexcavation may be increased to 24 inches (2 feet) if recommended by a geotechnical engineer. This increase shall depend upon review and approval of grading plans at the time of grading by an engineer or geologist based on the swell potential of the surface materials .
(Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Engineer
Prior to issuance of grading permits
Include as note on the grading permit plans.

Engineer
Prior to final inspections.
Field adjustments can be made at the recommendation of the Geotechnical Engineer and concurrence of County inspectors.

Comments By Staff

Last Update on:

Updated By:

6/16/2006 - Refer to Sheet 2 of grading permits and plans (GP070031, GP07d47, GP070197) per RBF notes. (SLAI 11/8/17)

12/7/2017 5:10:30PM

QUENGA AV

4/7/2011 - Refer to page 5 of geotechnica investigation by ACE dtd; 2/22/2011 Refer to page S-0.0 note #6 on plans for Manzanita (SLAI 11/8/17)

3/7/2013 - Refer to progress reports from ACE dated 4/30/2012 and 7/13/2012. Foundation/footings inspection approval dated 10/10/2012 for MidPen (SLAI 11/8/17)

7/5/2017 - Refer to "Geologic and Geotechnical Investigation Update on Proposed Residential Development East Garrison, Phase 3" by Quantum Geotechnical for Phase III(11/28/16) (SLAI 11/8/17)

12/7/17 - Condition status will be met upon final inspection of Phase 3 grading permit (16CP03771). All Phase 3 grading activity is complete, but final inspection not requested pending Board of Supervisors approval of Phase 3 Infrastructure Improvement Plans on 12/12/17. (A. Quenga)

Condition Compliance Status Report for PLN030204

25. GEOLOGY AND SOILS 4.2-C-6 .

Current Status: **Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Graded cut and fill slopes up to 20 feet in height, shall be no steeper than 2 :1 (horizontal :vertical) . For slopes between 20 and 30 feet in height, a 2 .5 :1 or flatter slope gradient shall be provided, while for slopes exceeding these height guidelines, a maximum slope gradient of 3 :1 shall be provided. If steeper and/or higher slopes are desired, guidelines for geotextile slope reinforcement shall be developed .
(Planning and Building Inspection)

Compliance or Monitoring: Engineer

Action to be Performed: Prior to issuance of grading permits
Include on grading permit plans.

Comments By Staff

Last Update on:

Updated By:

6/29/06 - Note on page 2 of grading plans (permit Nos. CP070031, GP070147, & GP070197) for Phases 1 & 2. Hard copies on file with RMA-Planning. COA cleared for Phases 1 & 2 (updated by A. Quenga 11/9/17).

11/9/2017 6:49:13PM

QUENGA AV

7/5/17 - Note on page 2 of grading plans (permit No. 16CP03771) for Phase 3. Geologic and Geotechnical Investigation Update dated 11/28/16 prepared by Quantum Geotechnical. Hard copies on file with RMA-Planning. COA cleared for Phase 3. (updated by A. Quenga 11/9/17).

Condition Compliance Status Report for PLN030204

26. GEOLOGY AND SOILS 4.2-C-7.

Current Status: Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Cut slopes shall be observed by an Engineering Geologist during grading to determine whether any adverse geologic conditions are encountered on the exposed slope . If adverse conditions are noted, additional recommendations, possibly including slope reconstruction, may be required . Additional recommendations to reduce the need for cut slope reconstruction shall be provided during grading plan development . These supplemental recommendations could include measures such as use of flatter slope gradients , modification of the orientation of the slope face, or provisions for a debris bench. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Engineering Geologist
During excavation activities.
On-site observations by Engineering Geologist.

Comments By Staff

Last Update on:

Updated By:

8/9/06 - RBF review of grading plans. Notes on grading plans for Phases 1 & 2 (permit Nos. GP070031, GP070147, & GP070197). Hard copies on file with RMA-Planning. E. Saavedra with RMA-Public Works observed grading activities and no adverse conditions were encountered. COA cleared for Phases 1 & 2 (updated by A. Quenga 11/9/17).

12/7/2017 5:13:01PM

QUENGA AV

6/4/12 - Page 9 of Geotechnical Investigation by ACE dated 2/22/11 for Manzanita Place. Wet signed copy on file with RMA-Building. (updated by A. Quenga 11/9/17).

7/5/17 - Page 2 of Phase 3 grading plans (permit No. 16CP03771). (updated by A. Quenga 11/9/17)

12/6/17 - All Phase 3 grading activity is complete, but final inspection not requested pending Board of Supervisors approval of Phase 3 Infrastructure Improvement Plans on 12/12/17. Condition status will be met on final inspection of Phase 3 grading permit. (A. Quenga)

Condition Compliance Status Report for PLN030204

27. GEOLOGY AND SOILS 4.2-C-8.

Current Status: **Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Differential in fill thickness under individual buildings shall be limited to approximately 10 feet. Local sub-excavation of soil material and replacement with engineered fill may be necessary to achieve this limitation. A detailed review of fill thickness shall be performed during the preparation of the final 40-scale grading, and fill performance testing on remolded samples of engineered fill materials shall be provided during grading . (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Engineer
 Prior to issuance of grading permits.
 Include on Subdivision Improvement Plans or grading permit plans, as appropriate.

Engineer
 Prior to inspections.
 Fill compaction testing results submitted to County.

Comments By Staff

Last Update on:

Updated By:

6/29/06 - Recommendations contained in the Geotechnical report incorporated as notes in grading plans for Phases 1 & 2. Hard copy on file with RMA-Planning. COA cleared for Phases 1 & 2. (updated by A. Quenga 11/9/17).

12/7/2017 5:14:08PM

QUENGA AV

7/5/17 - Page 2 of grading plans (permit No. 16CP03771) for Phase 3. Geologic and Geotechnical Investigation Update dated 11/28/16 by Quantum Geotechnical. Hard copies on file with RMA-Planning. (updated by A. Quenga 11/9/17)

12/7/17 - All Phase 3 grading activity is complete, but final inspection not requested pending Board of Supervisors approval of Phase 3 Infrastructure Improvement Plans on 12/12/17. Condition status will be met on final inspection of Phase 3 grading permit. (A. Quenga)

Condition Compliance Status Report for PLN030204

28. GEOLOGY AND SOILS 4.2-C-9.

Current Status: Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The exposed soils shall be compacted and moisture conditioned as directed by the Geotechnical Engineer . In general, they shall be kept moist by occasional sprinkling. If the re-moisturizing of silty soils is required, it shall be done through excavation, moisture conditioning, and recompaction . (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Engineer
Prior to issuance of grading permits
Include as notes on grading plans.

Comments By Staff

Last Update on:

Updated By:

6/16/06 - Included as notes on grading plans (permit Nos. GP070031, GP070147, & GP070197) for phases 1 & 2. Hard copy on file with RMA-Planning. COA cleared for Phases 1 & 2 (updated by A. Quenga 11/9/17).

12/7/2017 5:15:26PM

QUENGA AV

7/21/11 - Note on page C-12 and AO.2 of construction plans for Manzanita Place (updated by A. Quenga 11/9/17).

7/5/17 - Note on page 2 of grading plans for Phase 3 (permit No. 16CP03771). Geologic and Geotechnical Investigation Update prepared by Quantum Geotechnical dated 11/28/16. Hard copies on file with RMA-Planning. (updated by A. Quenga 11/9/17).

12/6/17 - All Phase 3 grading activity is complete, but final inspection not requested pending Board of Supervisors approval of Phase 3 Infrastructure Improvement Plans on 12/12/17. Condition status will be met on final inspection of Phase 3 grading permit. (A. Quenga)

Condition Compliance Status Report for PLN030204

29. GEOLOGY AND SOILS 4.2-C-10.

Current Status: **Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The Geotechnical Engineer shall prepare a remedial grading plan that will depict all the anticipated area of remedial grading, including areas of sub-excavation, keyways, subdrainage, etc. The extent of the localized existing fills shall be evaluated during grading operations, and the existing fills shall be removed and replaced with engineered fill. All soft/compressible materials (such as residual soil, colluvium, and undocumented fill) shall be removed and replaced with engineered fill to provide a more stable base material for the proposed overlying fill . The general depth of removal of unsuitable materials in developable areas may be around 2 to 3 feet in thickness, with isolated identified areas that may require up to an additional 3 to 6 feet of additional sub-excavation to achieve a competent base . Anticipated areas of mitigation for compressible materials that extend beyond common grading activities shall be refined during the 40- scale plan review . Actual depths shall be determined in the field by the Geotechnical Engineer at the time of grading .
(Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Engineer
Prior to issuance of grading permits.
Prepare grading plan and include these requirements.

Engineer
During grading
Evaluate fill grading operations.

Comments By Staff

Last Update on:

Updated By:

8/2/06 - Supplemental geotechnical peer review of grading plans for Phases 1 & 2 conducted by Kleinfelder, Inc (see letter dated 7/25/06). Hard copies on file with RMA-Planning. COA cleared for Phases 1 & 2 (updated by A. Quenga 11/9/17).

12/7/2017 5:16:48PM

QUENGA AV

7/5/17 - Notes on page 2 of Phase 3 grading plans (permit No. 16CP03771) and Geologic and Geotechnical Investigation Update dated 11/28/16 prepared by Quantum Geotechnical. Hard copies on file with RMA-Planning (updated by A. Quenga).

12/6/17 - All Phase 3 grading activity is complete, but final inspection not requested pending Board of Supervisors approval of Phase 3 Infrastructure Improvement Plans on 12/12/17. Condition will be met on final inspection of Phase 3 grading permit. (A. Quenga)

Condition Compliance Status Report for PLN030204

30. GEOLOGY AND SOILS 4.2-D-1 .

Current Status: Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Additional slope stability analysis shall be performed once 40-scale grading plans are developed . The additional analysis will be performed for selected major cut and fill slopes as well as additional slopes along the existing bluff. Remolded samples for additional shear tests shall be performed if deemed appropriate by the Geotechnical Engineer. Based on the slope stability analyses, the required size of keyways and the extent of slide excavation will be determined to obtain a static factor of safety of 1 .5 and a seismic factor of safety of 1 .1 . (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Engineer
Prior to issuance of grading permits.
Analyze slope stability and present to County with grading permit plans.

Comments By Staff	Last Update on:	Updated By:
8/2/06 - Supplemental geotechnical peer review of grading plans for Phases 1 & 2 by Klienfelder Inc. See letter dated 7/25/06. Hard copies on file with RMA-Planning. COA cleared for Phases 1 & 2 (updated by A. Quenga 11/9/17).	11/9/2017 7:52:06PM	QUENGA AV
7/5/17 - Geologic and Geotechnical Investigation Update prepared by Quantum Geotechnical dated 11/28/16. Hard copy on file with RMA-Planning. COA cleared for Phase 3 (updated by A. Quenga 11/9/17).		

31. GEOLOGY AND SOILS 4.2-D-2 .

Current Status: Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Geologic review during remedial grading activities shall be performed by the Geotechnical Engineer, and additional mitigation may be required if adverse field conditions are discovered. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Engineer
During grading operations.
Geotechnical Engineer to observe grading activities and recommend changes if needed.

Comments By Staff	Last Update on:	Updated By:
6/29/06 - Note on page 2 of Phase 1 and 2 grading plans (permit Nos. GP070031, GP070147, & GP070197). Hard copies on file with RMA-Planning. COA cleared for Phases 1 & 2 (updated by A. Quenga 11/9/17).	12/7/2017 5:18:06PM	QUENGA AV
7/5/17 - Note on page 2 of grading plans for Phase 3 and Geologic and Geotechnical Investigation Update prepared by Quantum Geotechnical date 11/28/19. Hard copies on file with RMA-Planning (updated by A. Quenga 11/9/17).		
12/6/17 - All Phase 3 grading activity is complete, but final inspection not requested pending Board of Supervisors approval of Phase 3 Infrastructure Improvement Plans on 12/12/17. Condition will be met on final inspection of Phase 3 grading permit. (A. Quenga)		

Condition Compliance Status Report for PLN030204

32. GEOLOGY AND SOILS 4.2-D-3 .
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Current Status: Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Techniques such as over-excavation as necessary to create benches during fill placement shall be implemented during grading to address the potential adverse effects of soil creep on slope areas that are adjacent to residential structures. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Grading Contractor
During grading operations.
Comply with Geotechnical recommendations from Engineer, with concurrence from County inspectors.

Comments By Staff

Last Update on:

Updated By:

8/02/06 - Recommendations contained in Geotechnical Report incorporated into grading plans for Phases 1 & 2. See Kleinfelder Inc. letter dated 7/25/06. Hard copies on file with RMA-Planning. COA cleared for Phases 1 & 2. (Updated by A. Quenga 11/13/17)

12/7/2017 5:19:10PM

QUENGA AV

4/7/11 - Page 5 of Geotechnical Investigation prepared by ACE dated 2/22/11. Wet signed hard copy on file with RMA-Building. COA cleared for Manzanita Place. (Updated by A. Quenga 11/13/17)

7/5/17 - Geologic and Geotechnical Investigation Update dated 11/18/16 by Quantum Geotechnical and grading permit plans (Permit No. 16CP03771). (Updated by A. Quenga 11/13/17)

12/6/17 - All Phase 3 grading activity is complete, but final inspection not requested pending Board of Supervisors approval of Phase 3 Infrastructure Improvement Plans on 12/12/17. Condition will be met on final inspection of Phase 3 grading permit. (A. Quenga)

Condition Compliance Status Report for PLN030204

33. GEOLOGY AND SOILS 4.2-D-4 .

Current Status: **Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Cut slopes shall be rebuilt as engineered fill if they exceed slope height and gradient recommendations of the geotechnical report. If lots abut open space slopes, especially cut slopes, a debris bench (designated by the Geotechnical Engineer) with a drainage ditch shall be constructed. The need for a debris bench shall be determined by the geotechnical engineer on a case by case basis and will depend on factors such as slope gradient, slope height and geologic conditions. The purpose of this bench is to intercept erosion or slope debris from the uphill area. Access to this bench shall be provided for maintenance purposes. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Engineer
Prior to issuance of grading permits.
Include on the grading plans.

Engineer
During grading operations.
Adjustments may be made in the field if the Engineer determines, with the concurrence of County grading inspectors.

Comments By Staff

Last Update on:

Updated By:

8/02/06 - Recommendations contained in Geotechnical Report incorporated into grading plans for Phases 1 & 2. See Kleinfelder Inc. letter dated 7/25/06. Hard copies on file with RMA-Planning. COA cleared for Phases 1 & 2. (Updated by A. Quenga 11/13/17)

12/7/2017 5:20:38PM

QUENGA AV

7/5/17 - Geologic and Geotechnical Investigation Update dated 11/18/16 by Quantum Geotechnical and grading permit plans (Permit No. 16CP03771). (Updated by A. Quenga 11/13/17)

12/7/17: All Phase 3 grading activity is complete, but final inspection not requested pending Board of Supervisors approval of Phase 3 Infrastructure Improvement Plans on 12/12/17. Condition will be met on final inspection of Phase 3 grading permit. (A. Quenga)

Condition Compliance Status Report for PLN030204

34. GEOLOGY AND SOILS 4.2-D-5 .
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Current Status: Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Any graded slopes or localized sections of disturbed or unstable natural slopes shall include erosion control protection by means of jute matting or other synthetic products until mature vegetation occurs . (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Engineer
Prior to issuance of grading permits.
Include methods to be used on grading permit plans.

Comments By Staff

Last Update on:

Updated By:

6/29/06 - Erosion control/SWPPP notes incorporated in page 2 of grading plans for Phases 1 & 2. Hard copies on file with RMA-Planning. COA cleared for Phases 1 & 2.

12/7/2017 5:23:28PM

QUENGA AV

7/21/11 - See notes on pages C10, C11, & A.02 for Manzanita Place. Hard copy on file with RMA-Building.

7/5/17 - See *Geologic and Geotechnical Investigation Update* prepared by Quantum Geotechnical dated 11/28/16 and notes on grading plans (permit No. 16CP03771) for Phase 3. Hard copies on file with RMA-Planning. (updated by A. Quenga 11/13/17)

12/6/17: All Phase 3 grading activity is complete, but final inspection not requested pending Board of Supervisors approval of Phase 3 Infrastructure Improvement Plans on 12/12/17. Condition status will be met on final inspection of Phase 3 grading permit. (A. Quenga)

Condition Compliance Status Report for PLN030204

35. GEOLOGY AND SOILS 4.2-E-1 .

Current Status: **On-Going**

Responsible Department: Planning Department

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

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

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

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

Comments By Staff

Last Update on:

Updated By:

6/7/12 - See ENGEO Corrosivity Test Report for Phases 1 & 2 and Response to Comment dated 12/31/17. Hard copy on file with RMA-Planning. COA partially met for Phases 1 & 2. (Updated by A. Quenga 11/13/07).

12/7/2017 5:25:03PM

QUENGA AV

4/7/11 - Page 8 of Geotechnical Investigation by ACE dated 2/22/11 for Manzanita Place. Wet signed copy on file with RMA-Building. (Updated by A. Quenga 11/13/17)

11/13/17 - No building permits issued for Phase 3. (A. Quenga)

12/7/17 - In accordance with the condition language, the condition shall remain in on-going status until issuance of building permit for the last structure in all phases of the development. (A. Quenga)

Condition Compliance Status Report for PLN030204

36. CIRCULATION 4.4-1-A.

Current Status: **Met**

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: The County shall work with FORA for the inclusion of the intersection at Reservation Road/Davis Road in the CIP .
Please see the project fair share analysis, in Section 4.4 of the DSEIR, for additional information on timing and funding of this improvement.
"Reservation Road/Davis Road/"The Bluffs" Install a traffic signal . (Public Works)

Compliance or Monitoring Action to be Performed: County
Prior to next annual CIP Update.
Work with FORA to include improvement in CIP.

Comments By Staff	Last Update on:	Updated By:
<hr/>		
5/21/12 - See Reservation Road/Davis Road Intersection Interim Condition Plans and Reservation Road/Davis Road Intersection Ultimate Condition Plans approved by Public Works. (Updated by A. Quenga 11/13/17).	11/13/2017 9:48:22AM	QUENGA AV

37. CIRCULATION 4.4-2-A.

Current Status: **Met**

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: The County shall work with FORA for the inclusion of widening of the following roadway segments in the CIP .
Please see the project fair share analysis, in Section 4 .4 of the DSEIR, for additional information on timing and funding of this improvement.
Reservation Road between Portola Drive and SR 68.
SR 183 between Cooper Road and Espinosa Road . (Public Works)

Compliance or Monitoring Action to be Performed: County
Prior to next annual CIP Update.
Work with FORA to include improvement in CIP.

Comments By Staff	Last Update on:	Updated By:
<hr/>		
11/30/17 - In January 2006 FORA approved the East Garrison Specific Plan Consistency Determination, which included Mitigation 4.4-2-A. FORA's 2005/2006 CIP indicates a Fee Allocation Study was prepared by TAMC to revisit and assess transportation obligations of the Base Reuse Plan. The travel demand model for this study included new land use for East Garrison. The modelling did not identify deficiencies related to development from Fort Ord that would necessitate including in the FORA CIP roadway improvements along these sections of Reservation Road and SR183, or require improvements from East Garrison. FORA's 2006/2007 CIP incorporates the modelling refinements and recommendations from this study, and this CIP and subsequent CIPs did not identify need for these improvements. Supporting documentation on file with RMA-Public Works. COA met. (Updated by C. Alinio 12/5/17)	12/5/2017 2:31:09PM	ALINIOCS

Condition Compliance Status Report for PLN030204

38. AIR QUALITY 4.5-B-1 .

Current Status: Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The use of best available control measures (BACMs) shall be required during grading operations . BACMs that shall be incorporated into the project, as approved by the PBI, are described below . The PBI is responsible for monitoring the following BACMs, associated with this measure:

- Water all active construction areas at least twice daily.
- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard .
- Pave, apply water three times daily, or apply non-toxic soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
- Sweep daily, with water sweepers, all paved access roads, parking areas and staging areas at construction sites.
- Sweep streets daily, with water sweepers, if visible soil materials are carried onto adjacent public streets.
- Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles, such as dirt, sand, etc .
- Limit traffic speeds on unpaved roads to 15 mph.
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- Replant vegetation in disturbed areas as quickly as possible .
- Comply with the requirements of MCWD Code Section 3.36.030, including but not limited to watering/irrigation, cleaning, construction sites, and hydrants.
- Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph . (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Engineer
 Prior to issuance of grading permits.
 Include on grading permit plans. Provide details as to how these will be implemented during grading operations.

Comments By Staff	Last Update on:	Updated By:
7/12/06 - See notes on grading plans for Phases 1 & 2. Hard copies on file with RMA-Planning. COA cleared for Phases 1 & 2. (Updated by A. Quenga 11/13/17)	11/13/2017 9:54:42AM	QUENGA AV
7/21/11 - Note on sheet A0.2 of building plans for Manzanita Place. Hard copy on file with RMA-Building. (Updated by A. Quenga 11/13/17)		
7/5/11 - Note on sheet 2 of grading plans (permit No. 16CP03771) for Phase 3. Hard copy on file with RMA-Planning COA cleared for Phase 3. (Updated by A. Quenga 11/13/17)		

Condition Compliance Status Report for PLN030204

39. AIR QUALITY 4.5-C-1.

Current Status: **On-Going**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: There are no mitigation measures that will create sufficient emissions reductions to achieve a less-than-significant impact. Impacts should nevertheless be mitigated to the maximum extent feasible. The following measures are recommended:
 - Encourage future site access by transit or para-transit systems,
 - Incorporate bicycle connections between amenities in the EGSP area,
 - Wire homes with 220 volts for electrical vehicle charging,
 - Wire homes with multiple data channel access to assist in in-home employment.
 (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Engineer and Architect.
 Prior to Issuance of Grading Permits.
 Include on Subdivision Improvement Plans and on building permit plans, as applicable.

Engineer and Architect.
 Prior to Issuance of Building Permits.
 Include on Subdivision Improvement Plans and on building permit plans, as applicable.

Comments By Staff

Last Update on:

Updated By:

6/20/07 - See Phase 1 Subdivision Improvement Plans approved by Monterey County Public Works Department 6/20/07. (Updated by A. Quenga 11/13/17)

12/7/2017 5:26:09PM

QUENGA AV

5/1/08 - See Phase 2 Subdivision Improvement Plans approved by Monterey County Public Works Department 5/1/08. (Updated by A. Quenga 11/13/17)

7/5/17 - See notes on Grading Plans (permit No. 16CP03771) and Subdivision Improvement Plans (approved by Monterey County Public Works Department 6/27/17) for Phase 3. (Updated by A. Quenga 11/13/17).

12/7/17 - In accordance with the condition language, the condition shall remain in on-going status until final inspection of building permit for last residence in all 3 Phases. (A. Quenga)

Condition Compliance Status Report for PLN030204

40. NOISE 4.6-A-1 .

Current Status: Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The following shall be a note on grading permit plans and Subdivision Improvement Plans : "Under geometrical spreading losses, the combined noise level reduces to 85 dB at 118 feet from the center of the activities . The off-site residences may be marginally located at the outer limits of the noise impact zone during brief periods. Noise mitigation is recommended during heavy equipment operations within 118 feet of any occupied residence as follows.

a)Construction activities shall be limited to avoid night time construction to the hours between 7:00 a.m. and 7 :00 p.m. on weekdays and between 8 :00 a.m. and 5 :00 p.m. on Saturdays . Construction shall not be allowed on Sundays or national holidays.

b)The contractor shall locate all stationary noise -generating equipment, such as pumps and generators, as far as possible from nearby noise-sensitive areas and shall be shielded from nearby noise-sensitive receptors by noise-attenuating buffers such as structures or haul truck trailers. Stationary noise sources located less than 500 feet from noise-sensitive receptors would be equipped with noise-reducing engine housings. Portable acoustic barriers shall be placed around noise-generating equipment located within 200 feet of residences. Water tanks and equipment storage, staging, and warm up are as would be located as far from noise-sensitive receptors as possible. The location of staging and storage areas shall be shown on all improvement and grading plans.

c)The contractor shall assure that all construction equipment powered by gasoline or diesel engines has sound-control devices at least as effective as those originally provided by the manufacturer, no equipment shall be permitted to have an unmuffled exhaust.

d)The contractor shall assure that any impact tools used during demolition of existing infrastructure are shrouded or shielded.

e)The contractor shall assure that mobile noise-generating equipment and machinery are shut off when not in use for more than five (5) minutes.

f)Throughout the construction period, the contractor shall implement additional noise mitigation measures at the request of Monterey County as needed to comply with the County's noise ordinance . Additional measures may include changing the location of stationary noise -generating equipment, shutting off idling equipment, rescheduling construction activity, installing acoustic barriers around stationary sources of construction noise, using alternative equipment or construction methods that produce less noise, and other site-specific measures as appropriate." (Planning and Building Inspection, Environmental Health)

Condition Compliance Status Report for PLN030204

Compliance or Monitoring Action to be Performed: Engineer
 Prior to issuance of building permits.
 Include notes on grading permit plans and Subdivision Improvement Plans.

Comments By Staff	Last Update on:	Updated By:
6/27/06 - Note on grading plans for Phases 1 & 2 and page 2 of Phase 1 Subdivision Improvement Plans. Hard copies on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/13/17)	11/13/2017 10:21:15AM	QUENGA AV
6/4/12 - Note on grading plans for Phases 1 & 2 and page C1 of building plans for Manzanita Place. Hard copy on file with RMA-Building. (Updated by A. Quenga 11/13/17)		
5/1/08 - Note on grading plans for Phases 1 & 2 and page 2 of Phase 2 Subdivision Improvement Plans for Phase 2. Hard copies on file with RMA-Planning. (Updated by A. Quenga 11/13/17)		
7/13/17 - Note on sheet 2 of grading plans (permit No. 16CP03771) and page 3 of Subdivision Improvement Plans for Phase 3. Hard copy on file with RMA-Planning. COA cleared for Phase 3. (Updated by A. Quenga 11/13/17)		

41. NOISE 4.6-B-1 .

Current Status: Met

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Prior to filing of the final tract map or submittal of subdivision improvement plans, whichever occurs first, an acoustical report shall be prepared by the project applicant to determine requirements for walls, berms, or other barriers to meet the 65 dB CNEL minimum acceptable exterior standard for residential or other noise-sensitive uses . The Monterey County Environmental Health Division (EH) shall review the acoustical report and approve its recommendations . The EH will be responsible for monitoring this mitigation measure . (Environmental Health)

Compliance or Monitoring Action to be Performed: Acoustical Engineer
 Prior to filing final map or submittal of subdivision improvement plans, whichever occurs first
 Prepare an acoustical report, subject to approval by EH . Show recommendations on Subdivision Improvement Plans, subject to approval by PBI and PW

Comments By Staff	Last Update on:	Updated By:
3/5/06 - See acoustical approval memos dated 2/12/07 and Traffic Noise Assessment Study prepared by Edward L. Pack Associated dated 11/28/06. Hard copies on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/13/17)	11/13/2017 10:27:31AM	QUENGA AV
12/5/07 - See acoustical approval memos dated 2/12/07 and Traffic Noise Assessment Study prepared by Edward L. Pack Associated dated 11/28/06. Hard copies on file with RMA-Planning. COA cleared for Phase 2. (Updated by A. Quenga 11/13/17)		
7/5/17 -See acoustical approval memos dated 2/12/07 and Traffic Noise Assessment Study prepared by Edward L. Pack Associated dated 11/28/06. Hard copies on file with RMA-Planning. COA cleared for Phase 3. (Updated by A. Quenga)		

Condition Compliance Status Report for PLN030204

42. NOISE 4.6-B-2 .

Current Status: **On-Going**

Responsible Department: Health Department

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

Compliance or Monitoring Action to be Performed: Acoustical Engineer/ Architect
If exceeds predicted level.
Prepare final acoustical report subject to approval by EH. Show recommendations on building permit plans .

Comments By Staff

Last Update on:

Updated By:

3/8/11 - Traffic Noise Assessment Study prepared by Edward L. Pack Associates Inc., dated 11/28/06 reviewed by EHB for review and approval. See clearance memo by EHB dated 6/11/12. (Updated by A. Quenga 11/13/17)

12/7/2017 5:27:48PM

QUENGA AV

3/17/11 - Traffic Noise Assessment Study for Manzanita Place prepared by Edward L. Pack Associated, Inc. dated 3/27/08 and email from project architect dated 11/18/11. (Updated by A. Quenga 11/13/17)

7/14/17 - Traffic Noise Assessment Study prepared by Edward L. Pack Associates Inc., dated 11/28/06 reviewed by EHB for review and approval. See clearance memo from EHB dated 7/14/17. (Updated by A. Quenga 11/13/17)

12/7/17 - In accordance with the condition language, the condition shall remain in on-going status until completion of plan check for the last structure in all 3 Phases. (A. Quenga)

Condition Compliance Status Report for PLN030204

43. NOISE 4.6-C-1 .

Current Status: On-Going

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to the issuance of a building permit, the project applicant shall demonstrate compliance to the satisfaction of the Monterey County Planning and Building Inspection Department with respect to procedures related to the maintenance, operation, and orientation of mechanical equipment, as described below. The PBI is responsible for monitoring the following procedures associated with this mitigation measure:

- Mechanical equipment shall include specifications of quiet equipment;
- Mechanical equipment shall be properly selected and installed, and shall include sound attenuation packages;

and

- To the extent possible, mechanical equipment shall be oriented away from the nearest noise sensitive receptor.

(Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Architect/ Engineer
Prior to issuance of building permits.
Include specifications on building permit plans.

County inspector.
During construction.
County verify during site inspection.

Comments By Staff

Last Update on:

Updated By:

11/13/17 - Incorporated as notes for Master Plan Building Permits for all permits issued to this date. (Updated by A. Quenga 11/13/17)

12/7/2017 5:29:00PM

QUENGA AV

12/7/17 - In accordance with the condition language, the condition shall remain in on-going status until issuance of last building permit in all 3 Phases. (A. Quenga)

Condition Compliance Status Report for PLN030204

44. BIOLOGY 4.7-A-1.

Current Status: On-Going

Responsible Department: Planning Department

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

General Conditions

1. The County of Monterey shall sign the April 1997 HMP. Compliance status: On July 29, 2003, the Board of Supervisors of the County of Monterey authorized County signature of the April 1997 HMP.
2. FORA, the County, BLM and MPC shall agree, through a Memorandum of Understanding or equivalent binding agreement, to the land use modifications at East Garrison, Parker Flats and the MOUT facility as described in this report. Compliance status: On September 23, 2003, the Board of Supervisors of the County of Monterey approved and authorized the Chair to sign a Memorandum of Understanding on behalf of the County with FORA , BLM, MPC and the Army. The Army signed the MOU in August 2004 and the revised MOU is currently being recirculated for signature by the other agencies.
3. FORA and the County shall revise the cost and funding estimates for habitat management, to include the additional costs associated with prescribed burning and monitoring in the new habitat areas at Parker Flats, in accordance with changed habitat management responsibilities resulting from the proposed modifications described in this report . Funds previously allocated for habitat management shall not be reallocated to accommodate new prescribed burning requirements. Compliance status: Representatives of the County and FORA are involved in ongoing discussions with the U.S. Fish and Wildlife Service and others through CRMP regarding the appropriate procedures for prescribed burning and monitoring at Parker Flats. Until the issues regarding prescribed burning are resolved, costs estimates cannot be accurately revised.

East Garrison Conditions

1. Final development sitting and boundary adjustments at East Garrison shall be coordinated with the Service, BLM and the CDFG based on a maximum development footprint, exclusive of existing roads, of 451 acres, approximating the limits of development illustrated on Figure 4 in the LSA . Borders between habitat areas and development areas shall be established to allow fire breaks, fire management access and adequate habitat setbacks, all of which shall occur within the developable footprint. Compliance status : This condition refers to the final development sitting and boundary designations for full buildout of the 451 acres that were identified for development at East Garrison in the Land Swap Assessment. The current development footprint accounts for approximately 240 acres, largely within the existing developed areas of the East Garrison polygon, and does not extend into the southern area of the polygon where there are higher densities of

Condition Compliance Status Report for PLN030204

maritime chaparral and other HMP species . The primary purposes of this condition are to assure that the effects of development do not extend beyond the limits presented in the Land Swap Assessment for the East Garrison polygon and that the interface between development and habitat meets standards acceptable to USFWS, BLM and CDFG. A meeting was held November 19, 2003 with the USFWS and BLM to preview the development sitting and boundary adjustments for the EGSP. Ongoing coordination with these agencies and with CDFG and the Army will continue prior to final approval of the project by Monterey County.

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

County
Completed
Ensure compliance with Land Swap Assessment.

County/BLM/MPC Army
Complete by all but Army
Ensure compliance with Land Swap Assessment.

County and FORA in consultation with USFWS.
Concurrent with finalizing the HCP
Ensure compliance with Land Swap Assessment.

Comments By Staff

Last Update on:

Updated By:

Condition Compliance Status Report for PLN030204

6/16/06 - Sub COA.44.GC.1: BOS authorized signature of April 1997 HMP. Hard copies on file with RMA Planning. This portion of the COA has been met. (Updated by A. Quenga 11/20/17)

12/8/2017 9:28:26AM

BERETTIM

8/9/06 - Sub COA.44.GC.2: BOS approval of Memorandum of Understanding on behalf of County with FORA, BLM, MPC, and Army. Hard copies on file with RMA Planning. This portion of the COA has been met. (Updated by A. Quenga 11/20/17)

7/21/06 - Sub COA.44.GC.3: The Fort Ord Reuse Authority (FORA) conducted a training and habitat enhancement burn in the Parker Flats area in 2005. Compliance with this portion of this Sub COA was deferred to Phase 3. See memo dated 7/21/06. This condition is being addressed through the development of a Multi-Species Habitat Conservation Plan (HCP) for the former Fort Ord. (Updated by A. Quenga 11/20/17) (Updated by M.Beretti 12/7/17)

8/2/06 - Sub COA.44.EG.1: See Right of Entry Permit from Department of the Army dated 5/12/06. All development related to the 240-acre East Garrison Specific Plan is within the boundary of Tract 0. Hard copies on file with RMA Planning. This portion of the COA has been met upon recordation of Phase 3 Final Map on 12/12/17. (Updated by A. Quenga 11/20/17)

6/4/12 - Sub COA.44.EG.2: See East Garrison Specific Plan, Subdivision Improvement Plans, and grading permits for Phases 1 & 2. East Garrison Bypass and East Garrison Connector constructed during Phase 1 improvements. Hard copies on file with RMA Planning. This portion of the COA has been met. (Updated by A. Quenga 11/20/17)

6/1/12 - Sub COA.44.EGC.3: See HMP and EGSP for re-alignment and BOS resolution 05-269 dated 10/4/05. Watkins Gate Road realigned ensuring development would occur outside of habitat reserve areas. Hard copies on file with RMA Planning. This portion of the COA has been met. (Updated by A. Quenga 11/20/17)

8/29/07 - Sub COA.44.EGC.4: See letter from Zander Associates dated 3/14/07 which states that compliance with the COA is only required for development that occurs in subsequent phases outside of Phase 1, 2, 3, and the Town Center. Hard copies on file with RMA-Planning. All development related to the 240-acre East Garrison Specific Plan is within the boundary of Tract 0. Hard copies on file with RMA Planning. This portion of the COA has been met upon recordation of Phase 3 Final Map on 12/12/17. (Updated by A. Quenga 12/7/17)

12/12/17 - The HCP and associated agreements are under development and have not yet been adopted by FORA, the County, other permittees and the wildlife agencies. This portion of the COA will remain on-going until a HCP and associated agreements have been adopted. Hard copies on file with RMA Planning. (Updated by M.Beretti 12/7/17)

Condition Compliance Status Report for PLN030204

44. BIOLOGY 4.7-A-1 (a)

Current Status: On-Going

Responsible Department: Planning Department

Condition/Mitigation CONTINUED FROM BIOLOGY 4.7-A-1

Monitoring Measure:

2. FORA and the County shall make all reasonable efforts to realign the HMP-designated Future Road Corridor (Figures 1, 3 and 8 of this report) linking Reservation Road with East Garrison to avoid isolating habitat reserve lands . If such realignment is not possible, the resulting isolated habitat reserve land acreage will be designated for development and developable land of comparable value and size, contiguous with other reserve lands shall be redesignated as habitat reserve, Compliance status: The "Future Road Corridor" shown in the HMP has been realigned in the EGSP so that habitat reserve lands are not isolated and no additional land area, beyond that anticipated by the HMP, will be required to link Reservation Road with East Garrison. A concept of this realignment was discussed with USFWS and BLM in a meeting held November 19, 2003.

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

Compliance status: No minor roads leading out of East Garrison into habitat reserve areas (e.g. Watkins Gate

Road) are proposed for improvement or active use as part of the EGSP.

Inter-Garrison Road and Reservation

Road are expected to be the primary travel routes servicing East Garrison . Barloy Canyon Road provides

access to Laguna Seca raceway during events but is otherwise gated to through traffic at Eucalyptus. BLM

manages the gate closure on Barloy Canyon Road and has considered moving the gate to the southern end of

the East Garrison polygon when development occurs there . The ultimate disposition and use of minor roads

leading out of East Garrison into habitat reserve areas will be addressed through CRMP as the HCP is revised.

4. A low wall or other suitable barrier to migration of California tiger salamanders shall be constructed along

the development/reserve boundary to the east of the vernal pool illustrated on Figure 3 of this report when

development occurs in that area . Such a barrier is intended to discourage movement of California tiger

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

Condition Compliance Status Report for PLN030204

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

Engineer
Prior to approval of Subdivision Improv. Plans or
issuance of grading permits, whichever occurs first.
Align road in compliance with USFWS. Show on Subdivision Improvement Plans
and grading permit plans.

County
Prior to any development that could result intake, unless an incidental take permit
has been obtained.
County and FOR A shall consult with
USFWS and BLM for closure of roads to protect habitat .
Prepare HCP.

County or Applicant
Prior to any construe - lion outside Track 0 that
could cause take, unless an incidental
take permit has been obtained.
Comply with requirements of US Fish
and Wildlife Service.

Comments By Staff

Last Update on:

Updated By:

11/13/17 - See comment log contained in COA 44.

12/7/2017 5:35:38PM

QUENGA AV

Condition Compliance Status Report for PLN030204

45. BIOLOGY 4 .7-B-1 .

Current Status: Met

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

As outlined in the FMP, project implementation shall include the following:

- To facilitate protection of trees that occur either at project or grading margins, a forester, arborist or other tree care professional shall be involved in the review and development of final grading and construction plans where trees occur either at project/grading margins. In such locations, it may be possible to incorporate special retention or other construction methods that will permit safe and healthy retention of existing trees. Onsite consultation with a forester or other tree professional should occur to establish operating parameters and protective measures including exclusionary fencing prior to removal of existing facilities, installation of the detention basin, and landscaping beyond delineated grading limits in the northeast corner of the project area.
- Protective fencing shall be erected along the approximate driplines around each tree or group of trees to be preserved.
- Where guidance of a tree professional is used to evaluate conditions and to establish the location of protective fencing, encroachment within the dripline of retained trees may occur in order to minimize tree removals .
- No storage of equipment, construction materials, or parking of vehicles is permitted within the tree-rooting zone, which is defined by the fencing of the construction boundary .
- No soil shall be removed from within the dripline of any retained tree and no fill of additional soil shall exceed two inches (2") within the driplines of retained trees, unless it is part of approved construction and is approved by a qualified forester, arborist, or other tree care professional.
- Fill shall not be allowed to be placed against the base of any tree. Permanent wells shall be constructed at original grade out from the trunk at a minimum distance of one foot .
- Before commencement of construction, a qualified arborist or other tree professional should identify trees where significant pruning will be necessary and make recommendations to help protect the tree.
- Onsite consultation with a qualified forester, arborist, or other tree care professional shall occur to establish the operating parameters and protective measures . These would include exclusionary fencing whenever operations commence and occur in the northeast corner of the project where the removal of existing facilities, installation of a detention basin, and site landscaping beyond shown grading limits is proposed .
- The Monterey County Agricultural Commissioners office shall be consulted, immediately, prior to any work that requires cutting and removal of oak materials from the site so that current requirements can be followed and enforced .

Condition Compliance Status Report for PLN030204

- Non-native trees near retained oak woodland areas, such as the eucalyptus in polygon 31 reference on the tree map (Exhibit 4 .7-2) shall be eradicated . (Planning and Building Inspection, Agricultural Commissioner)

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

Forest/ Engineer

Prior to approval of Sub. Improv. Plans or issuance of grading permit.

Forester shall be involved in preparation of grading and Subdivision Improvement Plans for subdivision infrastructure. Submit report from Forester that tree removal has been avoided to the extent feasible along the project edges and where trees are to be preserved within the project boundary, and that tree protection measures have been included on the plans.

Forester or Biologist

Prior to commencement of grading or activities that could harm trees.

Erect protective fencing around trees to be preserved.

Forester or Biologist

Prior to commencement of grading or activities that could harm trees.

Ensure that storage and parking are not located with tree zones . Forester or Biologist to provide exclusionary fencing or appropriate barrier.

Arborist or tree professional.

Prior to commencement of grading or activities that could harm trees.

Identify trees for significant pruning.

Engineer

Prior to issuance of grading permits.

Consult with Agricultural Commissioners office and include requirements on grading permit plans.

Applicant

Prior to final on grading permit.

Remove eucalyptus .

Comments By Staff

Last Update on:

Updated By:

6/4/12 - See grading plans for Phases 1 & 2; letters from Staub Forestry & Environmental Consulting dated 11/1/06 and 6/8/06; emails from Agricultural Commissioner's Office dated 9/1/06, 9/12/06, and 10/19/06; and letter from Soil Enterprises Inc. dated 8/22/06. Hard copies on file with RMA-Plannig. COA cleared for Phase 1. (Updated by A. Quenga 11/13/17)

12/7/2017 5:36:21PM

QUENGA AV

5/16/14 - See grading plans for Phases 1 & 2 and Subdivision Improvement Plans for Phase 2. Hard copies on file with RMA-Planning. COA cleared for Phase 2. (Updated by A. Quenga 11/13/17)

7/5/17 - Tree protection included as part of demo permit (15CP01994) and Phase 3 grading permit (16CP03771). Hard copies on file with RMA-Planning. COA met for Phase 3. (Updated by A. Quenga 11/13/17)

Condition Compliance Status Report for PLN030204

46. BIOLOGY 4.7-C-1 .

Current Status: **Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The loss of sand gilia would require a project-specific incidental take authorization from CDFG (i.e ., Section 2081 Permit) if basewide authorization is not granted prior to initiation of construction for the proposed project. The incidental take authorization would likely require mitigation beyond that provided by the HMP for the loss of at least 70 sand gilia plants and approximately 1 .1 acre of potential habitat. In order to seek incidental take authorization, mitigation will need to be provided. This mitigation can be accomplished through seed and seedbank salvage and restoration or creation of habitat of an appropriate size and character at a suitable location at Fort Ord . Two areas where restoration could occur are within the County's East Garrison Reserve Parcel (Parcel 11 a) or at Parker Flats. The East Garrison Reserve Parcel is immediately adjacent to where the sand gilia plants will be removed for the project and it contains suitable conditions for transplanting/replanting these gilia. The specifics of how the plants will be salvaged and who will be responsible for implementation and monitoring will be included in the mitigation plan for the Section 2081 Permit. An application for a Section 2081 permit has already been submitted and materials submitted with the application clearly show the replanting area . Monitoring will be required for a minimum of five years following transplantation and/or seeding. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Applicant
Prior to grading activities in Phase 1.
Obtain incidental take authorization.

Engineer
Prior to issuance of grading permit.
Show location of sand gilia on grading permit plans.

Applicant
Prior to issuance of grading permit.
Enter into mitigation agreement with appropriate state or federal agency. Submit copy of agreement to PBI.

Applicant
As outlined in the agreement.
Provide mitigation as outlined in the agreement.

Comments By Staff

Last Update on:

Updated By:

7/28/06 - BOS Resolution No. 05-172 dated 10/4/05 authorizing use of a portion of County land in former Fort Ord for sand gilia mitigation site and informing U.S. Army to allow a right of entry for such use; 2081 Permit (Incidental Take Permit) for San gilia from Department of Fish and Game dated 6/28/06; Sand Gilia Mitigation Monitoring Plan for EGSP dated 1/05; and contract No. 1621360OF for Zander Associates dated 9/12/06. Hard copies on file with RMA-Planning. COA cleared for all 3 Phases. (Updated by A. Quenga 11/13/17)

11/13/2017 11:47:29AM

QUENGA AV

Condition Compliance Status Report for PLN030204

47. BIOLOGY 4.7C-2 .

Current Status: **Met**

Responsible Department: Planning Department

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

Compliance or Monitoring Action to be Performed: Applicant
Prior to issuance of grading permits for affected areas.
Obtain incidental take authorization. Show locations of plant on all applicable grading permit plans.

Comments By Staff

Last Update on:

Updated By:

11/20/14 - Development has not occurred outside of project area. (A. Quenga)

12/7/2017 5:37:33PM

QUENGA AV

Condition Compliance Status Report for PLN030204

48. BIOLOGY 4.7-D-1 .

Current Status: **On-Going**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: To comply with the Fish and Game Code and the Migratory Bird Treaty Act, pre-construction surveys for active bird nests are recommended as follows:
California horned lark and northern harrier : Both of these species are ground nesters and if active nests are present they shall be avoided. To avoid disturbance of an active nest, ground-disturbing activities shall be initiated between August and January. If these activities are initiated after January and before August, a qualified biologist shall conduct a survey for active nests within a certain radius around the area that will be disturbed . The survey area shall be determined by the biologist considering the nature of the activity and the site characteristics. If active nests are found and the biologist determines that construction activities would remove the nest or have the potential to cause abandonment, then those activities shall be avoided until the young have fledged as determined through monitoring of the nest . Once the young have fledged, construction activities can resume in the vicinity. Migratory birds : This survey is focused on the trees that are to be removed and is intended to determine if any active nests are present in the trees at the time they are being proposed for removal. If construction activities are initiated after August 1 and before January 15 (outside of the typical nesting season for the birds-of-prey and migratory birds that may nest in the study area), then pre-construction surveys for active nests shall not be necessary. If activities are initiated before August or after January, then pre-construction surveys for active nests within a certain radius of proposed activities are recommended. If active nests are found and the biologist determines that construction activities would remove the nest or have the potential to cause abandonment, then those activities shall be avoided until the young have fledged as determined through monitoring of the nest. Once the young have fledged, construction activities can resume in the vicinity . (Planning and Building Inspection)

Condition Compliance Status Report for PLN030204

Compliance or Monitoring Action to be Performed: Between August and January.
Initiate ground disturbance to avoid impacts.

Biologist
February through July.
Conduct preconstruction survey. Submit to PBI.

Biologist
According to biologist .
If active nests are found, and if nest would be affected, avoid the activity until young have fledged.

Biologist determines if no survey needed.
August 1 through January 15
No survey needed.

Biologist
February through July
Conduct preconstruction survey. Submit to PBI.

Biologist
According to biologist
If active nests are found, and if nest would be affected, avoid the activity until young have fledged.

Comments By Staff

Last Update on:

Updated By:

7/21/06 - Pre-Construction Survey report prepared by Zander Associates dated 1/26/07 for grading activities for Phases 1 & 2. Hard copy on file with RMA-Planning. (Updated by A. Quenga 11/13/17).

12/7/2017 5:38:26PM

QUENGA AV

11/13/17 - Letter dated 5/19/17 from Live Oak Associated, Inc. stating the firm has provided biological consulting and monitoring services as of 2011. (Updated by A. Quenga)

11/13/17 - Active construction on all 3 Phases occurs as of this date. Condition status will be on-going until construction of all development in all 3 Phases is complete. (A. Quenga)

Condition Compliance Status Report for PLN030204

49. BIOLOGY 4.7-D-2 .

Current Status: **On-Going**

Responsible Department: Planning Department

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

-Building removal and/or tree removal shall not occur if maternity bat roosts are present in the building or tree.

Maternity roosts are typically present between April 15 and August 1.

- No building or tree removal shall occur within 300 feet of the maternity roost until all young bats have fledged

-as determined by a qualified biologist.

- If special-status bats are present but there is not an active maternity roost, a Memorandum of Understanding (MOU) with the California Department of Fish and Game (CDFG) shall be obtained in order to remove the animals prior to building demolition and/or tree removal. Alternate habitat shall be provided if bats are to be excluded from maternity roosts. A roost with comparable spatial and thermal characteristics shall be constructed as directed by a qualified biologist. In the event that adult bats need to be handled and relocated, a qualified biologist shall prepare and implement a relocation plan subject to approval by CDFG that includes relocating all bats found on-site to an alternate suitable habitat. A Mitigation and Monitoring Plan that mitigates for loss of bat roosting habitat shall be prepared by a qualified biologist and approved by CDFG prior to building/tree removal. (Planning and Building Inspection)

Compliance or Monitoring

Biologist
Within 30 days of building demolition or tree removal.

Action to be Performed:

Conduct preconstruction survey. Submit to PBI.

Biologist

Prior to activity.

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

Applicant

Prior to demolition and /or tree removal
Obtain MOU if animals need to be removed. MOU shall include provisions outlined in this measure. Provide signed MOU to PBI.

Comments By Staff

Last Update on:

Updated By:

Condition Compliance Status Report for PLN030204

6/16/06 - Re-assessment Bat Survey for Phases 1 & 2 prepared by Central Coast Bat Research Group dated 1/19/07. (Updated by A. Quenga 11/13/17)

12/7/2017 5:51:16PM

QUENGA AV

7/5/17 - Included as part of active demo permit (permit No. 15CP01994) and note added on grading plans for Phase 3 (permit No. 16CP03771). (Updated by A. Quenga 11/13/17)

11/13/17 - See letter from Live Oak Associates, Inc. dated 5/19/17 stating biological services/monitoring contract valid since 2011. Active construction is on-going in all 3 Phases as of this date. Condition status will remain as on-going until construction of all development in all 3 Phases is complete. (A. Quenga)

50. BIOLOGY 4.7-D-3 .

Current Status: On-Going

Responsible Department: Planning Department

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

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

Biologist
During grading and building demolition.
Biologist monitors construction activity.

Applicant
Weekly
Establish construction meeting with attendance and training by biologist.

Comments By Staff

Last Update on:

Updated By:

6/29/06 - Note included on page 2 of grading plans for Phases 1 & 2. Hard copy on file with RMA-Planning. Contract with Zander Associated dtd 9/12/06 (see copy found in COA No. 46). (Updated by A. Quenga 11/13/17)

12/7/2017 5:52:36PM

QUENGA AV

7/5/17 - Notes included on demo plans (permit No. 15CP01994) and grading plans (permit No. 16CP03771) for Phase 3. (Updated by A. Quenga 11/13/17)

11/13/17 - See letter from Live Oak Associates, Inc regarding contract for biological monitoring services since 2011. Active construction is on-going as of this date for all 3 phases. Condition status will be on-going until construction of all development in all 3 Phases has been completed. (A. Quenga)

Condition Compliance Status Report for PLN030204

51. BIOLOGY 4.7-D-4 .

Current Status: **On-Going**

Responsible Department: Planning Department

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

Compliance or Monitoring Action to be Performed: Applicant
As outlined in the MOA
Comply with MOA provisions, attached to these conditions.

Comments By Staff

Last Update on:

Updated By:

6/12/06 - See MOA regarding Endangered Species Act on file with County Records Office (Document No. 2005106588). Hard copy on file with RMA-Planning. This portion of the COA has been met. (Updated by A. Quenga 11/20/17)

12/7/2017 5:53:33PM

QUENGA AV

9/12/06 - Contract with Zander Associated dated 9/12/06 (copy filed with COA No. 46) contains salvage plan for California Tiger Salamander (CTS) which includes CTS discovery, relocation, and reporting. Hard copies on file with RMA-Planning. This portion of the COA will remain on-going until build out. (Updated by A. Quenga 11/13/17)

4/10/12 - Letter from UCP dated 4/10/12 reporting biological monitor found one (1) CTS onsite and consultation/direction from Fish and Wildlife Service requested per salvage plan. Hard copy on file with RMA-Planning. This portion of the COA will remain on-going until project build out. (Updated by A. Quenga 11/13/17)

11/13/17 - Letter from Live Oak Associated, Inc. dated 5/19/17 regarding biological consulting/monitoring services. See COA No. 50 & 132 for construction personnel training. Active construction occurring on all 3 phases. COA will remain ongoing until construction has been completed. (A. Quenga)

11/20/17 - Per the requirements of the MOA, the condition status will remain on-going until construction of all development in all 3 Phases is complete. (A. Quenga)

Condition Compliance Status Report for PLN030204

52. CULTURAL RESOURCES 4 .8.1-A .

Current Status: Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: No demolition of Historic District contributors shall occur until Phase 3 begins or demolition is required for the construction of adjacent properties or infrastructure in Phases 1 and 2 . (Planning and Building Inspection)

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

Comments By Staff	Last Update on:	Updated By:
<i>Not applicable to infrastructure improvements for Phase 1. (Updated by A. Quenga 11/13/17)</i>	11/13/2017 1:57:02PM	QUENGA AV

7/5/17 - Demo permit (No. 16CP01994) includes removal of buildings: S-55 through S-58, H-091, T-15, T-22 through T-24, T-37, T-38, T-81 through T-83, T-93, T-96 through T-101, T-104 through T-108, T-120, T-121, T-132, T-145, T-413, and T-418. See memo from UCP dated 9/29/15 stating early demolition of buildings 74, 75, 77, 79, 80, 533A is necessary due to vandalism, fire danger, and their "attractive nuisance." Hard copies on file with RMA-Planning. COA cleared for all 3 phases. (Updated by A. Quenga 11/13/17)

53. CULTURAL RESOURCES 4 .8.1-B .

Current Status: On-Going

Responsible Department: Planning Department

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

Compliance or Monitoring Action to be Performed: Applicant
Ongoing until demolished or rehabilitated
Maintain contributing structures.

Comments By Staff	Last Update on:	Updated By:
<i>3/15/07 - Mothball Plan dated 3/14/06 and contract with Randazzo. Hard copies filed with RMA-Planning. (Updated by A. Quenga 11/13/17)</i>	11/13/2017 2:03:51PM	QUENGA AV

7/5/17 - Notes found on demo plan (permit No. 15CP01994) and Phase 3 grading plans (permit No. 16CP03771). (Updated by A. Quenga 11/13/17)

11/13/17 - Mothballed structures have not been renovated as of this date. COA will remain ongoing until rehabilitation occurs. (A. Quenga)

Condition Compliance Status Report for PLN030204

54. CULTURAL RESOURCES 4 .8.1-C .

Current Status: **On-Going**

Responsible Department: Planning Department

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

Compliance or Monitoring Action to be Performed: Preservation Consultant
Prior to issuance of demolition permit for any contributing structure.
Prepare construction monitoring plan.

Comments By Staff

Last Update on:

Updated By:

12/7/17: To date no demolition of contributing structures has been initiated, so no demolition permits for contributing structures have been issued. Condition shall be implemented and compliance monitored pursuant to the: Memorandum of Disposition and Development Agreement between the Redevelopment Agency of the County of Monterey (now Successor Agency) and the developer (October 4, 2005); Development Agreement by and between the County and the developer (October 4, 2005); and Amended and Restated First Implementation Agreement to the Disposition and Development Agreement between the Successor Agency, and UCP East Garrison LLP (August 30, 2016); and on-going coordination between UCP, the Successor Agency and the County pursuant to these agreements (M.Beretti 12/7/17)

12/7/2017 4:35:30PM

BERETTIM

Condition Compliance Status Report for PLN030204

55. CULTURAL RESOURCES 4 .8.1-D .

Current Status: **On-Going**

Responsible Department: Planning Department

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

- Distribution of complete HABS/HAER report to local repositories such as :
- East Garrison Library
- Monterey County Free Library
-Salinas Public Library
-Monterey Public Library
- Monterey County Parks and Recreation Department
-Northwest Information Center
(Planning and Building Inspection)
Inspection)

Compliance or Monitoring Action to be Performed: Architectural Historian
Prior to issuance of demolition permit for contributing structure during Phase 1 and 2 construction.
Prepare HABS/HAER Level I documentation

Architectural Historian
Prior to issuance of demolition permit for contributing structure during Phase 1 and 2 construction.
Prepare HABS/HAER Level I documentation

Applicant
Prior to issuance of demolition permit for contributing structure during Phase 1 and 2 construction
Distribute copies of report

Comments By Staff

Last Update on:

Updated By:

Condition Compliance Status Report for PLN030204

1/5/07 - Memo from East Garrison Partners LLC to County dated 3/21/06 submitting two HABS/HAER Level 1 documentation. Memo from Planning to Parks dated 3/22/06 submitting oral histories and distribution of HABS/HAER report for review and satisfaction of COA. Email from Parks (Meg Clovis) to Planning (Mike Novo) stating COA 55 can be signed off. Hard copies of documents and oral history on file with RMA-Planning. (Updated by A. Quenga 11/13/17).

12/7/2017 4:37:15PM

BERETTIM

12/7/17: To date no demolition of contributing structures has been initiated, so no demolition permits for contributing structures have been issued. Condition shall be implemented and compliance monitored pursuant to the: Memorandum of Disposition and Development Agreement between the Redevelopment Agency of the County of Monterey (now Successor Agency) and the developer (October 4, 2005); Development Agreement by and between the County and the developer (October 4, 2005); and Amended and Restated First Implementation Agreement to the Disposition and Development Agreement between the Successor Agency, and UCP East Garrison LLP (August 30, 2016); and on-going coordination between UCP, the Successor Agency and the County pursuant to these agreements (Updated by M.Beretti 12/7/17).

56. CULTURAL RESOURCES 4 .8.1-E .

Current Status: **On-Going**

Responsible Department: Planning Department

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

Compliance or Monitoring Action to be Performed: Applicant / Historian
Prior to demolition of any Phase 3 contributing structure. Prepare and Interpretative Exhibit, subject to approval by PBI.

Applicant/ Historian
Prior to demolition of any Phase 3 contributing structure. Ultimately, the Exhibit will be located in the Library, when constructed.

Comments By Staff

Last Update on:

Updated By:

7/21/06 - Memo to file dated 7/21/06 deferring COA to Phase 3. (Updated 11/13/17 by A. Quenga)

12/7/2017 4:42:53PM

BERETTIM

9/25/15 - Site visit conducted on this date. Verified that an exhibit is on display in the Chapel Building. COA will be on-going until library is constructed and exhibit is relocated. (Updated by A. Quenga 11/13/17)

12/7/17: To date no demolition of contributing structures has been initiated, so no demolition permits for contributing structures have been issued. Condition shall be implemented and compliance monitored pursuant to the: Memorandum of Disposition and Development Agreement between the Redevelopment Agency of the County of Monterey (now Successor Agency) and the developer (October 4, 2005); Development Agreement by and between the County and the developer (October 4, 2005); and Amended and Restated First Implementation Agreement to the Disposition and Development Agreement between the Successor Agency, and UCP East Garrison LLP (August 30, 2016); and on-going coordination between UCP, the Successor Agency and the County pursuant to these agreements (Updated by M.Beretti 12/7/17).

Condition Compliance Status Report for PLN030204

57. CULTURAL RESOURCES 4 .8.1-F.

Current Status: On-Going

Responsible Department: Planning Department

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

Compliance or Monitoring Action to be Performed: Applicant
Prior to issuance of demolition permit for first contributing structure
Collect information as explained in measure.

Comments By Staff

Last Update on:

Updated By:

11/13/17 - Material and documentation stored according to condition. See compliance with COA Nos 55 (oral history) & 56 (temporary exhibit in Chapel). (A. Quenga)

12/7/2017 4:39:32PM

BERETTIM

58. CULTURAL RESOURCES 4 .8.1-G.

Current Status: On-Going

Responsible Department: Planning Department

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

Compliance or Monitoring Action to be Performed: Historian
Prior to issuance of demolition permit for first contributing structure
Prepare History Walk Plan, subject to approval by PBI, Parks, and PW.

Comments By Staff

Last Update on:

Updated By:

7/21/06 - History Path Plan approved. Hard copy on file with RMA-Planning. Also see email from Parks to Planning dated 6/19/06. (Updated by A. Quenga 11/13/17)

12/7/2017 6:00:36PM

QUENGA AV

11/13/17 - Implementation of History Path Plan will take place after Phase 3 streets are constructed. Condition status will remain as on-going until such time. (A. Quenga)

Condition Compliance Status Report for PLN030204

59. CULTURAL RESOURCES 4 .8.1-H.

Current Status: **Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to issuance of grading permits for Phases 1 and 2, the subdivider/Applicant shall submit, to PEI and the State Historic Preservation Officer (SHPO), a historic preservation plan . The plan shall be subject to the requirements of the Agreement and Covenant associated with this land parcel, and shall be consistent and in conformance with The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures. The Applicant shall submit certification from the Redevelopment Agency of Monterey County to the MCPBID that the proposed plan is financially feasible. Grading permits shall not be issued until Monterey County approves the Plan in consultation with SHPO and until the Redevelopment Agency certifies the feasibility. Prior to demolition, grading or building permits, within the proposed East Garrison Historic District, the County of Monterey and the developer of the Historic District shall execute an agreement to implement the Historic Preservation Plan. The agreement shall include a timetable for completion and method for achieving the timetable commitments. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Historian
 Prior to issuance of grading permits for Phases 1 and 2. Prepare and submit historic preservation plan, subject to review by SHPO. The plan shall be subject to approval by PBI after the Redevelopment Agency certifies its financial feasibility.

Comments By Staff

Last Update on:

Updated By:

6/12/06 - Draft submitted to Architectural Resources Group on 4/12/06 for review. Memo from Planning to Parks dated 5/5/06 submitting Historic Preservation Plan and draft resolution to Parks for adoption at the 5/11/06 HRRB meeting. Draft HRRB Hearing Minutes for 5/11/06 indicates approval of the East Garrison Preservation Plan. 5/16/06 letter from County to State Historic Preservation Officer forwarding HRRB resolution for adoption of Final East Garrison Historic District Preservation Plan indicating compliance with the "Preservation Covenants for Transfer of East Garrison, Fort Ord, California, to the County of Monterey." Memo dated 5/17/06 from Monterey County Redevelopment Agency to RMA-Planning outlining Financial Feasibility of East Garrison Preservation Plan. Letter from State Historic Preservation Officer indicating final approval of the EGSP. Hard copies on file with RMA-Planning (Updated by A. Quenga 11/13/17)

11/13/2017 3:10:31PM

QUENGA AV

Condition Compliance Status Report for PLN030204

60. CULTURAL RESOURCES 4 .8.1-I.

Current Status: **Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Phase 3 of East Garrison as determined by the land conveyance the Army and SHPO shall be nominated as a Monterey County Historic District . To nominate a property locally, the applicant fills out Department of Parks and Recreation form 523 (both the Primary Record and the Building Structure Object Record) and submits them to the Historic Resources Review Board (HRRB) . The HRRB then makes a recommendation to the Board of Supervisors to list the property. The Board of Supervisors has the final vote. (Planning and Building Inspection, Parks)

Compliance or Monitoring Action to be Performed: Applicant
Prior to conveyance of Phase 3 property to Applicant. Fill out DPR Form 523 and submit to the HRRB.

PBI
Prior to conveyance of Phase 3 property to Applicant. Process nomination through Board of Supervisors

Comments By Staff

Last Update on:

Updated By:

6/12/06 - Memo from Melanie Shaffer Freitas, Consultant to Redevelopment Agency to Planning dated 5/26/06 documenting compliance with COA 60. HRRB Resolution NO. 0601 dated 5/11/06 recommending approval adding the East Garrison Historic District to the County's Local Official Register of Historical Resources. County Board of Supervisor's Action Minutes for 7/11/06 hearing indicating approval of addition the East Garrison Historic District to the County's Local Official Register of Historical Resources as recommended by the HRRB. (Updated by A. Quenga 11/13/17)

11/13/2017 3:19:13PM

QUENGA AV

Condition Compliance Status Report for PLN030204

61. CULTURAL RESOURCES 4 .8.1-J.

Current Status: **Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Wherever feasible, materials from said demolitions shall be stored for future repairs within the district . If reuse is infeasible said materials shall be stored for future repairs or made available for donation to local non-profit agencies.
(Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Applicant
During demolition and ongoing Preserve materials from demolitions, and reuse or store, where feasible. Provide information to PBI where materials will be used or stored.

Comments By Staff

Last Update on:

Updated By:

6/16/06 - Letter from William Lyon Homes, Inc. to Planning dated 1/22/07 indicating materials from buildings affected in Phases 1 & 2 have been salvaged and stored in accordance with the Historic Management Plan. (Updated by A. Quenga 11/13/17)

12/7/2017 6:01:42PM

QUENGA AV

7/5/17 - Included in Phase 3 of demolition permit (No. 15CP01994) and Phase 3 grading plans (permit No. 16CP03771). (Updated by A. Quenga 11/13/17)

Condition Compliance Status Report for PLN030204

62. CULTURAL RESOURCES 4 .8.2-A.

Current Status: On-Going

Responsible Department: Planning Department

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

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

Archaeologist
Prepare monitoring plan.

Comments By Staff

Last Update on:

Updated By:

6/29/06 - Letter from Michael Brandman Associates to Planning dated 8/11/05 indicating monitoring of initial ground disturbance and only in areas where historic features have been recorded. Archaeological Monitoring Plan prepared by Holman Associates dated 11/06. Notes on page grading plans for Phases 1 & 2 to stop work if cultural resources are accidentally uncovered. Hard copies on file with RMA-Planning. COA cleared for Phases 1 & 2. (Updated by A. Quenga 11/13/17)

12/7/2017 6:03:46PM

QUENGA AV

7/5/17 - Archaeological Monitoring Plan prepared by Holman Associates dated 11/06 and notes on Phase 3 grading plans (permit No. 16CP03771). Active grading at Phase 3 is complete, but final inspection not requested pending Board of Supervisors approval of Phase 3 infrastructure plans on 12/12/17. Condition status will be on-going until Phase 3 grading permit is finalized. (Updated by A. Quenga 11/13/17)

Condition Compliance Status Report for PLN030204

63. CULTURAL RESOURCES 4 .8.2-B.

Current Status: **On-Going**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it . The MCPBID and a qualified archaeologist (i .e ., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site . When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery . (Planning and Building Inspection)

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

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

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

Comments By Staff

Last Update on:

Updated By:

2/21/07 - Archaeological Monitoring Plan prepared by Holman & Associates dated 11/06. Notes on Phase 1 & 2 grading plans and Phase 1 Subdivision Improvement Plans. Hard copies on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/13/17)

12/7/2017 6:08:15PM

QUENGA AV

7/21/11 - Note included on page A0.2 of building plans for Manzanita Place. Hard copy on file with RMA-Building. (Updated by A. Quenga 11/13/17)

5/16/14 - Archaeological Monitoring Plan prepared by Holman & Associates dated 11/06. Notes on Phase 1 and 2 grading plans and Phase 2 Subdivision Improvement Plans. Hard copies on file with RMA-Planning. COA cleared for Phase 2. (Updated by A. Quenga 11/13/17)

7/5/17- Archaeological Monitoring Plan prepared by Holman & Associates dated 11/06. Notes on Phase 3 grading plans (permit NO. 16CP03771) and Phase 3 Subdivision Improvement Plans pending Board of Supervisors approval on 12/12/17. Hard copies on file with RMA-Planning. Active grading at Phase 3 is complete, but final inspection not requested pending Board approval of Phase 3 Improvement Plans. Condition status will be on-going until construction of Phase 3 infrastructure improvements has been completed. (Updated by A. Quenga 11/13/17)

Condition Compliance Status Report for PLN030204

64. CULTURAL RESOURCES 4.8.2-C.

Current Status: On-Going

Responsible Department: Planning Department

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

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

Construction personnel.
Prior to grading activities.
Sign agreement.

Comments By Staff

Last Update on:

Updated By:

6/29/06 - Note on grading plans for Phases 1 & 2 and Subdivision Improvement Plans for Phase 1. Hard copies on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/13/17)

12/7/2017 6:16:24PM

QUENGA AV

11/13/17 - Note on grading plans for Phases 1 & 2 and Subdivision Improvement Plans for Phase 2. Hard copy on file with RMA-Planning. COA cleared for Phase 2. (A. Quenga)

7/5/17 - Note on page 2 of Phase 3 grading plans (permit No. 16CP03771) and page 3 of Subdivision Improvement Plans for Phase 3. Hard copies on file with RMA-Planning. Active grading at Phase 3 is complete, but final inspection not requested pending Board approval of Phase 3 Improvement Plans. Condition status will be on-going until construction of Phase 3 infrastructure improvements has been completed. (Updated by A. Quenga 11/13/17)

65. CULTURAL RESOURCES 4.8.2-D.

Current Status: Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: A sensitivity map of East Garrison shall be prepared for historic resource areas. The map shall incorporate former, current, and future theoretical information regarding potential deposits . Existing conditions (i .e . buildings, roads) and future plans (i .e . trenching for residential projects) and potential impacts to resources shall be taken into consideration when developing the map . (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Archaeologist
Prior to issuance of grading permits.
Prepare map.

Comments By Staff

Last Update on:

Updated By:

7/19/06 - Figure 8 of the Greater Monterey Peninsula Area Plan Inventory and Analysis shows project area as "Moderate Sensitivity." (Updated by A. Quenga 11/13/17)

11/13/2017 4:16:56PM

QUENGA AV

12/29/06 - Received two site specific archaeological maps showing sensitivity for prehistoric and historic resources. (Updated by A. Quenga 11/13/17)

11/13/17 - COA cleared for all 3 phases. (A. Quenga)

Condition Compliance Status Report for PLN030204

66. CULTURAL RESOURCES 4.8.2- E.

Current Status: **On-Going**

Responsible Department: Planning Department

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

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

Comments By Staff

Last Update on:

Updated By:

11/13/17 - Ongoing condition. (A. Quenga)

12/7/2017 4:41:51PM

BERETTIM

12/7/17 - Condition will be on-going until completion of development of the Art-Historic District in Phase 3. Condition shall be implemented and compliance monitored pursuant to the: Memorandum of Disposition and Development Agreement between the Redevelopment Agency of the County of Monterey (now Successor Agency) and the developer (October 4, 2005); Development Agreement by and between the County and the developer (October 4, 2005); and Amended and Restated First Implementation Agreement to the Disposition and Development Agreement between the Successor Agency, and UCP East Garrison LLP (August 30, 2016); and on-going coordination between UCP, the Successor Agency and the County pursuant to these agreements (Updated by M.Beretti 12/7/17).

67. CULTURAL RESOURCES 4.8.2-F.

Current Status: **Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: All future Army documents and related material regarding cultural resources at Fort Ord shall be provided to the California Historical Resources Information System, Northwest Information Center at 1303 Maurice Avenue in Rohnert Park, California 94928-3609 . (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Archaeologist
As prepared.
Provide documents to Northwest Information Center.

Applicant
As submitted.
Provide copy with proof of submittal to PBI.

Comments By Staff

Last Update on:

Updated By:

9/6/06 - Final East Garrison Oral History Report submitted to Northwest Info Center. See attached email dated 9/1/06. Hard copies are on file with RMA-Planning. COA cleared for Phases 1, 2, & 3. (Updated by A. Quenga 11/13/17)

11/13/2017 4:31:37PM

QUENGA AV

Condition Compliance Status Report for PLN030204

68. CULTURAL RESOURCES 4.8.2-G.

Current Status: On-Going

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure:

If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken:
* There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until :
* The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and
*If the coroner determines the remains to be Native American:
- The coroner shall contact the Native American Heritage Commission and MCPBID within 24 hours .
- The Native American Heritage Commission shall identify the person or persons it believes to be most likely descended from the deceased Native American.
-The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097 .98, or
- Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:
1. The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the commission.
2. The descendant identified fails to make a recommendation; or
3. The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

Engineer
Prior to approval or issuance.
Include as note on Subdivision Improvement Plans and grading permit plans.
Applicant
If archaeological resources or human remains are discovered.
Take steps as outlined in measure.

Comments By Staff

Last Update on:

Updated By:

Condition Compliance Status Report for PLN030204

6/29/06 - Note on page 2 of Phases 1 & 2 grading plans and page 2 of Phase 1 Subdivision Improvement Plans. Hard copies on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/13/17)

12/7/2017 6:23:33PM

BERETTIM

7/21/11 - Note on page A0.1 of building plans for Manzanita Place. (Updated by A. Quenga 11/13/17)

5/16/14 - Note on page 2 of Phases 1 & 2 grading plans and page 2 of Phase 2 Subdivision Improvement Plans. Hard copies on file with RMA-Planning. COA cleared for Phase 2. (Updated by A. Quenga 11/13/17)

11/13/17 - Note on page 2 of grading plans (permit No. 16CP03771) and page 3 of Subdivision Improvement Plans for Phase 3, pending Board of Supervisors approval on 12/12/17.. Hard copies on file with RMA-Planning. Active grading at Phase 3 is complete, final inspection not requested yet and is pending Board approval of Phase 3 Improvement Plans. COA will be on-going until construction of Phase 3 infrastructure improvements has been completed. (Updated by M.Beretti 12/7/17)

69. AESTHETICS 4.9-2-A.

Current Status: Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: A landscaping plan incorporating trees plantings to reduce the visibility of structures shall be prepared . The landscaping plan for the bluff open space shall be submitted to the Monterey County Planning and Building Inspection Department (PBI) for approval . The landscaping plan shall include information regarding irrigation ceasing after three years for native plants, in conformance with the Water Supply Assessment information . (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Applicant
 Prior to issuance of grading permits for Phase 3.
 Prepare landscaping plan . The landscaping for the Bluff Park and Open Space shall include oak tree planting along the area above Watkins Gate Road to help break up the view of the facades of the future residential units from the Reservation Road area between Watkins Gate Road and Davis Road. This condition is not intended to completely screen the future houses ; it is intended to provide some visual variety from the roads below.

Applicant
 Start nursery prior to removal of trees.
 The applicant shall obtain and propagate acorns, and/or collect trees, from the site prior to tree removal for future planting in open space and park areas.

Comments By Staff

Last Update on:

Updated By:

11/13/17 - COA not applicable to Phases 1 & 2. (A. Quenga)

12/7/2017 6:18:34PM

BERETTIM

11/13/17 - Letter from BFS Landscape Architects to RMA-Planning dated 6/2/17 regarding photosimulation of landscape screening at buildout. Phase 3 landscape plans approved by RMA-Planning 6/14/17. Hard copies on file with RMA-Planning. (Updated by M.Beretti 12/7/17)

Condition Compliance Status Report for PLN030204

70. AESTHETICS 4.9-3-A.

Current Status: **Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: A note shall be included on the final map or by a separate document that shall indicate its relationship to the final map, recorded simultaneously with the final map, as follows : "Project design features shall be incorporated by the builder to reduce ridgeline visibility including restrictions on skylights to southwest facing roof planes only for development located along the bluff. This restriction will further reduce the potential for glare and decrease the visibility of structures ." (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Architect
Prior to issuance of building permits for outer edge of development along the bluff.
Include in design of building permit plans.

<i>Comments By Staff</i>	<i>Last Update on:</i>	<i>Updated By:</i>
<hr/>		
<i>3/1/07 - Note incorporated on page 35 of Phase 1 Final Map recorded in Volume 24, Page 7 of Citities and Towns. See hard copy on file with RMA-Planning. COA cleared for Phase 1 (Updated by A. Quenga 11/13/17)</i>	<i>12/7/2017 6:17:38PM</i>	<i>BERETTIM</i>
<i>5/16/14 - COA does not apply to Phase 2. (Updated by A. Quenga)</i>		
<i>7/5/17 - Note incorporated on page 3 of Phase 3 Final Map to be approved by Board of Supervisors on 12/12/17. COA will be met upon recordation of Final Map. (Updated by A. Quenga 11/13/17) (Updated by M.Beretti 12/7/17)</i>		

71. PUBLIC SERVICES 4 .11 .1- A-1 .

Current Status: **Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The project proponent shall pursue the application and fulfill the mandated requirements for annexation into the SRFD. (Planning and Building Inspection, Salinas Rural Fire)

Compliance or Monitoring Action to be Performed: Applicant
Prior to Final Map
Apply for annexation to Salinas Rural Fire District.

<i>Comments By Staff</i>	<i>Last Update on:</i>	<i>Updated By:</i>
<hr/>		
<i>3/1/07 - LAFCO Resolution NO. 05.21 dated 10/10/05 amending sphere of influence for the Salinas Rural Fire Protection District to include project site. Hard copy on file with RMA-Planning. COA met for all Phases.</i>	<i>11/13/2017 4:55:34PM</i>	<i>QUENGA AV</i>

Condition Compliance Status Report for PLN030204

72. PUBLIC SERVICES 4 .11 .1- A-2.

Current Status: On-Going

Responsible Department: Fire

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

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

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

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

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

Comments By Staff

Last Update on:

Updated By:

5/11/07 - See timing in DDA (BOS reso 05-001), Formation of CFD No. 2006-1 (BOS reso 06-146), Salinas Rural FD Tax Agreement (BOS reso 05-256). (Updated by A. Quenga 11/13/17)

12/7/2017 6:15:21PM

BERETTIM

11/13/17 - Build out of Phase 2 has not occurred as of this date. COA partially met. (A. Quenga)

12/5/2017 - Fire station is currently under construction; completion of the station and staffing with two firefighters is anticipated to take place around April, 2018 per D. Priolo.

12/7/17 - Condition will remain on-going until build-out of Phase 3 and Fire Station is fully staff by Fire District. Condition shall be implemented and compliance monitored pursuant to the: Memorandum of Disposition and Development Agreement between the Redevelopment Agency of the County of Monterey (now Successor Agency) and the developer (October 4, 2005); Development Agreement by and between the County and the developer (October 4, 2005); and Amended and Restated First Implementation Agreement to the Disposition and Development Agreement between the Successor Agency, and UCP East Garrison LLP (August 30, 2016); and on-going coordination between UCP, the Successor Agency and the County pursuant to these agreements (Updated by M.Beretti 12/7/17).

Condition Compliance Status Report for PLN030204

73. PUBLIC SERVICES 4 .11 .1- A-3.

Current Status: Met

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The apparatus serving the EGSP area shall be a fully equipped 75-foot Quint fire apparatus. (Fire)

Compliance or Monitoring Action to be Performed: Applicant
 Prior to issuance of building permits.
 Coordinate funding and purchase for equipment and apparatus as detailed in Development and Stipulation Agreement (DSA) between the Fire District and Project Proponents.

Comments By Staff

Last Update on:

Updated By:

4/25/16 - In compliance with Section 6.C.1 of the Financing, Capital Funding and Plan Implementation Agreement for Constructing and Equipping Facilities for Fire Services, the fire district has selected a fire apparatus manufacturer [see letter from Monterey County Regional Fire District (MCRFD, formally Salinas Rural Fire) dated 4/22/16]. (Updated by A. Quenga 11/13/17)

12/7/2017 6:13:59PM

BERETTIM

12/7/17 - MCRFD completed a purchase contract for the apparatus as specified, and anticipates delivery in December 2017. Documentation of purchase on file with MCRFD. (Updated by M.Beretti 12/7/17)

74. PUBLIC SERVICES 4 .11 .1- A-4.

Current Status: Met

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The construction of the station shall meet the needs of the SRFD and fit the character of the community (designed consistent with the EGSP Pattern Book) . The details of the construction pertaining to impacts to the environment shall follow the general guidelines of the entire project . (Fire)

Compliance or Monitoring Action to be Performed: Fire District and Applicant
 Prior to issuance of building permits.
 Collaborate to design, fund and construct the East Garrison Fire Station as detailed in the Development and Stipulation Agreement (DSA)between the Fire District and Project Proponents .

Applicant
 Prior to issuance of building permits.
 Coordinate funding, design, and submittal for review of plans to the Planning and Building Department and the Architectural board to ensure consistency with Pattern Book .

Comments By Staff

Last Update on:

Updated By:

11/13/17 - Funding, design, and final Fire Station Plans were reviewed and approved by Monterey County Rural Fire and RMA-Planning. See construction permit No. 16CP02256 approved by Planning 9/16/16 and Fire 11/16/16. (A. Quenga)

11/13/2017 5:51:35PM

QUENGA AV

Condition Compliance Status Report for PLN030204

75. PUBLIC SERVICES 4 .11 .1- A-5.

Current Status: **On-Going**

Responsible Department: Fire

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

Compliance or Monitoring

Fire District

Action to be Performed:

Ongoing

Provide inspections and programs.

Comments By Staff

Last Update on:

Updated By:

11/13/17 - Commercial facilities and Fire Station not built as of this date.

12/7/2017 6:04:41PM

BERETTIM

12/7/17 - Condition will remain on-going in perpetuity (Updated by M.Beretti 12/7/17)

Condition Compliance Status Report for PLN030204

76. PUBLIC SERVICES 4 .11 .1- A-6.

Current Status: **Met**

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: A financial analysis to determine an adequate financing mechanism for the ongoing staffing and operational costs of the fire station shall be completed. This analysis should address the alternatives of using a combination of a proportionate share of the applicable property tax and/or a developer imposed special tax . This analysis shall address the ongoing costs versus the property tax allocation to the SRFD and determine the amount of any special tax needed to fund any negative difference. This funding mechanism, the stipulations of the annexation process, the fire station site and construction, and the acquisition of the fire apparatus shall be a requirement of the Development Agreement between the County and the project proponents . This shall also be outlined in detail in a Development and Stipulation Agreement between the EGSP project proponents and SRFD . (Fire)

- Compliance or Monitoring Action to be Performed:**
- (a) Applicant
 - a) Prior to development of DSA between applicant and Fire District
 - (a) Complete financial analysis.

 - (b) Applicant and County
 - (b) Prior to filing of Final Map
 - (b) Include terms in Development Agreement.

 - (c) Applicant and Fire District
 - (c) Prior to filing of Final Map
 - (c) Enter into agreement with Fire District.

Comments By Staff

Last Update on:

Updated By:

5/11/07 - Salinas Rural Fire District Tax Agreement (BOS reso 05-256) dated 10/4/05. Development Agreement (BOS approval Ordinance No. 05001 dated 10/4/05). Financing, Capital Funding, and Plan Implementation Agreement for Constructing and Equipping Facilities for Fires Services to the East Garrison Project and for Operation and Maintenance of Such Facilities and Fire Services dated 5/1/07. (Updated by A. Quenga 11/13/17)

11/13/2017 6:09:52PM

QUENGA AV

Condition Compliance Status Report for PLN030204

77. PUBLIC SERVICES 4 .11 .6- A-1 .
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Current Status: On-Going

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Based on MCWD's Water Distribution System Master Plan, Capital Improvement Program, Table 7-1, MCWD will be required to construct new reservoirs by Year 2007, or as determined by MCWD, based on water demands modeled within their system. Prior to issuance of the first building permit for commercial development within the EGSP, the project applicant shall be required to obtain written verification from MCWD that sufficient fire flow/ fire suppression capacity is available in the Existing Reservoir "F", or excess storage in Zone C or that the capacity in the new reservoir is available to accommodate the commercial fire flow suppression requirements associated with commercial development of the EGSP. If any portion of the commercial development is accelerated within the EGSP area to occur in earlier phases of project implementation, the project applicant shall be required to coordinate with MCWD to determine whether a portion of the existing excess storage in Zone C could be reserved for commercial fire flow . Such reservation would need to be confirmed and validated in writing by MCWD, and would need to be balanced against any remaining capacity for residential development . (Fire, Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Applicant
 Prior to issuance of building permit for commercial development.
 Obtain verification from MCWD .

Comments By Staff

Last Update on:

Updated By:

11/13/17 - No permit on file for commercial development as of this date.

12/7/2017 4:45:31PM

BERETTIM

12/7/17 - COA will remain on-going until issuance of first building permit for commercial development in East Garrison. Condition shall be implemented and compliance monitored pursuant to the: Memorandum of Disposition and Development Agreement between the Redevelopment Agency of the County of Monterey (now Successor Agency) and the developer (October 4, 2005); Development Agreement by and between the County and the developer (October 4, 2005); and Amended and Restated First Implementation Agreement to the Disposition and Development Agreement between the Successor Agency, and UCP East Garrison LLP (August 30, 2016); and on-going coordination between UCP, the Successor Agency and the County pursuant to these agreements (Updated by M.Beretti 12/7/17).

Condition Compliance Status Report for PLN030204

78. HAZARDOUS MATERIALS 4.12-B-1.

Current Status: **Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall hire a certified hazardous materials consultant to conduct pre-demolition soil removal at one building, perform post demolition soil sampling, and remove hot spots identified in the post-demolition sampling. The applicant shall prepare a Demolition Plan for the abatement and disposal of materials impacted by LBP and asbestos, and for the disposal of building debris . This Demolition Plan will meet permitting and regulatory notification requirements (i . e . Monterey Bay Unified Air Pollution Control District [MBUAPCD], U.S . Army, DTSC, California Department of Health Services [CDHS], and California Division of Occupational Safety and Health [DOSH]) . Further, safe demolition of existing structures at the EGSP area will be reviewed and approved by the Monterey County Planning & Building Inspection Department prior to the issuance of demolition permits . (Environmental Health, Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Hazardous Materials Consultant
Prior and during demolition.
Conduct soil sampling and removal.

Applicant
Prior to issuance of demolition permits.
Prepare a demolition plan.

Comments By Staff

Last Update on:

Updated By:

6/4/12 - Memo from Environmental Health to Planning dated 6/27/06 stating COA has been cleared. See letter from Department of Toxic Substances Control (see letter in COA 82). (Updated by A. Quenga 11/13/17)

11/13/2017 6:27:50PM

QUENGA AV

9/22/15 - Per EHB, 6/27/06 clearance covers all 3 phases. (Updated by A. Quenga 11/13/17)

7/5/17 - See demo permit No. 15CP01994. Permit on file with RMA-Building. COA cleared for all phases. (Updated by A. Quenga 11/13/17)

Condition Compliance Status Report for PLN030204

79. HAZARDOUS MATERIALS 4.12-B-2.

Current Status: Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The Demolition Plan shall include a program of air monitoring for dust particulates and attached contaminants that addresses dust control and suspension of work during dry windy days . (Environmental Health, Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Applicant
Prior to issuance of demolition permits
Include in demolition plan for Mitigation Measure 4 .12-B-1 .

Comments By Staff

Last Update on:

Updated By:

6/27/06 - See clearance memo from EHB to Planning dated 6/27/06 indicating COA has been cleared. (Updated by A. Quenga 11/13/17)

11/13/2017 6:31:07PM

QUENGA AV

9/22/15 - Per EHB, clearance from 6/27/06 covers all phases. (Updated by A. Quenga 11/13/17)

7/5/17 - See demo permit No. 15CP01994 on file with RMA-Building. COA met for all phases. (Updated by A. Quenga 11/13/17)

80. HAZARDOUS MATERIALS 4.12-B-3.

Current Status: Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to the issuance of a demolition permit, a lead and asbestos survey shall be conducted in accordance with the requirements set forth by the MBUAPCD . (Environmental Health, Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Applicant
Prior to issuance of demolition permits
Conduct lead and asbestos survey .
Submit survey results to PBI and EH .

Comments By Staff

Last Update on:

Updated By:

6/12/06 - Letter from Department of Toxic Substance Control dated 4/11/05. (Updated by A. Quenga 11/13/17)

11/13/2017 6:35:11PM

QUENGA AV

6/27/06 - Memo from EHB to Planning dated 6/27/07 stating COA has been cleared. (Updated by A. Quenga 11/13/17)

9/22/15 - Per EHB, 6/27/07 clearance covers all phases. (Updated by A. Quenga 11/13/17)

7/13/17 - Demo permit No. 15CP01994 on file with RMA-Building. COA cleared for all phases. (Updated by A. Quenga 11/13/17)

Condition Compliance Status Report for PLN030204

81. HAZARDOUS MATERIALS 4.12-B-4.

Current Status: Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: All transportation of hazardous or contaminated materials from the project site shall be performed in accordance with a Demolition Plan and Removal Action Workplan approved by the Environmental Health Division of the Monterey County Health Department . The Demolition Plan shall be prepared by a qualified environmental professional and shall address both on-site worker protection and off-site resident protection from both chemical and physical hazards . (Environmental Health, Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Environmental Professional
Prior to issuance of demolition permits.
Prepare Demolition Plan and Removal Action Workplan. Submit to EH for approval .

Comments By Staff

Last Update on:

Updated By:

6/27/06 - Memo from EHB to Planning dated 6/27/07 stating COA has been cleared.
(Updated by A. Quenga 11/13/17)

11/13/2017 6:36:58PM

QUENGA AV

9/22/15 - Per EHB, 6/27/07 clearance covers all phases. (Updated by A. Quenga 11/13/17)

7/13/17 - Demo permit No. 15CP01994 on file with RMA-Building. COA cleared for all phases.
(Updated by A. Quenga 11/13/17)

Condition Compliance Status Report for PLN030204

82. HAZARDOUS MATERIALS 4.12-B-5.
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Current Status: Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: All contaminated building materials shall be tested for contaminant concentrations and shall be disposed of at appropriately licensed landfills . Prior to demolition of contaminated buildings, hazardous building materials such as peeling, chipping and friable LBP and asbestos containing building materials shall be removed in accordance with all applicable guidelines, laws and ordinances. For the impact of flaking and peeling LBP the requirements of Title 8, California Code of Regulations, § 1532 .1 must be followed. These include, but are not limited to, the following:

- Loose and peeling LBP shall be removed prior to building demolition. Workers conducting removal of must receive training in accordance with the regulations .
- The LBP removal project shall be designed by CDHS certified project designer, project monitor or supervisor .
- Workers conducting removal of LBP must be certified by a CDHS certified lead project designer.
- Workers that may be exposed above the DOSH action level for lead must have their blood lead levels tested prior to commencement of lead work and at least quarterly thereafter for the duration of the project . Workers that are terminated from the project shall have their blood lead levels tested within 24 hours of termination .
- A written exposure assessment must be prepared in accordance with the regulations.
- Any amount of lead waste generated from painted building components must be characterized for proper transportation and disposal in accordance with Title 22, §66261 .24 . (Environmental Health)

Compliance or Monitoring Action to be Performed: Environmental Professional
 Prior to disposal.
 Test building materials as identified in plans identified Mitigation Measure 4 .12- B-4.

 During Demolition
 Remove materials in accordance with plans identified in Mitigation Measure 4 .12-B-4 and as outlined in this Mitigation Measure.

Comments By Staff

Last Update on:

Updated By:

6/12/06 - Letter from Department of Toxic Substance Control dated 4/11/05. (Updated by A. Quenga 11/13/17)

11/13/2017 6:37:20PM

QUENGA AV

6/27/06 - Memo from EHB to Planning dated 6/27/07 stating COA has been cleared. (Updated by A. Quenga 11/13/17)

9/22/15 - Per EHB, 6/27/07 clearance covers all phases. (Updated by A. Quenga 11/13/17)

7/13/17 - Demo permit No. 15CP01994 on file with RMA-Building. COA cleared for all phases. (Updated by A. Quenga 11/13/17)

Condition Compliance Status Report for PLN030204

83. PBDSP-NON-STANDARD- NOISE

Current Status: Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to issuance of any grading or building permits, such permits shall be conditioned as follows:
 -Temporary berms or noise attenuation barriers shall be utilized when necessary to further reduce noise levels .
 -Prior to commencement of construction activities, including grading, a publicly visible sign that specifies project noise mitigation measures and the telephone number of the on-site contractor and person to contact regarding noise complaints and take corrective action by the end of the same day, if the complaint is received by 12:00 p.m. and within 24 hours, if the complaint is received later than 12:00 p.m. The telephone number of the Monterey County Planning & Building Inspection Department is on this sign.
 -All construction equipment operated on the project site shall be equipped to limit noise generation to a maximum of 85 decibels beyond 50 feet of the equipment . The project proponent shall submit a written roster of equipment anticipated to be used on the project site, including noise generation information on each. Only those pieces of equipment meeting the standards of the mitigation measure shall be permitted to operate . If equipment not meeting the noise standards is found to be operating on the project site, work shall be stopped until that equipment is removed or made to meet noise standards.
 (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Engineer
 Prior to issuance of grading or building permit
 Include as notes on grading plans and subdivision improvement plans.

Comments By Staff	Last Update on:	Updated By:
<i>6/16/06 - Notes included on grading plans for Phases 1 & 2 and page 2 of Subdivision Improvement Plans for Phase 1. Hard copies on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/13/17)</i>	<i>11/13/2017 6:44:10PM</i>	<i>QUENGA AV</i>
<i>7/21/11 - Notes included on page A0.2 of building permit plans for Manzanita Place. (Updated by A. Quenga 11/13/17)</i>		
<i>5/16/14 - Notes on grading plans for Phases 1 & 2 and page 2 of Phase 2 Subdivision Improvement Plans. Hard copies on file with RMA-Planning. COA cleared for Phase 2. (Updated by A. Quenga 11/13/17)</i>		
<i>7/5/17 - Notes on page 2 of grading plans and page 3 of Subdivision Improvement Plans for Phase 3. Hard copy on file with RMA-Planning. COA cleared for Phase 3. (Updated by A. Quenga 11/13/17)</i>		

Condition Compliance Status Report for PLN030204

84. PBDSP- NON-STANDARD- AIR QUALITY

Current Status: Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Grading permit and Subdivision Improvement plans shall include a construction dust control plan, to include the following measure to be implemented as necessary to adequately control dust:
-Replace ground cover or apply MBUAPCD approved chemical soil stabilizers according to manufacturer's specifications to all inactive construction areas (disturbed lands within construction project that are unused for at least four consecutive days) . Apply non-toxic binders (e .g ., latex acrylic copolymer) to exposed areas after cut and fill operations and hydro-seed area .
-Plant vegetative ground cover in, or otherwise stabilize, disturbed areas as soon as grading and construction activities in those areas are completed.
-Cover material stockpiles that remain inactive for more than 72 consecutive hours .
-Post a publicly-visible sign which specifies the telephone number and person to contact regarding dust complaints. This contact person shall respond to complaints and take corrective action by the end of the same day if the complaint is received by 12:00 noon and within 24 hours if the complaint is received later than 12 :00 noon . The phone of the MBUAPCD shall be visible to ensure compliance with Rule 402 (Nuisance) .
-Each developer shall maintain a dumpster on-site. The dumpster shall be emptied periodically whenever debris reaches the rim.
a. Construction materials shall be kept out of the street rights-of-way and setback areas at all times
b. Developers shall keep all streets free from dirt, debris and spilled paving materials .
c. "Wash-out" areas shall be provided for concrete trucks on all construction sites .
d. As soon as earthwork commences, sediment control methods shall be installed in such a way as to filter all stormwater run-off from the track into the drainage areas. The sediment control system shall remain in place and in good repair until construction is complete, landscaping is installed and lawns and landscape areas are established(Planning and Building Inspection and Public Works)

Compliance or Monitoring Action to be Performed: Applicant
Prior to issuance of grading permit or Subdivision Improvement Plan Approval. Include on grading permit plans. Provide details as to how these will be implemented during grading operations.

County

Comments By Staff

Last Update on:

Updated By:

Condition Compliance Status Report for PLN030204

6/29/06 - Email from Public Works to Planning dated 7/07/06 indicating clearance of COA. Note included in Phase 1 and Phase 2 Subdivision Improvement Plans. Hard copy of file with RMA-Planning. COA cleared for Phases 1 & 2. (Updated by A. Quenga 11/13/17)

11/13/2017 6:51:23PM

QUENGA AV

7/21/11 - Notes on building permit plans for Manzanita Place on file with RMA-Building. (Updated by A. Quenga 11/13/17)

7/5/17 - Notes on sheet 2 of Erosion Control Plan and Subdivision Improvement Plans for Phase 3. Hard copy on file with RMA-Planning. COA cleared for Phase 3. (Updated by A. Quenga 11/13/17)

85. PBDSP- NON-STANDARD- AIR QUALITY

Current Status: Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Developers shall provide 10 preferentially located carpool/vanpool parking spaces in each Town Center parking lot. These spaces should be located relatively close to the buildings they will serve. U-lock compatible bike parking shall be provided at a rate of 1 per 2000 square feet of commercial space. Public use buildings shall have a minimum of 10 U-lock compatible bike parking spaces, unless waived by the Director of Planning due to the proximity of sufficient number of bike parking spaces near the facility . (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Engineer
Prior to recordation.
Provide note on final maps for Town Center and Phase 3 area.

Applicant
Prior to issuance of building permit
Project engineer shall show facilities on plans submitted with building permit application .

Comments By Staff

Last Update on:

Updated By:

11/13/17 - Note on page 35 of Final Map for Phase 1 recorded in Volume 24, Page 7 of Cities and Towns. Hard copy on file with RMA-Planning. (Updated by A. Quenga)

11/13/2017 7:08:22PM

QUENGA AV

7/5/17 - Note on page 3 of Final Map for Phase 3. Hard copy on file with RMA-Planning. COA cleared for Phases 1 & 3, does not apply to Phase 2. (Updated by A. Quenga 11/13/17)

Condition Compliance Status Report for PLN030204

86. PBDSP- NON-STANDARD -AIR QUALITY

Current Status: Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall provide transit design features within the development at a minimum as depicted in the Specific Plan. Facilities shall be installed in coordination with Monterey-Salinas Transit. (Planning and Building Inspection and Public Works)

Compliance or Monitoring Action to be Performed: Applicant
Prior to issuance of building permit
Project engineer shall show facilities on plans submitted with Subdivision Improvement Plans

Comments By Staff	Last Update on:	Updated By:
<i>3/1/07 - Note on page 35 of Final Map and facilities shown in Subdivision Improvement Plans for Phase 1. See letter from MST dated 1/9/17 (found in COA No. 242). Hard copies on file with RMA-Planning. COA cleared for Phase 1 (Updated by A. Quenga 11/13/17).</i>	<i>11/13/2017 7:28:36PM</i>	<i>QUENGA AV</i>
<i>5/16/14 - Note on page 23 of Final Map and facilities shown in Subdivision Improvement Plans for Phase 2. Hard copies on file with RMA-Planning. COA cleared for Phase 2 (Updated by A. Quenga 11/13/17).</i>		
<i>7/5/17 - Note on page 3 of Final Map and facilities shown in Subdivision Improvement Plans for Phase 3. Hard copies on file with RMA-Planning. COA cleared for Phase 3. (Updated by A. Quenga 11/13/17)</i>		

87. PBDSP- NON-STANDARD- AIR QUALITY

Current Status: Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall provide transit design features within the development at a minimum as depicted in the Specific Plan. Facilities shall be installed in coordination with Monterey - Salinas Transit . (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Applicant
Prior to approval of Subd. Impr. Plans.
Project engineer shall show facilities on plans submitted with Subdivision plans submitted with Subdivision

Comments By Staff	Last Update on:	Updated By:
<i>3/1/07 - Facilities shown in Phase 1 Subdivision Improvement Plans. See letter from MST dated 1/9/07 (filed in COA No. 242) indicating approval. Hard copies on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/13/17).</i>	<i>11/13/2017 7:34:13PM</i>	<i>QUENGA AV</i>
<i>5/16/14 - Facilities shown in Phase 2 Subdivision Improvement Plans. Hard copy on file with RMA-Planning. COA cleared for Phase 2. (Updated by A. Quenga 11/13/17)</i>		
<i>7/5/17 - Note on sheet 3 of Final Map and facilities shown in Subdivision Improvement Plans for Phase 3. Hard copies on file with RMA-Planning. COA cleared for Phase 3. (Updated by A. Quenga 11/13/17).</i>		

Condition Compliance Status Report for PLN030204

88. PBDSP- NON-STANDARD- SOILS AND

Current Status: **Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to the issuance of a building or grading permit, detailed ground failure/liquefaction investigations shall be conducted by a licensed geologist or geotechnical engineer as part of the soil studies required for Final Tract Maps to identify remedial grading or contour measures, as appropriate . (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Applicant
Prior to issuance of building or grading permit
Licensed geologist or geotechnical engineering shall conduct investigation

Comments By Staff

Last Update on:

Updated By:

6/16/06 - Geological/geotechnical recommendations incorporated in grading plans for Phases 1 & 2. Hard copies on file with RMA-Planning. COA cleared for Phases 1 & 2. (Updated by A. Quenga 11/13/17)

11/13/2017 7:44:10PM

QUENGA AV

7/5/17 - Note added to page 2 of erosion control plan and addressed in Geologic and Geotechnical Investigation Update prepared by Quantum Geotechnical dated 11/28/16 for Phase 3. Hard copies on file with RMA-Planning. COA cleared for Phase 3. (Updated by A. Quenga 11/13/17).

Condition Compliance Status Report for PLN030204

89. PBDSP- NON-STANDARDHYDROLOGY/WATER QUALITY

Current Status: **Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to recordation of a final map, the applicant shall submit a comprehensive drainage control plan for approval by the County. Retention/detention basins should reduce off-site flows to the 10-year pre-development rate. The Plan shall illustrate how the drainage control measures identified in the Specific Plan shall be implemented. At a minimum, the Plan shall include, but not be limited to, the following elements:

- Retention/detention basins to reduce off side flows to a level which would not exceed a 10-year storm event;
 - Grass swales or other biofiltration basins at discharge points of surface parking lots and roadways;
 - Sedimentation and erosion control plans during construction; and
 - Permanent landscaping.
- (Planning and Building Inspection, Public Works, and Water Resources Agency)

Compliance or Monitoring Action to be Performed: Applicant's / Engineer

Prior to recordation of the first phase final map.

Applicant's engineer shall prepare plan

Comments By Staff

Last Update on:

Updated By:

11/30/2017: The Water Resources Agency has received the Rough Grading Plan for East Garrison Phase 1 & 2, prepared by CBG Inc., dated August 2006. RBF Consulting reviewed the Rough Grading Plan and recommended approval. The Rough Grading Plan shows all proposed storm drain improvements. The Water Resources Agency has received the East Garrison Phase 3 On-Site Storm Drain Study prepared by Whitson Engineers, dated January 2017. The grading and improvements plans prepared for Phase 3 are in substantial compliance with the design criteria specified in the study. In conclusion, phases 1, 2, & 3 are in substantial compliance with condition no. 89.

12/1/2017 2:07:25PM

BODENSTEINERJM

- CONDITION MET 12/01/2017.
- CCF FORM IN DOCUMENTS MODULE.
- CONDITION CLEARED BY JENNIFER BODENSTEINER, MCWRA, (831) 755-4860.

7/19/06 - Email from PW clearing their portion of COA 89. (Updated by A. Quenga 11/13/17)

Condition Compliance Status Report for PLN030204

90. PBDSP- NON-STANDARDHYDROLOGY/WATER QUALITY

Current Status: **Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to issuance of any grading permit, the applicant shall submit an erosion control plan which shall include a series of measures aimed at controlling erosion and sedimentation as well as construction equipment byproducts such as gasoline, oil and grease . Interim landscaping shall be instituted on graded areas as soon as practical to control erosion by minimizing the exposure of bare ground. Sediment would be controlled through a variety of practices including, but not limited to, the following:
 -Gravel bags, berms, rock dams and/or silt fences;
 -Interim desilting basins;
 -Minimizing concentrated flows ; and
 -Dispersion of detention basin water onto pad areas by a pump and sprinkler system.
 (Planning and Building Inspection, Public Works, and Water Resources Agency)

Compliance or Monitoring Action to be Performed: Applicant's/ Engineer
 Prior to issuance of grading permit
 Applicant's engineer shall prepare plan

Comments By Staff

Last Update on:

Updated By:

12/01/2017: The Water Resources Agency has received the Stormwater Pollution Prevention Plan (SWPPP) which included an Erosion and Sediment Control Plan (ESCP) for East Garrison Development Phases 1, 2, and 3, prepared by Engeo, dated 11/23/2005. RBF Consulting reviewed the SWPPP and ESCP and found it acceptable. The SWPPP WDID # is 27-C3355157. The project provided annual stormwater compliance reporting during active grading. The Phase 3 coverage was extended by SWPPP WDID # 3 27C356645 and documentation has been received that corrections were issued by Kimberly Horn to the Phase 3 revised SWPPP and ESCP. Those corrections were made and the Phase 3 revised ESCP, prepared by Stevens, Ferrone, and Bailey, are contained within the approved Rough Grading Plans for Phase 3, 16CP03771. The project Phases 1, 2, 3 is in substantial compliance with the ESCP requirement detailed in condition no. 90.

12/1/2017 2:59:45PM

BODENSTEINERJM

- CONDITION MET 12/1/2017.
- CCF FORM IN DOCUMENTS MODULE.
- CONDITION CLEARED BY JENNIFER BODENSTEINER, MCWRA, (831) 755-4860.

6/22/06 - Clearance email from PW dated 6/22/06 clearing their portion of the COA. Clearance memo from WRA dated 6/20/06 clearing their portion of the COA (SWPPP and erosion control measures acceptable). Hard copies on file with RMA-Planning (Update by A. Quenga 11/13/17)

Condition Compliance Status Report for PLN030204

91. PBDSP- NON-STANDARDHYDROLOGY/WATER QUALITY

Current Status: **Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to issuance of any grading permit, the applicant shall prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with RWQCB standards. (Planning and Building Inspection, Public Works, Environmental Health and Water Resources Agency)

Compliance or Monitoring Action to be Performed: Applicant's /Engineer
Prior to issuance of grading permit or approval of Subdivision Improvement Plan. Applicant's engineer shall prepare plan

Comments By Staff

Last Update on:

Updated By:

12/01/2017: The Water Resources Agency received confirmation that the Central Coast Regional Water Quality Control Board's (RWQCB) approved the Stormwater Pollution Prevention Plan (SWPPP) for East Garrison Development Phases 1, 2, and 3. The RWQCB issued a Receipt of Your Notice of Intent, approved date 11/02/2009 for the SWPPP. The SWPPP WDID #3 27C356645. The SWPPP was prepared by prepared by Engeo, dated 11/23/2009. This supersedes the previously approved SWPPP prepared by Engeo, dated 11/23/2005, WDID #3 27C335157. The project Phases 1, 2, 3 are in substantial compliance with the SWPPP requirement detailed in Condition no. 91.

12/1/2017 3:38:13PM

BODENSTEINERJM

- CONDITION MET 12/1/2017.
- CCF FORM IN DOCUMENTS MODULE.
- CONDITION CLEARED BY JENNIFER BODENSTEINER, MCWRA, (831) 755-4860.

6/20/06 - EHB clearance memo dated 6/27/06. WRA clearance memo dated 6/20/06 stating SWPPP has been reviewed and found acceptable. Hard copies on file with RMA-Planning. COA cleared for Phases 1 & 2. (Updated by A. Quenga 11/14/17)

10/19/11 - WRA clearance memo dated 9/30/11 stating received documentation from SWQCB approved SWPPP for Manzanita Place 8/11/11. (Updated by A. Quenga 11/14/17)

Condition Compliance Status Report for PLN030204

92. PBDSP- NON-STANDARD- WATER RESOURCES --NOTE ON FINAL MAP:

Current Status: Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to approval of improvement plans, applicant shall demonstrate that all appropriate water conservation methods have been included in the proposed development including but not limited to the following:
 -Surface runoff retention basins;
 -Drought tolerant landscaping and irrigation; and Applicant shall provide assurance that the long-term maintenance of water conservation methods will be assured. (Planning and Building Inspection, Public Works , Environmental Health and Water Resources Agency)

Compliance or Monitoring Action to be Performed: Applicant' s Engineer/Landscape Architect/Applicant
 Prior to approval of final improvement plans

Comments By Staff

Last Update on:

Updated By:

12/01/2017- The Water Resources Agency (WRA) has received a copy of the improvement plans for Phases 1, 2, and 3 which each includes a note and/or construction details addressing water conservation requirements. The WRA received the Improvement Plans and Rough Grading Plan for East Garrison Phase 1, 2, and 3 which detail the construction of surface runoff retention basins 1A, 1B, 2A, 2B, 3, and 4. The applicant has demonstrated the surface water retention basins have been included in the proposed development. The long-term maintenance of these basins will be annually reported per the requirements the Drainage and Flood Control Systems Agreement. Condition no. 92 is met.

12/1/2017 4:23:25PM BODENSTEINERJM

- CONDITION MET 12/01/2017.
- CCF FORM IN DOCUMENTS MODULE.
- CONDITION CLEARED BY JENNIFER BODENSTEINER, WRA, (831) 755-4860.

12/20/07 -Notes on Phase 1 Final Map. WRA memo dated 3/29/07 indicating review of Final Map and clearance of COA. Hard copy on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/14/17)

5/22/12 - Note on Phase 2 Final Map. Phase 2 Subdivision Improvement Plans include use of drought tolerant plants and piping for recycled water for irrigation. Approved landscape plans on file with RMA-Planning. COA cleared for Phase 2. (Updated by A. Quenga 11/14/17).

12/01/17 - Phase 3 Final Map. Phase 3 Subdivision Improvement Plans include details for the use of the storm drain system, recycled water system, and landscaping. and the drought tolerant plants and piping for recycled water for irrigation. (Updated by J. Bodensteiner, 12/01/17).

Condition Compliance Status Report for PLN030204

93. PBDSP- NON-STANDARD- LANDSCAPE PLANS

Current Status: **Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall landscape the model homes with native and drought tolerant landscaping consistent with the Monterey County Landscaping Ordinance. Prior to issuance of a building permit for any phase of development, the applicant shall submit a detailed landscape plan for the model homes . The applicant shall submit a model home plan showing the locations of models and how parking will be accommodated . The detailed plan shall be submitted for review and approval by the Monterey County Planning and Building Inspection Department and shall comply with the requirements of the East Garrison Specific Plan. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Landscape Architect
Prior to issuance of building permit
Landscape architect shall prepare landscape plan for review and approval by Planning and Building Inspection. The plan shall be reviewed and approved by PBI prior to issuance of building permits.

Comments By Staff

Last Update on:

Updated By:

1/6/14 - Model Homes Landscaping Plans reviewed and approved as of this date. See stamped approved hard copy plans on file with RMA-Planning. COA is cleared for all Phases. (Updated by A. Quenga 11/14/17)

11/14/2017 7:36:55AM

QUENGA AV

94. PBDSP- NON-STANDARD- PHASING PLAN

Current Status: **Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to recordation of the first final map, the applicant shall submit a detailed phasing plan for review and approval by the Monterey County Public Works Department and Planning and Building Inspection Department. The detailed phasing plan shall be consistent with the illustrative phasing plan described in Section 5.4 of the East Garrison Specific Plan . (Planning and Building Inspection and Public Works)

Compliance or Monitoring Action to be Performed: Applicant's Engineer
Prior to recordation of final map
Applicant's engineer shall prepare detailed phasing plan

Comments By Staff

Last Update on:

Updated By:

3/1/07 - See attached Phasing Plan for grading and streets. Hard copies on file with RMA-Planning. COA cleared for all phases. (Updated by A. Quenga 11/14/17)

11/14/2017 7:39:22AM

QUENGA AV

Condition Compliance Status Report for PLN030204

95. PBDSP- NON-STANDARD- LANDSCAPE PLAN
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Current Status: Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to recordation of the final map, the applicant shall submit a conceptual landscape plan, for common areas and streets, for review and approval by the Monterey County Planning and Building Inspection Department . The conceptual landscape plan shall be consistent with the applicable landscape standards outlined in the East Garrison Specific Plan . The detailed landscape plan shall include the following techniques:

- a. Use of drought tolerant and native plants to conserve water.
- b. Protection of oak trees to be retained .
- c. Installation of various biofiltration and other stormwater treatment methods, including roadway swales and detention basins to improve water quality and promote aquifer recharge.
- d. Creation of defined gateways and neighborhood entries.
- e. Preservation of natural open space areas .

(Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Landscape Architect
 Prior to recordation of final map
 Landscape architect shall prepare plan.
 Submit three copies to Planning and Building Inspection for review and approval.

Comments By Staff

Last Update on:

Updated By:

3/8/07 - Conceptual Landscape Plan submitted to County/RBF Consulting. Approved Parks and Rec Plan includes notes contained in COA. Notice recorded against properties (Document No. 2007046705) states Parks and Rec Plan on file. Hard copy on file with RMA-Planning. (Updated by A. Quenga 11/14/17)

11/14/2017 7:55:19AM

QUENGA AV

5/22/12 - Off-site and on-site landscape plans submitted for Phase 1. Plans found consistent with COA and approved 7/10/13. Hard copies on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/14/17)

3/28/14 - Landscape plans for Parks A & B in Phase 1 found consistent with COA and approved. Hard copies on file with RMA-Planning. (Updated by A. Quenga 11/14/17)

9/1/16 - Landscape plans for common areas in Phase 2 reviewed and found consistent with COA. Hard copies on file with RMA-Planning. COA cleared for Phase 2. (Updated by A. Quenga 11/14/17)

1/3/17 - Landscape plans for Phase 2 parks reviewed and found consistent with COA. Hard copies on file with RMA-Planning. (Updated by A. Quenga 11/14/17)

7/5/17 - Phase 3 Arts Park landscape plans dated 6/6/17, Phase 2 Bluff Courts Park dated 6/6/17, Phase 3 Dog Park & Bluff Greenway landscape plans dated 6/6/17, Phase 3 Streetscapes and Common Areas landscape plans dated 6/6/17, and Phase 3 Watkins Gate Streetscape landscape plans dated 6/6/17. All found consistent with COA. Hard copies on file with RMA-Planning. COA cleared for Phase 3. (Updated by A. Quenga)

Condition Compliance Status Report for PLN030204

96. PBDSP- NON-STANDARD- RECYCLED WATER
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Current Status: Met

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Prior to recordation of each final map, the applicant shall include all recycled water infrastructure if required by the Marina Coast Water District . (Public Works and Water Resources Agency)

Compliance or Monitoring Action to be Performed: Applicant
 Prior to recordation of final map
 Applicant shall include all required infrastructure on the Subdivision Improvement Plans.

Comments By Staff

Last Update on:

Updated By:

1/29/08 - BOS Agreement No. A-10456 approving Infrastructure Agreement among East Garrison Financing Authority, Marina Coast Water District, and East Garrison Partner I, LLC for financing and construction of water, sewer, and recycled water improvements, adopted 5/16/06. Phase 1 Subdivision Improvement Plans include recycled water infrastructure. Plans signed by Marina Coast Water District 6/6/07. Hard copies on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/14/17)

11/20/2017 11:21:03AM

QUENGA AV

5/16/14 - Recycled water infrastructure included in Phase 2 Subdivision Improvement Plans. Plans signed and approved by Marina Coast Water District 9/18/14. Hard copy on file with RMA-Planning. COA cleared for Phase 2. (Updated by A. Quenga 11/14/17)

11/14/17 - Marina Coast Water District letter dated 5/25/17 (filed with COA No. 244) stating recycled water distribution system has been extended to landscape irrigation in Phase 3, as shown in Phase 3 Subdivision Improvement Plans. Design of system meets MCWD standards. Subdivision Improvement Plans signed by Marina Coast Water District 6/23/17. Hard copies on file with RMA-Planning. COA cleared for Phase 3. (A. Quenga)

Condition Compliance Status Report for PLN030204

97. WR36 - HOMEOWNERS ASSOCIATION CC&R' S

Current Status: **Met**

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: A homeowner's association or Community Service District shall be formed for the maintenance of roads, drainage facilities, and open spaces . The Director of Public Works, the Director of Planning and Building Inspection, and the County Water Resources Agency, prior to filing of final map, shall approve documents for formation of association. The covenants, 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 . Report shall be approved by the County Water Resources Agency . (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Applicant
 Prior to filing of final map
 Submit the CC&R's to the Water Resources Agency for review and approval.

Comments By Staff

Last Update on:

Updated By:

12/01/2017: *The Water Resources Agency has reviewed and approved the Agreement Concerning Maintenance, Repair and Operation of Drainage and Flood Control Systems and Required Provisions of CC&Rs, which addresses the responsibility of the Master Association or Community Service District to maintain drainage and flood control facilities and to submit an annual report by for the maintenance of the facilities. The Agreement (amended) was approved by the Monterey County Board of Supervisors in 2013.*

12/1/2017 4:40:36PM BODENSTEINERJM

- CONDITION MET 12/01/17.
- CCF FORM IN DOCUMENTS MODULE.
- CONDITION CLEARED BY JENNIFER BODENSTEINER, MCWRA, (831) 755-4860.

5/31/07 - WRA clearance memo, Agreement Concerning Maintenance, Repair and Operation of Drainage and Flood Control Systems and Required Provisions of CC&Rs addresses maintenance obligations/formation and finds COA clear. Hard copies on file with RMA-Planning. (Updated by A. Quenga 11/14/17)

10/1/12 - Section 5.17(a) & (b) of CC&Rs include Maintenance Obligation/Formation of Association or Community Service District and annual report to Monterey County Water Resources Agency. Hard copies on file with RMA-Planning. (Updated by A. Quenga 11/14/17)

Condition Compliance Status Report for PLN030204

98. WR37 - DRAINAGE & FLOOD CONTROL SYSTEMS AGREEMENT

Current Status: **On-Going**

Responsible Department: Water Resources Agency

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

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

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

Comments By Staff

Last Update on:

Updated By:

12/01/2017: The Water Resources Agency has received a copy of the First Amendment to the Agreement Concerning Maintenance, Repair and Operation of Drainage and Flood Control Systems and Required Provisions of CC&Rs, which addresses the responsibility of the Master Association or Community Service District to maintain drainage and flood control facilities and to submit an annual report by for the maintenance of the facilities.

12/1/2017 4:51:27PM

BODENSTEINERJM

On 09/05/2014, Union Community Partners submitted the Annual Drainage Report. This condition is ongoing. Jennifer Bodensteiner, Hydrologist.

Condition Compliance Status Report for PLN030204

99. WR0039 OTHER AGENCY PERMITS (WR)

Current Status: **Met**

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: Prior to issuance of any grading or building permits, the applicant shall provide certification to the Water Resources Agency that applications have been submitted for all required local, State, and Federal permits . The Agencies include but are not limited to the California Department of Fish & Game, California Regional Water Quality Control Board, Division of Safety of Dams, and the Army Corps of Engineers. (Water Resources Agency)

Compliance or Monitoring Action to be Performed:

Comments By Staff

Last Update on: Updated By:

12/01/2017: This Agency received documentation from RGB Consultants that no State and/or Federal Permits were required. Condition no. 99 is met.

12/1/2017 4:53:13PM BODENSTEINERJM

- CONDITION MET 12/01/2017.
- CCF FORM IN DOCUMENTS MODULE.
- CONDITION CLEARED BY JENNIFER BODENSTEINER, MCWRA, (831) 755-4860.

Condition Compliance Status Report for PLN030204

100. NOTICE OF WATER CONSERVATION REQUIREMENTS (WR) - NON-STANDARD-

Current Status: **Met**

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: 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 and MCWD regulations ." Prior to recordation of the final map, a copy of the completed notice shall be provided to the Water Resources Agency for approval. Recordation of the notice shall occur concurrently with the final map. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Applicant Prior to Recordation of Final Map Submit a notice to the Water Resources Agency and MCWD for review and approval. Concurrent with recordation of final map. (A copy of the County's standard notice can be obtained at the Water Resources Agency.) Record notice .

Comments By Staff

Last Update on:

Updated By:

12/01/2017: The Water Resources Agency has reviewed and approved the Agreement Concerning Maintenance, Repair and Operation of Drainage and Flood Control Systems and Required Provisions of CC&Rs, which addresses the responsibility of the Master Association or Community Service District to ensure that each lot and condominium is subject to the requirements of Monterey County Ordinance No. 3932. The WRA and the County agreed that inclusion of the Ord. No 3932 language in the CC&Rs would be a way to demonstrate substantial compliance with the condition of approval. The condition originally stated a notice shall be recorded on the deed for each lot, but because of the responsibilities of the East Garrison CSD the plan check consultant recommended inclusion in the CC&R's instead. All agreed this would provide for substantial compliance and the noticing/recording of the water conservation requirements to property owners.

12/1/2017 5:06:30PM BODENSTEINERJM

- CONDITION MET 12/1/2017.
- CCF FORM IN DOCUMENTS MODULE.
- CONDITION CLEARED BY JENNIFER BODENSTEINER, MCWRA, (831) 755-4860.

Condition Compliance Status Report for PLN030204

101. WR0042 LANDSCAPING REQUIREMENTS (WR)

Current Status: **Met**

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: 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. Recordation of the notice shall occur concurrently with the final map. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Applicant
Prior to Recordation of Final Map
Submit a notice to the Water Resources Agency for review and approval .

Applicant
Concurrent with Recordation of Final Map
(A copy of the County's standard notice can be obtained at the Water Resources Agency.)

Applicant to record notice .

Comments By Staff

Last Update on:

Updated By:

12/01/2017: The Water Resources Agency has reviewed and approved the Agreement Concerning Maintenance, Repair and Operation of Drainage and Flood Control Systems and Required Provisions of CC&Rs, which addresses the responsibility of the Master Association or Community Service District to ensure that each lot and condominium is subject to the requirements of Monterey County Ordinance No. 3932 including "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". The WRA and the County agreed that inclusion of the Ord. No 3932 language in the CC&Rs would be a way to demonstrate substantial compliance with the condition of approval. The condition originally stated a notice shall be recorded on the deed for each lot, but because of the responsibilities of the East Garrison CSD the plan check consultant recommended inclusion in the CC&R's instead. All agreed this would provide for substantial compliance and the noticing/recording of the water conservation requirements to property owners.

12/1/2017 5:11:24PM BODENSTEINERJM

- CONDITION MET 12/1/2017.
- CCF FORM IN DOCUMENTS MODULE.
- CONDITION CLEARED BY JENNIFER BODENSTEINER, MCWRA, (831) 755-4860.

Condition Compliance Status Report for PLN030204

102. WR0044 WATER USE INFORMATION (WR)

Current Status: **Met**

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: Prior to filing the final map, 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)

Compliance or Monitoring Action to be Performed: Applicant
Prior to Recordation of Final Map
Submit the WUNIQ to the Water Resources Agency for review and approval

Comments By Staff

Last Update on:

Updated By:

12/01/2017: The Agency received an acceptable Water Use and Nitrate Impact Questionnaire.

12/1/2017 5:15:07PM

BODENSTEINERJM

- CONDITION MET 12/1/2017.
- CCF FORM IN DOCUMENTS MODULE.
- CONDITION CLEARED BY JENNIFER BODENSTEINER, MCWRA, (831) 755-4860.

Condition Compliance Status Report for PLN030204

103. C.C.&R. WATER CONSERVATION PROVISIONS(WR) -NON-STANDARD-

Current Status: Met

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: Prior to filing the final map, the applicant shall provide the Water Resources Agency and MCWD 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)

Compliance or Monitoring Action to be Performed: Applicant
Prior to Recordation of Final Map
Submit the CC&Rs' to the Water Resources Agency and MCWD for review and approval .

Comments By Staff

Last Update on:

Updated By:

12/01/2017: The Water Resources Agency has reviewed and approved the Agreement Concerning Maintenance, Repair and Operation of Drainage and Flood Control Systems and Required Provisions of CC&Rs, which addresses the responsibility of the Master Association or Community Service District to ensure that each lot and condominium is subject to the requirements of Monterey County Ordinance No. 3932 including all the language provided in condition no. 103. The WRA and the County agreed that inclusion of the Ord. No 3932 language in the CC&Rs would be a way to demonstrate substantial compliance with the condition of approval. The condition originally stated a notice shall be recorded on the deed for each lot, but because of the responsibilities of the East Garrison CSD the plan check consultant recommended inclusion in the CC&R's instead. All agreed this would provide for substantial compliance and the noticing/recording of the water conservation requirements to property owners.

12/1/2017 5:13:44PM BODENSTEINERJM

- CONDITION MET 12/1/2017.
- CCF FORM IN DOCUMENTS MODULE.
- CONDITION CLEARED BY JENNIFER BODENSTEINER, MCWRA, (831) 755-4860.

Condition Compliance Status Report for PLN030204

104. WR0047 WASTE MANAGEMENT PLAN (WR)

Current Status: **Met**

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: Prior to issuance of any grading or building permits, 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 such as petroleum products, fertilizers, solvents, pesticides, paints and cleaners. (Water Resources Agency, Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Applicant Prior to issuance of Demolition, Grading and /or Building permits Submit the plan to the Water Resources Agency for review and approval .

Comments By Staff

Last Update on:

Updated By:

12/04/2017: The Water Resources Agency has received a Construction Site Waste Management Plan for Phases 1, 2, and 3, prepared by Engeo, dated 06/20/2006. RBF Consulting reviewed the plan and found it acceptable.

12/4/2017 9:21:12AM BODENSTEINERJM

- CONDITION MET 12/04//2017.
- CCF FORM IN DOCUMENTS MODULE.
- CONDITION CLEARED BY JENNIFER BODENSTEINER, MCWRA, (831) 755-4860.

Condition Compliance Status Report for PLN030204

105. WR6 - STORMWATER DETENTION - NON -STANDARD

Current Status: **Met**

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer addressing on-site and off-site impacts to include oil-grease water separators or other storm water quality BMP's, 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 Agency)

Compliance or Monitoring Action to be Performed: Applicant
Prior to filing of the final map
Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.

Comments By Staff

Last Update on:

Updated By:

12/04/2017: The Water Resources Agency has received the Rough Grading Plan for East Garrison Phase 1 & 2, prepared by CBG Inc., dated August 2006. RBF Consulting reviewed the Rough Grading Plan and recommended approval. The Rough Grading Plan shows construction details for all the proposed storm drain improvements in these phases including detention/retention basins 1A, 1B, 2A, 2B, and 3. The Water Resources Agency has received the Rough Grading Plan for East Garrison Phase 3, prepared by Whitson Engineers, dated May 2017, and found the plan acceptable. The Rough Grading Plan shows construction details for the proposed storm drain improvements in this phase including detention/retention basin 4.

12/4/2017 9:27:24AM BODENSTEINERJM

- CONDITION MET 12/04/2017.
- CCF FORM IN DOCUMENTS MODULE.
- CONDITION CLEARED BY JENNIFER BODENSTEINER, MCWRA, (831) 755-4860.

Condition Compliance Status Report for PLN030204

106. WR8 - COMPLETION CERTIFICATION

Current Status: **On-Going**

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: Certification that stormwater detention facility has been constructed in accordance with approved plans shall be provided to the County Water Resources Agency by a registered civil engineer or licensed contractor who constructed the facility . (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Applicant
Prior to issuance of any building permits. Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan .

Comments By Staff

Last Update on:

Updated By:

12/04/2017: The Agency received a completion certification letter prepared by Whitson Engineers, dated 07/22/2011, certifying "the East Garrison basins 1A, 1B, 2A, 2B, and 3 have been substantially completed in general conformance to the approved Phase 1 plans". The applicant is cleared for the issuance of any construction permits in Phase 1 and 2. Prior to the issuance of any building permits in Phase 3, the applicant shall submit completion certification from a registered civil engineer or licensed contractor that the storm water facilities specifically basin 4 has been constructed in accordance with approved plans. Condition will remain on-going until completion and certification of of Basin 4. (Updated M.Beretti 12/7/17)

12/7/2017 6:02:32PM

BERETTIM

- CONDITION ON-GOING 12/04/2017.
- CCF FORM IN DOCUMENTS MODULE.
- CONDITION CLEARED BY JENNIFER BODENSTEINER, MCWRA, (831) 755-4876.

Condition Compliance Status Report for PLN030204

107. WR9 -SLOPE STABILITY ANALYSIS

Current Status: Met

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide the Water Resources Agency a slope stability analysis performed for detention basin #3, by a registered geologist or geotechnical engineer . The analysis shall be submitted to the Water Resources Agency for approval . (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Applicant
Prior to recordation of final map
Submit the analysis to the Water Resources Agency for review and approval .

Comments By Staff

Last Update on:

Updated By:

12/04/2017: The Water Resources Agency has received a letter Review of Grading Plan – Phases 1 and 2 prepared by ENGEO Incorporated, dated June 15, 2005 – revised June 23, 2006, which addresses the slope stability analysis for detention basin #3. The letter states “to size the berm for long-term stability, slope stability analysis was performed using the computer aided program GSLOPE and the design soil strength parameters contained in Reference 1”. The document titled Response to Geotechnical Review Comments prepared by ENGEO Incorporated, dated June 20, 2006, contains the Select Slope Stability Analysis – Geotechnical Parameters Discussion GSLOPE Printouts, Sections A and E.

12/4/2017 9:32:17AM BODENSTEINERJM

- CONDITION MET 12/04/2017.
- CCF FORM IN DOCUMENTS MODULE.
- CONDITION CLEARED BY JENNIFER BODENSTEINER, MCWRA, (831) 755-4860.

108. WRSP - NON-STANDARD- DRAINAGE NOTE

Current Status: Met

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: A note shall be recorded on the final map stating that stormwater runoff from any future development on these parcels shall be conveyed to the subdivision drainage improvements in a way that mitigates impacts to adjacent properties . (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Applicant
Prior to recordation of the final map
Submit a copy of the final map to be recorded, with appropriate note, to the Water Resources Agency for review and approval .

Comments By Staff

Last Update on:

Updated By:

12/04/2017: The Water Resources Agency has received a copy of the final maps for Phases 1, 2, and 3, and each phase includes a note addressing drainage requirements. The note reads "stormwater runoff from any future development on these parcels shall be conveyed to the subdivision drainage improvements in a way that mitigates impacts to adjacent properties".

12/4/2017 9:36:05AM BODENSTEINERJM

- CONDITION MET 12/04/2017.
- CCF FORM IN DOCUMENTS MODULE.
- CONDITION CLEARED BY JENNIFER BODENSTEINER, MCWRA, (831) 755-4860.

Condition Compliance Status Report for PLN030204

109. HRSP -NON-STANDARD- INCLUSIONARY HOUSING CONDITION

Current Status: Met

Responsible Department: Redevelopment

Condition/Mitigation Monitoring Measure: The project shall provide a minimum of 20% of the total number of residential units as inclusionary housing units to be located on the project site. Of the required 20%, a minimum of 6% shall be in the very low-income category, 8% in the low-income category, and 6% in the moderate-income category. Prior to the recordation of the final subdivision map that will cover the entire development, the Applicants and property owners shall execute a Master Developer Inclusionary Housing Agreement with the County that will provide the specific requirements for the project's Inclusionary Housing component, in compliance with Ordinance #04185 and the adopted Inclusionary Housing Administrative Manual, including such modifications to the requirements of the ordinance as are indicated in the findings supporting this permit and as are set forth in the Disposition and Development Agreement. (Housing and Redevelopment)

Compliance or Monitoring Action to be Performed: Applicant
 Prior to recordation of final map Applicant shall execute a Master Developer Inclusionary Housing Agreement or Development Agreement with the County that will provide the specific requirements for the project's Inclusionary Housing component, in compliance with Ordinance #04185 and the adopted Inclusionary Housing Administrative Manual.

Engineer
 Prior to recordation of final map
 Include note on map in compliance with County Code Section 18 .40.100 .C .

Comments By Staff

Last Update on:

Updated By:

6/4/2014 - Clearance memo from Office of Housing and Redevelopment stating COA has been cleared and Inclusionary Housing Agreement is on file with RDA.

12/7/2017 6:29:38PM

BERETTIM

11/14/17 - Note on page 35 of Phase 1 Final Map states inclusionary housing units required in accordance with the DDA. COA cleared for Phase 1. (A. Quenga)

11/14/17 - Note on page 23 of Phase 2 Final Map states inclusionary housing units required in accordance with the DDA. COA cleared for Phase 2. (A. Quenga)

12/07/17 - Note on page 3 of Phase 3 Final Map states inclusionary housing units required in accordance with the DDA. Condition status will be met upon recordation of Final Map. (Updated A. Quenga 12/7/17)

Condition Compliance Status Report for PLN030204

110. EH3 - WATER SYSTEM IMPROVEMENTS (STATE PERMITTED SYSTEM)

Current Status: Met

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: 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 and the Marina Coast Water District Standards. (Environmental Health)

Compliance or Monitoring Action to be Performed: CA Licensed Engineer/ Applicant
 Prior to filing final map
 Submit engineered plans for the water system improvements to the Marina Coast Water District, and other agencies as may be required for review and approval. Submit evidence to the Director of Environmental Health that the proposed water system improvements have been approved by the Marina Coast Water District, and other agencies as may be required prior to installing or bonding the improvements. The applicant is required to also follow the requirements of MCWD 's Standard Plans and Specifications For Construction of Domestic Water, Sewer and Recycled Water Facilities, and Procedures, Guidelines and Design Requirements.

Comments By Staff

Last Update on:

Updated By:

MARINA COAST WATER DISTRICT SIGN OFF

12/5/2017 11:21:20AM

QUENGA AV

3/29/07 - Clearance memo signing off COA by EHB. Letter from Department of Health Services dated 3/23/07 stating approval of implementation of alternative compliance criteria specified in CDHS Guidance Memo to mitigate separation problems. Memo from Monterey County Public Works dated 3/28/07 stating that water system design for Phase 1 on-site and off-site meet requirements. MCWD approved Phase 1 Subdivision Improvement Plans, signed and dated 6/6/07. Hard copies on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/14/17)

11/14/17 - Letter from Marina Coast Water District demonstrates Phase 2 Subdivision Improvement Plans and project wide water master plan were approved 4/08. Revised plans re-signed 9/14. Hard copies on file with RMA-Planning. COA cleared for Phase 2. (A. Quenga)

7/13/17 - Clearance memo from EHB. COA met for Phase 3 per resolution NO. 2017-16 from Marina Coast Water District dated 3/20/17. Hard copies on file with EHB. COA cleared for Phase 3. (A. Quenga)

Condition Compliance Status Report for PLN030204

111. EH4 - FIRE FLOW STANDARDS

Current Status: **Met**

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Design the water system improvements to meet fire flow standards as required and approved by the local fire protection agency. (Environmental Health)

Compliance or Monitoring Action to be Performed: Applicant Prior to recordation of final map Submit evidence to the Division of Environmental Health that the proposed water system improvements have been approved by the local fire protection agency. The applicant is required to also follow the requirements of MCWD' s Procedures, Guidelines and Design Requirements

Comments By Staff

Last Update on:

Updated By:

FIRE SIGN OFF

11/20/2017 11:21:29AM

QUENGA AV

3/29/07 - MCWD letter dated 3/28/07 (see copy in COA No.110) stating fire flow requirements for residential and commercial areas approved with water mater plan. Fire hydrant locations in Phase 1 improvement plan were coordinated with project engineer and Fire. Hard copies on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/14/17)

11/14/17 - Email from Kimley-Horn dated 8/22/14 verifying project engineer to obtain clearance from fire. Subsequent email from Fire dated 1/8/15 finds Phase 2 Subdivision Improvement Plans acceptable. Hard copy on file with RMA-Planning. COA cleared for Phase 2. (A. Quenga)

7/13/17 - Clearance memo from EHB, completed per Monterey County Regional Fire District (formally Salinas Rural Fire) signature on Phase 3 Subdivision Improvement Plans. Completed per letter from MCWD to Nick Nichols (RMA) dated 5/25/17 (filed in COA No. 244). COA cleared for Phase 3. (Updated by A. Quenga 11/14/17)

Condition Compliance Status Report for PLN030204

112. EH5 - INSTALL/BOND WATER SYSTEM IMPROVEMENTS

Current Status: Met

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The Applicant 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 guaranteeing the performance of the Agreement. (Environmental Health)

Compliance or Monitoring Action to be Performed: CA Licensed Engineer /Applicant
 Prior to filing final map
 Submit evidence to the Division of Environmental Health that the water system improvement installation has been accepted by the regulating agency or that the Applicant has entered into a Subdivision Improvement Agreement and has provided security acceptable to the County.

Comments By Staff	Last Update on:	Updated By:
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MARINA COAST WATER DISTRICT SIGN OFF ON FIRST PHASE	11/14/2017 10:27:38AM	QUENGA AV
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3/5/07 - Clearance memo from EHB, MCWD Water Infrastructure Agreement dated 7/27/06 and letter dated 3/28/07 (attached to COA No. 114). Hard copies on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/14/17)

11/14/17 - Letter from MCWD dated 12/1/14 stating can and will serve letter dated 8/30/06 is valid for Phase 2. Hard copy on file with RMA-Planning. COA cleared for Phase 2. (A. Quenga)

11/14/17 - Email from EHB dated 5/26/17 stating clearance of COA prior to issuance of grading permit for phase 3. Also see MCWD resolution No. 2017-16 dated 3/20/17. COA cleared for Phase 3. (A. Quenga)

Condition Compliance Status Report for PLN030204

113. EH6 - WATER SERVICE CAN/WILL SERVE
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Current Status: Met

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Provide to the Division of Environmental Health written certification that the Marina Coast Water District can and will supply sufficient water flow and pressure to comply with both Health and fire flow standards . (Environmental Health)

Compliance or Monitoring Action to be Performed: Applicant
Prior to filing a final map and/or issuance of a building permit
Submit written certification to the Division of Environmental Health for review and approval.

Comments By Staff

Last Update on:

Updated By:

MARINA COAST WATER DISTRICT SIGN OFF

11/14/2017 10:33:36AM

QUENGA AV

3/5/07 - Clearance memo from EHB. Marina Coast Water District can and will serve letter dated 8/30/06. Hard copies on file with RMA-Planning. COA cleared for Phase 1 and 2 (Updated by A. Quenga 11/14/17)

7/13/17 - Clearance memo from EHB. Approved per original letter from MCWD, dated 8/30/06 and updated ownership per letter from MCWD dated 12/1/14. Sign off by EHB per email dated 5/26/17 (hard copy filed with COA 112). Hard copies on file with RMA-Planning. COA cleared for Phase 3. (Updated by A. Quenga 11/14/17)

Condition Compliance Status Report for PLN030204

114. RECYCLED WATER

Current Status: Met

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: If and when recycled water becomes available, wastewater applied for landscape irrigation shall meet or exceed the requirements of Title 22, Division 4, Chapter 3 of the California Code of Regulations or subsequently amended rules and regulations of the Department of Health Services. Specifically, water used for irrigation shall meet the standards of Section 60304 (Use of Recycled Water for Irrigation) & 60310 (Use Area Requirements) of the California Code of Regulations. (Environmental Health)

Compliance or Monitoring Action to be Performed: CA Licensed Engineer /Applicant
 Prior to filing a final map and/or issuance of building permits.
 Submit plans to the California Department of Health Services (CDHS) for review and approval . The applicant is required to also follow the requirements of MCWD's Standard Plans and Specifications For Construction of Domestic Water, Sewer and Recycled Water Facilities, and Procedures, Guidelines and Design Requirements .

Comments By Staff

Last Update on:

Updated By:

4/9/07 - EHB clearance memo. MCWD letter dated 3/28/07 and Department of Health Services letter dated 3/23/07 demonstrating approval of Subdivision Improvement Plans. Hard copies on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/14/17)

11/14/2017 11:14:40AM

QUENGA AV

11/14/17 - Email from Kimely Horn dated 8/22/14 stating project engineer is working with MCWD for compliance with COA. Letter from MCWD dated 12/1/14 demonstrating Phase 2 Improvement Plans include recycled water distribution systems elements. Hard copies on file with RMA-Planning. COA cleared for Phase 2. (A. Quenga)

7/13/17 - EHB clearance memo. Completed per MCWD reso 2017-16 dated 3/20/17 and email from EHB dated 5/26/17 (hard copy in COA 112). Hard copies on file with RMA-Planning. (Updated by A. Quenga 11/14/17).

Condition Compliance Status Report for PLN030204

115. EH24 - SEWER SERVICE CAN/WILL SERVE

Current Status: **Met**

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Provide certification to the Division of Environmental Health that the Marina Coast Water District can and will provide sewer service for the proposed property/project. (Environmental Health)

Compliance or Monitoring Action to be Performed: Applicant
Prior to issuance of building permit.
Submit certification to Environmental Health for review and approval .

Comments By Staff

Last Update on:

Updated By:

MARINA COAST WATER DISTRICT SIGN OFF

11/14/2017 11:24:11AM

QUENGA AV

3/5/07 - EHB clearance memo. MCWD can and will serve letter dated 8/30/06. Hard copies on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/14/17)

6/4/12 - MCWD letter dated 7/1/11 demonstrating ability to supply potable and wastewater services for Manzanita Place. Hard copy on file with RMA-Planning. (Updated by A. Quenga 11/14/17)

11/14/17 - MCWD letter dated 12/1/14 stating can and will serve letter for sewer service dated 8/30/06 is valid for Phase 2. Hard copy on file with RMA-Planning. COA cleared for Phase 2. (A. Quenga)

7/13/17 - EHB clearance memo. Completed by MCWD reso No. 2017-16 dated 3/20/17 and sign off email from EHB dated 5/26/17 (filed with COA 112). Hard copies on file with RMA-Planning. COA cleared for Phase 3. (Updated by A. Quenga 11/14/17)

Condition Compliance Status Report for PLN030204

116. EH25 - INSTALL/BOND SEWER SYSTEM IMPROVEMENTS

Current Status: Met

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The Applicant shall install the sewer 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 sewer system improvements and provide security guaranteeing the performance of the Agreement.
(Environmental Health)

Compliance or Monitoring Action to be Performed: CA Licensed Engineer /Applicant
Prior to filing the final parcel map.
Submit evidence to the Division of Environmental Health that the sewer system improvement installation has been accepted by the regulating agency or that the Applicant has entered into a Subdivision Improvement Agreement and has provided security acceptable to the County.

Comments By Staff

Last Update on:

Updated By:

3/5/07 - EHB clearance memo. MCWD Water Infrastructure Agreement dated 7/27/06. Infrastructure Agreement requires developer to construct water, sewer, and recycled water infrastructure to be inspected by MCWD and developer to provide performance bonds for work. Also see MCWD letter dated 3/28/07 (filed with COA No. 114) This agreement covers and clears COA for all 3 phases. Hard copies filed with RMA-Planning. (Updated by A. Quenga 11/14/17)

11/14/2017 11:35:34AM

QUENGA AV

117. EH27 - SEWER SYSTEM IMPROVEMENTS
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Current Status: Met

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Engineered plans for the sewage disposal system including all necessary redundancies shall be submitted to and approved by the Marina Coast Water District. (Environmental Health)

Compliance or Monitoring Action to be Performed: Applicant
Prior to filing the final/parcel map or issuance of a building permit.
Submit written verification to the Division of Environmental Health that plans have been reviewed and approved by the appropriate sewer service district.

Comments By Staff

Last Update on:

Updated By:

MARINA COAST WATER DISTRICT SIGN OFF

11/20/2017 11:21:59AM

QUENGA AV

3/29/07 - EHB clearance memo. MCWD approval letter dated 3/28/07. Sewer master plan and Phase 1 on-site and off-site improvement plans meet district requirements. Hard copies on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/14/17)

11/14/17 - Email from Kimley Horn dated 8/22/14 stating project engineer working with MCWD for compliance. MCWD letter dated 12/1/14 stating Phase 2 improvement plans and project wide sewer master plans meet district requirements. Hard copies on file with RMA-Planning. COA cleared for Phase 2. (A. Quenga)

7/13/17 - EHB clearance memo. COA cleared per MCWD letter to Nick Nichols (RMA) and EHB email dated 5/26/17 (filed with COA No. 244). Hard copies on file with RMA-Planning. COA cleared for Phase 3. (Updated by A. Quenga 11/14/17)

Condition Compliance Status Report for PLN030204

118. EH28 -HAZ MAT BUSINESS RESPONSE PLAN
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Current Status: On-Going

Responsible Department: Health Department

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

Compliance or Monitoring Action to be Performed: Applicant
Prior to Final Occupancy of Commercial Buildings/Continuous. Concurrent with recording final map
Record deed restrictions

Comments By Staff

Last Update on:

Updated By:

3/29/07 - Note on Phase 1 Final for commercial parcels. (Updated by A. Quenga 11/14/17)

12/7/2017 4:46:59PM

BERETTIM

11/14/17 - COA only applies to Town Center parcels in Phase 1. No commercial parcels have been conveyed as of this date. Condition status will be on-going to ensure future compliance when lots are transferred to a 3-party developer. (A. Quenga)

12/7/17 - Condition shall be implemented and compliance monitored pursuant to the: Memorandum of Disposition and Development Agreement between the Redevelopment Agency of the County of Monterey (now Successor Agency) and the developer (October 4, 2005); Development Agreement by and between the County and the developer (October 4, 2005); and Amended and Restated First Implementation Agreement to the Disposition and Development Agreement between the Successor Agency, and UCP East Garrison LLP (August 30, 2016); and on-going coordination between UCP, the Successor Agency and the County pursuant to these agreements (Updated by M.Beretti 12/7/17).

Condition Compliance Status Report for PLN030204

119. EH30 - HAZARDOUS WASTE CONTROL

Current Status: On-Going

Responsible Department: Health Department

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

Compliance or Monitoring: Applicant

Action to be Performed: Contact the Hazardous Materials Program of the Division of Environmental Health Prior to final occupancy of commercial buildings/continuous.

Record deed restrictions Concurrent with recording final map.

Comments By Staff

Last Update on:

Updated By:

3/29/07 - EHB Clearance memo. Approved per note on Phase 1 Final Map. (Updated by A. Quenga 11/14/17)

12/7/2017 4:47:55PM

BERETTIM

11/14/17 - COA only applies to Town Center in Phase 1. No conveyance of these parcels has occurred as of this date. Condition status will remain on-going to ensure future compliance when lots are transferred to a 3rd-party developer. (A. Quenga)

12/7/17 - Condition shall be implemented and compliance monitored pursuant to the: Memorandum of Disposition and Development Agreement between the Redevelopment Agency of the County of Monterey (now Successor Agency) and the developer (October 4, 2005); Development Agreement by and between the County and the developer (October 4, 2005); and Amended and Restated First Implementation Agreement to the Disposition and Development Agreement between the Successor Agency, and UCP East Garrison LLP (August 30, 2016); and on-going coordination between UCP, the Successor Agency and the County pursuant to these agreements (Updated by M.Beretti 12/7/17).

Condition Compliance Status Report for PLN030204

120. EH35 - CURFFL

Current Status: **On-Going**

Responsible Department: Health Department

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

Compliance or Monitoring Action to be Performed: Applicant
Prior to issuance of building permits for Commercial buildings. Concurrent with recording final map.

Submit plans and necessary review fees to the Division of Environmental Health for review and approval .
Record deed restrictions

Comments By Staff

Last Update on:

Updated By:

3/29/07 - EHB Clearance memo. Approved per note on Phase 1 Final Map. (Updated by A. Quenga 11/14/17)

12/7/2017 4:48:42PM

BERETTIM

11/14/17 - COA only applies to Town Center in Phase 1. No conveyance of these parcels has occurred as of this date. Condition status will remain on-going to ensure future compliance when lots are transferred to a 3rd-party developer. (A. Quenga)

12/7/17 - Condition shall be implemented and compliance monitored pursuant to the: Memorandum of Disposition and Development Agreement between the Redevelopment Agency of the County of Monterey (now Successor Agency) and the developer (October 4, 2005); Development Agreement by and between the County and the developer (October 4, 2005); and Amended and Restated First Implementation Agreement to the Disposition and Development Agreement between the Successor Agency, and UCP East Garrison LLP (August 30, 2016); and on-going coordination between UCP, the Successor Agency and the County pursuant to these agreements (Updated by M.Beretti 12/7/17).

121. EHSP - NON-STANDARD - LAFCO/PUC ANNEXATION

Current Status: **Met**

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Provide evidence from the C .P.U.C . and LAFCO that the property or appropriate portions thereof, has been annexed into the Marina Coast Water District. (Environmental Health)

Compliance or Monitoring Action to be Performed: Applicant
Prior to recordation of final map
Submit certification to Environmental Health for review and approval .

Comments By Staff

Last Update on:

Updated By:

3/5/07 - EHB clearance memo. Water/Wastewater Facilities Agreements for FORA & MCWD. Hard copies on file with RMA-Planning. COA cleared for all 3 phases. (Updated by A. Quenga 11/14/17)

11/14/2017 12:12:51PM

QUENGA AV

Condition Compliance Status Report for PLN030204

122. PKS003 - RECREATION REQUIREMENTS/LAND DEDICATION

Current Status: On-Going

Responsible Department: Parks Enforcement

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

1) Park and Recreation Facilities Plan - A park and recreation plan, for buildout of the entire Specific Plan park system, shall be prepared by the applicant for review and approval by the Director of Parks. The final approved park and recreation plan shall be recorded as part of the Final Map documents. The Plan shall delineate park and recreation structures, park improvements and landscaping components with a cost estimate for each park site. The Recreation Plan shall also indicate the phasing and construction schedule for each park site. Each park shall be developed and recreation equipment installed by the time fifty percent (50%) of the residential dwelling units within the same phase of development have been constructed or occupied.

2)Park and Recreation Facilities Performance Bond - The applicant shall provide the County with adequate security in the form of a performance bond or other suitable security acceptable by the County of Monterey in the amount of 100% of the costs for the park and recreation improvements shown on the Recreation Plan.

3) Park and Recreation Facilities Maintenance and Operation Plan - The applicant shall provide the Director of Parks/County of Monterey with a park and recreation facilities maintenance and operation plan. The purpose of this plan is to assure the County that the park and recreational facilities will be maintained and operated for the enjoyment and health and safety of the residents of the Subdivision.

Compliance or Monitoring Action to be Performed:

Applicant Prior to the Recordation of the Final Map, first phase.

The applicant shall submit a recreation plan and cost estimate for the improvements to be made on the dedicated parcels(s) to Parks Department for review and approval.

Concurrent with final map, first phase. Record plan.

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

Comments By Staff

Last Update on:

Updated By:

Condition Compliance Status Report for PLN030204

6/19/07 - Notice of Conceptual Parks & Recreational Facilities Plan (Doc NO. 2007046706) recorded on property (copy filed in COA No. 95).

12/7/2017 4:49:22PM

BERETTIM

11/14/17 - Phase 1 parks were open on 4/11/15 (Cordell Hull Park permit No. 14CP01504 and E. Roosevelt Park permit No. 14CP01503. Lincoln park opened 9/22/17 (permit No. 15CP020761). Phase 2 parks are completed as of this date but not yet open for use (Logan Street Neighborhood Park permit No. 16CP03117 and West Camp Street Neighborhood Park permit No 16CP03118). Condition status will remain on-going until all parks are complete and open. (A. Quenga)

12/7/17 - Condition shall be implemented and compliance monitored pursuant to the: Memorandum of Disposition and Development Agreement between the Redevelopment Agency of the County of Monterey (now Successor Agency) and the developer (October 4, 2005); Development Agreement by and between the County and the developer (October 4, 2005); and Amended and Restated First Implementation Agreement to the Disposition and Development Agreement between the Successor Agency, and UCP East Garrison LLP (August 30, 2016); and on-going coordination between UCP, the Successor Agency and the County pursuant to these agreements (Updated by M.Beretti 12/7/17).

123. PKSSP - NON-STANDARD -ACCESS
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Current Status: Met

Responsible Department: Parks Enforcement

Condition/Mitigation Monitoring Measure: The west end of Watkins Gate Road shall be open to provide access to the Youth Camp and restricted to emergency vehicle access from that point west . Figure 4 .5, Public/Private Streets, of the Draft Specific Plan shall be revised accordingly. (Parks Department)

Compliance or Monitoring Action to be Performed: Applicant
Within one day of final approval.
Revised Specific Plan.
Submit revised page to PBI.

Comments By Staff

Last Update on:

Updated By:

6/19/12 - Access shown on page 28, Section 4, Figure 415 of the East Garrison Specific Plan. (Updated by A. Quenga 11/14/17)

11/14/2017 12:22:01PM

QUENGA AV

Condition Compliance Status Report for PLN030204

124. PWSP- NON-STANDARD - TRENCH PLANS

Current Status: On-Going

Responsible Department: Public Works Department

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

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

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

Comments By Staff

Last Update on:

Updated By:

2/21/07 - PW Phase 1 & 2 clearance memo per email from B. Hori dated 2/20/07. Staff memo dated 3/7/11 regarding annexation to WCWD. Water/wastewater facilities agreement. Can and will serve letter from Comcast dated 2/14/08. Can and will serve letter from AT&T dated 2/14/08. Hard copies on file with RMA-Planning. COA cleared for Phases 1 & 2 (Updated by A. Quenga 11/14/17)

12/7/2017 10:46:22AM

QUENGA AV

7/12/17 - PW Phase 3 clearance memo. Telecommunications utilities shown on Phase 3 Subdivision Improvement Plans. Hard copies on file with RMA-Planning. Condition status will remain on-going until final lift of asphalt paving of Phase 3 infrastructure improvements. (Updated by A. Quenga 11/14/17)

125. PBDSP - NON-STANDARD - RIGHT-OF-WAY

Current Status: Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Sufficient right-of-way shall be reserved along Reservation Road for a future trail connecting East Garrison to the City of Marina . (Fort Ord Reuse Plan, page 141) . (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Engineer
Prior to approval of Subdivision Improvement Plans and recordation of the final map .
Show adequate provision within the right-of-way on Subdivision Improvement Plans for a future trail. The recorded map shall include an easement for the future trail.

Comments By Staff

Last Update on:

Updated By:

3/15/07 - Phase 1 off-site Subdivision Improvement Plans show RoW along project frontage between Inter Garrison Road and East Garrison Road. Per email for Frederik Venter dated 3/9/07, COA is cleared. Hard copies on file with RMA-Planning. COA does not apply to Phases 1 & 2. (Updated by A. Quenga 11/14/17)

11/14/2017 12:38:29PM

QUENGA AV

Condition Compliance Status Report for PLN030204

126. PBDSP - NON-STANDARD - ANNUAL REPORT
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Current Status: On-Going

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The Master Developer shall submit an annual report by December 14 of each year until all residential units are constructed. If the Master Developer is no longer associated with the project, the annual report shall be submitted by the Homeowners Association. The report shall include the number of housing units started, the number of housing units with occupancy approved by the County, the number of newly constructed housing units sold to individuals, and the type of units started, built and sold. In addition, the report shall include the number of existing and projected jobs and any new commercial construction details. The report shall also include whether the residential units were served by water from the FORA allocation. The report shall be sent to the County Planning and Building Inspection Department, TAMC, and FORA. (Fort Ord Reuse Plan-Sections 3.11.2, 3.11.5.3(d), 3.11.5.4(c)(3), 3.11.5.4(d)(6). (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Master Developer or Homeowners Association
Annual, prior to November 1, until the residential units are fully constructed.
Submit annual report.

Comments By Staff

Last Update on:

Updated By:

10/1/12 - Note included in CC&Rs Section 5.17(e) filed with COA 97. (Updated by A. Quenga 11/14/17).

12/7/2017 7:17:41PM

QUENGA AV

11/14/17 - See attached Annual Reports for 2012-2013, 2014, 2015, 2016, and 2017 submitted by the applicant. Hard copy on file with RMA-Planning. (A. Quenga)

11/14/17 - Condition status will remain on-going until completion of all residential units in all 3 phases. (A. Quenga)

12/7/17 - Condition shall be implemented and compliance monitored pursuant to the: Memorandum of Disposition and Development Agreement between the Redevelopment Agency of the County of Monterey (now Successor Agency) and the developer (October 4, 2005); Development Agreement by and between the County and the developer (October 4, 2005); and Amended and Restated First Implementation Agreement to the Disposition and Development Agreement between the Successor Agency, and UCP East Garrison LLP (August 30, 2016); and on-going coordination between UCP, the Successor Agency and the County pursuant to these agreements (Updated by M.Beretti 12/7/17).

Condition Compliance Status Report for PLN030204

127. PBDSP - NON-STANDARD - CONSISTENCY DETERMINATION

Current Status: **Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The final map shall not be recorded, nor grading, demolition, or building permits issued, until the Fort Ord Reuse Authority has certified the Consistency Determination pursuant to Section 3 .11 .6 of the Fort Ord Reuse Plan. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: County
Prior to issuance of any permits or recording of the final map.
Submit Consistency Determination to FORA.

Comments By Staff

Last Update on:

Updated By:

6/16/06 - FORA resolution No. 02-3 dated 2/8/02 certifying amendment to Monterey County General Plan are consistent with the Fort Ord Base Reuse Plan. Hard copy on file with RMA-Planning. COA cleared for all phases. (Updated by A. Quenga 11/14/17).

11/14/2017 12:55:22PM

QUENGA AV

Condition Compliance Status Report for PLN030204

128. PWSP - NON-STANDARD -BIKE LANES

Current Status: On-Going

Responsible Department: Planning Department

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

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

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

Comments By Staff

Last Update on:

Updated By:

12/4/07 - Bike lanes shown in Phase 1 Subdivision Improvement Plans pages 99-102. PW signature on plans dated 6/20/07. Hard copies on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/14/17)

12/7/2017 6:36:47PM

BERETTIM

1/12/2015 - Partial compliance for Phase II Final Map. Bike lanes are addressed in Improvement Plans pages 75-77. Awaiting approval from PW. PW signature on Phase 2 Subdivision Improvement Plans dated 5/1/08. Hard copy on file with RMA-Planning. COA cleared for Phase 2.
(Updated by A. Quenga 11/14/17)

7/12/17 - Bike lanes shown on pages 60-63 on Phase 3 Subdivision Improvement Plans.Improvements secured by performance bonds, and to be constructed per the Subdivision Improvement Agreement. Hard copies on file with RMA-Planning. Condition status will remain on-going pending completion of Phase 3 street improvements. (Updated by A. Quenga 11/14/17)

Condition Compliance Status Report for PLN030204

129. PBDSP - NON-STANDARD - SIDEWALK ENHANCEMENT

Current Status: On-Going

Responsible Department: Planning Department

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

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

County
Prior to approval
Design shall be approved by PBI .

Comments By Staff

Last Update on:

Updated By:

3/16/07 - Phase 1 Subdivision Improvement Plans pages 50 and 51 include an 8-foot sidewalk between the Town Center and multi-family parcel. East Garrison Historic Walk Plan approved. hard copies on file with RMA-Planning. (Updated by A. Quenga 1/14/17)

12/7/2017 4:51:16PM

BERETTIM

7/15/17 - Sidewalks shown in Phase 3 Subdivision Improvement plans and pedestrian access is included in Phase 3 Final Map. Condition status will remain as on-going until street improvements are complete. (Updated by A. Quenga 11/14/17)

12/7/17 - Condition shall be implemented and compliance monitored pursuant to the: Memorandum of Disposition and Development Agreement between the Redevelopment Agency of the County of Monterey (now Successor Agency) and the developer (October 4, 2005); Development Agreement by and between the County and the developer (October 4, 2005); and Amended and Restated First Implementation Agreement to the Disposition and Development Agreement between the Successor Agency, and UCP East Garrison LLP (August 30, 2016); and on-going coordination between UCP, the Successor Agency and the County pursuant to these agreements (Updated by M.Beretti 12/7/17).

Condition Compliance Status Report for PLN030204

130. PBDSP - NON-STANDARD - SUBDIVISION IMPROVEMENT PLANS

Current Status: Met

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Include the following information on the Subdivision Improvement Plans, subject to approval by PBI and PW :

Entryway enhancements and design . Design for the Reservation Road /Intergarrison connector intersection that accommodates pedestrian and bike connections to the future UC MBEST property.

A street lighting plan shall be included on the Subdivision Improvement Plans . Lighting shall be as unobtrusive as practical, while providing a safe level of lighting within the community . Manufacturer's cut sheets shall be submitted showing the type of fixture and its light cut-off capabilities. The plan shall include the cut-off details for all street lighting along the perimeter of the community and explain the cut off program for the interior lights. Perimeter lights shall not be allowed to substantially shine light off the developed area, except where future East Garrison development may occur. Especially critical is protecting the habitat areas and Youth Camp parcel. Lighting shall be constructed and located so that only the intended area is illuminated and off-sight glare if fully controlled . The lighting shall be arrayed in such a manner that it cannot be mistaken for airport approach or runway lights by pilots.

Landscaping plan and irrigation plan in conformance with the Specific Plan (landscaping) and County and WRA ordinances (irrigation). Show the location of all street `furniture,' including but not limited to mail boxes, bike racks, street lighting, utility structures, and transit facilities. (Public Works, Planning and Building Inspection)

Compliance or Monitoring Engineer

Action to be Performed: Prior to approval of Subd. Imp. Plans.
Include details on Subdivision Improvement Plans
Design shall be approved by PBI and PW.

Comments By Staff

Last Update on:

Updated By:

5/31/07 - COA information included in Phase 1 Subdivision Improvement Plans. Parks and Rec plans approved and Notice recorded on property (see copy in COA No. 95). Hard copies on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/14/17)

11/14/2017 1:28:20PM

QUENGA AV

3/4/08 - COA information included in Phase 2 Subdivision Improvement Plans, conceptual landscape plan, and lighting plans. Hard copy on file with RMA-Planning. COA cleared for Phase 2. (Updated by A. Quenga 11/14/17)

7/5/17 - Conceptual Landscape Plans for East Garrison, Gates & Associates, dated 2008. East Garrison Phase 3 Off-site Improvement Plans by Whitson Engineers, dated June 2017. Approved Landscape Plans for Phases 1 & 2. East Garrison Street Lighting Site Plan by Tarrar Utility Consultants, dated 4/21/17. Subparts 4 and 5 - Arts Park landscape plans dated 6/6/17, Phase 2 Bluff Courts Park dated 6/6/17, Phase 3 Dog Park & Bluff Greenway landscape plans dated 6/6/17, Phase 3 Streetscapes and Common Areas landscape plans dated 6/6/17, and Phase 3 Watkins Gate Streetscape landscape plans dated 6/6/17. Subparts 4 and 5 - Arts Park landscape plans dated 6/6/17, Phase 2 Bluff Courts Park dated 6/6/17, Phase 3 Dog Park & Bluff Greenway landscape plans dated 6/6/17, Phase 3 Streetscapes and Common Areas landscape plans dated 6/6/17, and Phase 3 Watkins Gate Streetscape landscape plans dated 6/6/17. Hard copies on file with RMA-Planning. COA cleared for Phase 3. (Updated by A. Quenga 11/14/17)

Condition Compliance Status Report for PLN030204

131. FIRESF - NON-STANDARD - FIRE SAFE LANDSCAPING

Current Status: On-Going

Responsible Department: Fire

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

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

Comments By Staff

Last Update on:

Updated By:

1/29/08 - Memo for Fire dated 3/9/07, Phase 1 Landscape Plan found satisfactory. Hard copies on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/14/17.

12/7/2017 11:17:07AM

QUENGA AV

5/20/14 - Fire safe landscaping shown on Phase 2 Subdivision Improvement Plans and signed by Fire 4/3/08. (Updated by A. Quenga 11/14/17)

12/5/2017 - Fire safe landscaping information shown on Phase 3 subdivision improvement plans signed by D. Priolo on 5/23/2017.

12/7/17 - Condition status will remain on-going pending completion of open space landscaping in Phase 2 and Phase 3. (A. Quenga)

Condition Compliance Status Report for PLN030204

132. PBDSP - NON-STANDARD - BIOLOGICAL EDUCATION

Current Status: **Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall implement a biological resources education program for all contractors prior to commencement of earth moving operations. The training shall include : a) how to identify sensitive biological resources likely to be found on the site and b) how to implement appropriate measures to protect said resources . The Operator shall maintain a record of compliance with this condition and submit a record of compliance to the Monterey County Planning and Building Inspection Department . (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Applicant
 Prior to issuance of grading permit.
 Submit biologist contract to PBI to do this work.

 Prior to commencement of grading
 Provide compliance documentation to PBI.

Comments By Staff

Last Update on:

Updated By:

8/7/06 - Zander Associates letter dated 1/19/07 demonstrating biologist will be onsite to monitor activities and provide direction to construction personnel. (Updated by A. Quenga 11/14/17)

11/14/2017 1:52:28PM

QUENGA AV

11/28/11 - Denise Duffy & Associates Inc dated 11/17/11 outlining biological training for construction personnel for Manzanita Place. (Updated by A. Quenga 11/14/17)

7/5/17 - Live Oak Associates, Inc. letter dated 5/19/17 stating the firm has been under contract to educate/train construction personnel, conduct weekly site visits, and insure site compliance with CRWS Incidental Take Permit as of 2011. Copy of education handouts for CTS and sand gilia. Biological training log sheets. (Updated by A. Quenga 11/14/17)

11/14/17 - Although ongoing monitoring will occur, this COA has been cleared for all phases. (A. Quenga)

Condition Compliance Status Report for PLN030204

133. WRSP - NON-STANDARD - HOA BROCHURE
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Current Status: On-Going

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall prepare a homeowner's brochure that describes the following: Homeowner BMPs for preventing siltation and providing clean runoff. The importance of the adjacent land areas and provides recommendations for landscaping and wildfire protection . The brochure shall also describe measures for protecting wildlife and vegetation in the habitat areas . Provide ridesharing, public transportation and nearby child care facilities information to tenants and property owners .
(Water Resources Agency)

Compliance or Monitoring Action to be Performed: Applicant
Prior to occupancy permit for first unit.
Prepare brochure.

Homeowners Association
Ongoing
Maintain and update brochure

Comments By Staff

Last Update on:

Updated By:

This condition is not applicable to apartments; therefore, is does not apply to the subject application. Condition No. 133 is clear.

12/7/2017 1:17:19PM

QUENGA AV

6/4/12 - See Section 1.04 of Implementation Agreement dated 6/28/11. Creation of an "Umbrella HOA." (Updated by A. Quenga 11/14/17)

12/7/17 - See attached email from UCP identifying information required by the condition as included in the general disclosure given to property owners and the East Garrison webpage maintained by the HOA manager. Hard copy on file with RMA-Planning. (A. Quenga)

134. PBDSP - NON-STANDARD -DEVELOPMENT AGREEMENT

Current Status: On-Going

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The Applicant shall comply with the terms of the Development Agreement.
(Planning and Building Inspection)

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

Comments By Staff

Last Update on:

Updated By:

7/28/06 - Email from Housing and Redevelopment (Darby Marshall) dated 7/20/06 stating DA have no requirements to meet prior to issuance of grading permits (Phases 1 & 2). (Updated by A. Quenga 11/14/17)

12/7/2017 11:22:57AM

QUENGA AV

6/4/12 - BOS Order approving an Advance Funding Agreement for BMC EG Garden, LLC (A-12424), BMC EG Bungalow, LLC (A-12425), and BMC EG Village LLC (A-12426). (Updated by A. Quenga 11/14/17)

11/14/17 - Condition status will remain ongoing until full-build out. (A. Quenga)

Condition Compliance Status Report for PLN030204

135. EHSP - NON-STANDARD - DEED NOTIFICATION

Current Status: On-Going

Responsible Department: Health Department

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

Compliance or Monitoring Action to be Performed: Applicant
Prior to conveyance of any individual parcel .
Prepare deed disclosure and attach to all sale transactions and deeds.

Comments By Staff

Last Update on:

Updated By:

11/14/17 - Appropriate OE notice is given within the Find of Suitability to Transfer and included in deeds providing an OE warning and covenant included in the Environmental Protection Provisions. Hard copies on file with RMA-Planning. Condition status will remain on-going until all properties have transferred to 3rd-party developers. (Updated by A. Quenga 12/7/17)

12/7/2017 4:51:56PM

BERETTIM

12/7/17 - Condition shall be implemented and compliance monitored pursuant to the: Memorandum of Disposition and Development Agreement between the Redevelopment Agency of the County of Monterey (now Successor Agency) and the developer (October 4, 2005); Development Agreement by and between the County and the developer (October 4, 2005); and Amended and Restated First Implementation Agreement to the Disposition and Development Agreement between the Successor Agency, and UCP East Garrison LLP (August 30, 2016); and on-going coordination between UCP, the Successor Agency and the County pursuant to these agreements (Updated by M.Beretti 12/7/17).

136. PBDSP - NON-STANDARD - REVIEW IMPROVEMENT PLANS

Current Status: Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Submit Subdivision Improvement Plans to the Presidio of Monterey, Directorate of Environmental and Natural Resources Management to determine if construction is planned within known or potential OE areas. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Engineer
Prior to approval of Subd. Impr. Plans.
Submit Plans .

Applicant
Obtain written verification that site is clear for development as proposed.

Comments By Staff

Last Update on:

Updated By:

2/7/08 - FOST documents that the Army performed all required site cleanup, remediation, and/or clearances required by the federal government relating to soil contamination, unexploded ordinance, etc. and the site was found suitable to transfer ownership. Hard copies on file with RMA-Planning. COA cleared for all Phases. (Updated by A. Quenga 11/14/17)

11/14/2017 3:11:59PM

QUENGA AV

Condition Compliance Status Report for PLN030204

137. PBDSP - NON-STANDARD - SAFETY TRAINING
--

Current Status: Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to commencing grading or demolition, all contractor supervisors and crews shall attend an Army sponsored OE safety briefing . (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Applicant
Prior to grading or demolition
Submit evidence of compliance to PBI.

Comments By Staff

Last Update on:

Updated By:

6/7/12 - Note on sheet 2 of grading plans for Phases 1 & 2 and Subdivision Improvement Plans for Phase 1. Hard copy on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/14/17)

11/14/2017 3:29:16PM

QUENGA AV

6/4/12 - Letter from BRAC dated 11/16/11 demonstrating training is available to construction personnel for Manzanita Place. (Updated by A. Quenga 11/14/17)

7/5/17 - Note on grading plans and Subdivision Improvement Plans for Phase 3. Hard copies on file with RMA-Planning. COA cleared for Phase 3. (Updated by A. Quenga 11/14/17)

138. PWSP - NON-STANDARD - TRANSPORT PERMITS

Current Status: Met

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Submit permits from all Hazardous remediation contractors and pay all fees for the transport of hazardous materials . The permit will require disclosure of the type, volume, risk factor, transport routes and any other such information deemed necessary by the County. (Public Works)

Compliance or Monitoring Action to be Performed: Contractor / Applicant
Prior to transportation
Submit permits.

Comments By Staff

Last Update on:

Updated By:

6/22/06 - Per PW clearance email dated 11/13/06, contractor hauling hazardous materials shall be licensed. No additional permit required by County. PW email dated 6/18/12 (found in COA No. 187) demonstrates clearance for Phases 1 & 2. Hard copies on file with RMA-Planning. (Updated by A. Quenga 11/14/17)

11/14/2017 3:37:54PM

QUENGA AV

7/12/17 - Clearance memo from PW. Hard copy on file with RMA-Planning. COA cleared for Phase 3. (Updated by A. Quenga 11/14/17)

Condition Compliance Status Report for PLN030204

139. PBDSP - NON-STANDARD - DESIGN APPROVAL

Current Status: Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: NOTE ON MAP AND INCLUDE IN CC&Rs: "Initial buildout of the project will involve design approval by a board that includes the Pattern Book designers to ensure that the community is built as envisioned and to help interpret intent . The County's responsibility in the design process is to check for conformance with the Pattern Book . All building permits must be consistent with the Pattern Book. Any exterior changes to materials, additions, or reconstruction of "contributing structures" shall be subject to review by the HRRB prior to issuance of any demolition or building permits. After each parcel has been built on, all subsequent construction will be subject to the County's Design Approval process in place at that time ." (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Applicant
Prior to recordation of final map.
Put text as not on final map and CC&Rs.

Comments By Staff

Last Update on:

Updated By:

6/4/12 - See note on page 35 of Final Map recorded in Volume 24 Pg 7 of Cities and Towns. Hard copy on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/14/17)

11/14/2017 3:46:40PM

QUENGA AV

5/20/14 - Note on page 23 of Phase 2 Final Map recorded in Volume 24, Page 41 of Cities and Towns and Section 5.17(f) of CCR's (copy found in COA 97). Hard copies on file with RMA-Planning. COA cleared for Phase 2. (Updated by A. Quenga 11/14/17)

7/5/17 - Note on page 3 of Phase 2 Final Map. Hard copy on file with RMA-Planning. COA cleared for Phase 3. (Updated by A. Quenga 11/14/17)

140. PBDSP - NON-STANDARD - SECOND UNITS

Current Status: Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall designate parcels that will be permitted to have second (carriage) units . The parcels shall be designated per phase, as described in the Pattern Book, page B-12 . (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Applicant
Concurrent with recordation of final map
Record restriction on deed for designated lots.

Comments By Staff

Last Update on:

Updated By:

2/7/08 - Note on page 1 of Phase 1 Final Map recorded in Volume 24, Page 7 of Cities and Towns. Hard copy on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/14/17)

11/14/2017 3:53:44PM

QUENGA AV

5/20/14 - Note on page 1 of Phase 2 Final Map recorded in Volume 24, Page 41 of Cities and Towns. Hard copy on file with RMA-Planning. COA cleared for Phase 2. (Updated by A. Quenga 11/14/17)

7/5/17 - Note on page 1 of Phase 3 Final Map. Hard copy on file with RMA-Planning. COA cleared for Phase 3. (Updated by A. Quenga 11/14/17)

Condition Compliance Status Report for PLN030204

141. PBDSP - NON-STANDARD - SPECIFIC PLAN CHANGES

Current Status: **Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The Specific Plan shall be modified to provide the following regulations. CL Regulations for yard regulations (being developed) (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Applicant
Within one day of project approval at the Board of Supervisors.
Modify the Specific Plan.

Submit revisions to PBI.

Comments By Staff

Last Update on:

Updated By:

6/9/06 - Final Specific Plan includes CL Regulations for yard regulations. Hard copy on file with RMA-Planning. (Updated by A. Quenga 11/14/17)

11/14/2017 3:55:10PM

QUENGA AV

142. PBDSP - NON-STANDARD - TRANSPORTATION INFORMATION

Current Status: **On-Going**

Responsible Department: Planning Department

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

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

CSD or
Homeowners
Association
Ongoing
Maintain kiosk.

Comments By Staff

Last Update on:

Updated By:

12/7/17 - See compliance with condition No. 86 for Monterey Salinas Transit facilities and transit design features. Town Center has not been constructed as of this date. Condition status will remain as on-going until construction of Town Center transit center has been completed. (A. Quenga)

12/7/2017 8:03:31PM

QUENGA AV

12/7/17 - Condition shall be implemented and compliance monitored pursuant to the: Memorandum of Disposition and Development Agreement between the Redevelopment Agency of the County of Monterey (now Successor Agency) and the developer (October 4, 2005); Development Agreement by and between the County and the developer (October 4, 2005); and Amended and Restated First Implementation Agreement to the Disposition and Development Agreement between the Successor Agency, and UCP East Garrison LLP (August 30, 2016); and on-going coordination between UCP, the Successor Agency and the County pursuant to these agreements (Updated by M.Beretti 12/7/17).

Condition Compliance Status Report for PLN030204

143. SP - NON-STANDARD - SHERIFF OFFICE

Current Status: On-Going

Responsible Department: Sheriff

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

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

Comments By Staff

Last Update on:

Updated By:

11/14/17 - Consistent with timing in DDA, Sheriff's Community Field office not constructed as of this date. (A.Quenga)

12/7/2017 6:42:04PM

BERETTIM

12/7/17 - COA will remain on-going until completion of proposed Library/Sheriff Field Office. Condition shall be implemented and compliance monitored pursuant to the: Memorandum of Disposition and Development Agreement between the Redevelopment Agency of the County of Monterey (now Successor Agency) and the developer (October 4, 2005); Development Agreement by and between the County and the developer (October 4, 2005); and Amended and Restated First Implementation Agreement to the Disposition and Development Agreement between the Successor Agency, and UCP East Garrison LLP (August 30, 2016); and on-going coordination between UCP, the Successor Agency and the County pursuant to these agreements (Updated by M.Beretti 12/7/17).

144. SP - NON-STANDARD - COMMERCIAL LOCATION

Current Status: On-Going

Responsible Department: Sheriff

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

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

Comments By Staff

Last Update on:

Updated By:

11/14/17 - No commercial development as of this date. (A. Quenga)

12/7/2017 4:58:19PM

BERETTIM

12/7/17 - Condition will remain on-going until completion of the Town Center commercial development. Condition shall be implemented and compliance monitored pursuant to the: Memorandum of Disposition and Development Agreement between the Redevelopment Agency of the County of Monterey (now Successor Agency) and the developer (October 4, 2005); Development Agreement by and between the County and the developer (October 4, 2005); and Amended and Restated First Implementation Agreement to the Disposition and Development Agreement between the Successor Agency, and UCP East Garrison LLP (August 30, 2016); and on-going coordination between UCP, the Successor Agency and the County pursuant to these agreements (Updated by M.Beretti 12/7/17).

Condition Compliance Status Report for PLN030204

145. SP - NON-STANDARD - SIGN VISIBILITY

Current Status: On-Going

Responsible Department: Sheriff

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

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

Comments By Staff

Last Update on:

Updated By:

11/14/17 - See attached approved monument signs for Manzanita Place. All building permit master plans show lighted address numbers. Condition status will remain on-going until build out occurs. (A. Quenga)

12/7/2017 11:25:42AM

QUENGA AV

146. SP - NON-STANDARD - SAFETY

Current Status: On-Going

Responsible Department: Sheriff

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

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

Comments By Staff

Last Update on:

Updated By:

6/4/12 - Compliance with COA included in Implementation Agreement dated 6/28/11. Per email from applicant dated 12/7/17, the Sheriff's contact number is listed on a website available to only homeowners. See hard copy on file. In accordance with the condition language, the condition status will remain ongoing to ensure continued compliance. (Updated by A. Quenga 12/7/17).

12/7/2017 7:24:46PM

QUENGA AV

Condition Compliance Status Report for PLN030204

147. SP - NON-STANDARD - PATH LIGHTING

Current Status: On-Going

Responsible Department: Sheriff

Condition/Mitigation Monitoring Measure: All lighting of paths and walkways used by the residents shall be on from dusk until dawn. (Sheriff)

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

Comments By Staff

Last Update on:

Updated By:

11/14/17 - See Phase 1, Phase 2, and Phase 3 Subdivision Improvement Plans for lighting information. Hard copies on file with RMA-Planning. Condition status will remain ongoing per condition language. (A. Quenga)

12/7/2017 11:54:25AM

QUENGA AV

148. SP - NON-STANDARD - EMERGENCY ACCESS

Current Status: On-Going

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Ensure that parking lots provide adequate access for public safety equipment. (Sheriff, Fire)

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

Comments By Staff

Last Update on:

Updated By:

2/22/11 - North Parking Lot on page 79 of Phase 1 Subdivision Improvement Plans show red curbs and signs. Hard copy on file with RMA-Planning. (Updated by A. Quenga 11/14/17)

12/7/2017 11:55:19AM

QUENGA AV

6/4/12 - Memo from Fire dated 3/30/11 documenting clearance of COA for Manzanita Place. (Updated by A. Quenga 11/14/17)

11/14/17 - Lincoln Park permit No. 15CP02761 reviewed by Fire and approved on 5/19/16. (A. Quenga)

11/14/17 - Condition status will remain on-going until build out. (A. Quenga)

Condition Compliance Status Report for PLN030204

149. PBDSP - NON-STANDARD - DEMOLITION PERMITS

Current Status: **Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to issuance of demolition permits for pre-2000 structures, the applicant shall submit demolition and removal plans and obtain all appropriate permits from the MBUAPCD. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Applicant
Prior to issuance of demolition permit.
Submit Plan

Obtain Air District approval.

Comments By Staff

Last Update on:

Updated By:

6/7/12 - Demolition permits issued to this date have been reviewed by MBUAPCD. See attached list. Permits on file with RMA-Building. (Updated by A. Quenga 11/14/17)

12/7/2017 7:32:53PM

QUENGA AV

7/5/17 - Demolition permit No. 15CP01994 for Phase 3 non-historic buildings reviewed by MPUAPCD. See Removal Action Completion Report prepared by Cornerstone Earth Group dated March 9, 2017 and Certification of Removal Action Completion Letter from the Department of Toxic Substances Control dated March 17, 2017. Hard copies on file with RMA-Planning. (Updated by A. Quenga 12/7/17)

150. PBDSP - NON-STANDARD - IMPACT FEES

Current Status: **On-Going**

Responsible Department: Planning Department

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

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

Comments By Staff

Last Update on:

Updated By:

11/14/17 - Impact fees required to be paid prior to issuance of permits. Condition status will remain on-going until full build-out. (A. Quenga)

12/7/2017 12:03:40PM

QUENGA AV

Condition Compliance Status Report for PLN030204

151. PBD007 - EASEMENT - AVIGATION

Current Status: Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The Applicant shall convey an overflight easement to the Marina Municipal Airport owner .
(Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Applicant
Prior to recordation of any final map, or issuance of any grading or building permit. Include language as note on each final map and include in the CC&Rs. The easement language shall be agreed to by the airport owner, Airport Land Use Commission and applicant. An easement deed shall be recorded on the property prior to subdivision, if required by the Redevelopment Agency .

Comments By Staff

Last Update on:

Updated By:

6/12/07 - Draft easement approved and signed by Developer and Redevelopment Agency. Sent to City of Marina on 5/24/07 for review, approval, and acceptance. Note on page 34 of Phase 1 Final Map indicates certain property is subject to Avigation Easement to be recorded by separate instrument. No response received from City of Marina prior to recordation of Final Map. Recordation of easement deferred to Phase 2. (Updated by A. Quenga 11/14/17)

12/7/2017 1:13:48PM

QUENGA AV

11/14/17 - Received no response from City of Marina prior to recordation of Phase 2 Final Map. Note included on page 4 of map stating; "There will be an avigation easement placed on portion of East Garrison. At this time, the further easement to be recorded does not impact Phase 2." Recordation of easement deferred to Phase 3. (A. Quenga)

11/14/17 - As of this date, the City of Marina has not accepted the County's avigation easement. Counsel currently working with city attorney and city manager. Note placed on page 5 of Phase 3 Final Map states the property is in proximity to the City of Marina Municipal Airport and is subject to the policies of the Marina Municipal Airport Comprehensive Land Use Plan dated 11/18/96. The property may be subject to potential airport-related overflight impacts such as noise and safety. (A. Quenga)

11/27/17 - UCP East Garrison, LLC executed an Avigation Easement over the affected portions of its property in EG Phase 3, and authorized its recording. (Updated by A. Quenga 12/7/17)

12/5/17 - The City of Marina
accepted the three Avigation Easements from the Successor Agency to Redevelopment Agency of County of Monterey, East Garrison Community Services District, and UCP East Garrison, LLC, and consented to their recording, subject to review of the Monterey County Airport Land Use Commission, and approvals by the Successor Agency, and EGCSD.
(Updated by A. Quenga 12/7/17)

12/7/17 - The proposed Avigation Easement is set for the Monterey Airport Land Use Commission hearing dated 12/11/17 for concurrence that the language of conforms to the ALUC's recommendation and CoA #151. Approval and authorization of recordation of the Avigation Easement over its affected property in EG Phase 3 is set for hearing before the East Garrison Community Services District on 12/12/17. Approval and authorization of recordation of the Avigation Easement over its affected property in EG Phase 3 is set for hearing before the Successor Agency to the Redevelopment Agency of the County of Monterey on 12/12/17. Condition status will be met upon recordation of the three Avigation Easements.

Condition Compliance Status Report for PLN030204

152. PBD021- LIGHTING - EXTERIOR LIGHTING PLAN NOTE ON FINAL MAP:

Current Status: Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: 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: "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. Lighting shall not be arranged in a manner that it can be mistaken for airport approach or runway lights by pilots." (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Applicant
Prior to issuance of building permits.
Submit three copies of the lighting plans to PBI for review and approval.

Comments By Staff

Last Update on:

Updated By:

12/20/07 - Note included on page 35 of Phase 1 Final Map recorded in Volume 24, Page 7 of Cities and Towns. Hard copy on file with RMA-Planning. COA partially met for Phase 1. (Updated by A. Quenga 11/14/17)

12/7/2017 4:59:31PM

BERETTIM

5/20/14- Note included on page 23 of Phase 2 Final Map recorded in Volume 24, Page 41 of Cities and Towns. Hard copy on file with RMA-Planning. COA partially met for Phase 2. (Updated by A. Quenga 11/14/17)

7/21/11 - Exterior lighting shown on sheets E0.1, 1.1, 1.2, 2.1, 2.2, 2.3, 2.4, and 5.1 of building plans for Manzanita Place. Plans on file with RMA-Building. (Updated by A. Quenga 11/14/17)

6/4/12 - Exterior lighting plans included as part of Master Plans for residential structures (Village/Heritage Plans, Monarch/Garden Plans, and Artisan/Bungalow Plans). Hard copy plans on file with RMA-Building. (Updated by A. Quenga 11/14/17)

7/5/17 - Note included on page 3 of Phase 3 Final Map to be considered by the BOS on 12/12/17. Hard copy on file with RMA-Planning. Condition status will be met upon recordation of Phase 3 Final Map. (Updated by A. Quenga 11/14/17)

Condition Compliance Status Report for PLN030204

153. PBDSP - NON-STANDARD - CONDITIONS OF APPROVAL

Current Status: **Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Conditions that are required to be satisfied prior to recording the final map shall be limited to only the conditions that apply to that phase . (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Prior to recordation of the final map for that phase

Comments By Staff

Last Update on:

Updated By:

11/14/17 - See all conditions applicable to COA 153. Condition will be met upon recordation of the Phase 3 Final Map.

12/7/2017 1:23:03PM

QUENGA AV

154. PBDSP - NON-STANDARD - MAIL DELIVERY

Current Status: **Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall contact the local Postmaster and obtain a recommended plan for mail delivery and mailboxes . The mailbox plan shall be shown on the Subdivision Improvement Plans . (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Application
Prior to approval of Subd. Impr. Plans
Meet with Postmaster and agree to plan.

Engineer

Show detail on Subdivision Improvement Plans.

Comments By Staff

Last Update on:

Updated By:

3/3/07 - See Mailbox Exhibit for all Phases dated 3/30/07 signed and approved by the United States Postal Service dated 5/19/07. Exhibit too large to scan. Hard copy on file with RMA-Planning. (Updated by A. Quenga 11/14/17)

11/14/2017 5:41:16PM

QUENGA AV

Condition Compliance Status Report for PLN030204

155. PBDSP - NON-STANDARD - MODEL HOME PLAN

Current Status: **Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall submit a model home plan showing the locations of models and how parking will be accommodated . The plan shall be reviewed and approved by PBI prior to issuance of building permits . (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Applicant
Prior to issuance of building permits for model homes.
Submit plan.

Comments By Staff

Last Update on:

Updated By:

4/8/13 - See attached Interim Model Home Parking Lot plan dated 3/13. COA cleared.
(Updated by A.Quenga 11/14/17).

11/14/2017 5:45:13PM

QUENGA AV

156. PBDSP - NON-STANDARD - TEMPORARY FACILITIES

Current Status: **On-Going**

Responsible Department: Planning Department

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

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

Comments By Staff

Last Update on:

Updated By:

7/19/06 - Email for PW dated 7/10/06 stating COA is cleared. staging areas for temporary construction facilities shown on grading plans for Phase 1 & 2. Hard copies on file with RMA-Planning (Updated by A. Quenga)

12/7/2017 1:23:40PM

QUENGA AV

6/4/12 - See attached copy of temporary construction facilities maps for Manzanita Place dated 2/24/11. Hard copy on file with RMA-Planning (Updated by A. Quenga 11/14/17)

4/8/13 - Temporary Facilities for Phase 1 and Portions of Phase 2 horizontal and vertical construction approved by building permit No. 13CP00600. Also see attached sheet dated 3/21/13. Permit on file with RMA-Building. (Updated by A. Quenga 11/14/17).

7/5/17 - Construction of Fire Station occurring as of this date and temporary construction facilities have be relocated, as shown on grading plans for Phase 3 (permit No. 16CP03771). Hard copy on file with RMA-Planning. (Updated by A. Quenga 11/14/17)

11/14/17 - Condition status remain ongoing until build out. (A. Quenga)

Condition Compliance Status Report for PLN030204

157. PBDSP - NON-STANDARD - OPEN SPACE

Current Status: On-Going

Responsible Department: Planning Department

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

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

Comments By Staff

Last Update on:

Updated By:

1/29/03 - PW clearance memo. Note on page 1 of Phase 1 Final Map recorded in Volume 24, Page 7 of Cities and Towns. Hard copy on file with RMA-Planning. (Updated by A. Quenga 11/14/17)

12/7/2017 1:38:31PM

QUENGA AV

3/1/13 - PW clearance memo. Whitson Engineers letter dated 9/7/12 demonstrating compliance with COA for Phase 1. Hard copies on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/14/17)

11/14/17 - Note included on page 1 of Phase 2 Final Map recorded in Volume 24, Page 41 of Cities and Towns. Hard copies on file with RMA-Planning. COA partially met for Phase 2. Not all parcels have been conveyed pending completion of landscaping improvements per approved Park and Recreation Plan. (A. Quenga)

7/5/17 - Public Works and RMA-Planning clearance memo. Note included on page 3 of Phase 3 Final Map. Hard copy on file with RMA-Planning. Parcels have not been conveyed pending completion of landscape improvements per approved Park and Recreation Plans. (Updated by A. Quenga 11/14/17)

11/14/17 - COA will remain as on-going until completion of required landscaping improvements and all parcels have been conveyed. (A. Quenga)

Condition Compliance Status Report for PLN030204

158. PKSSP - NON-STANDARD - UTILITY STUB OUTS

Current Status: **Met**

Responsible Department: Parks Enforcement

Condition/Mitigation Monitoring Measure: Prior to approval of the Final Maps for Phase 1 and Phase 2, whichever is applicable, the Applicant shall construct, at no cost to the County Parks Department, utility stub-outs for future water, sewer and electrical service to the Youth Camp (Travel Camp) development area as shown on maps provided by the County Parks Department . Said stubouts shall be extended to the Youth Camp property line at specific locations to be agreed upon by East Garrison Partners and by the County Parks Department . (Parks)

Compliance or Monitoring Action to be Performed: Engineer
Prior to approval of Subd. Impr. Plans or recordation of final map, whichever occurs first.
Include in Subdivision Improvement Plans.

Applicant
As part of Subdivision Improvements
Construct improvements

Comments By Staff

Last Update on:

Updated By:

3/4/08 - Utilities shown on page 5 of Phase 1 Subdivision Improvement Plans. Hard copy on file with RMA-Planning. (Updated by A. Quenga 11/14/17)

11/14/2017 6:32:14PM

QUENGA AV

11/14/17 - Utilities shown on page 5 of Phase 2 Subdivision Improvement Plans. Hard copy of file with RMA-Planning. Improvements for Phases 1 & 2 have been constructed as of this date. COA cleared. (A. Quenga)

Condition Compliance Status Report for PLN030204

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

Current Status: On-Going

Responsible Department: Fire

**Condition/Mitigation
Monitoring Measure:**

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

- a. FIRE FLOW - BUILDINGS OTHER THAN ONE -AND TWO-FAMILY DWELLINGS - Pursuant to Uniform Fire Code Appendix III-A, the minimum fire flow requirement for buildings other than one -and two-family dwellings with automatic fire sprinkler systems installed is 1,500 gallons per minute with a duration of 20 psi under normal operating conditions for a duration of 2 hours. Buildings with Type V-N construction that are greater than 20,600 square feet shall require up to 2,000 gallons per minute with a residual pressure of 20 psi under normal operating conditions for a duration of up to 4 hours, as prescribed by the Uniform Fire Code.
- b. FIRE FLOW -ONE- AND TWO-FAMILY DWELLINGS - Pursuant to Uniform Fire Code Appendix III-A, the basic minimum fire flow requirement for one- and two-family dwellings with automatic fire sprinkler systems installed is 500 gallons per minute with a residual pressure of 20 psi under normal operating conditions for a duration of 2 hours.
- c. TIMING OF INSTALLATION - Approved fire protection water supply systems must be installed and made serviceable prior to the time of construction.
- d. HYDRANT/FIRE VALVE (LOCATION) - The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway.
- e. FIRE HYDRANTS - Hydrants shall be installed in accordance with spacing set forth in Uniform Fire Code Appendix III-B and in accordance with the following specifications:
- f. HYDRANT SIZE - The hydrant shall have a minimum of two (2) 2-1/2 inch outlets NST and one (1) 4-1/2 inch outlet NST. The riser shall be a minimum of six (6) inches and shall be wet barrel type with a coefficient of 0 .9.g.

SIGNING OF WATER SOURCES - Hydrant or fire valve identification may be allowed as specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. (Salinas Rural Fire District .)

**Compliance or
Monitoring**

Action to be Performed:

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

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

Condition Compliance Status Report for PLN030204

Comments By Staff

Last Update on:

Updated By:

2/21/07 - Fire clearance letter dated 10/6/06 demonstrating compliance with COA for Phase 1. See hard copies on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/14/17)

12/7/2017 1:40:30PM

QUENGA AV

6/7/12 - See Fire memo dated 3/30/11 (filed with COA No. 148) for clearance of Manzanita Place. (Updated by A. Quenga 11/15/17)

11/14/17 - Fire review of Phase 2 Subdivision Improvement Plans signed approved 4/3/08 and MCWD can and will serve letter for potable water. Hard copies on file with RMA-Planning. COA partially met for Phase 2 to allow for final fire department clearance. (A. Quenga)

11/14/17 - Fire review of Phase 3 Subdivision Improvement Plans signed approved 5/23/17 and MCWD can and will serve letter for potable water. Hard copies on file with RMA-Planning. COA partially met for Phase 3 to allow for final fire department clearance. (A. Quenga)

12/5/2017 - Phase 2 Water system improvements were found to meet the requirements of this condition pursuant to data supplied on fire sprinkler plans submitted in December, 2015 and approved on 12/29/15 by D. Priolo

12/7/17 - Condition status will remain as on-going until completion of Phase 3 water system improvements and the review and approval of the fire district. (A. Quenga)

Condition Compliance Status Report for PLN030204

160. FIRE002 - ROADWAY ENGINEERING

Current Status: On-Going

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The grade for all roads shall not exceed 15 percent. Where road grades exceed 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The length of vertical curves in roadways, exclusive of gutters, ditches and drainage structures designed to hold or divert water, shall not be less than 100 feet. No roadway turn shall have a horizontal inside radius of less than 50 feet. A roadway turn radius of 50 to 100 feet is required to have an additional 4 feet of roadway surface, or as approved by the Salinas Rural Fire District. A roadway turn radius of 100 to 200 feet is required to have an additional 2 feet of roadway surface, or as approved by the Salinas Rural Fire District. Roadway turnarounds shall be required on dead-end roads in excess of 150 feet of surface length. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Salinas Rural Fire District .)

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

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

Comments By Staff

Last Update on:

Updated By:

2/21/07 - See Fire letter dated 10/6/06 (located in COA No. 159) stating roadway design coincides with preliminary designs that were reviewed and accepted and Phase 1 Subdivision Improvement Plans reflect the terms of the requirements. Hard copies on file with RMA-Planning. (Updated by A. Quenga 11/15/17)

12/7/2017 1:47:32PM

QUENGA AV

10/19/11 - See Temporary Maintenance Agreement (No. A-12422) dated 3/26/13 and Fire clearance of building permit (No. 11CP00259) for Manzanita Place. Fire final signed off 7/26/13. Building permit information on file with RMA-Building. (Updated by A. Quenga 11/15/17)

11/15/17 - Fire review and approval of Phase 2 Subdivision Improvement Plans signed 4/03/08. Hard copy on file with RMA-Planning. (A. Quenga)

11/15/17 - Fire review and approval of Phase 3 Subdivision Improvement Plans signed 5/23/17. Hard copy on file with RMA-Planning. (A. Quenga)

12/5/17 - Phase 1 Road improvements were found to comply with this condition during an inspection approved by D. Priolo on 6/28/13.

Phase 2 Road improvements were found to comply with this condition during an inspection approved by D. Priolo on 1/21/2016.

12/7/17 - Condition status will remain on-going until completion of Phase 3 street improvements and review and approval by fire district. (A. Quenga)

Condition Compliance Status Report for PLN030204

161. FIRE030 - NON-STANDARD - ROAD ACCESS

Current Status: On-Going

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum width of 20 feet with an unobstructed vertical clearance of not less than 15 feet. The width may be reduced to 18 feet on neighborhood streets when rolled curb and drivable sidewalks have been provided with the approval of the Salinas Rural Fire District. One-way roads shall be not less than 14 feet wide, shall be connected to two-way roads on both ends, shall have rolled curbs and drivable sidewalks. Additional width shall be provided for on-street parking. Roads with street widths of less than 20 feet shall have signs and other street furniture on only one side of the street. Drivable sidewalks shall be constructed to support the weight of the fire engine (22 tons). The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. (Salinas Rural Fire District)

Compliance or Monitoring Action to be Performed:

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

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

Comments By Staff

Last Update on:

Updated By:

2/21/07 - Fire letter dated 10/6/06 (located in COA 159) stated review of Phase 1 Subdivision Improvement Plans and finds roadway design acceptable. Fire signature on SI Plans dated 6/6/07. Hard copies on file with RMA-Planning. (Updated by A. Quenga 11/15/17)

12/7/2017 1:48:17PM

QUENGA AV

10/19/11 - See Temporary Maintenance Agreement (No. A-12422) dated 3/26/13 and Fire clearance of building permit (No. 11CP00259) for Manzanita Place. Fire final signed off 7/26/13. Building permit information on file with RMA-Building. (Updated by A. Quenga 11/15/17)

11/15/17 - Fire review and approval of Phase 2 Subdivision Improvement Plans signed 4/03/08. Hard copy on file with RMA-Planning. (A. Quenga)

11/15/17 - Fire review and approval of Phase 3 Subdivision Improvement Plans signed 5/23/17. Hard copy on file with RMA-Planning. (A. Quenga)

12/7/17 - Condition status will remain as on-going until completion of Phase 3 street improvements to ensure final fire clearance. (A. Quenga)

Condition Compliance Status Report for PLN030204

162. FIRE010 -ROAD SIGNS

Current Status: On-Going

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All newly constructed or approved roads and streets shall be designated by names or numbers, posted on signs clearly visible and legible from the roadway. Size of letters, numbers and symbols for street and road signs shall be a minimum 4-inch letter height, 1/2-inch stroke, and shall be a color that is reflective and clearly contrasts with the background color of the sign. All numerals shall be Arabic. Street and road signs shall be non-combustible and shall be visible and legible from both directions of vehicle travel for a distance of at least 100 feet. Height, visibility, legibility, and orientation of street and road signs shall be meet the provisions of Monterey County Ordinance No. 1241. This section does not require any entity to rename or renumber existing roads or streets, nor shall a roadway providing access only to a single commercial or industrial occupancy require naming or numbering. Signs required under this section identifying intersecting roads, streets and private lanes shall be placed at the intersection of those roads, streets and/or private lanes. Signs identifying traffic access or flow limitations (i.e., weight or vertical clearance limitations, dead-end road, one-way road or single lane conditions, etc.) shall be placed: (a) at the intersection preceding the traffic access limitation; and (b) not more than 100 feet before such traffic access limitation. Road, street and private lane signs required by this article shall be installed prior to final acceptance of road improvements by the Reviewing Fire Authority. (Salinas Rural Fire District .)

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

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

Comments By Staff

Last Update on:

Updated By:

Condition Compliance Status Report for PLN030204

2/21/07 - Email from Andy Hunter (project engineer) to Fire dated 1/9/07 demonstrating 911 approval of proposed street names submitted 11/14/06.

12/7/2017 1:51:06PM

QUENGA AV

2/21/07 - Fire letter dated 10/6/06 (located in COA 159) stated review of review of proposed road names for Phases 1, 2, & 3 have been evaluated and found acceptable. Fire signature on Phase 1 Subdivision Improvement Plans dated 6/6/07. Hard copies on file with RMA-Planning. (Updated by A. Quenga 11/15/17)

6/7/12 - Fire memo dated 3/30/01 (located in COA No. 148) and Fire clearance of building permit (No. 11CP00259) for Manzanita Place. Fire final signed off 7/26/13. Building permit information on file with RMA-Building. (Updated by A. Quenga 11/15/17)

1/29/08 - Fire clearance memo attached. Fire review and approval of Phase 2 Subdivision Improvement Plans signed 4/03/08. Hard copy on file with RMA-Planning. (A. Quenga)

11/15/17 - Fire review and approval of Phase 3 Subdivision Improvement Plans signed 5/23/17. Hard copy on file with RMA-Planning. (A. Quenga)

11/15/17 - Condition status will remain as on-going until completion of Phase 3 street improvements to ensure final fire clearance. (A. Quenga)

Condition Compliance Status Report for PLN030204

163. FIRE011- ADDRESSES FOR BUILDINGS - ALL OCCUPANCIES

Current Status: **On-Going**

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Salinas Rural Fire District.)

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

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

Comments By Staff

Last Update on:

Updated By:

11/15/17 - Fire review of Phase 1 Subdivision Improvement Plans and signed dated 6/6/07. Hard copies on file with RMA-Planning. (Updated by A. Quenga)

12/7/2017 1:52:58PM

QUENGA AV

6/7/12 - Memo from Fire dated 3/30/11 (located in COA No 48) and Fire clearance of building permit (No. 11CP00259) for Manzanita Place. Fire final signed off 7/26/13. Building permit information on file with RMA-Building. (Updated by A. Quenga 11/15/17)

11/15/17 - Fire review and approval of Phase 2 Subdivision Improvement Plans signed 4/03/08. Hard copy on file with RMA-Planning. (A. Quenga)

11/15/17 - Fire review and approval of Phase 3 Subdivision Improvement Plans signed 5/23/17. Hard copy on file with RMA-Planning. (A. Quenga)

11/15/17 - Fire plan check required prior to issuance of residential building permits and inspections required prior to final for compliance with COA. Condition status will remain on-going until build out to ensure final fire clearance. (A. Quenga)

Condition Compliance Status Report for PLN030204

164. FIRE030 - SINGLE FAMILY DWELLINGS -

Current Status: On-Going

Responsible Department: Fire

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

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

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

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

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

Comments By Staff

Last Update on:

Updated By:

11/15/17 - Fire plan check required prior to issuance of residential building permits and inspections required prior to final to ensure compliance with COA. Condition status will remain on-going until completion of all single-family dwellings and two-family dwellings in all 3 phases to ensure fire clearance. (A. Quenga)

12/7/2017 6:56:31PM

BERETTIM

Condition Compliance Status Report for PLN030204

165. FIRE030 - SINGLE FAMILY DWELLINGS - (a)

Current Status: On-Going

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The single family dwellings and two-family dwellings (i .e., "duplexes") that are classified as Group R, Division 3 occupancies under the California Building Code shall comply with the following requirements:
All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class B roof construction : (Salinas Rural Fire District.)

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

Comments By Staff

Last Update on:

Updated By:

11/15/17 - Fire plan check required prior to issuance of residential building permits to ensure compliance with COA. Condition status will remain on-going until completion of all single-family dwellings and two-family dwellings in all 3 phases to ensure fire clearance. (A. Quenga)

12/7/2017 6:57:08PM

BERETTIM

Condition Compliance Status Report for PLN030204

166. FIRE030 - SINGLE FAMILY DWELLINGS - (b)

Current Status: On-Going

Responsible Department: Fire

Condition/Mitigation Monitoring Measure:

The single family dwellings and two-family dwellings (i.e., "duplexes") that are classified as Group R, Division 3 occupancies under the California Building Code shall comply with the following requirements: Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Salinas Rural Fire District.)

Compliance or Monitoring Action to be Performed:

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

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

Comments By Staff

Last Update on:

Updated By:

Condition Compliance Status Report for PLN030204

2/21/07 - Fire letter dated 10/6/06 (located in COA 159) stated review of Phase 1 Subdivision Improvement Plans and finds driveway design acceptable. Fire signature on SI Plans dated 6/6/07. Hard copies on file with RMA-Planning. (Updated by A. Quenga 11/15/17)

12/7/2017 6:57:42PM

BERETTIM

11/15/17 - Fire clearance of building permit (No. 11CP00259) for Manzanita Place. Fire final signed off 7/26/13. Building permit information on file with RMA-Building. (Updated by A. Quenga)

11/15/17 - Fire review and approval of Phase 2 Subdivision Improvement Plans signed 4/03/08. Hard copy on file with RMA-Planning. (A. Quenga)

11/15/17 - Fire review and approval of Phase 3 Subdivision Improvement Plans signed 5/23/17. Hard copy on file with RMA-Planning. (A. Quenga)

11/15/17 - Fire plan check required prior to issuance of residential building permits and inspections required prior to final to ensure consistency with COA. Condition status will remain on-going until completion of all single-family dwellings and two-family dwellings in all 3 Phases to ensure fire clearance. (A. Quenga)

167. FIRE030 - MULTI-FAMILY RESIDENTIAL

Current Status: On-Going

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The buildings with three or more dwelling units (i.e., "triplexes" and larger) that are classified as Group R, Division

1 occupancies under the California Building Code, shall comply with the following requirements:

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

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

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

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

Comments By Staff

Last Update on:

Updated By:

11/16/17 - Fire plan check required prior to issuance of multifamily residential building permits and inspections required prior to final to ensure consistency with COA. Condition status will remain on-going until completion of all buildings with three or more dwelling units in all 3 Phases to ensure fire clearance. (A. Quenga)

12/7/2017 6:58:11PM

BERETTIM

Condition Compliance Status Report for PLN030204

168. FIRE030 - MULTI-FAMILY RESIDENTIAL (a)

Current Status: On-Going

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The buildings with three or more dwelling units (i.e., "triplexes" and larger) that are classified as Group R, Division 1 occupancies under the California Building Code, shall comply with the following requirements:
ROOFING - All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class B roof construction. (Salinas Rural Fire District.)

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

Comments By Staff

Last Update on:

Updated By:

11/16/17 - Fire plan check required prior to issuance of multifamily residential building permits and inspections required prior to final to ensure consistency with COA. Condition status will remain on-going until completion of all buildings with three or more dwelling units in all 3 Phases to ensure fire clearance. (A. Quenga)

12/7/2017 6:58:34PM

BERETTIM

Condition Compliance Status Report for PLN030204

169. FIRE030 - MULTI-FAMILY RESIDENTIAL (b)

Current Status: **On-Going**

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The buildings with three or more dwelling units (i.e., "triplexes" and larger) that are classified as Group R , Division 1 occupancies under the California Building Code, shall comply with the following requirements:
FIRE ALARM SYSTEM: The multi-family dwelling buildings shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72. Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. All fire alarm system inspections and acceptance testing shall be done in accordance with Chapter 7 of NFPA 72. (Salinas Rural Fire District)

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

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

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

Comments By Staff

Last Update on:

Updated By:

11/16/17 - Fire plan check required prior to issuance of multifamily residential building permits and inspections required prior to final to ensure consistency with COA. Condition status will remain on-going until completion of all buildings with three or more dwelling units in all 3 Phases to ensure fire clearance. (A. Quenga)

12/7/2017 6:58:56PM

BERETTIM

Condition Compliance Status Report for PLN030204

170. FIRE030 - COMMERCIAL BUILDINGS -

Current Status: **On-Going**

Responsible Department: Fire

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

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

Comments By Staff

Last Update on:

Updated By:

11/16/17 - Fire plan check required prior to issuance of mixed use and/or commercial building permits and inspections required prior to final to ensure consistency with COA. Condition status will remain on-going until completion of all historic building rehabilitation to ensure fire clearance. (A. Quenga)

12/7/2017 6:59:46PM

BERETTIM

Condition Compliance Status Report for PLN030204

171. FIRE030 - COMMERCIAL BUILDINGS - (a)

Current Status: On-Going

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Buildings that are occupancies other than Group R and buildings that have mixed use with a Group R occupancy as classified under the California Building Code shall comply with the following requirements:

a. FIRE SPRINKLER SYSTEMS - The buildings shall be fully protected with automatic fire sprinkler system(s) . Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit . A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection.
(Salinas Rural Fire District)

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

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

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

Comments By Staff

Last Update on:

Updated By:

11/16/17 - Fire plan check required prior to issuance of mixed use and/or commercial building permits and inspections required prior to final to ensure consistency with COA. Condition status will remain on-going until completion of all buildings that are occupancies other than Group R and buildings that have mixed use with a Group R occupancy in all 3 Phases to ensure fire clearance. (A. Quenga)

12/7/2017 7:00:17PM

BERETTIM

Condition Compliance Status Report for PLN030204

172. FIRE030 - COMMERCIAL BUILDINGS - (b)
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Current Status: On-Going

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Buildings that are occupancies other than Group R and buildings that have mixed use with a Group R occupancy as classified under the California Building Code shall comply with the following requirements:
 b. FIRE ALARM SYSTEM (COMMERCIAL) -Any sprinidered building having 50 or more fire sprinklers shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72 . Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. (Salinas Rural Fire District)

Compliance or Monitoring Action to be Performed:

Applicant
 Prior to issuance of building permit
 Applicant shall enumerate as "Fire Dept. Notes" on plans.

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

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

Comments By Staff

Last Update on:

Updated By:

11/16/17 - Fire plan check required prior to issuance of mixed use and/or commercial building permits and inspections required prior to final to ensure consistency with COA. Condition status will remain on-going until completion of all buildings that are occupancies other than Group R and buildings that have mixed use with a Group R occupancy in all 3 Phases to ensure fire clearance. (A. Quenga)

12/7/2017 7:00:43PM

BERETTIM

Condition Compliance Status Report for PLN030204

173. FIRE030 - COMMERCIAL BUILDINGS - (c)

Current Status: **On-Going**

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Buildings that are occupancies other than Group R and buildings that have mixed use with a Group R occupancy as classified under the California Building Code shall comply with the following requirements:
ROOFING - All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class B roof construction. (Salinas Rural Fire District .)

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

Comments By Staff

Last Update on:

Updated By:

11/16/17 - Fire plan check required prior to issuance of mixed use and/or commercial building permits and inspections required prior to final to ensure consistency with COA. Condition status will remain on-going until completion of all buildings that are occupancies other than Group R and buildings that have mixed use with a Group R occupancy in all 3 Phases to ensure fire clearance. (A. Quenga)

12/7/2017 7:01:09PM

BERETTIM

Condition Compliance Status Report for PLN030204

174. FIRE030 - COMMERCIAL BUILDINGS - (d)

Current Status: On-Going

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Buildings that are occupancies other than Group R and buildings that have mixed use with a Group R occupancy as classified under the California Building Code shall comply with the following requirements:
FIRE DEPARTMENT ACCESS ROAD - Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum width of 20 feet with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. (Salinas Rural Fire District .)

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

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

Comments By Staff

Last Update on:

Updated By:

11/16/17 - Fire plan check required prior to issuance of mixed use and/or commercial building permits and inspections required prior to final to ensure consistency with COA. Condition status will remain on-going until completion of all buildings that are occupancies other than Group R and buildings that have mixed use with a Group R occupancy in all 3 Phases to ensure fire clearance. (A. Quenga)

12/7/2017 7:01:43PM

BERETTIM

Condition Compliance Status Report for PLN030204

175. FIRE030 - COMMERCIAL BUILDINGS - (e)

Current Status: **On-Going**

Responsible Department: Fire

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

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

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

Comments By Staff

Last Update on:

Updated By:

11/16/17 - Fire plan check required prior to issuance of mixed use and/or commercial building permits and inspections required prior to final to ensure consistency with COA. Condition status will remain on-going until completion of all buildings that are occupancies other than Group R and buildings that have mixed use with a Group R occupancy in all 3 Phases to ensure fire clearance. (A. Quenga)

12/7/2017 7:02:05PM

BERETTIM

Condition Compliance Status Report for PLN030204

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

Current Status: **On-Going**

Responsible Department: Fire

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

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

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

Comments By Staff

Last Update on:

Updated By:

6/7/12 - Fire memo dated 3/30/01 (located in COA No. 148) and Fire clearance of building permit (No. 11CP00259) for Manzanita Place. Fire final signed off 7/26/13. Building permit information on file with RMA-Building. (Updated by A. Quenga 11/16/17)

12/7/2017 7:02:35PM

BERETTIM

11/16/17 - Fire plan check required prior to issuance of applicable building permits and inspections required prior to final to ensure consistency with COA. Condition status will remain on-going until completion of all structures in all 3 phases to ensure fire clearance. (A. Quenga)

177. FIRE030 - NON-STANDARD - VEGETATION MANAGEMENT -

Current Status: **Met**

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The common areas of the development shall be maintained so as to provide a greenbelt between wildland fuels and structures . Such greenbelt areas may include landscaping, ornamental shrubbery, and specimen trees that are maintained. Other vegetation management would include but not be limited to annual mowing of roadside vegetation along both public and private roads. (Salinas Rural Fire District)

Compliance or Monitoring Action to be Performed: Applicant
Ongoing condition
Applicant shall incorporate the vegetation management plan in the document which governs the entity in charge of maintaining the vegetation and landscaping in the common areas.

Comments By Staff

Last Update on:

Updated By:

10/11/12 - Section 5.17(h) of CC&Rs includes maintenance information. Hard copy filed with COA NO. 97. (Updated by A. Quenga 11/16/17)

11/16/2017 10:01:53AM

QUENGA AV

Condition Compliance Status Report for PLN030204

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

Current Status: On-Going

Responsible Department: Fire

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

Compliance or Monitoring Action to be Performed: Applicant
Ongoing condition
Applicant shall incorporate this requirement in the CC&R's for East Garrison and indicate the location of the designated recreational vehicle parking area(s) if any are proposed.

Comments By Staff

Last Update on:

Updated By:

10/1/12 - Prohibition included in Section 4.11(a)(i) of CC&Rs. Hard copy on file under COA No. 97. (Updated by A. Quenga 11/16/17)

12/7/2017 2:04:37PM

QUENGA AV

11/16/2017 - Note included on page 35 of Phase 1 Final Map, page 23 of Phase 2 Final Map, and page 3 of Phase 3 Final Map. Pursuant to the language contained in the condition, the condition status will remain as on-going. (A. Quenga)

179. FIRE030 - NON-STANDARD - DEED RESTRICTION PROHIBITING RECREATIONAL VEHICLE PARKING -

Current Status: Met

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Prior to filing of Final Map, a deed restriction shall be executed and recorded prohibiting the parking of recreational vehicles within the East Garrison development except in designated recreational vehicle parking areas that have been approved by the Salinas Rural Fire District. Recreational vehicles shall include but not be limited to travel trailers, motor homes, boats and any trailers used for transporting other recreational vehicles. (Salinas Rural Fire District)

Compliance or Monitoring Action to be Performed: Applicant
Prior to filing of Final Map
Applicant shall execute and record a deed restriction

Comments By Staff

Last Update on:

Updated By:

11/16/2017 - Note included on page 35 of Phase 1 Final Map, page 23 of Phase 2 Final Map, and page 3 of Phase 3 Final Map. Also see Section 4.11(a)(i) of CC&Rs (hard copy located in COA No. 97). (A. Quenga)

11/16/2017 12:15:00PM

QUENGA AV

Condition Compliance Status Report for PLN030204

180. FIRE030 - NON-STANDARD - PARKING SIGNAGE -

Current Status: **On-Going**

Responsible Department: Fire

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

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

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

Comments By Staff

Last Update on:

Updated By:

5/16/07 - Letter from Fire dated 3/9/07 approving parking signage shown in Phase 1 Subdivision Improvement Plans. (Updated by A. Quenga 11/16/2017)

12/7/2017 7:45:19PM

QUENGA AV

11/16/17 - Note included on page 35 of Phase 1 Final Map, page 23 of Phase 2 Final Map, and page 3 of Phase 3 Final Map. See Signing and Striping Plans for Phase 2 Subdivision Improvement Plans (pages 75-77) and Phase 3 (pages 60-62). Hard copies on file with RMA-Planning. Fire plan check required prior to issuance of residential building permits and inspections required prior to final to ensure consistency with COA. Condition status will remain on-going in accordance with the language contained in the condition. (A. Quenga)

181. FIRE030 - NON-STANDARD - WATER SYSTEM AND ROADWAY IMPROVEMENT PLANS -

Current Status: **Met**

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Prior to filing of Final Map, the improvement plans for water system and roadway improvements shall be approved by the Salinas Rural Fire District . (Salinas Rural Fire District)

Compliance or Monitoring Action to be Performed: Applicant
Prior to filing of Final Map.
Applicant shall submit the water system and roadway improvement plans to the Salinas Rural Fire District for approval

Comments By Staff

Last Update on:

Updated By:

11/16/17 - Fire review and approval of Phase 2 Subdivision Improvement Plans signed 6/6/07. Hard copies on file with RMA-Planning. (Updated by A. Quenga 11/15/17)

11/16/2017 12:27:11PM

QUENGA AV

11/16/17 - Fire review and approval of Phase 2 Subdivision Improvement Plans signed 4/03/08. Hard copy on file with RMA-Planning. (A. Quenga)

11/16/17 - Fire review and approval of Phase 3 Subdivision Improvement Plans signed 5/23/17. Hard copy on file with RMA-Planning. (A. Quenga)

Condition Compliance Status Report for PLN030204

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

Current Status: On-Going

Responsible Department: Fire

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

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

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

Comments By Staff

Last Update on:

Updated By:

5/11/07 - Fire letter dated 3/9/07 stating Phase 1 Off-site Improvement Plans comply with COA. Traffic signal preemption devices are specified at the intersections of Reservation Road with East Garrison and Intergarrison Road. (Updated by A. Quenga 11/16/17)

12/7/2017 7:04:58PM

BERETTIM

11/16/17 - Watkins Gate/Reservation Road intersection is not constructed and in use as of this date. Page 13 of Offsite Improvement Plans for Phase 3 show proposed signal at Watkins Gate Road. Plans signed by Fire on 5/23/07. Condition status will remain on-going until construction is approved and finalized by Fire.

12/5/2017 - Per Div. Chief D. Sargenti at Monterey County Regional Fire District, the traffic signal preemption device will not be installed during construction of the East Garrison fire station because there is not currently a traffic signal at the corner of Sherman Blvd. and West Camp. Street. However, the infrastructure has been installed for future installation of the device in the event a traffic signal is installed in the future at Sherman and West Camp. - D. Priolo

Condition Compliance Status Report for PLN030204

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

Current Status: **On-Going**

Responsible Department: Public Works Department

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

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

Comments By Staff

Last Update on:

Updated By:

11/16/17 - Payment of FORA fees required prior to issuance of building permits to ensure consistency with COA. Condition status will remain on-going until build out to ensure payment of fees. (A. Quenga)

12/7/2017 2:07:45PM

QUENGA AV

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

Current Status: **On-Going**

Responsible Department: Public Works Department

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

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

Comments By Staff

Last Update on:

Updated By:

11/15/17 - Air District fees required to be paid prior to issuance of building permits to ensure consistency with COA. Condition status will remain on-going until build out or cap of mitigation fee has been met. Email from MBUAPCD dated 4/4/12 states that the County received \$122,000 in Air District fees as of that date. Email from MBUAPCD dated 4/10/13 stating that \$113,285.54 in Air District fees were paid for Manzanita Place. (A. Quenga)

12/7/2017 2:08:56PM

QUENGA AV

Condition Compliance Status Report for PLN030204

185. PWSP -NON-STANDARD - TRAFFIC AND CIRCULATION

Current Status: On-Going

Responsible Department: Public Works Department

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

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

Comments By Staff

Last Update on:

Updated By:

All streets and roads within Phase 1 have been completed. See Whitson Engineers letter dated September 7, 2012

12/7/2017 2:09:44PM

QUENGA AV

3/1/13 - PW clearance memo. See sub-phase A of Implementation Agreement dated 6/28/11. Also see COA No. 157. Phase 1 cleared. (Updated by A. Quenga 1/16/17)

6/27/17 - PW clearance memo. See sub-phase B of Implementation Plan dated 6/28/11. Letter dated 9/7/12 from Whitson Engineers attached. Hard copies on file with RMA-Planning. (Updated by A. Quenga 11/16/17)

11/16/17 - Public Works review required prior to issuance of building permits to ensure consistency with COA. Condition status will remain on-going until build out. (A. Quenga)

Condition Compliance Status Report for PLN030204

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

Current Status: **On-Going**

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: The applicant shall pay its fair share contribution towards the following off-site improvements:

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

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

Compliance or Monitoring Applicant

Action to be Performed: Prior to issuance of building permit

Applicant shall pay required fees and provide proof of payment to Planning and Building Inspection.

Comments By Staff

Last Update on:

Updated By:

11/16/17 - Public Works review required prior to issuance of building permits to ensure consistency with COA. Condition status will remain on-going until issuance of last building permit in all 3 phases. (A. Quenga)

12/7/2017 7:06:21PM

BERETTIM

Condition Compliance Status Report for PLN030204

187. PWSP -NON-STANDARD - TRAFFIC AND CIRCULATION - FAIR SHARE REIMBURSEMENTS

Current Status: Met

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: All on-site and off-site roads and traffic improvements constructed by the applicant, to the extent funded directly or indirectly by applicant, shall be eligible for fair share reimbursement from future development benefiting from the facilities, except to the extent that such improvements are funded by traffic impact fees paid by applicant. Applicant shall prepare and execute an agreement that reimburses the applicant for the fair share proportionate costs subject to the approval of the Public Works Director and County Counsel. The following improvements are among those roads eligible for such fair share reimbursement:

- Signal and intersection improvements at Reservation Road/Davis Road.
- Signal and intersection improvements at Reservation Road/Watkins Gate .
- Signal and intersection improvements at Reservation Road/Center Entrance Road .
- Signal and intersection improvements at Reservation Road/New Inter-Garrison Road Connector.
- The construction of the new Inter-Garrison Road Connector from Inter-Garrison Road to Reservation Road.
(Public Works)

Compliance or Monitoring Action to be Performed: Applicant's Attorney/ Applicant Prior to Recordation for Final Map Applicant's Attorney in consultation with County Counsel shall prepare agreement. Applicant shall execute the agreement.

Comments By Staff

Last Update on:

Updated By:

7/19/06 - Email from PW to Planning dated 6/16/12 demonstrating clearance with COA. Interim Funding Agreement (No. A-10567) approved by BOS on 7/18/06 filed in COA No. 187. Fair Share Contribution and Reimbursement agreement (A-10563) dated 7/18/06. Hard copies on file with RMA-Planning. COA met for all phases. (Updated by A. Quenga 11/16/17)

11/29/2017 4:17:20PM

QUENGA AV

Condition Compliance Status Report for PLN030204

188. PW0015 - UTILITY'S COIVIMENTS

Current Status: **Met**

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: 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)

Compliance or Monitoring Action to be Performed: Applicant
Prior to Recordation of Final Map
Applicant shall provide tentative map to impacted utility companies for review.
Applicant shall submit utility comments to DPW

Comments By Staff

Last Update on:

Updated By:

3/22/07 - PW Clearance memo. 3/15/07 Transmittal memos providing Comcast, Pacific Gas and Electric, and AT&T California with East Garrison Vesting Tentative Map. Hard copies on file with RMA-Planning. Review of Vesting Tentative Map clears all three phases. (Updated by A. Quenga 11/16/17)

11/16/2017 4:36:12PM

QUENGA AV

189. PW0016 - MAINTENANCE OF SUBDIVISIONS

Current Status: **On-Going**

Responsible Department: Public Works Department

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

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

Comments By Staff

Last Update on:

Updated By:

4/5/07 - PW clearance memo. Interim Funding Agreement (No. A-10567) approved by the Board of Supervisors 7/18/06. Hard copy on file with RMA-Planning. Condition status will remain on-going until subdivision improvements for all three phases have been transferred to the CSD and/or other entity. (Updated by A. Quenga 11/16/17)

12/7/2017 2:17:02PM

QUENGA AV

Condition Compliance Status Report for PLN030204

190. PW0017 - NATURAL DRAINAGE EASEMENT

Current Status: **Met**

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Designate all natural drainage channels on the final map by easements labeled "Natural Drainage Easement". (Public Works)

Compliance or Monitoring Action to be Performed: Applicant's Surveyor
Prior to Recordaiton of Final Map
Applicant's Surveyor shall include labeling as described on Final Map

Comments By Staff

Last Update on:

Updated By:

11/16/17 - There are no natural drainage channels in the project area. See Phase 1 Final Map recorded in Volume 24, Page 7 of Cities and Towns, Phase 2 Final Map recorded in Volume 24, Page 41 of Cities and Towns, and Phase 3 Final Map (not recorded as of this date). Hard copies on file with RMA-Planning. COA cleared for all three phases. (A. Quenga)

11/16/2017 4:54:04PM

QUENGA AV

191. PW0021 - ROAD NAMES

Current Status: **Met**

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Submit all proposed road names to the DPW for approval by County Communications and SRFD . (Public Works)

Compliance or Monitoring Action to be Performed: Applicant
Prior to Recordation of Final Map
Applicant shall submit proposed road names to DPW. DPW will submit to County Communications for approval

Comments By Staff

Last Update on:

Updated By:

12/4/07 - PW clearance memo. Road names complete for all three phases. Hard copy of Street Names Plan sheet prepared by Carlson, Barbee, & Gibson, Inc., dated 6/15/06 on file with RMA-Planning. COA cleared for all phases. (Updated by A. Quenga 11/16/17)

11/16/2017 5:09:26PM

QUENGA AV

Condition Compliance Status Report for PLN030204

192. PW0026 - PLANTING FOR GRADED AREAS

Current Status: **Met**

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Plant and maintain all graded areas of the street right-of-way as required by the DPW to control erosion. The area planted shall include all shoulder areas and all cut and fill slopes. A report and plan prepared by a qualified person shall be submitted for approval of the DPW and include the following:

- a. Stabilized cut and fill slopes.
- b. Specific method of treatment and type of planting, by area, for each soil type and slope required to satisfy item (a). Type and amount of maintenance required to satisfy item (a).
(Public Works)

Compliance or Monitoring Action to be Performed: Applicant's Engineer/Landscape Architect
Prior to Recordation of Final Map
Applicant's Engineer or Landscape Architect shall include erosion control measures on improvement plans.

Comments By Staff

Last Update on:

Updated By:

12/4/07 - PW clearance memo. Clearance of COA coincides with approval of grading and drainage plans for phases 1 & 2. Hard copies on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/16/17)

11/16/2017 5:15:42PM

QUENGA AV

5/20/14 - Erosion control measures incorporated in grading plans for phases 1 & 2 and Phase 2 Subdivision Improvement Plans. Hard copies on file with RMA-Planning. COA cleared for Phase 2. (Updated by A. Quenga 11/16/17)

7/12/17 - PW clearance memo. Measures included in erosion control plans for Phase 3 and SWPPP. Hard copies on file with RMA-Planning. COA cleared for Phase 3. (Updated by A. Quenga 11/16/17)

193. PW0027 - CUT/FILL SLOPE (2:1)

Current Status: **Met**

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Cut and fill slopes shall not exceed 2 to 1 except as specifically approved in concurrence with the geo-technical report. (Public Works)

Compliance or Monitoring Action to be Performed: Applicant's Engineer
Prior to Recordation of Final Map or approval of grading permit (whichever occurs first)
Applicant's Engineer shall include notes on Improvement Plans.

Comments By Staff

Last Update on:

Updated By:

12/4/07 - PW clearance memo. Notes included on phase 1 & 2 grading plans. Hard copies on file with RMA-Planning. COA cleared for Phases 1 & 2. (Updated by A. Quenga 11/16/17)

11/16/2017 5:31:46PM

QUENGA AV

7/12/17 - PW clearance memo. Note included in Phase 3 grading permit No. 16CP03771. Hard copies in file with RMA-Planning. COA cleared for Phase 3. (Updated by A. Quenga 11/16/17)

Condition Compliance Status Report for PLN030204

194. PWSP0001 - BICYCLE/PEDESTRIAN PATHS

Current Status: Met

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Include streetlights for bicycle/pedestrian paths identifying locations and proposed lighting on improvement plans subject to the approval of the Public Works Director. (Public Works)

Compliance or Monitoring Action to be Performed: Applicant's Engineer
 Prior to approval of Subd. Improv. Plans
 Applicant's Engineer shall include the location and type of bicycle/pedestrian streetlights in the improvement plans.

Comments By Staff

Last Update on:

Updated By:

6/4/12 - PW clearance memo dated 5/10/07 and attached East Garrison Utility Coordination Phase 1 Lighting Map dated 4/30/07. PW clearance memo dated 5/31/07, lighting details in Park and Recreation Plan. Phase 1 Subdivision Improvement Plan signed by Public Works 6/20/07. Hard copies on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/16/17)

11/16/2017 5:44:51PM

QUENGA AV

3/11/08 - PW clearance memo and attached Joint Trench Plan dated 2/13/08. Utility stubs for pedestrian path shown on plan. Phase 2 Subdivision Improvement Plan signed by Public Works 5/1/08. Hard copies on file with RMA-Planning. COA cleared for Phase 2. (Updated by A. Quenga 11/16/17)

7/12/17 - PW clearance memo. Cleared per Phase 3 Photometric Plan dated 1/18/17 on file with Public Works. Phase 3 Subdivision Improvement Plan signed by Public Works 6/27/07. COA cleared for Phase 3. (Updated by A. Quenga 11/16/17)

Condition Compliance Status Report for PLN030204

195. PWSP0002 - COMMUNITY SERVICES DISTRICT
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Current Status: Met

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Prior to recordation of a Final Map, complete all Local Agency Formation Commission (LAFCO) requirements and create a CSD for operation and maintenance of specified infrastructure as required by DPW. The LAFCO submittal shall include a detailed written detailed inventory of CSD maintained infrastructure with specific locations, limits, areas, dimensions, and miscellaneous information to clearly identify all facilities to be operated and maintained by the CSD. Infrastructure to be included is not limited to, but shall include all public roads, streetlights, storm water, parks, open space, and other miscellaneous public improvements. (Public Works)

Compliance or Monitoring Action to be Performed: Applicant's Attorney/Applicant's Engineer Prior to Recordation of Final Map Applicant's Attorney and Engineer shall submit documents to LAFCO.

Comments By Staff

Last Update on:

Updated By:

3/16/07 - PW clearance memo. CSD has been formed and approved. LAFCO letter dated 1/10/06 stating CSD effective 11/7/05. Certificate of Completion for East Garrison Community Services District filed with County Recorder's Office (DOC No. 2005118963) filed 11/7/05. LAFCO resolution No. 5-20 dated 10/10/05. Hard copies on file with RMA-Planning. COA cleared for all three phases. (Updated by A. Quenga 11/16/17)

11/16/2017 5:49:52PM

QUENGA AV

196. PWSP0004 - COMMUNITY SERVICES DISTRICT
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Current Status: Met

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Prepare an OMP for all CSD 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 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)

Compliance or Monitoring Action to be Performed: Applicant's Engineer Prior to Recordation of Final Map Applicant's Engineer shall prepare an OMP.

Comments By Staff

Last Update on:

Updated By:

4/18/07 - PW clearance memo, approved per final approval of OMP. OMP on file with Public Works. Letter from PW to applicant dated 9/14/12 demonstrating OMP dated 3/30/12 is acceptable. Hard copy of memo and letter on file with RMA-Planning. COA met for all three phases. (Updated by A. Quenga 11/16/17)

11/16/2017 6:12:55PM

QUENGA AV

Condition Compliance Status Report for PLN030204

197. PWSP0004A - COMMUNITY SERVICES DISTRICT

Current Status: **Met**

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: To ensure adequate financing of the OMP during early phases of the development, applicant shall develop, execute and record an agreement with the CSD to finance incremental costs of OMP services over that amount collected as assessments of the CSD until such time that the assessments are adequate to fully finance costs of the OMP. (Public Works)

Compliance or Monitoring Action to be Performed: Applicant' s Attorney/Applicant
Prior to Recordation of Final Map
Applicant's Attorney in consultation with County Counsel shall prepare agreement.
Applicant shall execute the agreement .

Comments By Staff

Last Update on:

Updated By:

7/19/06 - Interim Funding Agreement (No. A-10567) approved by the Board of Directors of the East Garrison Community Services District. Hard copy on file with RMA-Planning. COA cleared for all three phases. (Updated by A. Quenga 11/16/17)

11/16/2017 6:15:49PM

QUENGA AV

198. PWSP0005 - COMMUNITY SERVICES DISTRICT

Current Status: **Met**

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Develop, execute, and record a property related agreement between the current property owner and the County to establish a maximum fee for each property created within the East Garrison development to provide for completion of the OMP by the CSD. Said agreement shall be subject to the approval of the Director of Public Works and County Counsel. The agreement shall include all required ordinances 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)

Compliance or Monitoring Action to be Performed: Applicant's Attorney/Applicant
Prior to Recordation of Final Map
Applicant's Attorney in consultation with County Counsel shall prepare agreement.
Applicant shall execute the agreement.

Comments By Staff

Last Update on:

Updated By:

7/19/06 - Creation of CSD (see COA No. 195) and Interim Funding Agreement approved by the East Garrison Community Services District on 7/18/06 (filed with COA No. 196). Hard copies on file with RMA-Planning. COA cleared for all phases. (Updated by A. Quegna 11/16/17)

11/16/2017 6:18:47PM

QUENGA AV

Condition Compliance Status Report for PLN030204

199. PWSP0006 - COMMUNITY SERVICES DISTRICT
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Current Status: Met

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Develop and execute an agreement between the County and the CSD for operation and maintenance of all CSD facilities subject to the approval of the Director of Public Works and County Counsel . (Public Works)

Compliance or Monitoring Action to be Performed: Applicant's Attorney/Applicant Prior to Recordation of Final Map Applicant's Attorney in consultation with County Counsel shall prepare agreement. Applicant shall execute the agreement .

<i>Comments By Staff</i>	<i>Last Update on:</i>	<i>Updated By:</i>
3/16/07 - PW clearance memo, cleared per Urban Services Agreement (Agreement No. A-10550) approved by the Board of Supervisors on 7/18/06. Hard copies on file with RMA-Planning. COA cleared for all three phases. (Updated by A. Quenga 11/16/17)	11/16/2017 6:23:10PM	QUENGA AV
11/16/17 - First Amendment to the Urban Services Agreement (Agreement No. A-12422) approved by the East Garrison Community Service District. (A. Quenga)		

200. PWSP0007 - COMMUNITY SERVICES DISTRICT
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Current Status: Met

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Prepare an OMP for all infrastructure not included in the CSD inventory subject to the approval of the Director of Public Works. Develop, execute, and record an agreement subject to the approval of the Director of Public Works with the suitable or appropriate entity for acceptance, use, operation, and maintenance of the infrastructure in accordance with the approved operation and maintenance plan. (Public Works)

Compliance or Monitoring Action to be Performed: Applicant' s Engineer/Applicant' s Attorney/Applicant Prior to Recordation of Final Map Applicant's Engineer shall prepare an OMP. Applicant's Attorney, in consultation with County Counsel shall prepare agreement . Applicant shall execute the agreement.

<i>Comments By Staff</i>	<i>Last Update on:</i>	<i>Updated By:</i>
4/28/07 - PW clearance memo, complete per final approval of OMP and Urban Services Agreement (see COAs 196 & 199). Hard copy on file with RMA-Planning. COA cleared for all three phases. (Updated by A. Quenga 11/16/17)	11/16/2017 6:25:24PM	QUENGA AV

Condition Compliance Status Report for PLN030204

201. PWSP0009 - GRADING

Current Status: **Met**

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: The Registered Engineer that prepared the final geotechnical report shall submit a statement that the grading plan is in conformance with the geotechnical recommendation. (Public Works)

Compliance or Monitoring Action to be Performed: Applicant's Engineer Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).

Comments By Staff

Last Update on:

Updated By:

7/19/06 - Email from PW dated 7/10/08 stating COA 201 has been cleared. Letter from ENGEO Inc. stating the firm has reviewed the grading plans for Phases 1 & 2. Hard copies on file with RMA-Planning. COA cleared for Phases 1 & 2. (Updated by A. Quenga 11/16/17)

12/5/2017 4:28:40PM

QUENGA AV

7/12/17 - PW clearance memo. COA addressed in Geological and Investigation Update for Phase 3 by Quantum Geotechnical dated 11/28/16. Signed statement on grading and Subdivision Improvement Plans for Phase 3. Hard copies on file with RMA-Planning. COA cleared for Phase 3. (Updated by A. Quenga 11/16/17)

202. PWSP0010 - GRADING

Current Status: **Met**

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: 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)

Compliance or Monitoring Action to be Performed: Applicant's Engineer Prior to Issuance of a Grading Permit for any off-site grading. Applicant's Engineer shall present title report or preliminary title report documenting ownership of right-of-way.

Comments By Staff

Last Update on:

Updated By:

3/16/07 - PW clearance memo, title report submitted to County. Approved as part of grading plans. Hard copy on file with RMA-Public Works. COA cleared for all phases. (Updated by A. Quenga 11/16/17)

12/5/2017 4:28:40PM

QUENGA AV

Condition Compliance Status Report for PLN030204

203. PWSP0011- GRADING

Current Status: **Met**

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Applicant shall provide Vista hazardous materials or approved equal report for the site and submit to Environmental Health for review and approval. (Public Works and Environmental Health)

Compliance or Monitoring Action to be Performed: Applicant's Engineer
Prior to Issuance of a Grading Permit
Applicant's Engineer shall provide hazardous materials report .

Comments By Staff

Last Update on:

Updated By:

6/6/12 - Clearance memo from Environmental Health dated 7/6/06. Email from Public Works dated 7/10/06 stating COA has been cleared based on EHB clearance. Hard copies on file with RMA-Planning. COA cleared for Phases 1 & 2. (Updated by A. Quenga 11/16/17)

12/5/2017 4:28:40PM

QUENGA AV

7/12/17 - Demo permit No. 15CP01994 on file with RMA-Building. Email from EHB dated 5/26/17. COA cleared for Phase 3. (Updated by A. Quenga 11/16/17)

204. PWSP0012 - GRADING

Current Status: **Met**

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Grading plan shall indicate proposed design grades for access improvements, including emergency fire access roads. (Public Works)

Compliance or Monitoring Action to be Performed: Applicant's Engineer
Prior to Issuance of Grading Permit for off-site grading
Applicant's Engineer shall provide grading plans .

Comments By Staff

Last Update on:

Updated By:

6/22/06 - Email from PW stating clearance of COA. Phase 1 & 2 grading permits reviewed by PW. Phase 1 Subdivision Improvement Plans signed by PW 6/20/07. Hard copies on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/16/17)

12/5/2017 4:28:40PM

QUENGA AV

11/16/17 - Phase 1 & 2 grading permits reviewed by PW. Phase 2 Subdivision Improvement Plans signed by PW 5/01/08. Hard copies on file with RMA-Planning. COA cleared for Phase 2. (A. Quenga)

7/12/17 - PW clearance memo, roadway profiles are shown on Phase 3 Subdivision Improvement Plans signed by PW 6/27/07. Hard copy on file with RMA-Planning. COA cleared for Phase 3. (Updated by A. Quenga 11/16/17)

Condition Compliance Status Report for PLN030204

205. PWSP0013 - GRADING

Current Status: Met

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Prior to grading of each phase, applicant shall submit final plans and specifications for approval for the off-site access improvements. (Public Works)

Compliance or Monitoring Action to be Performed: Applicant's Engineer
Prior to Issuance of Grading Permit for off-site grading Applicant's Engineer shall provide final plans and specifications .

Comments By Staff

Last Update on:

Updated By:

8/8/06 - PW email dated 6/22/06 (filed with COA 204) states COA is not applicable to Phase 1. Hard copy on file with RMA-Planning. (Updated by A. Quenga 11/16/17)

12/5/2017 4:28:40PM

QUENGA AV

11/16/17 - COA does not apply to Phase 2, no off-site improvements. (A. Quenga)

7/12/17 - PW clearance memo, completed per approval of Off-site Improvement Plans signed by PW 6/17/17. COA cleared for Phase 3. (Updated by A. Quenga 11/16/17)

206. PWSP0014 - GRADING

Current Status: Met

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Prior to off-site grading, letters from adjacent property owners providing permission for grading shown on their property shall be notarized and submitted to the County. 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. (Public Works)

Compliance or Monitoring Action to be Performed: Applicant
Prior to Issuance of Grading Permit for off-site grading Applicant shall provide to the County notarized grading letters.

Comments By Staff

Last Update on:

Updated By:

6/22/06 - PW email stating COA is cleared. Grading Plans for Phases 1 & 2 show no grading on adjacent properties. Supporting documentation on file with RMA-Public Works. COA cleared. (Updated by A. Quenga 11/16/17)

12/5/2017 4:28:40PM

QUENGA AV

11/16/17 - Grading Plans for Phases 2 & 3 show no grading on adjacent properties. COA does not apply to Phases 2 & 3. (A. Quenga)

Condition Compliance Status Report for PLN030204

207. PWSP0015 - GRADING

Current Status: **Met**

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: 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)

Compliance or Monitoring Action to be Performed: Applicant's Engineer
Prior to Issuance of Grading Permit
Applicant's Engineer shall prepare final grading plans and specifications and inspect and supervise grading work.

Comments By Staff

Last Update on:

Updated By:

6/22/06 - Email from PW stating grading plans for Phases 1 & 2 are approved. Hard copies on file with RMA-Planning. COA cleared for Phases 1 & 2. (Updated by A. Quenga 11/16/17)

12/7/2017 7:08:03PM

BERETTIM

2/02/07 - Grading Permit No. GP070031 for Phase 1 & 2 approved and issued. (Updated by A. Quenga 12/7/17)

7/12/17 - PW clearance memo stating Phase 3 grading plans are approved and grading permit No. 16CP03771 approved and issued. Hard copy on file with RMA-Planning. Condition status will be met at final of Phase 3 grading permit. (Updated by A. Quenga 11/16/17)

Condition Compliance Status Report for PLN030204

208. PWSP0015A - GRADING

Current Status: **On-Going**

Responsible Department: Public Works Department

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

Compliance or Monitoring Action to be Performed: Applicant
On-going
Applicant shall complete grading construction work under the supervision of a registered California Professional Engineer.

Comments By Staff

Last Update on:

Updated By:

6/29/06 - Email from PW clearing COA (see copy in COA 187). Noted included on page 2 of grading permit for Phases 1 & 2. Hard copies on file with RMA-Planning. COA cleared for Phases 1 & 2. (Updated by A. Quenga 11/16/17)

12/7/2017 7:10:45PM

BERETTIM

7/12/17 - Clearance memo from PW, note added to Phase 3 grading plans. Hard copies on file with RMA-Planning. Condition status on-going until final inspection of Phase 3 grading permit; final inspection not requested, pending Board of Supervisors approval of Phase 3 Infrastructure Improvement Plans on 12/12/17. (Updated by A. Quenga 11/16/17) (Updated by M.Beretti 12/7/17)

Condition Compliance Status Report for PLN030204

209. PWSP0016 - GRADING

Current Status: Met

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: 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)

Compliance or Monitoring Action to be Performed: Applicant' s
Engineer/Applicant's
Landscape Architect
Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first) .

Comments By Staff

Last Update on:

Updated By:

8/9/06 - Notice of Intent to comply with the terms of the general permit to discharge storm water associated with construction activity (NPDS/SWPPP) filed with the State Water Resource Control Board 6/28/05. Permit approved (WDID No. 3-27C335157) 6/30/05. Hard copies on file with RMA-Planning. COA cleared for grading in Phases 1 & 2. (Updated by A. Quenga 11/16/17)

12/5/2017 4:28:40PM

QUENGA AV

7/12/17 - PW clearance memo, erosion control plan and SWPPP. Per COA 91, SWPPP was updated by applicant for Phase 3. RMA-Environmental Services has reviewed and approved the updated SWPPP (WDID No. 327C356645). Hard copies on file with RMA-Planning. COA cleared for Phase 3. (Updated by A. Quenga 11/16/17)

Condition Compliance Status Report for PLN030204

210. PWSP0017 - GRADING

Current Status: Met

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: 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 and the Water Resources Agency. (Public Works, Planning and Building Inspection, and Water Resources)

Compliance or Monitoring Action to be Performed: Applicant' s Attorney/Applicant
Prior to Issuance of a Grading Permit or
Recordation of Final Map (whichever comes first).

Comments By Staff

Last Update on:

Updated By:

6/20/06 - WRA clearance memo dated 6/20/06, approval of Erosion Control and Maintenance of Facilities Agreement (Agreement No. A-10565) approved by the Board of Supervisors 7/18/06. Hard copies on file with RMA-Planning. COA cleared for grading in Phases 1 & 2. (Updated by A. Quenga 11/16/17)

12/5/2017 4:28:40PM

QUENGA AV

7/5/17 - Planning and Public Works clearance memo, per Erosion Control and Maintenance of Facilities Agreement (Agreement No. A-10565) approved by the Board of Supervisors 7/18/06. Hard copy on file with RMA-Planning. COA cleared for grading in Phase 3. (Updated by A. Quenga 11/16/17)

211. PWSP0018 - GRADING

Current Status: Met

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: 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 unless the requirements of Condition of Approval PWSP 0047 have been completed. (Public Works, Water Resources and Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Applicant's
Engineer
Prior to Issuance of Grading Permit
Applicant's Engineer shall prepare and submit final improvement plans for each phase.

Comments By Staff

Last Update on:

Updated By:

8/7/6 - See clearance documentation for Phases 1 & 2 contained in COA No. 234. Hard copies on file with RMA-Planning. (Updated by A. Quenga 11/16/17)

12/5/2017 4:28:40PM

QUENGA AV

7/5/17 - See clearance documentation for Phase 3 contained in COA No. 234. Hard copies on file with RMA-Planning. (Updated by A. Quenga 11/16/17)

Condition Compliance Status Report for PLN030204

212. PWSP0020 - GRADING

Current Status: Met

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: A Haul Route Plan shall be submitted for approval of off-site import or export amounts exceeding 10,000 cubic yards of material. (Public Works)

Compliance or Monitoring Action to be Performed: Applicant's Engineer
Prior to Issuance of Grading a Permit
Applicant's Engineer shall submit Haul Route Plan.

Comments By Staff

Last Update on:

Updated By:

6/22/06 - PW clearance email dated 6/22/06 stating clearance of COA. Grading permit for Phases 1 & 2. Hard copy on file with RMA-Public Works. COA cleared for Phases 1 & 2. (Updated by A. Quenga)

12/5/2017 4:28:40PM

QUENGA AV

11/16/17 - Haul route shown on page CM1 of Phase 3 grading plans submittal. (A. Quenga)

213. PWSP0021- GRADING

Current Status: Met

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: 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 with construction activity. Copies of these documents must be submitted to DPW. (Public Works)

Compliance or Monitoring Action to be Performed: Applicant
Prior to Issuance of Grading Permit
Applicant shall submit an NOI for controlling storm water discharge .
Copies shall be submitted to DPW

Comments By Staff

Last Update on:

Updated By:

8/9/06 - See NOI/SWPPP support documentation filed in COA No. 209. Hard copies on file with RMA-Planning. COA cleared for Phases 1 & 2. (Updated by A. Quenga 11/16/17)

12/5/2017 4:28:40PM

QUENGA AV

7/12/17 - PW clearance memo, erosion control plan for Phase 3 approved. See NOI/SWPPP support documentation filed in COA No. 209. Hard copies on file with RMA-Planning. COA cleared for Phase 3. (Updated by A. Quenga 11/16/17)

Condition Compliance Status Report for PLN030204

214. PWSP0022 - IMPROVEMENT PLANS

Current Status: Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: 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)

Compliance or Monitoring Action to be Performed: Applicant's Engineer
 Prior to Issuance of a Grading Permit, unless the requirements of Condition of Approval PWSP 0047 have been completed, or Recordation of Final Map (whichever comes first).
 Applicant's Engineer to prepare engineering calculations.

Comments By Staff

Last Update on:

Updated By:

6/4/12 - EHB clearance memo dated 6/19/07 and RMA-PW clearance memo dated 1/29/08. See Marina Coast Water District letter dated 12/27/07. See documentation contained in COA No. 234 for Phases 1 & 2. COA cleared for Phases 1 & 2. Hard copies on file with RMA-Planning. (Updated by A. Quenga 11/16/17)

12/5/2017 4:28:40PM

QUENGA AV

7/5/17 - See documentation contained in COA No. 234 for Phase 3. See email from EHB dated 5/26/17. COA cleared for Phase 3. Hard copies on file with RMA-Planning. (Updated by A. Quenga 11/16/17)

Condition Compliance Status Report for PLN030204

215. PWSP0023 IMPROVEMENT PLANS - GEOTECHNICAL

Current Status: **Met**

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: 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. (Public Works)

Compliance or Monitoring Action to be Performed: Applicant's Engineer
Prior to approval of Subd. Improv. Plans
Applicant's Engineer shall provide laboratory soils testing as identified in this condition.

Comments By Staff

Last Update on:

Updated By:

3/29/07 - Clearance memo from PW. Note included in page 6 of Phase 1 Subdivision Improvement Plans. Hard copies on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/17/17)

12/5/2017 4:28:40PM

QUENGA AV

5/20/14 - Note on page 11 of Phase 2 Subdivision Improvement Plans. See Kleinfelder letter dated 1/17/08. Hard copies on file with RMA-Planning. COA cleared for Phase 2. (Updated by A. Quenga 11/17/17)

7/12/17 - PW clearance memo, previously approved for project site and recommend for approval per Kleinfelder review 1/17/08 and signed off by Monterey County 1/29/08. Geologic and Geotechnical Investigation Update prepared by Quantum Geotechnical dated 11/28/16. Hard copies on file with RMA-PW. COA cleared for Phase 3. (Updated by A. Quenga 11/17/17)

Condition Compliance Status Report for PLN030204

216. PWSP0024 - IMPROVEMENT PLANS GEOTECHNICAL

Current Status: **Met**

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: 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 siderations, including results of "R"-value test, shall be reported in a separate letter submittal. (Public Works)

Compliance or Monitoring Action to be Performed: Applicant's Engineer
 Prior to approval of Subd. Impr Plans 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 .

Comments By Staff

Last Update on:

Updated By:

3/29/07 - Clearance memo from PW. Note included in page 6 of Phase 1 Subdivision Improvement Plans. Hard copies on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/17/17)

12/5/2017 4:28:40PM

QUENGA AV

11/17/17 - Note on page 11 of Phase 2 Subdivision Improvement Plans. See Kleinfelder letter dated 1/17/08. Hard copies on file with RMA-Planning. COA cleared for Phase 2. (A. Quenga 11/17/17)

7/12/17 - PW clearance memo, previously approved for project site and recommend for approval per Kleinfelder review 1/17/08 and signed off by Monterey County 1/29/08. Geologic and Geotechnical Investigation Update prepared by Quantum Geotechnical dated 11/28/16. Hard copies on file with RMA-PW. COA cleared for Phase 3. (Updated by A. Quenga 11/17/17)

Condition Compliance Status Report for PLN030204

217. PWSP0025 - IMPROVEMENT PLANS - GEOTECHNICAL

Current Status: **Met**

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: One boring per 500 feet of public roadway 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 fills boring shall be to a depth of 5-10 feet beyond existing ground elevation.
(Public Works)

Compliance or Monitoring Action to be Performed: Applicant's Geologist/Applicant's Engineer
Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).
Applicant's Geologist and Engineer shall perform work identified in this condition.

Comments By Staff

Last Update on:

Updated By:

3/29/07 - Clearance memo from PW. Note included in page 6 of Phase 1 Subdivision Improvement Plans. Hard copies on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/17/17)

12/5/2017 4:28:40PM

QUENGA AV

5/20/14 - Note on page 11 of Phase 2 Subdivision Improvement Plans. See Kleinfelder letter dated 1/17/08. Hard copies on file with RMA-Planning. Grading permits for Phases 1 & 2. COA cleared for Phase 2. (Updated by A. Quenga 11/17/17)

7/12/17 - PW clearance memo, previously approved for project site and recommend for approval per Kleinfelder review 1/17/08 and signed off by Monterey County 1/29/08. Geologic and Geotechnical Investigation Update prepared by Quantum Geotechnical dated 11/28/16. Hard copies on file with RMA-PW. COA cleared for Phase 3. (Updated by A. Quenga 11/17/17)

Condition Compliance Status Report for PLN030204

218. PWSP0025 - IMPROVEMENT PLANS - GEOTECHNICAL (a)

Current Status: **Met**

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: One boring per 500 feet of public roadway 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 final grade of roadway. (Public Works)

Compliance or Monitoring Action to be Performed: Applicant's Geologist/Applicant's Engineer
Prior to approval of Subd. Improv. Plans Applicant's Geologist and Engineer shall perform work identified in this condition .

Comments By Staff

Last Update on:

Updated By:

3/29/07 - Clearance memo from PW. Note included in page 6 of Phase 1 Subdivision Improvement Plans. Hard copies on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/17/17)

12/5/2017 4:28:40PM

QUENGA AV

5/20/14 - Note on page 11 of Phase 2 Subdivision Improvement Plans. See Kleinfelder letter dated 1/17/08. Grading permits for Phases 1 & 2. Hard copies on file with RMA-Planning. COA cleared for Phase 2. (Updated by A. Quenga 11/17/17)

7/12/17 - PW clearance memo, previously approved for project site and recommend for approval per Kleinfelder review 1/17/08 and signed off by Monterey County 1/29/08. Geologic and Geotechnical Investigation Update prepared by Quantum Geotechnical dated 11/28/16. Hard copies on file with RMA-PW. COA cleared for Phase 3. (Updated by A. Quenga 11/17/17)

Condition Compliance Status Report for PLN030204

219. PWSP0026 - IMPROVEMENT PLANS - STORM DRAINS AND SWALE S

Current Status: Met

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: 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)

Compliance or Monitoring Action to be Performed: Applicant's Engineer
 Prior to Issuance of Grading Permit or Recordation of Final Map (whichever comes first.)
 Applicant's Engineer shall prepare a Hydraulic Study.

Comments By Staff

Last Update on:

Updated By:

3/16/07 - Public Works clearance memo. COA cleared for Phase 1 per approval of grading plan for Phases 1 & 2. Hard copies on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/17/17)

12/5/2017 4:28:40PM

QUENGA AV

5/20/14 - Grading plans for Phases 1 & 1 and drainage plans. Hard copies on file with RMA-Planning. COA cleared for Phase 2. (Updated by A. Quenga 11/17/17)

7/12/17 - Public Works clearance memo, complete per Phase 3 On-site Storm Drainage Study prepared by Whitson engineers 1/17. Included in Phase 3 on-site Improvement Plans. Hard copies on file with RMA-Public Works. COA cleared for Phase 3. (Updated by A. Quenga 11/17/17)

Condition Compliance Status Report for PLN030204

220. PWSP0027 - IMPROVEMENT PLANS - STORM DRAINS AND SWALES

Current Status: **Met**

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Drainage Plan and Profile Sheets shall be prepared at a horizontal scale of 1" =20' and a vertical scale of 1"=2'. These sheets shall 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)

Compliance or Monitoring Action to be Performed: Applicant's Engineer
Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first)
Applicant's Engineer shall prepare improvement plans as indicated in this condition.

Comments By Staff

Last Update on:

Updated By:

12/4/07 - PW clearance memo, approved as part of grading and drainage plans. Hard copy of memo on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/17/17)

12/5/2017 4:28:40PM

QUENGA AV

5/20/14 - Phase 2 Subdivision Improvement Plans and grading and drainage plans for Phases 1 & 3. Hard copies on file with RMA-Planning. COA cleared for Phase 2 (Updated by A. Quenga 11/17/17)

7/12/17 - PW clearance memo, COA superseded by COA No. 235. Info included on Phase 3 Improvement Plans. Hard copies on file with RMA-PW. (Updated by A. Quenga 11/17/17)

Condition Compliance Status Report for PLN030204

221. PWSP0028 - IMPROVEMENT PLANS - STREETS

Current Status: Met

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Prepare and execute an agreement with the County to reimburse the County and provide 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 subdivision 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)

Compliance or Monitoring Action to be Performed: Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).

Applicant's Attorney in consultation with County Counsel shall prepare agreement. Applicant shall execute the agreement. Applicant's Engineer shall prepare As Built (Record Drawings) of improvements.

Comments By Staff

Last Update on:

Updated By:

3/8/07 - PW clearance memo, Land Use Reimbursement and Advanced Funding Agreement executed on 8/15/06 and adopted by the Board of Supervisors 7/18/06. Hard copy on file with Public Works. COA cleared for all three phases. (Updated by A. Quenga 11/17/17)

12/5/2017 4:28:40PM

QUENGA AV

222. PWSP0029 - IMPROVEMENT PLANS - STREETS

Current Status: Met

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: The typical Section Sheet shall be included in the improvement plans. The Typical Sections shown in the Specific Plan shall supercede the typical sections shown on the tentative map. 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. (Public Works)

Compliance or Monitoring Action to be Performed: Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).

Applicant's Engineer shall prepare improvement plans as indicated in this condition.

Comments By Staff

Last Update on:

Updated By:

12/4/07 - Public Works clearance memo, sheet included in Phase 1 Subdivision Improvement Plans. Hard copy on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/17/17)

12/5/2017 4:28:40PM

QUENGA AV

5/20/14 - Info included in grading plans for Phases 1 & 2 and Phase 2 Subdivision Improvement Plans. Hard copy on file with RMA-Planning. COA cleared for Phase 2. (Updated by A. Quenga 11/17/17)

7/12/17 - Public Works clearance memo, complete per approval of Phase 3 grading plans and Geotechnical Investigation Updated prepared by Quantum Geotechnical 11/28/16. Hard copies on file with RMA-Planning. COA cleared for Phase 3. (Updated by A. Quenga 11/17/17)

Condition Compliance Status Report for PLN030204

223. PWSP0030 - IMPROVEMENT PLANS - STREETS

Current Status: Met

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: 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 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)

Compliance or Monitoring Action to be Performed: Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).

Applicant's Engineer shall prepare improvement plans as indicated in this condition.

Comments By Staff

Last Update on:

Updated By:

12/4/07 - Public Works clearance memo, Subdivision Improvement plans for Phase 1 are consistent with COA. Hard copy on file with RMA-Planning. COA cleared for Phase 1. (Updated by A.Quenga 11/17/17)

12/5/2017 4:28:40PM

QUENGA AV

5/20/14 - Grading plans for Phases 1 & 2 and Phase 2 Subdivision Improvement Plans. Hard copies on file with RMA-Planning. COA cleared for Phase 2. (Updated by A. Quenga 11/17/17)

7/12/17 - Public Works clearance memo, complete per approval of Phase 3 Improvement Plans. Hard copies on file with RMA-Planning. COA cleared for Phase 3. (Updated by A. Quenga 11/17/17)

224. PWSP0031 - IMPROVEMENT PLANS - STREETS

Current Status: Met

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: A Superelevation Diagram Sheet for horizontal curve treatment shall be prepared at a horizontal scale of 1"=40' where required. (Public Works)

Compliance or Monitoring Action to be Performed: Prior to Issuance of Grading Permit or Recordation of Final Map (whichever comes first).

Applicant's Engineer shall prepare improvement plans as indicated in this condition.

Comments By Staff

Last Update on:

Updated By:

5/31/07 - Public Works clearance memo, diagram included in Phase 1 Subdivision Improvement Plans. Hard copy on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/17/17)

12/5/2017 4:28:40PM

QUENGA AV

12/4/07 - Public Works clearance memo. COA does not apply to Phase 2. Hard copy on file with RMA-Planning. (Updated by A. Quenga 11/17/17)

7/12/17 - Public Works clearance memo, completed per approval of off-site improvement plans for Phase 3. Hard copy of file with RMA-Planning. COA cleared for Phase 3. (Updated by A. Quenga 11/17/17)

Condition Compliance Status Report for PLN030204

225. PWSP0032 - IMPROVEMENT PLANS - STREETS

Current Status: **Met**

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: The public 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)

Compliance or Monitoring Action to be Performed: Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first)

Applicant's Engineer shall prepare improvement plans as indicated in this condition.

Comments By Staff

Last Update on:

Updated By:

12/4/07 - Public Works clearance memo, information included in Phase 1 & 2 grading plans. Hard copies on file with RMA-Planning. COA cleared for Phases 1 & 2. (Updated by A. Quenga 11/17/17)

12/5/2017 4:28:40PM

QUENGA AV

7/12/17 - Public Works clearance memo, completed per approved off-site improvement plans for Phase 3. Hard copies on file with RMA-Planning. COA cleared for Phase 3. (Updated by A. Quenga 11/17/17)

226. PWSP0033 - IMPROVEMENT PLANS - STREETS

Current Status: **Met**

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: An engineers report shall be submitted analyzing sight distance at crest, sag vertical curves, and horizontal curves as well as public intersections . Sight distance shall be subject to approval by DPW. (Public Works)

Compliance or Monitoring Action to be Performed: Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).

Applicant's Engineer shall prepare an engineers report with the information stated in this condition.

Comments By Staff

Last Update on:

Updated By:

5/17/07 - Public Works clearance memo. Hard copy on file with RMA-Public Works. Sight Distance Report prepared by Carlson, Barbee, & Gibson, Inc. dated 6/18/12. Hard copies on file with RMA-Public Works. COA cleared for Phase 1. (Updated by A. Quenga 11/17/17)

12/5/2017 4:28:40PM

QUENGA AV

7/12/17 - Public Works clearance memo, completed per East Garrison Phase 3 Site Distance Report prepared by Whitson Engineers dated 4/17 on file with RMA-Public Works. COA cleared for Phase 3. (Updated by A. Quenga 11/17/17)

Condition Compliance Status Report for PLN030204

227. PWSP0034 - IMPROVEMENT PLANS - GENERAL

Current Status: **Met**

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Provide the County with AutoCAD (latest version) compatible files (DXF or DWG) for all computer-generated mapping, construction plans and graphic information related to project and mylars for improvement plans. (Public Works)

Compliance or Monitoring Action to be Performed: 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 information and mylars for improvement plans.

Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first)

Comments By Staff

Last Update on:

Updated By:

6/22/12 - See email from Public Works dated 6/22/12, Public Works has AutoCAD files for Phase 1 Subdivision Improvement Plans. COA cleared for Phase 1. (Updated by A. Quenga 11/17/17)

12/7/2017 2:33:28PM

QUENGA AV

12/7/17 - RMA-Public Works has received Auto-CAD files for Phases 2 & 3 infrastructure plans. Electronic copies on file with RMA-Public Works. (A. Quenga)

228. PWSP0035 - IMPROVEMENT PLANS - SURVEYS

Current Status: **Met**

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Horizontal and vertical datum for surveys and deliverables shall be compiled using NAD 83 and NAVD 88 respectively. 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)

Compliance or Monitoring Action to be Performed: Prior to issuance of Grading Permit or Recordation of Final Map (whichever comes first).

Applicant's Engineer shall prepare improvements plans as indicated in this condition.

Comments By Staff

Last Update on:

Updated By:

3/16/07 - Public Works clearance memo, datum not provided on grading and drainage plans for Phases 1 & 2. Hard copies on file with RMA-Planning. COA cleared for Phases 1 & 2. (Updated by A. Quenga 11/17/17).

12/5/2017 4:28:40PM

QUENGA AV

7/12/17 - Public Works clearance memo, benchmark and basis of bearings on On-site and Off-site Improvement Plans for Phase 3. Hard copy on file with RMA-Planning. COA cleared for Phase 3. (Updated by A. Quenga 11/17/17)

Condition Compliance Status Report for PLN030204

229. PWSP0036 - IMPROVEMENT PLANS - SURVEYS
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Current Status: Met

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Plans submitted shall use existing centerline alignments, stationing and monuments that are of record with the Monterey County Survey Division. 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 coordinates and elevation information or references to the County's benchmarks, or monument ties. (Public Works)

Compliance or Monitoring Action to be Performed: Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first)

Applicant's Engineer shall prepare improvements plans as indicated in this condition.

Comments By Staff

Last Update on:

Updated By:

12/4/07 - Public Works clearance memo, information included in grading plans for Phases 1 & 2 and Subdivision Improvement Plans for Phase 1. Hard copies on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/17/17)

12/5/2017 4:28:40PM

QUENGA AV

5/20/14 - Information included in grading plans for Phases 1 & 2 and Subdivision Improvement Plans for Phase 2. Hard copies on file with RMA-Planning. COA cleared for Phase 2. (Updated by A. Quenga 11/17/17)

7/12/17 - Public Works clearance memo, completed per approval of Phase 3 grading plans and signatures on Final Maps for Phases 1, 2, & 3. Hard copies on file with RMA-Planning. COA cleared for Phase 3. (Updated by A. Quenga 11/17/17)

Condition Compliance Status Report for PLN030204

230. PWSP0037 - IMPROVEMENT PLANS - SURVEYS

Current Status: **Met**

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: 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)

Compliance or Monitoring Action to be Performed: Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first)

Applicant's engineer shall prepare improvement plans as indicated in this condition.

Comments By Staff

Last Update on:

Updated By:

12/4/07 - Public Works clearance memo, Phase 1 & 2 grading plans are consistent with COA requirement. Hard copy of file with RMA-Planning. COA cleared for Phases 1 & 2. (Updated by A. Quenga 11/17/17)

12/5/2017 4:28:40PM

QUENGA AV

7/12/17 - Public Works clearance memo, completed per approved grading plans for Phase 3. Hard copy on file with RMA-Planning. COA cleared for Phase 3. (Updated by A. Quenga 11/17/17)

231. PWSP0038 - IMPROVEMENT PLANS - UTILITIES

Current Status: **Met**

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: 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)

Compliance or Monitoring Action to be Performed: Prior to Issuance of a grading Permit or Recordation of Final Map (whichever comes first)

Applicant's Engineer shall prepare improvement plans as indicated in this condition.

Comments By Staff

Last Update on:

Updated By:

12/4/09 - Public Works clearance memo. Information on Phase 1 Subdivision Improvement Plans. Hard copy on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/17/17)

12/5/2017 4:28:40PM

QUENGA AV

5/20/14 - Information included in Phase 2 Subdivision Improvement Plans and Final Map. Hard copy on file with RMA-Planning. COA cleared for Phase 2. (Updated by A. Quenga 11/17/17)

7/12/17 - Public Works clearance memo, information on Phase 3 Subdivision Improvement Plans. Hard copy on file with RMA-Planning. COA cleared for Phase 3. (Updated by A. Quenga 11/17/17)

Condition Compliance Status Report for PLN030204

232. PWSP0039 - IRRIGATION SYSTEM - RECLAIMED WATER

Current Status: Met

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Park and open space irrigation systems shall be included in the Improvement Plans subject to the approval of the Public Works Director and MCWD. The systems shall be double plumbed for reclaimed water, as required, to be in conformance with MCWD's regulations. (Public Works)

Compliance or Monitoring Action to be Performed: Applicant's Engineer shall complete design and prepare improvement plans as indicated in this condition . The applicant is required to follow the requirements of MCWD's regulations and Procedures, Guidelines and Design Requirements Section 600.

Prior to Issuance of a Grading Permit or Recordation of Final Map whichever comes first)

Comments By Staff

Last Update on:

Updated By:

3/29/07 - Public Works clearance memo, Marina Coast Water District letter dated 4/18/07 demonstrates that information contained in the Phase 1 Subdivision Improvement Plan is consistent with this COA. Hard copy on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/17/17)

12/5/2017 4:28:40PM

QUENGA AV

5/20/14 - Marian Coast Water District review and approval of Phase 2 Subdivision Improvement Plans, signed 9/18/14 and 9/22/14. Hard copy on file with RMA-Planning. COA cleared for Phase 2. (Updated by A. Quenga 11/17/17)

7/12/17 - Clearance memo from Public Works and Parks Department, complete per Marina Coast Water District letter dated 5/25/17 filed in COA No. 244. Hard copies on file with RMA-Planning. COA cleared for Phase 3. (Updated by A. Quenga 11/17/17)

Condition Compliance Status Report for PLN030204

233. PWSP0046 - DEDICATION OF OPEN SPACE

Current Status: **Met**

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: The Final Map shall provide that all open space maintained by the CSD be dedicated to the CSD in fee. (Public Works)

Compliance or Monitoring: Prior to Recordation of Final Map

Action to be Performed: Applicant shall show all open space parcels on the Final Map dedicated to the CSD.

Comments By Staff

Last Update on:

Updated By:

3/22/07 - Public Works clearance memo, note included on Phase 1 Final Map recorded in Volume 24, Page 7 of Cities and Towns. Hard copy on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/17/17)

12/5/2017 4:28:40PM

QUENGA AV

5/20/17 - Note included on Phase 2 Final Map recorded in Volume 24, Page 41 of Cities and Towns. Hard copy on file with RMA-Planning. COA cleared for Phase 2. (Updated by A. Quenga 11/17/17)

7/13/17 - Public Works clearance memo, not included on Phase 3 Final Map. Map not recorded as of this date. Hard copy on file with RMA-Planning. COA cleared for Phase 3. (Updated 11/17/17)

Condition Compliance Status Report for PLN030204

234. PWSP0047 - STORM WATER DRAINAGE

Current Status: Met

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: 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:

- Manhole spacing shall not exceed 300 feet.
- Each manhole shall have adjacent access provided by a 14 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 inches. (A design exception may be authorized by the Public Works Director in very limited circumstances)
- The storm water basin design shall be designed such that the proposed 100-year storm outflow is below the existing 10-year discharge.
(Public Works and Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).

Applicant's Engineer shall submit detailed engineering calculations and improvement plans.

Comments By Staff

Last Update on:

Updated By:

4/13/07 - Water Resources Agency clearance memo dated 4/5/07 states the Agency has received the Stormwater Management Plan for the East Garrison Project, prepared by Balance Hydrologics, Inc., dated 08/2006, which includes acceptable engineering calculations for all stormwater facilities. RBF Consulting reviewed the Stormwater Management Plan and recommended approval. Hard copy of plan on file with Water Resources Agency and memo on file with RMA-Planning. (Updated by A. Quenga 11/17/17)

12/5/2017 4:28:40PM

QUENGA AV

7/12/17 - Clearance memo from Public Works and Water Resources agency indicating Phase 3 is in substantial compliance per previously approved stormwater management plan by Balance Hydrologics. Hard copy of memo on file with RMA-Planning. (Updated by A. Quenga 11/17/17)

Condition Compliance Status Report for PLN030204

235. PWSP0048 - STORM WATER DRAINAGE (b)

Current Status: Met

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure:

4. Complete Grading Plans subject to the approval of the Directors of Public Works, Planning and Building Inspection, and the Water Resources Agency that provides for contouring of the proposed grading planes and the natural topographic conforms . Grading Plans shall provide for finished grade tolerances to the nearest 0.20-foot and shall indicate material specifications and compaction requirements for building site pads, structure backfill, roadbeds, earth fills and/or embankments. Grading Plans shall also include installation of critical drainage improvements, structures, storm drains, culverts, and miscellaneous facilities on the development as deemed appropriate.

5. Grading construction shall be accomplished under the supervision of a qualified California Professional Engineer. Said Engineer shall certify that the grading has been completed in accordance with approved plans and specifications or approved change orders.

6. The Grading Plans shall include a statement signed by the applicant that acknowledges, "Approval of the Grading Plans by the County does not imply approval of any part of the improvement plans that are currently or may become under review by the County. The applicant further acknowledges that he is proceeding at his own risk and agrees to take appropriate corrective actions that may be required by the County".

7. Complete title transfer of the land from ownership of the Army to fmal ownership by the developer.
(Public Works)

Compliance or Monitoring Action to be Performed: Prior to Recordation of Final Map, or Issuance of Grading Permit, whichever comes first.

Applicant's Engineer shall complete Grading Plans

Ongoing

Applicnat's Engineer shall supervise and certify.

Prior to Recordation of Final Map, or Issuance of Grading Permit, whichever comes first.

Applicant's Engineer shall include statement on Grading Plans for the applicant's signature and acknowledgement.

Prior to Recordation of Final Map, or Issuance of Grading Permit, whichever comes first.

Applicant's Attorney in consultation with County Counsel shall complete the title transfer.

Condition Compliance Status Report for PLN030204

Comments By Staff

Last Update on:

Updated By:

(4) - See attached. See grading permits and plans for GP070031, GP070147, GP070197 for Phase 1/2 and Town Center Grading & Drainage. See DPW email dated 6/19/12 and COA 235.1. Verified by PBI 6/4/12. COA 235.4 has been cleared by WRA per Memorandum dated 6/19/12. See grading plans for 16CP03771 for Phase 3. WRA verifies these plans are in conformance with COA 235 and include construction detail for the installation of critical drainage improvements, structures, storm drains, culverts, and misc facilities on the development.

12/5/2017 4:28:40PM

QUENGA AV

(5) - See William Lyon Homes letter dated 1/22/07 in COA 61. See DPW email dated 6/19/12 in COA 235.1. See Rough Grading Plan notes on Phase 1, 2, and 3 which reads "the grading construction work shall be completed under the supervision of a registered CA professional civil engineer, or other qualified CA professional engineer."

(6) - The Rough Grading Plans for Phases 1 and 2 includes a statement signed by the applicant dated 08/15/2016. The Rough Grading Plans for Phase 3 includes a statement signed by the applicant dated 05/18/2017. The statement reads "approval of the grading plans by the County does not imply approval of any part of the improvement plans that are currently or may become under review by the County. East Garrison Partners further acknowledges that they are proceeding at their own risk and agrees to take appropriate actions that may be required by the County".

(7) - See DPW email dated 6/19/12. Attached to COA 235.1

(Anna confirm)

(Updated S. Lai 11/15/17)

Condition Compliance Status Report for PLN030204

235. PWSP0048 - STORM WATER DRAINAGE (a)

Current Status: Met

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: The following are requirements for issuance of a Grading Permit for grading of the Phase 1 and 2 portions of the East Garrison Development. Implicit in this condition is completion of all environmental processes to include the public hearings and certification by the Board of Supervisors on the East Garrison Development environmental document as well as compliance with all proposed conditions noted in the requirements below.

1 . Complete an engineering and drainage study that defines final drainage improvements for the East Garrison project. These improvements shall include a system for retaining all storm water runoff above the bluff on the site, so no newly developed land will impact downstream property owners, subject to the approval of the Directors of Public Works, Planning and Building Inspection, and Water Resources Agency.

2 . Complete Erosion Control Plans for the proposed Grading Permit that provides for utilization of topsoil, soil supplements, planting exposed slopes, irrigation requirements, drainage improvements, and implementation of erosion control measures within the graded area . The Erosion Control Plans shall include a mowing schedule or supplemental activities subject to the approval of the Salinas Rural Fire Protection District for planted areas that reduces the potential for fire in the area.

3. Enter into an agreement with the County subject to the approval of the Directors of Public Works, Planning and Building Inspection, Water Resources Agency, and County Counsel that provides for the protection of down stream facilities from sediment; the maintenance of the graded area to include the maintenance of plantings, maintenance and restoration of slopes, maintenance of retention/detention/sedimentation ponds, maintenance of drainage system improvements installed as part of the Grading Permit; and the restoration of on and off site damages caused by the grading activities . Security shall be provided in the form of a performance bond for 100% of the grading and erosion control cost, a labor and materials bond for 50% of the labor and material costs, and a maintenance bond for 100% of the estimated cost of annual maintenance of the graded area. The applicant agrees as a condition and in consideration of the approval of this discretionary development permit that it will 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 in connection with any erosion, flooding, stormwater runoff, grading or discharge as a result of the project. The indemnification shall include the cost of independent outside counsel if engaged by the County to defend any such action. The property owner will reimburse the County for any and all court costs, fines, penalties or attorney's fees, to the extent allowed by law, which the County may be required to by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action, but such participation shall not relieve applicant of his obligations under this condition . Without limiting the obligation to defend, indemnify, and hold the County harmless, the applicant shall secure this concurrent with applicant entering into defense and indemnity agreement, with a bond or irrevocable letter of credit from an accredited financial institution in the amount of one million dollars (\$1,000,000), in a form acceptable to the County. The County shall promptly notify the property owner of any such claim,

Condition Compliance Status Report for PLN030204

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

action or proceeding and the County shall cooperate fully in the defense thereof.

Prior to Recordation of Final Map , or Issuance of Grading Permit, whichever comes first.

Applicant's Engineer shall complete an engineering and drainage study.

Prior to Recordation of Final Map, or Issuance of Grading Permit, whichever comes first .

Applicant's Engineer shall complete Erosion Control Plans for the proposed Grading Permit.

Prior to Recordation of Final Map, or Issuance of Grading Permit, whichever comes first.

Applicant's Attorney in consultation with County Counsel shall prepare and execute agreement .

Prior to Recordation of Final Map, or Issuance of Grading Permit, whichever comes first .

Applicant shall provide bond.

Prior to Recordation of Final Map, or Issuance of Grading Permit, whichever comes first.

Applicant's Attorney in consultation with County Counsel shall prepare agreement . Applicant shall execute the agreement .

Comments By Staff

Last Update on:

Updated By:

11/15/17-

12/7/2017 2:38:19PM

QUENGA AV

(1): Storm Drain Study was prepared by CBG 10/06 for Phases 1 and 2 as noted in email Juan dated 6/19/12 and updated 7/29/05 as noted in CBG Memorandum. Hardcopy on file with RMA-Planning. Complies per Cond. 2-9 for Phase 1/2 and Town Center Grading & Drainage. Approved by PBI 8/9/06. Letter dated 9/22/05 from East Garrison Partners I, LLC indicating modification of proposed East Garrison storm drainage system in response to concerns about increased storm water runoff. The Water Resources Agency received an acceptable East Garrison Phase 3 On-Site Storm Drain Study prepared by Whitson Engineers, dated January 2017. These reports demonstrate that no newly developed land will impact downstream property owners.

(2): See attached William Lyon Homes Inc letter dated 1/22/07 in COA 61. See DPW email dated 6/18/12. Copy in COA 187. Also see DPW email dated 6/19/12 in COA 235.1. Refer to Grading Plans for Phase 1/2 and Town Center Grading & Drainage approved by PBI dated 8/7/06.

(3): Refer to Erosion Control Bonds for Phase 1 and Town Center Grading & Drainage approved by DPW 3/16/07. COA 235.3 cleared as per 7/10/06 email from DPW. (Updated S. Lai 11/15/17)

11/20/17 - Indemnification Agreement for storm drain and erosion control scheduled for Board of Supervisors approval on 12/12/17. Includes \$1.0M Indemnification bond and Phase 2 CSD maintenance bond. Hard copies on file with RMA-Planning. The condition status will be met upon recordation of the Indemnification Agreement. (A. Quenga)

Condition Compliance Status Report for PLN030204

236. PWSP0049 - TRAFFIC IMPROVEMENT PHASING PLAN

Current Status: **Met**

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: The applicant shall prepare a Traffic Improvement Phasing Plan. The plan shall address the timing of on-site and off-site improvements as they relate to the phasing of the project subject to the approval of the Public Works Director and the Salinas Rural Fire District Chief. (Public Works and Salinas Rural Fire District)

Compliance or Monitoring: Prior to Submittal of First Final Map

Action to be Performed: Applicant shall submit a Traffic Improvement Phasing Plan to DPW for approval.

Comments By Staff

Last Update on:

Updated By:

11/15/17- Refer to SRFD approval letter 12/6/05 for Hydrant Locations, Turnaround Notations, and Street Phasing. Approved by DPW 3/22/07. Hard copy in file with RMA-Planning. COA cleared for all three phases. (Updated A. Quenga 11/20/17)

12/5/2017 4:28:40PM

QUENGA AV

237. PWSP0055 STREETS AND ROADS

Current Status: **Met**

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Applicant shall dedicate a permanent easement to the County for the following roads : Reservation Road, Inter-Garrison Road, Watkins Gate Road and West Camp Street. Applicant shall make irrevocable offer to dedicate Reservation Road for future four lanes including a median. Final Map shall not indicate "Right-of-Way to be acquired from Monterey County" except for parcel H5,116, 749 and 750. (Public Works)

Compliance or Monitoring: Prior to Recordation of Final Map

Action to be Performed: Applicant shall dedicate a permanent easement to the County for roads listed.

Comments By Staff

Last Update on:

Updated By:

11/15/17- Phase 1 and Town Center Final Map recommended for approval by RBF review of plans and discussion with County dated 3/22/07 approved by DPW 3/22/07.

12/5/2017 4:28:40PM

QUENGA AV

11/15/17- See Phase 2 Final Map verified by PBI 5/21/14.

11/15/17- Phase 3- Final Map revised to dedicate public roadways "in fee" as discussed at County meeting on 3/28/17. Approved by DPW 7/12/17.

(Updated S. Lai 11/15/17)

Condition Compliance Status Report for PLN030204

238. PWSP0058 - STREET AND ROADS

Current Status: Met

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: 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 and Specific Plan.
(Public Works)

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

Applicant's Engineer to provide written report.

Comments By Staff

Last Update on:

Updated By:

6/19/7 - TJKM Transportation Consultant letter dated 2/7/07 for traffic analysis to evaluated appropriate traffic controls. Recommendations incorporated by Phase 1 Subdivision Improvement Plans signed by Public Works 6/20/07. Hard copies on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/20/17)

12/5/2017 4:28:40PM

QUENGA AV

1/29/08 - Public Works clearance memo, refers to TJKM letter. Improvements shown on Phase 2 Subdivision Improvement Plans signed by Public Works 5/1/08. Hard copies on file with RMA-Planning. COA cleared for Phase 2. (Updated by A. Quenga 11/20/17)

7/12/17- Public Works clearance memo, completed per "Proposed Phase 3 Stop Sign and Crosswalk Locations in East Garrison in Monterey County" dated 1/6/17 by Stantec. Phase 3 Subdivision Improvement Plans signed by Public Works 6/27/17. (Updated by A. Quenga 11/20/17)

(Updated S. Lai 11/15/17)

Condition Compliance Status Report for PLN030204

239. PWSP0059 - STREET AND ROADS

Current Status: **On-Going**

Responsible Department: Public Works Department

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

Compliance or Monitoring: Prior to notice of Completion

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

Comments By Staff

Last Update on:

Updated By:

11/21/17 - Ordinance 5241 for Phase 1 adopted by the Board of Supervisors 6/24/14. Ordinance 5278 for Phase 2 adopted by the Board of Supervisors 11/8/16. Hard copies on file with RMA-Public Works. Ordinance for Phase 3 pending. (Updated by C. Alinio 11/21/17)

12/7/2017 2:42:02PM

QUENGA AV

12/7/17 - The condition status will remain as on-going until completion of the Phase 3 street improvements and approval of a similar ordinance by the Board of Supervisors. (A. Quenga)

240. PWSP0060 - STREET AND ROADS

Current Status: **Met**

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Applicant shall enter into an agreement to fund any short fall in assessments necessary to slurry seal all public streets and pavement areas seven years after formal acceptance. The Agreement shall provide for bonding as necessary. Where applicant is required to provide security by the conditions of this Combined Development Permit, applicant shall provide improvement security in the form of a one hundred percent (100%) performance, labor and materials bond or a one hundred percent (100%) letter of credit. (Public Works)

Compliance or Monitoring: Prior to Recordation of Final Map

Action to be Performed: Applicant shall provide bonds or letter of credit. Applicant's Attorney in consultation with County Counsel shall prepare agreement. Applicant shall execute the agreement.

Comments By Staff

Last Update on:

Updated By:

7/19/06 - Cleared per Interim Funding Agreement (No. A-10567) approved by the Board of Supervisors 7/18/06 filed in COA No. 187. Hard copy on file with RMA-Planning. COA cleared for all three phases. (Updated A. Quenga 11/20/17)

12/5/2017 4:28:40PM

QUENGA AV

Condition Compliance Status Report for PLN030204

241. PWSP0061 - STREET AND ROADS

Current Status: Met

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: 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, PBI)

Compliance or Monitoring: Prior to Recordation of Final Map

Action to be Performed: Applicant's Engineer shall provide streetlight schedule, identify locations and proposed lighting intensities.

Comments By Staff

Last Update on:

Updated By:

5/31/07- Public Works clearance memo, Street Lighting plans completed per RBF review for Phase 1. Hard copies on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/20/17)

12/5/2017 4:28:40PM

QUENGA AV

5/21/14- Refer to Phase 2 Subdivision Improvement Plans signed by Public Works 5/1/08. Hard copy on file with RMA-Planning. COA cleared for Phase 2. (Updated by A. Quenga 11/20/17)

7/5/17- Planning and Public Works clearance memo, East Garrison Phase 3 Photometric Plan completed dated 1/18/17. Hard copy on file with RMA-Planning. COA cleared for Phase 3. (Updated by A. Quenga 11/20/17)

(Updated S. Lai 11/15/17)

242. PWSP0062 - TRANSIT FACILITIES

Current Status: Met

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Applicant shall design transit facilities in accordance with the design guidelines presented in MST's "Designing for Transit" handbook and the Specific Plan 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)

Compliance or Monitoring: Prior to Recordation of Final Map or upon completion of improvements

Action to be Performed: Applicant shall design transit facilities and construct along with adjacent street construction.

Comments By Staff

Last Update on:

Updated By:

1/29/08 - Public Works clearance memo, refer to MST letter dated 1/9/07 for designing Transit Facilities in the East-Garrison Community. Letter applicable to all three phases. (Updated by A. Quenga 11/20/17)

12/7/2017 2:43:07PM

QUENGA AV

Condition Compliance Status Report for PLN030204

243. PWSP0063 - UTILITY EASEMENTS

Current Status: **Met**

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: 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)

Compliance or Monitoring: Prior to Recordation of Each Final Map

Action to be Performed: Applicant's Engineer shall show easements and rights-of-way on Final Map for all water system improvements and sanitary sewers, pump stations, wastewater treatment facilities, and disposal facilities located in easements or fee parcels. Applicant will have to comply with easement requirements included in the Infrastructure Agreement with MCWD and with the latest version of MCWD 's Standard Plans and Specifications For Construction of Domestic Water, Sewer and Recycled Water Facilities, and Procedures, Guidelines and Design Requirements.

Comments By Staff

Last Update on:

Updated By:

3/22/07- Public Works clearance memo, Public Utility Easement notated on Phase 1 Final Map recorded in Volume 24, Page 7 of Cities and Towns. Hard copies on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/20/17)

12/5/2017 4:28:40PM

QUENGA AV

5/20/14 - Public Utility Easement notated on Phase 2 Final Map recorded in Volume 24, Page 41 of Cities and Towns. Hard copy on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/20/17)

7/12/17 - Public Works clearance memo, Public Utility Easement notated on Phase 3 Final Map. Hard copies on file with RMA-Planning. COA cleared for Phase 1. (Updated by A. Quenga 11/20/17)

Condition Compliance Status Report for PLN030204

244. PWSP0070 - WASTEWATER COLLECTION SYSTEM

Current Status: **On-Going**

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Complete design in phases, prepare improvement plans and specifications, obtain appropriate permits, and construct a wastewater collection system to include manholes, mains, pump stations, and cleanouts within East Garrison meeting CRWQCB and MCWD requirements and subject to the approval of the Directors of Environmental Health and Public Works. The design shall accommodate the full build out of the East Garrison Specific Plan area . Design and construction shall be completed under the supervision of a registered California Professional Engineer in Civil Engineering. Said Engineer shall certify that all facilities have been completed in accordance with the improvement plans, specifications, and approved change orders . The following shall be incorporated into the wastewater collection system design:
1 . Standby Generators at all pump stations
2. Standardized and redundant wastewater pumps
3 . Enlarged collection facilities to allow for connection of the phases of the East Garrison Specific Plan
4 . Appropriate monitoring systems with alarms (Environmental Health and Public Works)

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

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.

Comments By Staff

Last Update on:

Updated By:

Condition Compliance Status Report for PLN030204

Phases 1 & 2:

12/7/2017 2:51:16PM

QUENGA AV

7/27/06: East Garrison Partners I, LLC, MCWD, and EG Community Facilities Dist approved a Construction & Transfer of Water, Sewer, & Recycled Water Infrastructure Agreement, whereby MCWD agreed to accept, own, & operate the water, sewer, and recycled water improvements to be constructed for Phase 1&2 of the EG development. (Updated by A. Quenga 12/7/17)

4/9/07- Environmental Health clearance memo, approved per MCWD letter dated 3/28/07. Letter demonstrates sewer master plan for all three phases meets the district's requirements. Hard copies on file with RMA-Planning. (Updated by A. Quenga 11/20/17)

3/27/12: UCP East Garrison, LLC, MCWD, and EG Community Facilities Dist approved a Construction and Transfer of Water, Sewer, & Recycled Water Infrastructure Agreement for Phases 1&2, whereby MCWD reaffirmed this agreement with the new developer. (Updated by A. Quenga 12/7/17)

9/11/12: MCWD approved & accepted the completed water & sewer improvements for Phase 1. (Updated by A. Quenga 12/7/17)

2/1/16: MCWD approved & accepted the completed water & sewer improvements for Phase 2. (Updated by A. Quenga 12/7/17)

Phase 3:

7/12/17- Public Works and Environmental Health clearance memo, MCWD letter to Nick Nichols dated 5/25/17. Phase 3 Improvement Plans and conform to the districts requirements.

11/20/17: UCP East Garrison, LLC, MCWD, and the East Garrison Public Finance Authority approved a Water, Sewer, & Recycled Water Infrastructure for East Garrison Phase 3 Agreement, for design, potential bonding, and construction of the subdivision water, sewer, and recycled water systems.

The condition status will remain on-going until the Phase 3 water & sewer improvements have been constructed and accepted by MCWD. (Updated by A. Quenga 12/7/17)

Condition Compliance Status Report for PLN030204

245. PWSP0072 - WASTEWATER COLLECTION SYSTEM

Current Status: Met

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Prepare a wastewater collection system management plan meeting CRWQCB and MCWD requirements subject to the approval by the Directors of Environmental Health and Public Works.
(Public Works)

Compliance or Monitoring: Prior to Recordation of Final Map

Action to be Performed: Applicant's Engineer shall prepare a Wastewater Collection System Management Plan.

Comments By Staff

Last Update on:

Updated By:

7/27/06 - East Garrison Partners I, LLC, MCWD, and EG Community Facilities Dist approved a Construction & Transfer of Water, Sewer, & Recycled Water Infrastructure Agreement, whereby MCWD agreed to accept, own, & operate the water, sewer, and recycled water improvements to be constructed for Phase 1&2 of the EG development. (Updated by A. Quenga 12/7/17)

12/7/2017 3:08:03PM

QUENGA AV

3/29/07 - Public Works and Environmental Health clearance memo, approved per MCWD approval letter dated 3/28/07. Hard copy on file with RMA-Planning. COA will remain partially met until construction in Phases 1 & 2 is complete and MCWD has accepted the improvements. (Updated by A. Quenga 11/20/17)

3/27/12 - UCP East Garrison, LLC, MCWD, and EG Community Facilities Dist approved a Construction and Transfer of Water, Sewer, & Recycled Water Infrastructure Agreement for Phases 1&2, whereby MCWD reaffirmed this agreement with the new developer. (Updated by A. Quenga 12/7/17)

7/12/17 - Public Works and Environmental Health clearance memo, approved per MCWD letter to Nick Nichols dated 5/25/17 filed with COA No. 244 and MCWD Resolution No. 2017-11 dated 2/21/17. Hard copy on file with RMA-Planning. COA partially cleared for Phase 3 until construction in Phase 3 is complete and MCWD has accepted the improvements. (Updated by A. Quenga 11/20/17)

11/20/17 - UCP East Garrison, LLC, MCWD, and the East Garrison Public Finance Authority approved a Water, Sewer, & Recycled Water Infrastructure for East Garrison Phase 3 Agreement, for design, potential bonding, and construction of the subdivision water, sewer, and recycled water systems. Hard copies of the agreements are on file at RMA-Planning. (Updated by A. Quenga 12/7/17)

Condition Compliance Status Report for PLN030204

246. PWSP0073 - WASTEWATER COLLECTION SYSTEM

Current Status: **Met**

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Develop, execute, and provide an agreement or other acceptable document for acceptance, operation, and maintenance of the wastewater collection system by a suitable or appropriate entity in accordance with the management plan subject to the approval of County Counsel and the Directors of Environmental Health and Public Works. (Public Works)

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

Applicant's Attorney in consultation with County Counsel shall develop and provide an agreement for acceptance, operation, and maintenance of the wastewater collection system. Applicant shall execute the agreement.

<i>Comments By Staff</i>	<i>Last Update on:</i>	<i>Updated By:</i>
<hr/>		
<i>3/5/07 - Environmental Health clearance memo, refer to MCWD Water Infrastructure Agreement dated 7/27/06. Also see clearance contained in COA No. 187. Hard copies on file with RMA-Planning. COA cleared for all three phases. (Updated by A. Quenga 11/20/17)</i>	<i>12/5/2017 4:28:40PM</i>	<i>QUENGA AV</i>

247. PWSP0075 - WASTEWATER COLLECTION SYSTEM

Current Status: **Met**

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: All pump stations shall be fenced for security purposes, have paved accesses, and be landscaped in accordance with community design. (Public Works)

Compliance or Monitoring Action to be Performed: Prior to Occupancy

Applicant's Engineer or Landscape Architect shall design and applicant shall fence pump station, construct paved accesses, and provide landscaping prior to occupancy.

<i>Comments By Staff</i>	<i>Last Update on:</i>	<i>Updated By:</i>
<hr/>		
<i>6/12/13 - Public Works clearance memo dated 12/4/07, MCWD letter dated 3/28/07 confirms MCWD will provide water and wastewater service to East Garrison development. Not applicable to Phase 2, no pump station as confirmed by DPW dated 12/4/07. Hard copies on file with RMA-Planning. COA cleared for all three phases. (Updated by A. Quenga 11/12/17)</i>	<i>12/5/2017 4:28:40PM</i>	<i>QUENGA AV</i>
<i>7/12/17 - Public Works clearance memo, completed with Phase 1 pump station owned by MCWD. (Updated by A. Quenga 11/20/17)</i>		

Condition Compliance Status Report for PLN030204

248. PWSP0076 - WATER SYSTEM FACILITIES
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Current Status: On-Going

Responsible Department: Public Works Department

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

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

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

Comments By Staff

Last Update on:

Updated By:

Phases 1 & 2:

12/7/2017 3:13:04PM

QUENGA AV

7/27/06 - East Garrison Partners I, LLC, MCWD, and EG Community Facilities Dist approved a Construction & Transfer of Water, Sewer, & Recycled Water Infrastructure Agreement, whereby MCWD agreed to accept, own, & operate the water, sewer, and recycled water improvements to be constructed for Phase 1&2 of the EG development. (Updated by A. Quenga 12/7/17)

3/29/07 - Public Works and Environmental Health clearance memo, MWCD letter dated 3/28/07 demonstrating Water System Master Plan submitted for all three phases is consistent with the district's requirements. Hard copies on file with RMA-Planning. COA partially met for all three phases until all facilities have been constructed. Also refer to MCWD letter to Nick Nichols (RMA) dated 5/25/17 filed in COA No. 244. (Updated by A. Quenga)

3/27/12 - UCP East Garrison, LLC, MCWD, and EG Community Facilities Dist approved a Construction and Transfer of Water, Sewer, & Recycled Water Infrastructure Agreement for Phases 1&2, whereby MCWD reaffirmed this agreement with the new developer. (Updated by A. Quenga 12/7/17)

9/11/12 - MCWD approved & accepted the completed water & sewer improvements for Phase 1. (Updated by A. Quenga 12/7/17)

2/1/16 - MCWD approved & accepted the completed water & sewer improvements for Phase 2. (Updated by A. Quenga 12/7/17)

Phase 3:

11/20/17 - UCP East Garrison, LLC, MCWD, and the East Garrison Public Finance Authority approved a Water, Sewer, & Recycled Water Infrastructure for East Garrison Phase 3 Agreement, for design, potential bonding, and construction of the subdivision water, sewer, and recycled water systems.

The condition status will remain on-going until the Phase 3 water & sewer improvements have been constructed and accepted by MCWD. (Updated by A. Quenga 12/7/17)

Condition Compliance Status Report for PLN030204

249. PWSP0077 - WATER SYSTEM FACILITIES

Current Status: **Met**

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Develop, execute, and provide an agreement or other acceptable document subject to the approval of the Directors of Environmental Health, Public Works and County Counsel from a suitable or appropriate entity 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)

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

Applicant's Attorney in consultation with County Counsel shall develop and provide an agreement. Applicant shall execute the agreement.

Comments By Staff

Last Update on:

Updated By:

3/5/07 - Environmental Health clearance memo, MCWD Water Infrastructure Agreement dated 7/27/06. Also see clearance documentation in COA 187. Hard copies on file with RMA-Planning. COA has been cleared for all three phases. (Updated by A. Quenga 11/20/17)

12/5/2017 4:28:40PM

QUENGA AV

250. PWSP0078 - TRAFFIC AND CIRCULATION - AGREEMENT TO CONSTRUCT IMPROVEMENTS

Current Status: **Met**

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Applicant shall enter into an agreement to dedicate right-of way and construct roadway and intersection improvements as identified in these Permit Conditions. In the event that the applicant notifies the County that it is unable to timely secure the required right-of-way, 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. Applicant shall fund the cost of the County's acquisition and related court proceeding. (Public Works)

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

Applicant's Attorney in consultation with County Counsel shall prepare agreement to dedicate right-of-way and construct roadway and intersection improvements.
Applicant shall execute the agreement.

Comments By Staff

Last Update on:

Updated By:

4/18/07 - Public Works clearance memo, right of way shown on Final Map. See Phase 1 and 2 Subdivision Improvement Agreement recorded under document No. 2007051443. Hard copy on file with RMA-Planning. COA cleared for Phases 1 & 2 (Updated by A. Quenga 11/20/17)

12/7/2017 3:15:17PM

QUENGA AV

11/20/17 - See Phase 3 Subdivision Improvement Agreement signed by applicant on 11/17/17 and set for Board of Supervisors approval on 12/12/17. Condition will be met when agreement is recorded. Hard copy on file with RMA-Planning. (A. Quenga)

Condition Compliance Status Report for PLN030204

251. PWSP0079 - TRAFFIC AND CIRCULATION - RESERVATION ROAD/DAVIS ROAD INTERSECTION IMPROVEMENTS

Current Status: **Met**

Responsible Department: Public Works Department

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

Compliance or Monitoring: In accordance with phasing Plan

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

Comments By Staff **Last Update on:** **Updated By:**

Traffic signal installed and turned on on March 26, 2013 for the intersection of Reservation Road and Davis Road. Remaining improvements will be done on May 2013, per Enrique Saavedra. 12/5/2017 4:28:40PM QUENGA AV

The improvements and traffic signal have been accepted by the County, per Saba Engineer. See email (6/17/13) attached.

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

Current Status: **On-Going**

Responsible Department: Public Works Department

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

Compliance or Monitoring: In accordance with Phasing Plan

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

Comments By Staff **Last Update on:** **Updated By:**

11/20/17 - COA does not apply to Phases 1 & 2. (A. Quenga) 12/7/2017 3:16:17PM QUENGA AV

7/13/17 - Intersection and traffic signal improvements are shown on approved Phase 3 Off-Site Improvement Plans. Condition status will remain on-going until construction is completed. (Updated 11/20/17 by A. Quenga)

Condition Compliance Status Report for PLN030204

253. PWSP0081 - TRAFFIC AND CIRCULATION - RESERVATION ROAD/CENTRAL ENTRANCE ROAD INTERSECTION IMPROV

Current Status: **Met**

Responsible Department: Public Works Department

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

Compliance or Monitoring: In accordance with Phasing Plan

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

Comments By Staff

Last Update on:

Updated By:

6/4/12 - Public Works clearance memos dated 3/16/07 & 3/27/07 refer to RBF email dated 3/19/07. Off-site improvement plans show intersection improvements for East Garrison Road (Central Entrance Road) designed to operate at LOS C at project build out. (Updated by A. Quenga 11/20/17)

12/5/2017 4:28:40PM

QUENGA AV

254. PWSP0082 - TRAFFIC AND CIRCULATION - RESERVATION ROAD/NEW INTER-GARRISON ROAD CONNECTOR INTERSE

Current Status: **Met**

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Applicant shall construct intersection improvements and install a traffic signal at the intersection of Reservation Road and the new Inter-Garrison Road connector to Reservation Road. This intersection shall be designed to operate at level of service (LOS) C or better in the year of project buildout with a street section approved by the Public Works Director . (Public Works)

Compliance or Monitoring: In accordance with Phasing Plan

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

Comments By Staff

Last Update on:

Updated By:

The improvements and traffic signal have been accepted by the County, per Saba Engineer. See email (6/17/13) attached.

12/5/2017 4:28:40PM

QUENGA AV

Condition Compliance Status Report for PLN030204

255. PWSP0083 - TRAFFIC AND CIRCULATION - INTER-GARRISON ROAD/WESTERLY PROJECT ENTRANCE INTERSECTION

Current Status: **Met**

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Applicant shall install a roundabout at the intersection of Inter-Garrison Road and the westerly project entrance . This intersection shall be designed to operate at level of service (LOS) C or better in the year of project buildout . (Public Works)

Compliance or Monitoring: in accordance with Phasing Plan

Action to be Performed: Applicant shall install a roundabout at the listed intersection. Intersection shall be designed to operate at LOS C or better in the year of project buildout.

Comments By Staff

Last Update on:

Updated By:

6/4/12 - Letter from applicant dated 3/30/07 stating area at proposed roundabout intersection does not contain sufficient area to construct a roundabout sized for projected traffic volumes, requesting construction of a "T" intersection instead. Modification was approved through Planning file No. PLN070168 and Resolution No. 07020. Hard copies on file with RMA-Planning. (Updated by A. Quenga 11/20/17)

12/5/2017 4:28:40PM

QUENGA AV

256. PWSP - NON - STANDARD - TRAFFIC AND CIRCULATION - LAGUNA SECA EVENT TRAFFIC

Current Status: **Met**

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: The applicant shall prepare an access plan for Laguna Seca Event traffic during the construction phases of East Garrison subject to the approval of Public Works and Parks Department. (Public Works, Parks)

Compliance or Monitoring: Prior to Grading

Action to be Performed: Applicant shall prepare an access plan

Comments By Staff

Last Update on:

Updated By:

8/7/09 - Parks Department clearance email 7/20/06 (updated by A. Quenga 11/20/17).

12/5/2017 4:28:40PM

QUENGA AV

3/14/12 - Email from Whitson Engineers with attached East Garrison Interim Access plans for Laguna Seca for 2005 and 2008. Hard copy on file with RMA-Planning. (Updated by A. Quenga 11/20/17)

Condition Compliance Status Report for PLN030204

257. PWSP0085 - TRAFFIC AND CIRCULATION - WEST CAMP STREET

Current Status: **Met**

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Applicant shall reconstruct West Camp Street from Watkins Gate Road to Inter-Garrison Road as specified in the East Garrison Specific Plan. The proposed road shall be designed to operate at level of service (LOS) C or better in the year of project buildout. (Public Works)

Compliance or Monitoring: In accordance with Phasing Plan

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

Comments By Staff

Last Update on:

Updated By:

3/1/16 - Board of Supervisors approved & accepted completed Phase 2 street improvements, including West Camp Street. (Updated by A. Quenga 12/7/17)

12/7/2017 3:17:34PM

QUENGA AV

258. PWSP0086 - TRAFFIC AND CIRCULATION - WATIUNS GATE STREET

Current Status: **On-Going**

Responsible Department: Public Works Department

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

Compliance or Monitoring: In accordance with Phasing Plan

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

Comments By Staff

Last Update on:

Updated By:

6/27/17: Phase 3 Off-Site Road Improvement Plans, including reconstruction of Watkins Gate Rd, approved by RMA-Public Works. Hard copies on file with RMA-Planning. Condition status will remain on-going until construction of improvements is complete. (updated by A. Quenga 11/20/17)

12/7/2017 3:18:24PM

QUENGA AV

Condition Compliance Status Report for PLN030204

259. PWSP0087 - TRAFFIC AND CIRCULATION - NEW INTER-GARRISON ROAD CONNECTOR

Current Status: **Met**

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Applicant shall construct the New Inter-Garrison Road Connector from Reservation Road to Inter-Garrison Road . The proposed road shall be designed to operate at level of service (LOS) C or better in the year of project buildout . Applicant shall make an irrevocable offer to dedicate right of way for future four laning (including a median) of the new Inter-Garrison Road connector buildout with a street section approved by the Public Works Director. (Public Works)

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

Applicant shall construct the New Inter-Garrison Road from Reservation Road to Inter-Garrison Road Connector. The proposed road shall be designed to operate at LOS C or better in the year of project buildout .

Comments By Staff

Last Update on:

Updated By:

6/4/12 - Public Works clearance memo, email from Frederik Venter (Kimley-Horn) dated 3/12/07, LOS calculation included in the CBG June 2006 Engineers Report and the design drawings show a four lane facility. Hard copies on file with RMA-Planning. Construction of Inter-Garrison Road from Reservation Road to Inter-Garrison Road Connector completed during construction of Phase 1 improvements. COA cleared for all three phases. (Updated by A. Quenga 11/20/17)

12/5/2017 4:28:40PM

QUENGA AV

Condition Compliance Status Report for PLN030204

260. PWSP0087 - TRAFFIC AND CIRCULATION - OFF - SITE IMPROVEMENTS
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Current Status: Met

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: The applicant shall obtain an encroachment permit from the DPW prior to construction any off-site improvements on County right-of-way. As part of the encroachment permit process, the Applicant shall submit off-site improvement plans that adhere to the same conditions and requirements as improvement plans for on-site improvements. (Public Works)

Compliance or Monitoring: Prior to construction off-site improvements on County right-of-ways

Action to be Performed: Applicant shall obtain an encroachment permit from the DPW prior to constructing any off-site improvements on County right-of-way

Comments By Staff	Last Update on:	Updated By:
5/31/07 - Public Works clearance memo, Off-site improvement plan complete per RBF review dated 5/21/07. Encroachment Permit to be executed, approved by DPW. Hard copy on file with RMA-Public Works. COA cleared for Phase 1 (updated by S. Lai 11/14/17)	12/7/2017 3:53:10PM	QUENGA AV
11/20/17 - Encroachment Permit not required for improvements in Phase 2. (A. Quenga)		
7/13/17 - Public Works clearance memo, completed per approval of Phase 3 Off-Site Improvement Plans signed by Public Works 6/27/17. Encroachment Permit for work in Reservation Road and Watkins Gate Road will be issued when the Board of Supervisors approves the Phase 3 Off-site Improvement plans on 12/12/17. Hard copies on file with RMA-Planning. Condition status will be met at approval of subdivision improvement plans. (Updated by A. Quenga 11/20/17)		

261. PWSP0089 - TRAFFIC CALMING
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Current Status: Met

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Identify traffic calming devices on the subdivision improvement plans, subject to the approval of the DPW. (Public Works)

Compliance or Monitoring: Prior to Recordation of Final Map

Action to be Performed: Applicant's Engineer shall identify appropriate traffic calming devices on the subdivision improvement plans. Applicant shall construct the appropriate device as listed in this condition.

Comments By Staff	Last Update on:	Updated By:
3/15/07 - Public Works clearance memo, letter from Frederik Venter (Kimley-Horn) dated March 12, 2007 explains traffic calming measures for the site to discourage speeding on the residential street. The action can be signed off according to Frederik. Hard copy on file with RMA-Planning. COA cleared for Phase 1 (updated by A, Quenga 11/20/17)	12/7/2017 3:54:41PM	QUENGA AV
6/4/12 - See Phase II Subdivision Improvement Plans (updated by S. Lai 11/14/17)		
7/12/17 - Public Works clearance memo, see note on Phase 3 On-Site Improvement Plans. Hard copies on file with RMA-Planning. (Updated by A. Quenga 11/20/17)		

Condition Compliance Status Report for PLN030204

262. PWSP - NON STANDARD - UNDERGROUND UTILITIES

Current Status: **Met**

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: The applicant shall coordinate the installation of underground utility facilities within the development to include pipes, valves, pumps, multi-duct conduit, pull boxes, vaults, and miscellaneous equipment to provide adequate facilities for all existing and future utilities including but not limited to gas, electric, water, sewer, telephone, cable TV, broadband telecommunications, video on demand, and other high speed internet connections. The applicant shall provide can and will serve letters from the various service providers by phase of the development. All underground improvements shall be shown on the subdivision improvement plans. A California Land Surveyor or a California Professional Engineer in Civil Engineering shall provide certification as to location and depth of all underground facilities through completion of "As Built" drawings. (Public Works)

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

Applicant shall provide a can and will serve letter from MCWD.

Comments By Staff

Last Update on:

Updated By:

12/4/07 - Public Works clearance memo, Department of the Army (Fort Ord Reuse Authority) will serve letter dated 8/30/06 will grant right of entry for MCWD for B Zone tank improvement projects, Comcast will serve letter dated 10/19/06 confirms Comcast will provide television, high speed internet, and Comcast Digital Voice Services to subscribing customers in the East Garrison Project for all phases, PG&E will serve letter dated 10/19/06 confirms gas and electric distribution facilities will be extended to and within East Garrison subdivision for all phases, Pacific Bell Telephone Company dba SBC letter 12/1/04 has capability to serve project, MCWD will serve letter dated 8/30/06 confirms MCWD can and will furnish water services to East Garrison for all phases, and AT&T will serve letter dated 1/17/17 stating AT&T expects to be in a position to provide telephone service to proposed project. Hard copies on file with RMA-Planning. COA cleared for all phases. (Updated by A. Quenga 11/20/17)

12/5/2017 4:28:40PM

QUENGA AV

Condition Compliance Status Report for PLN030204

263. PKSSP - NON STANDARD - FENCE

Current Status: **Met**

Responsible Department: Parks Enforcement

Condition/Mitigation Monitoring Measure: The applicant shall construct a low height fence (e.g., 3 foot tall) following the Youth Camp property line along West Camp Road. The fence shall be constructed of natural materials to match the natural environment on the Youth Camp parcel. (Parks Department)

Compliance or Monitoring Action to be Performed: Prior to approval of Subd. Improv. Plans. Prior to final on first building permit.

Action to be Performed: Submit plan to Parks Department.

Construct fence.

Comments By Staff

Last Update on:

Updated By:

6/18/12 - Parks clearance memo (David Lutes) Subdivision Improvement Plans have been submitted showing fence, Parks awaits Phase 2 final maps and lot line adjustments between Youth Camp property and East Garrison Property to accommodate improved West Camp Road. Hard copies on file with RMA-Planning. COA partially met. (Updated by A. Quenga 11/20/17)

12/5/2017 4:28:40PM

QUENGA AV

11/14/17 - Refer to page 12 of Phase 2 Improvement Plans and page 5 of Phase 2 Final Map recorded in Volume 24, Page 41 of Cities and Towns. Hard copy on file with RMA-Planning. COA cleared for all phases. (updated by A. Quenga 11/20/17)

Condition Compliance Status Report for PLN030204

264. PBD - NON STANDARD - AGREEMENTS

Current Status: **On-Going**

Responsible Department: Planning Department

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

Compliance or Monitoring Action to be Performed: Per terms of each agreement

Per terms of MOA

Per terms of each agreement.

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

<i>Comments By Staff</i>	<i>Last Update on:</i>	<i>Updated By:</i>
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<i>6/04/12 - Per requirements of the DDA, DA, and MOA, this COA is on-going until full build out of all development in the East Garrison Specific Plan. Hard copies on file with RMA-Planning. (Updated by A. Quenga 11/20/17)</i>	<i>12/7/2017 3:55:37PM</i>	<i>QUENGA AV</i>

265. PBD - NON STANDARD - MCWD MOU

Current Status: **Met**

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: If necessary to enact a transfer of MCWD's parcels within Track 0, a Memorandum of Understanding shall be completed between the County and MCWD prior to transfer of the property to the applicant . The MOU is to facilitate transfer of four parcels that were to be owned by MCWD within the project site.

Compliance or Monitoring Action to be Performed: Prior to conveyance of property to applicant

Complete MOU

<i>Comments By Staff</i>	<i>Last Update on:</i>	<i>Updated By:</i>
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<i>6/4/12 - MCWD MOU completed 3/29/05. Hard copy on file with RMA-Planning. COA cleared for all phases. (Updated by A. Quenga 11/20/17)</i>	<i>12/5/2017 4:28:40PM</i>	<i>QUENGA AV</i>

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