

Attachment B

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Attachment A
Condition Compliance Matrix – 08/17/17

Condition	Status	Condition Name	Compliance / Comments
RMA – Planning Conditions			
1	Ongoing	Specific Uses	No action necessary.
2	Met	General Development Plan	Note appears on Page 2 of Phase 1 Map dated 09/26/16
3	Partially Met	Non-Standard Language	This condition satisfied for Phase 1 only - Note shown on Page 2 of Phase 1 Map dated 09/26/16.
4	Partially Met	Permit Approval Notice	Satisfied for Phase 1 only – Document No. 2007041341
5	Met	Indemnification Agreement	Satisfied for Phase 1 – Document No. 2017047222
6	Met	Neg Dec Fish & Game Fee	Fees paid in the amount of \$1850.00 on 04/10/2007.
7	Partially Met	Mitigation Monitoring Agreement	Clear for Phase 1 only – Document No. 2007041342
8	Partially Met	Scenic Easements – Final Map	Revised Phase 1 Map includes Lots C1-C5 and Lots 1-4, 7, 11-14. Only lot with 30% slope is Lot 3. Scenic Easement area shown on Map. Condition is satisfied for Phase 1 only.
9	Partially Met	Note on Map - Studies	Condition is shown on Page 2 of revised Phase 1 Map (dated 09/26/16). Condition is satisfied for revised Phase 1
10	Partially Met	Notes on Final Map	Condition is shown on page 2 of revised Phase 1 Map (dated 09/26/16). Condition is satisfied for revised Phase 1
11	Partially Met	Utilities – Subdivision	Per Director of RMA: "Conditions for undergrounding do not apply to major transmission lines, but do apply to feeder lines/poles. Existing overhead utility lines (feeder lines/poles) could remain for Phase 1. Existing, in this context, means site conditions when the tentative map was approved. It is believed that overhead poles may have been installed after tentative map approval. If feeder poles/lines were installed after the map was approved, the project needs to be designed such that those poles will be undergrounded and removed, before completing Phase 2 improvements." The requirement for undergrounding prior to Phase 2 has been included in the Subdivision Improvement Agreement.
12	Partially Met	Resources Found – Stop Work	Note shown on Revised Phase 1 Map (dated 09/26/16). Condition satisfied for Phase 1 Map only.

13	Partially Met	Non-Standard – Improvement Plans	Note shown on Revised Phase 1 Map (dated 09/26/16). Condition satisfied for Phase 1 Map only.
14	Partially Met	Tree and Root Protection	Note shown on Revised Phase 1 Map (dated 09/26/16). Condition satisfied for Phase 1 Map only.
15	Partially Met	Non-Standard – Pre-construction conference	Note shown on Revised Phase 1 Map (dated 09/26/16). Requirement has been included into Subdivision Improvement Agreement – Paragraph F.
16	Partially Met	Grading – Winter Restriction	Note shown on Revised Phase 1 Map (dated 09/26/16). Requirement has been included into Subdivision Improvement Agreement – Paragraph F.
17	Partially Met	Erosion Control Plan	Note shown on Revised Phase 1 Map (dated 09/26/16). Requirement has been included into Subdivision Improvement Agreement – Paragraph F.
18	Partially Met	Grading Permits Required	Note shown on Revised Phase 1 Map (dated 09/26/16). Condition satisfied for Phase 1 Map only.
19	Partially Met	Exterior Lighting Plan	Note shown on Revised Phase 1 Map (dated 09/26/16). Condition satisfied for Phase 1 Map only.
20	Partially Met	Lighting – Street Lights	No Street lights proposed in Phase 1. Note shown on Revised Phase 1 Map (dated 09/26/16). Condition satisfied for Phase 1 Map only.
21	Partially Met	Water Tank Approval	Note shown on Revised Phase 1 Map (dated 09/26/16). Requirement has been included into Subdivision Improvement Agreement – Paragraph F.
22	Partially Met	Rezone Add B-6 Overlay	Applicant provided documentation that the rezone request was last requested on November 4, 2013. Therefore the requirement for application has been met and satisfied prior to filing of the final map.
23	Partially Met	Non-Standard – Residential Landscaping	Note shown on Revised Phase 1 Map (dated 09/26/16). Condition satisfied for Phase 1 Map only.
Environmental Health Bureau (EHB) Conditions			
24	Partially Met	Water System Permit	Permit has been submitted to EHB and is currently being reviewed and processed. Therefore the requirement for application has been met and satisfied prior to filing the final map.
25	Met	Water System Improvements	Water Systems Improvements have been met.
26	Met	Fire Flow Standards	Fire flow standards have been met – See fire condition 78
27	Met	Install/Bond Water System Improvements	Water System Improvements for Phase 1 have been installed.
28	Met	Existing Septic System	Existing Septic system have been installed and EHB has copies of drawings.

29	Met	Drainage Improvements	Revised Improvement Plans dated 08/18/16; condition is satisfied.
30	Met	Septic Envelopes	Revised Improvement Plans dated 08/18/16; condition is satisfied.
31	Met	Well Lots	Well lots are shown on Phase 1 map.
32	Met	By-Laws and Articles of Incorporation	A copy of the by-laws has been submitted and reviewed.
33	Met	Water Connections to be Metered	Plans for water system and meter locations and meter specifications have been submitted and reviewed.
34	Met	Pay all EHB Fees	Applicable permit fees have been paid to EHB.
35	Ongoing	Phasing of Subdivision and Water System Improvements	This is an on-going condition; requirement applies to each phase; condition has been met for Phase 1.
36	Met	Non-Standard – Deed Notification	Deed Notification has been filed.
37	Met	Capital Improvement Fund for Mutual Water Company	Requirement is included in the Subdivision Improvement Agreement – Item No. 3; and is included in the Bond requirement.
Water Resources Agency Conditions			
38	Met	Other Agency Permits	The Agency has received a copy of the Receipt of Notice of Intent, dated 04/24/2007, prepared by the State Water Resources Control Board for the terms of the general permit for storm water discharges associated with the project's construction activity. The Mitigated Negative Declaration prepared by the County of Monterey determined no waters in the project area are under jurisdiction of the Dept. of Fish and Game. Condition no. 38 is cleared.
39	Met	Waste Management Plan	The Agency has received a copy of the Storm Water Pollution Prevention Plan prepared by James E. Hanson, dated 04/14/2007, that adequately addresses waste management and materials pollution control. Beginning on page 500-1, a narrative description is provided for each best management practice selected to handle materials and control construction site wastes. Condition no. 39 is cleared.
40	Met	Well Information	The Agency has received copies of the well completion report submitted with the Project Specific Hydrologic Report prepared by Geomatrix, dated April 2005. Condition no. 40 is cleared.

41	Partially Met	Stormwater Detention	The applicant has provided Phase 1 Improvement Plans (Roberts Engineering, dated 01/04/2017) to the Water Resources Agency for review and approval. The plans include construction details for the stormwater drainage improvements and supporting calculations certifying the design sizing. The applicant has modified the design of the previously approved centralized storm drain system. The stormwater detention basins once included on the preliminary improvement plans with the pre-grading permit (GP070112) have been revised to instead include stormwater retention basins. The design modification is acceptable to the Water Resources Agency as it substantially complies with the intent of the condition of approval. The change in design will provide benefits in increased onsite stormwater infiltration and groundwater recharge for storms up to the 100 year, 6-hour storm precipitation frequency. The modified drainage system will consist of individually constructed basins on each lot in Phase 1 in addition to two retention basins on lots C4 and C5 designed to convey and infiltrate stormwater runoff from the new roadways. The basins on the individual lots will be a permit requirement for each lot of record in Phase 1. The future owners of individual lots in Phase 1 will need to construct a retention/infiltration basin (or similar) on their lot prior to final inspection. The proposed improvement plans and drainage calculations provide acceptable construction details for these basins; therefore, individual lot owners can use the pre-approved construction details for design purposes as needed. Two retention/infiltration basins are proposed on lots C4 and C5 to mitigate the on-site and off-site impacts associated with the newly created impervious roadway surfaces. The drainage calculations certify “two [additional] basins will be constructed to intercept and retain 100% of the Phase 1 runoff from Country Lakes Drive and other contributing streets. Basion 1 is located at Station 11+00 adjacent to Lot C-4; Basin 2 is located at Station 15+55 on Lot C-5”. The basins will be constructed with the Phase 1 improvements. These basins are required to be completed prior to the issuance of any construction permits in Phase 1 (see condition no 49). Phase 1 is cleared for filing of the final map. Condition no. 41 is partially met. Hold filing of the final maps for Phases 2 and 3 pending stormwater detention plans for those phases.
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42	Met	Homeowners Association CC&Rs	The applicant has provided acceptable documentation regarding the formation of a homeowner's association for the maintenance of roads, drainage facilities, and open spaces. Condition no. 42 is met.
43	Partially Met	Drainage & Flood Control Systems Agreement	The applicant has provided an acceptable Drainage and Flood Control System Agreement, which was considered and recommended to the MCWRA BOS by the MCWRA Board of Directors. The agreement will be presented to the MCWRA BOS for execution with the final map for Phase I. Cond no. 43 is partially met. Hold filing of the final maps for Phases 2 and 3 pending drainage and flood control systems agreements for those phases.
44	Partially Met	Notice of Water Conservation Requirements	The applicant has provided an acceptable signed and notarized Water Conservation and Landscaping Notice. Recordation of the notice shall occur concurrently with the filing of the final map. Condition no. 44 is partially met. Hold filing of the final maps for Phases 2 and 3 pending HOA documents for those phases.
45	Partially Met	Landscaping Requirements	The applicant has provided an acceptable signed and notarized Water Conservation and Landscaping Notice. Recordation of the notice shall occur concurrently with the filing of the final map. Condition no. 44 is partially met. Hold filing of the final maps for Phases 2 and 3 pending HOA documents for those phases.
46	Met	Water Use Information	The Agency has received a copy for the Water Use & Nitrate Impact Questionnaire describing the pre-development and post-development water use on the property. Condition No. 46 is cleared.
47	Met	Road Drainage and Improvement Plan	The applicant has provided acceptable revised Phase 1 – Subdivision Improvement plans prepared by Roberts Engineering, dated 01/04/2017, which proposes Cypress Drive as the primary-access road for Phase 1. Cypress Drive is assumed to not be capable of conveying the runoff resulting from the 100-year storm event through the existing 18” culvert. Therefore, as required in COA #47, “all primary-access stream crossings shall be designed to convey the runoff resulting from a 100-year storm event. If the road is proposed to be overtopped, the analysis shall include a discussion of depths and velocities at the stream crossing”. Cypress Drive is not the primary access and is expected to overtop. To address these conditions, the applicant has provided a hydrology analysis and drainage calculations (Roberts Engineering, dated 08/18/2016) which states the following “Cypress Drive is a secondary access to the site from New Pleyto Road, crossing lot C-5 in the SE corner of subarea 1. We were asked to calculate the

			depth and velocity for peak runoff during a 100-year storm event. 100-year discharge was noted as 450 CFS by the State Department of Water Resources – Awareness Floodplain Mapping. We will analyze the crossing based upon as built topographic data provide by Goetz surveying utilizing the Hydraflow Express Extension for AutoCAD. Given Q100 = 450 CFS, slope = 1%, n = 0.04, channel cross section based upon field data see attached channel report results max depth = 1.67 feet, velocity 3.19 ft/sec., top width = 173.5 feet”. Condition No. 47 is met.
48	Partially Met	Non-Standard Drainage Easement Note	The Agency has received a copy of the Phase 1 final map dated 09/2013 which includes a note stating: “We also hereby dedicate for public use easements for the flow or storage of water over those strips of land designated as Drainage Easements as shown on said map within said subdivision; such strips of land are to be kept open and free from obstructions, including buildings and structures, except flood control structures.” Condition No. 48 is partially met.
49	Not Met	Completion Certification	No action required prior to Final of Map; condition requires submittal of a letter to WRA prior to issuance of any building permits.
50	Met	Park Improvement Plan	The Agency has received a copy of the Phase 1 final map dated 09/2016. The final map shows the park located on parcel lot C4 and outside of the dedicated drainage easement. Condition no. 50 is met.
RMA-Public Works Conditions			
51	Partially Met	Private Roads	All roads shown in phase 1 final map are designated as private roads. Approved for Phase 1 only.
52	Met	Utility’s Comments	Letters from PG&E and AT&T received; placed in file. Condition is cleared.
53	Partially Met	Maintenance of Subdivisions	Cleared for Phase 1. Subdivider shall be responsible to maintain improvements until maintenance is assumed by HOA, see subdivision improvement agreement.
54	Partially Met	Natural Drainage Easement	Approved for Phase 1 only.
55	Partially Met	Improvement Plans	Cleared for Phase 1. Improvement plans approved by Benny Young, RMA Deputy Director for Public Works and Facilities on June 29, 2017.
56	Met	Road Names	Road names were approved by ECOMM/911 with 5-digit number range (TBD) on March 20, 2013.
57	Partially Met	Cut/Fill Slope (2:1)	Cut/fill slope is 2:1 per improvement plan and included as note on plans.
58	Met	Geotechnical Report	10/16/2013: Copy of the report by mid-coast geotechnical, inc was received on Oct. 15, 2013 via e-mail from planner.

			08/23/2017: Cleared for Phase 1. Geotech report by Midcoast Geotechnical, inc. dated April 6, 2007, report no. 11905, file no. 04-5200 - Gerry Camacho, eng'g tech, RMA land use and community development. 08/25/2017: Geotech report by Midcoast Geotechnical, Inc. dated April 6, 2007, report no. 11905, file no. 04-5200 applies to the proposed subdivision. condition cleared by Gerry Camacho, RMA land use & community development.
59	Partially Met	Planting for Graded Areas	Cleared for Phase 1. Erosion control measures are included on the approved phase 1 improvement plans.
60	Partially Met	Homeowners Association	08/23/2017: Cleared for Phase 1. Declaration of Covenants, Conditions and Restrictions (CC&Rs) prepared by applicant and reviewed by C. Alinio, RMA land use & community development.
61	Not Met	As Built Plans	<i>No action required prior to Final of Map; condition requires evidence of improvements to be submitted prior to release of bonds.</i>
62	Not Met	Encroachment	<i>No action required prior to Final of Map; condition requires owner/applicant to obtain an encroachment permit prior to issuance of building and/or grading permit(s).</i>
63	Partially Met	Non-Standard – Approval of Fire Turnarounds	Cleared for Phase 1. Improvement plans approved by Art Black, Cal Fire South County, on May 15, 2017.
64	Partially Met	Non-Standard – Access to commercial lots	Cleared for Phase 1. Improvement plans approved by Benny Young, RMA Deputy Director for Public Works and Facilities, on June 29, 2017.
65	Partially Met	Non-Standard – Width of Country Lake Drive	Phase 1 Final Map shows Country Lake Estates Drive to be a 60' wide road right-of-way & PUE.
Economic Development/Housing Condition			
66	Partially Met	Non-Standard – Inclusionary Housing	Notarized copies of the updated Inclusionary Housing agreement where submitted to RMA-Planning for routing to Housing on 09/26/16.
RMA-Parks Conditions			
67	Met	Recreation Requirement	Applicant has proposed relocating the Park Easement from Lot 38 to Lot C-4, which is more centralized location for the future residents of the proposed subdivision and is supported by Parks Department. Applicant has included the dedication in their SIA.
68	Met	Non-Standard – Completion of	The applicant has provided their Subdivision Improvement Agreement, which states on page 3, paragraph 1a, that the SUBDIVIDER shall:

		Parks improvements	a. Comply with all the requirements of the Conditions of Approval of the tentative map for the subdivision.
69	Met	Non-Standard – Recreation Plan	Applicant has provided the Plan and associated costs, which are also listed in the project's Standard Improvement Agreement. A Bond for the improvements will also be provided as stated in the SIA.
70	Met	Non-Standard – Performance Bond	Applicant has provided the SIA and Performance Bond is included, but not yet adopted by the Board. Applicant to provide proof of final County approval.
71	Met	Non-Standard – Recreation Facilities Management and Operation Plan.	Provided as part of the SIA, to be adopted by the Board.
South-County Fire Conditions			
72	Ongoing	Non-Standard – Road Access	This condition is reconfirmed for most current map dated 1-4-17
73	Met	Bridges	This condition is reconfirmed for most current map dated 1-4-17
74	Met	Gates	This condition is reconfirmed for most current map dated 1-4-17
75	Met	Road Signs	This condition is reconfirmed for most current map dated 1-4-17
76	Ongoing	Address for Buildings	This condition is reconfirmed for most current map dated 1-4-17
77	Ongoing	Emergency Water Standards	This condition is reconfirmed for most current map dated 1-4-17
78	Met	Emergency Water Standards – Submittal of Utility Plan	This condition is reconfirmed for most current map dated 1-4-17
79	Ongoing	Fire Protection Systems and Building Features – Residential	This condition is reconfirmed for most current map dated 1-4-17
80	Ongoing	Fire Protection Systems and Building Features – Commercial	This condition is reconfirmed for most current map dated 1-4-17
81	Ongoing	Fire Protection Systems and Building	This condition is reconfirmed for most current map dated 1-4-17

		Features – Roof Construction	
RMA-Planning Mitigations / Supplemental Condition(s)			
82	Met	Non-Standard Language – Sheriff's Department Reserved Area	Note is shown on Page 3 of Map. Proposed lot C4 shows a "Sheriff's Substation Easement" area.
83	Partially Met	Mitigation Measure #1 – Biological Resources	Note shown on Revised Phase 1 Map (dated 09/26/16). Requirement to comply with Mitigation Measure, during Phase 1, is included in Subsection F of the approved Subdivision Improvement Agreement prepared for Phase 1.
84	Partially Met	Mitigation Measure #2 – Geology & Soils – Geotechnical Study	Note shown on Revised Phase 1 Map (dated 09/26/16). Requirement to comply with Mitigation Measure, during Phase 1, is included in Subsection F of the approved Subdivision Improvement Agreement prepared for Phase 1.
85	Partially Met	Mitigation Measure #3 – Geology & Soils – Site-Specific Investigations	Note shown on Revised Phase 1 Map (dated 09/26/16). Requirement to comply with Mitigation Measure, during Phase 1, is included in Subsection F of the approved Subdivision Improvement Agreement prepared for Phase 1..
86	Partially Met	Mitigation Measure #4 – Geology & Soils – Foundation Report	Note shown on Revised Phase 1 Map (dated 09/26/16). Requirement to comply with Mitigation Measure, during Phase 1, is included in Subsection F of the approved Subdivision Improvement Agreement prepared for Phase 1.
87	Partially Met	Mitigation Measure #5 – Geology & Soils – Grading & Erosion Control Plan	Note shown on Revised Phase 1 Map (dated 09/26/16). Requirement to comply with Mitigation Measure, during Phase 1, is included in Subsection F of the approved Subdivision Improvement Agreement prepared for Phase 1.
88	Partially Met	Mitigation Measure #6 – Hazards and Hazardous Materials – Landscape Plan	Note shown on Revised Phase 1 Map (dated 09/26/16). Requirement to comply with Mitigation Measure, during Phase 1, is included in Subsection F of the approved Subdivision Improvement Agreement prepared for Phase 1.
89	Partially Met	Mitigation Measure #7 – Hazards and Hazardous Materials – Structural Fire Protection	Note shown on Revised Phase 1 Map (dated 09/26/16). Requirement to comply with Mitigation Measure, during Phase 1, is included in Subsection F of the approved Subdivision Improvement Agreement prepared for Phase 1.

90	Partially Met	Mitigation Measure #8 – Air Quality – Construction Related Impacts	Note shown on Revised Phase 1 Map (dated 09/26/16). Requirement to comply with Mitigation Measure, during Phase 1, is included in Subsection F of the approved Subdivision Improvement Agreement prepared for Phase 1.
91	Partially Met	Mitigation Measure #9 – Cumulative Impacts – Regional Traffic Fee	Note shown on Revised Phase 1 Map (dated 09/26/16). Requirement to comply with Mitigation Measure, during Phase 1, is included in Subsection F of the approved Subdivision Improvement Agreement prepared for Phase 1.
92	Partially Met	Mitigation Measure #10 – Cultural Resources	Note shown on Revised Phase 1 Map (dated 09/26/16). Requirement to comply with Mitigation Measure, during Phase 1, is included in Subsection F of the approved Subdivision Improvement Agreement prepared for Phase 1.
93	Partially Met	Non-Standard - Fees	Condition is cleared for Phase 1 only; no fees due to the County at this time.