

*Before the Board of Supervisors
County of Monterey, State of California*

In the matter of the application of:

UCP EAST GARRISON, LLC (PLN030204-AMD2)

RESOLUTION NO. 24-324

Resolution by the Board of Supervisors:

- 1) Considering an Addendum, together with the Final Subsequent Environmental Impact Report for the East Garrison Specific Plan (SCH#2003081086) pursuant to CEQA Guidelines Section 15164;
- 2) Approving a Vesting Tentative Map for the East Garrison Final Phase to allow the re-subdivision of 20.25 acres consisting of Phase 1 Final Map Parcels T1.1 – T1.8, Phase 2 Final Map Parcels M2.10 and M2.11, and Phase 3 Final Map Parcels M3.1 – M3.6, resulting in 140 single family residential parcels, 119 Live/Work parcels, two Town Center Parcels, approximately 2.85 acres in Open Space parcels, and approximately 3.35 acres in right of way parcels;
- 3) Amending the Combined Development Permit (Board of Supervisor’s Resolution 05-267) to allow the redistribution of allowed development resulting in the East Garrison Final Phase consisting of: a mixed-use Town Center building with 30,000 square feet of commercial space on the first floor and 66 Affordable Artspace apartment units above, 61 Residential Medium units, 79 Residential High units, and 119 Live/Work Rowhouses; and
- 4) Adopting a Mitigation Monitoring and Reporting Plan.

[PLN030204-AMD2, UCP East Garrison, located south of the intersection of Reservation Road and East Garrison Drive, Marina, Fort Ord Master Plan, East Garrison Specific Plan area, APNs: 031-302-057-000 through 031-302-059-000, 031-164-028-000 through 031-164-076-000, 031-164-116-000 through 031-164-121-000, 031-164-123-000, 031-164-126-000, 031-164-128-000, 031-169-036-000, 031-169-053-000, 031-169-054-000, 031-301-014-000, 031-301-015-000, and 031-302-057-000 through 031-302-059-000.]

The UCP East Garrison, LLC application (PLN030204-AMD2) came on for public hearing before the Monterey County Board of Supervisors on June 25, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Board of Supervisors finds and decides as follows:

FINDINGS

1. **FINDING:** **PROJECT DESCRIPTION AND PROCESS** – The Combined Development Permit Amendment, Disposition and Development Agreement, and Vesting Tentative Map, as well as Addendum No. 3 to the EGSP Subsequent EIR and the Mitigation Monitoring and Reporting Plan (“MMRP”) for the East Garrison Specific Plan Amendment (“Proposed Project”), as described below, have been processed in accordance with state and local requirements. The Proposed Project also includes an amendment to the East Garrison Specific Plan, which is included in a separate resolution (Board of Supervisors’ Resolution No. 24-324) pursuant to California Code, Government Code § 65453.

- EVIDENCE:** a) **Background:** The East Garrison Specific Plan Project (“Previously Approved Project”) included: 1) amendments to the 1982 Monterey County General Plan (Policies 26.1.9 and A-1); 2) amendments to Monterey County Code Title 21 (Section 21.08.060); 3) adoption of the East Garrison Specific Plan; 4) Combined Development Permit¹; 5) adoption of a Mitigation Monitoring and Reporting Plan; 6) allocation of 470 acre-feet per year (“afy”) of water from the County’s 560 afy water allotment (also referred to as “FORA water allocation”) for the former Fort Ord; and, 7) approved the Development Agreement between the County of Monterey and East Garrison Partners I, LLC. The Previously Approved Project allowed the development of up to 1,400 residential units (consisting of 780 single-family detached units, 227 townhouses, 280 condominium/loft/apartment units, and 113 live/work units) plus up to 70 Carriage Units (dependent on water availability), up to 75,000 square feet (“sf”) of commercial space, and 11,000 sf of institutional uses. The Previously Approved Project also included up to 100,000 sf of artist studio and public space in 25 renovated historical buildings and approximately 50 acres of open space, parks, and natural areas. The Combined Development Permit for the Previously Approved Project consisted of: 1) a Vesting Tentative Subdivision Map for the subdivision of the 244-acre project site; 2) a Use Permit for tree removal; 3) a General Development Plan; 4) a Use Permit to allow

¹ The Combined Development Permit consisted of a Vesting Tentative Subdivision Map for the subdivision of the 244-acre project site; Use Permit for tree removal; General Development Plan; Use Permit to allow development on slopes over thirty percent (30%); and, Design Approval.

development on slopes over thirty percent (30%); and, 5) a Design Approval.

- b) Board of Supervisor's Approvals: The Board of Supervisors found the Previously Approved Project, as conditioned and mitigated, consistent with the applicable plans and policies. On October 4, 2005, the Board of Supervisors made the following actions:
- Adopted Resolution No. 05-264 certifying the Final Subsequent Environmental Impact Report ("FSEIR"), including project-specific mitigation measures, a Statement of Overriding Considerations, and adopting a Mitigation Monitoring and Reporting Plan;
 - Adopted Resolution No. 05-265 amending 1982 General Plan Policies 26.1.9 and A-1;
 - Adopted Resolution No. 05-266 approving and adopting the East Garrison Specific Plan ("EGSP");
 - Adopted Ordinance No. 05000 amending Title 21 Zoning Ordinance and Sectional District Map 21-12 to establish a Specific Plan or "SP" zoning district and regulations, and apply the SP zoning to the East Garrison Specific Plan area;
 - Adopted Resolution No. 05-267 approving the East Garrison Combined Development Permit, as described in preceding Evidence "a";
 - Adopted Resolution No. 05-268 allocating 470 acre-feet per year of potable water, from the FORA allocation of water to the County), to serve the Previously Approved Project;
 - Adopted Ordinance No. 05001 approving a Development Agreement between the County and East Garrison Partners I, LLC.
- c) Project Location: The Proposed Project site is located on the south side of Reservation Road approximately 4.5 miles east of Highway 1, in the East Garrison Community within unincorporated County of Monterey, approximately two miles east of the City of Marina and 5.5 miles southwest of the City of Salinas. Access is provided via Reservation Road, Inter-Garrison Road, and the eastern portion of Watkins Gate Road. The site is entirely within the boundaries of the EGSP consists of Assessor Parcel Numbers ("APNs"): 031-302-057-000 through 031-302-059-000, 031-164-028-000 through 031-164-076-000, 031-164-116-000 through 031-164-121-000, 031-164-123-000, 031-164-126-000, 031-164-128-000, 031-169-036-000, 031-169-053-000, 031-169-054-000, 031-301-014-000, 031-301-015-000, and 031-302-057-000 through 031-302-059-000.
- d) Project Description: The Proposed Project (PLN030204-AMD2) amends the adopted EGSP (see Resolution No. 24-324) and Combined Development Permit. It also includes a Vesting Tentative Map to facilitate construction of up to 325 total residential units, consisting of 259 residential for-sale units (consisting of 140 market rate single-family units and 119 live/work "Rowhouses" of which 33 will be

affordable to moderate-income households, 70 affordable to Workforce II households, and 16 will be sold at market rate) and 66 affordable apartments(very low and low income rental units), as well as up to 30,000 sf of commercial/retail uses (including a community courtyard), a one-acre Town Center Park, and a 4,000 sf library/sheriff’s office. The modification to the approved development also requires amendments to agreements by the Successor Agency to the Redevelopment Agency of the County of Monterey (“Agency”) (see Resolution. 24-324). UCP East Garrison, LLC on behalf of Century Communities (“Project Applicant”) has revised the Town Center development and portions of Phases 2 and 3 that were not developed as part of the Previously Approved Project, resulting in the Final Phase of development, approximately 20.25-acre area. The Proposed Project revises the unit types developed as part of the Final Phase and reduces the overall number of residential units to be developed as part of the EGSP, as amended. The modification allows up to 1,384 residential units and up to 70 Carriage Units, compared to 1,400 residential units and up to 70 Carriage Units under the Previously Approved Project. The Previously Approved Project included 442 total residential units for Phase 3 – however, only 192 residential units were developed as part of Phase 3. As a result, the Project Applicant proposes to include the remaining approved residential units (less the 16 unit reduction identified above) from Phase 3, (and one unit from Phases 1 and 2, each). In addition, the Proposed Project also reduces the maximum extent of commercial space developed as part of the EGSP by 45,000 sf, as amended.

2. FINDING:

CONSISTENCY – The Proposed Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE:

a) During the course of review of this application, the Proposed Project was reviewed for consistency with the text, policies, and regulations in the:

- 1982 Monterey County General Plan;
- Fort Ord Master Plan;
- East Garrison Specific Plan;
- 2019 Airport Land Use Compatibility Plan for the Marina Municipal Airport (ALUCP);
- Monterey County Water Resources Agency Ordinance No. 3932;
- Monterey County Inclusionary Housing Ordinance (Chapter 18.40 of Title 18);
- Subdivision Ordinance (Title 19 (non-coastal)); and
- Monterey County Zoning Ordinance (Title 21).

The County found the Previously Approved Project, which included amendments to the 1982 General Plan, consistent with the 1982 General Plan. Specifically, the County concluded that “[t]he

amendments to the Monterey County General Plan ...ensure the Specific Plan and the Combined Development Permit are consistent with the General Plan”. As part of that action, the County also found that development at the residential densities proposed in connection with the Previously Approved Project consistent with applicable General Plan designation and zoning of the site and would be consistent with the densities contemplated in the EGSP. In addition, the County found the Previously Approved Project consistent with the plans and regulations listed above (Resolution No. 05-267).

- b) 1982 General Plan Consistency. The Previously Approved Project anticipated future development of the Proposed Project site with commercial, residential, and other related uses, which was found consistent with the 1982 General Plan, as amended. The Proposed Project reduces the amount of development associated with implementation of the EGSP, as modified (see East Garrison Specific Plan Amendment, Resolution No. 24-324). The number of overall residential units is reduced by 16 units and the maximum amount of commercial space is reduced by 45,000 sf. The reduction of anticipated development at buildout of the EGSP will not result in any potential conflicts with the 1982 General Plan. The Proposed Project includes amendments to the EGSP to ensure the modifications are consistent with the EGSP. The proposed commercial, residential, and community uses included in the Proposed Project are consistent with those previously considered as part of the Previously Approved Project, although the specific unit type and configuration has been modified to account for a more refined site design and layout. These modifications ensure that the EGSP includes a cohesive town center with surrounding commercial, residential, and open spaces uses consistent with the intent of the Previously Approved Project. The Proposed Project will reduce the overall density of the Final Phase of development under the EGSP. The Proposed Project amends the EGSP to ensure consistency, and the proposed land uses are consistent with those defined under the Previously Approved Project. For these reasons, the Proposed Project is consistent with the 1982 General Plan.
- c) East Garrison Specific Plan Consistency: The Proposed Project, as described in Finding 1, Evidence “d” and Evidence “b” above, reduces the maximum residential units and commercial space under full buildout of the EGSP compared to the Previously Approved Project. As demonstrated in supporting evidence of this Finding, the amendments to the Combined Development Permit and the corresponding changes to the EGSP (see Resolution No. 24-324) eliminate any potential inconsistencies between the adopted EGSP and the Proposed Project. The Proposed Project, as conditioned and mitigated, is consistent with the overall intent and purposes of the EGSP to create a compact, pedestrian friendly planned mixed-use development.

- d) 2019 Airport Land Use Compatibility Plan for Marina Municipal Airport: The Proposed Project was reviewed and found consistent with the 2019 Airport Land Use Compatibility Plan for Marina Municipal Airport (ALUCP). The Airport Land Use Commission (ALUC) found the Previously Approved Project consistent with the then current 1982 Marina Municipal Airport Comprehensive Land Use Plan and in accordance with recommended Condition of Approval No. 151, three aviation easements over portions of the EGSP area were accepted and recorded addressing potential flight hazards. On March 25, 2024, the ALUC held a duly noticed public hearing and found potential future residential uses associated with the Proposed Project compatible with the ALUCP. A condition of approval requiring notes regarding Limited Public Assembly and Notice of Airport in Vicinity be placed on the Final Map were recommended (see ALUC Resolution No. 24-002) and have been incorporated as Condition No. 98 for the Proposed Project.
- e) Subdivision: As demonstrated in Finding 7 and supporting evidence, the Vesting Tentative Map is consistent with the Subdivision Map Act (SMA) and County of Monterey Subdivision Ordinance. None of the findings for denial under SMA section 66474 can be made.
- f) Inclusionary Housing: As demonstrated in Finding 8 and supporting evidence, the Proposed Project is consistent with the County of Monterey Inclusionary Housing Ordinance.
- g) Disposition and Development Agreement: As demonstrated in Resolution 24-324, the Proposed Project has been reviewed and found to meet the goals and objectives of the Development and Disposition Agreement (“DDA”). To ensure the Proposed Project is implemented consistent with the affordable housing requirements, 2 conditions of approval have been incorporated (see Finding 8, Evidence “h”). Compliance with these conditions require the applicant to amend implementing agreements related to Moderate-Income and Workforce II housing. To ensure the commercial uses are consistent with what is called for in the adopted EGSP, Condition No. 33 requires the applicant to establish timing for the developer to prepare and submit a leasing, operation and management plan for the commercial Town Center. Compliance with these conditions will also result in the Proposed Project’s consistency with the DDA requirement
- h) Lot Legality: The County recognizes the subject parcels as legal lots of record. Final maps for the EGSP have been filed in the County of Monterey Recorder’s Office (Phase 1 is filed at Volume 24 of Cities and Towns Page 7; Phase 2 is filed at Volume 24 of Cities and Towns Page 41; and Phase 3 is filed at Volume 24 of Cities and Towns Page 54).
- i) Parking Modification: The Proposed Project also includes modifications to the parking requirements established in the adopted EGSP as part of the Previously Approved Project. The adopted EGSP includes parking standards for each land use category identified in the

EGSP. These standards include minimum parking requirements for each land use category. **Table 1** below shows the minimum parking standards under the existing EGSP.

Land Use Categories	Land Use Description	Minimum Off-Street Parking Requirements
RM	Residential Medium	2 per unit ¹
RH-1	Residential High 1	2 per unit
RH-2	Residential High 2	2.25 per unit
TC (non-residential, including Chapel)	Town Center	1 per 250 sf of building space
TC (residential)	Town Center	1.25 per unit
TC (Fast Casual Restaurant)	Town Center	N/A
LW	Live/Work	2 per unit
CL (concrete buildings)	Cultural Land Use	1 per 1,000 sf of building space
CL (Theater and Battle Simulation Building, or their replacements)	Cultural Land Use	2 per 250 sf of building space ²
PU	Public Use	1 per 250 sf of building space ³
P	Parks	None
OS	Open Space	None
Notes:		
¹ Carriage units require a minimum of 1 additional parking space.		
² On-street parking along Ord Avenue and Sloat Street may be counted towards the parking requirement.		
³ Excluding truck bays.		
(Sources: Urban Design Associates, July 2004, Kimley-Horn, December 2023)		

The Proposed Project includes modifications to the existing parking standards (see **Table 2** below) to ensure adequate parking for future uses developed under the amended EGSP. As identified below, the Proposed Project would increase the minimum parking requirements for Town Center residential uses (1.25 per unit to 1.5 per unit) and a reduction in the minimum parking requirements RH-2 residential uses (2.25 per unit to 2 per unit). In addition, the Proposed Project also includes additional parking for a future fast casual restaurant use (one space per 80 sf of restaurant). All other parking standards included in the adopted EGSP are unchanged.

Land Use Categories	Land Use Description	Minimum Off-Street Parking Requirements
RM	Residential Medium	2 per unit ¹
RH-1	Residential High 1	2 per unit
RH-2	Residential High 2	2 per unit⁴
TC (non-residential, including Chapel)	Town Center	1 per 250 sf of building space ³
TC (residential)	Town Center	1.5 per unit³
TC (Fast Casual Restaurant)	Town Center	1 per 80 sf of building space³
LW	Live/Work	2 per unit
CL (concrete buildings)	Cultural Land Use	1 per 1,000 sf of building space
CL (Theater and Battle Simulation Building, or their replacements)	Cultural Land Use	2 per 250 sf of building space ²
PU	Public Use	1 per 250 sf of building space ³
P	Parks	None
OS	Open Space	None
Notes:		

Changes to parking ratio shown in **bold**.

¹ Carriage units require a minimum of 1 additional parking space.

² On-street parking along Ord Avenue and Sloat Street may be counted towards the parking requirement.

³ Excluding truck bays.

⁴ Most RH-2 units to have a third off-street surface space.

(Sources: Urban Design Associates, July 2004, Kimley-Horn, December 2023)

Although the Proposed Project replaces the conceptual parking lot shown in the adopted EGSP (see Figure 3.8 of the EGSP as adopted by Board of Supervisors' Resolution 05-266) with Live/Work Rowhouses, these units include 2-car attached garages, driveway parking spaces and an off-street guest parking area (see subsequent Evidence "m"). In addition, the Proposed Project reduces the maximum allowed commercial square footage resulting in a single mixed use building with 30,000 sf of commercial space, as opposed to multiple buildings (conceptually 4 in total) to accommodate up to 75,000 sf of commercial space. The modified parking standards included as part of the Proposed Project would ensure that adequate parking is available to serve anticipated future uses. In addition, Kimley-Horn determined that there would be sufficient available parking available to accommodate the Proposed Project. While parking continues to be an on-going issue facing the East Garrison community due to the public parking in the surrounding area to access adjacent open space areas, the Proposed Project would not exacerbate existing parking conditions.

- j) Shared Parking Concept: The Applicant retained Kimley-Horn & Associates, Inc. to prepare a Final Phase Shared Parking Analysis, updated May 21, 2024, (see **Exhibit G** of the June 25, 2024 Board of Supervisors' staff report) to evaluate potential parking-related impacts associated with the Proposed Project. The shared parking concept proposes shared parking between the off-street parking lot adjacent to the Town Center mixed use building and the off-street parking lot adjacent to the existing old church building. In addition, the concept identifies on-street parking in the Final Phase area that could be utilized by the mixed use building residents and their visitors, visitors of the commercial space and the Town Square park, and provide additional parking for residents of the Final Phase area. Additional overflow parking (150 spaces) is located along Ord Avenue that will be utilized during times and events when there's a large influx of vehicles in the Town Center area. The Parking Analysis considered the peak projected demand for the Proposed Project under both weekday and weekend conditions against the total existing and proposed on-street and off-street parking spaces under industry-standard parking methodologies and the standards established in the adopted EGSP. Kimley-Horn determined that the Proposed Project would have sufficient available parking to accommodate project-induced parking demand and that the available parking would exceed the peak parking demand. The County of Monterey HCD –

Engineering Services staff independently reviewed the Shared Parking Analysis prepared by Kimley-Horn & Associates and determined that the analysis adequately considered potential parking related impacts associated with the implementation of the Proposed Project.

- k) Mixed Use Commercial and Residential Parking: Kimley-Horn determined that the Town Center would have an available parking supply of 422 shared spaces consisting of 260 on-street spaces and 162 off-street spaces. Kimley-Horn identified a peak parking demand of 232 spaces using the methodology discussed in the EGSP for each land use type. As a result, Kimley-Horn determined that the Proposed Project would not result in insufficient parking for the Town Center uses and that the available parking would exceed the peak parking demand (Kimley-Horn, 2024). It is important to note that the study was prepared prior to HCD-Planning staff recommending incorporation of Condition No. 117, which requires the applicant to provide and maintain 66 parking spaces dedicated to residents of the affordable apartments located in the mixed use building.
- l) Affordable Apartment Residential Parking: While the Shared Parking Analysis concluded that there would be sufficient available parking to accommodate project-related demand, public comments and comments from the Planning Commission at the Planning Commission hearing on April 10, 2024 identified concerns regarding available parking due to the use of East Garrison parking spaces for public access to adjacent recreational resources and the lack of dedicated parking for the proposed 66 unit affordable housing project to be developed by CHISPA (see Planning Commission Resolution No. 24-015). In order to address concerns regarding the lack of dedicated parking for the proposed affordable rental units located at the Town Center, HCD – Planning developed Condition No. 117 to ensure that a minimum of 66 off-street parking spaces will be dedicated for the affordable housing units located at the Town Center. These spaces will be located in the off-street parking lot between Sherman Boulevard and Chapel Hill Road. The remaining 33 spaces required for the affordable housing units will be provided by on-street parking through the shared parking concept.
- m) Residential Parking: The residential portion of the Final Phase would have an available parking supply of 776 spaces, inclusive of garage parking (518 spaces), driveway parking (214 spaces), and dedicated off-street guest parking spaces (44 spaces). Kimley-Horn identified a peak parking demand of 232 spaces. As a result, Kimley-Horn determined that the Proposed Project would have sufficient available parking for future residential uses at buildout of the Final Phase and that the available parking would exceed the peak parking demand.
- n) Design Modifications: The Proposed Project includes an amendment to the East Garrison Pattern Book (see East Garrison Specific Plan Amendment, Resolution No. 24-324) to modify the design features of the EGSP Pattern Book consisting of the removal of the “Artist Lofts”

unit type, addition of new “Live/Work Rowhouses” unit type, replacement of “Live/Work Townhouse” lot type with “Live/Work Rowhouse” lot type, and addition of new “Hamlet” lot type. Other changes to the EGSP Pattern Book include modifications to previously defined lot types (including “Townhouse lots” and “Town Center”), changes to materials, revised setback requirements, introduction of new “modern Spanish Revival” architectural styles for town center structures, and modifications to building designs. The design modifications included under the Proposed Project would remain consistent with the overall vision of the EGSP to develop a mixed-use residential community using a variety of architectural styles.

- o) Design Review: The revised design features included in the EGSP Pattern Book for the Final Phase, including the Town Center buildings, are considered preliminary and are intended to illustrate the anticipated future architectural styles to be developed as part of the Final Phase. The final design of future residential and commercial uses would be subject to further review by the East Garrison Design Review Committee, consistent with the East Garrison Specific Plan (see Section 6.2 of **Attachment B, Exhibit 1** to the Board of Supervisors Staff Report dated June 25, 2024), prior to construction of any future use associated with the Proposed Project. Construction of all structures under the Final Phase of development would be subject to final approval by the East Garrison Design Review committee, with written approval of any proposed structure submitted to the County as part of the building permit application. The County will then review the proposed design to ensure that the proposed structures are in conformance with the EGSP design standards prior to the issuance of building permits. Conformance with the design review process outlined in the amended EGSP would ensure that development of new structures under the Proposed Project would be consistent with the design guidelines of the amended East Garrison Pattern Book. Impacts from building design would remain unchanged with implementation of the Proposed Project.
- p) Height: The adopted EGSP identifies maximum building heights for each land use type identified in the Specific Plan. The Proposed Project includes modifications to the maximum building heights for several land use types. **Table 3** below shows maximum allowable building heights under the Previously Approved Project and the Proposed Project. Specifically, these changes include increasing the maximum height of the Town Center buildings from 45 feet to 50 feet, decreasing the maximum height of the Residential High-2 buildings from 50 feet to 45 feet and increasing the maximum height of the Live/Work Rowhouse units from 35 feet to 45 feet.

Table 3
Comparison of Height Limits Between Previously Approved Project and Proposed Project

Land Use Category	Description	Maximum Height for Previously Approved Project	Maximum Height for Proposed Project
RM (detached single-family)	Residential Medium	35 ft	35 ft
RM (attached townhouse)	Residential Medium	45 ft	45 ft
RH-1	Residential High 1	45 ft	45 ft
RH-2	Residential High 2	50 ft ⁴	45 ft
TC	Town Center	45 ft ³	50 ft³
LW	Live/Work	35 ft	45 ft
CL	Cultural Land Use	35 ft	35 ft
PU	Public Uses	45 ft	45 ft
P	Parks	25 ft	25 ft
OS	Open Space	25 ft	25 ft

Notes:

Height changes indicated in **bold**.

¹ 3rd floor tower may not exceed 350 sf.

² 4th floor limited to southeastern half of the mixed-use building.

³ Towers, special features, and parapet walls may extend up to 55 ft.

⁴ Height limit includes special features, parapet walls and mechanical equipment.

Source: Century Communities, January 2024

Public comments received during the Planning Commission hearing on April 10, 2024 identified potential concerns related to the proposed building height modifications. These comments generally identified concerns that the Proposed Project would exceed the maximum building heights identified under the existing EGSP Specific Plan. As demonstrated in Evidence “q”, “r” and “s” below, the modification included as part of the Proposed Project will not, however, exceed the maximum allowable building heights identified under the existing EGSP. Although the Proposed Project will allow taller structures in the Town Center and the surrounding Live/Work units, it will not increase the overall number of stories or maximum allowable building height beyond the height limitations identified in the adopted EGSP. Overall, the height limitations proposed as part of the Proposed Project are consistent with the maximum allowable building heights identified in the existing EGSP.

- q) Height – Town Center Mixed Use Building: As demonstrated in Evidence “p” above, the Proposed Project will increase the height limit for the Town Center (TC) land use, from 3-stories with a 45-foot height limit to 4-stories with a 50-foot height limit. As adopted, the EGSP allowed an exception to the TC 45-foot height limit for towers, special features, parapet walls and mechanical equipment which were allowed to extent up to 55-feet. The Proposed Project also provide for this exception with no change. The Previously Approved Project anticipated development of the Town Center to include mixed use buildings (flanking the north and south sides of the Town Square park) with commercial uses on the bottom floor and up to 40 residential units as well as 49 Live/Work Townhouse units surrounding the mixed use buildings. The Proposed Project consolidates the mixed use concept into a single building while increasing the residential units from 40 to 66 affordable apartments.

The increase to 4-stories with a 50-foot height limit will accommodate the compact nature of the proposed development.

- r) Height – Residential High-2: As demonstrated in Evidence “p” above, the Proposed Project will decrease the height limit for the Residential High-2 land use (30 feet x 55 feet Hamlet lots) from 4-stories with a 50-foot height limit to 3-stories with a 45-foot height limit. Initially, the Previously Approved Project identified this development area as the “Garrison Apartment Homes”, also referred to as the “condo” site, necessitating taller structures to account for the allocated density. The change from multiple-family structures containing 150 apartment/condo units to 79 residential lots with detached single family dwellings ceases the need for taller structures.
- s) Height – Live/Work Row Houses: As demonstrated in Evidence “p” above, the Proposed Project replaces the 49 Live/Work Townhouse units with 119 Live/Work Rowhouse units. Development of these units generally occur in the previous location, with the additional units located in the parking lot north of the mixed use buildings. Although these structures would maintain a maximum of 3-stories, the height limit would increase from 35-feet to 45-foot. The modified building heights for the Live/Work units result in a change to the design. Initially, these units incorporated more of an industrial look (similar to adaptive reuse of warehouses) with flat roofs; whereas, the Proposed Project includes a design similar to the existing townhomes found in Phases 1 and 2. Accordingly, the height limit is proposed to be consistent with that product type (45-feet).
- t) Reduction in Commercial Square Footage: The applicant submitted an East Garrison Town Center Retail Feasibility Analysis, prepared by Willdan Financial Services, dated August 21, 2023. This analysis supports a reduction of the maximum commercial square footage to 30,000 sf based on 2 primary factors, a decrease on the overall buildout of the East Garrison and changes to retail trends. As adopted, the EGSP accommodated up 75,000 sf of commercial space to meet demand and capacity resulting from 3,000 residential units. These units included existing community (East Garrison I) and Parker Flats (East Garrison II) located on lands just south of Watkins Gate Road and along Barloy Canyon Road. Since adoption of the EGSP, the Parker Flats area has been conveyed as open space and habitat conservation area in perpetuity, thereby reducing the number of households that could support the Town Center retail by half, approximately 1500 residential units. Willdan’s analysis also found there has been a significant shift in retail over the past decade resulting from an increased utilization of “ecommerce”, or online shopping, and an uptick towards “experiential retail”, such as food and entertainment, rather than durable goods. The analysis also notes that as a result of COVID-19, this trend in retail has accelerated and anticipates it to continue on long term basis. Willdan’s analysis supports the concept of providing smaller convenience retail resources

to serve local residents (e.g. a convenience store, casual dining and neighborhood services as it address the forementioned retail trends and will ensure a successful commercial aspect of the Town Center. The proposed Town Center commercial component will supplement large scale retail in proximity of the community. Recommended Condition of Approval No. 33 has been incorporated requiring the applicant to submit a Town Center Commercial/Retail Leasing Plan with the goal of optimizing the commercial viability. This plan shall also include details relative to the operation and maintenance of the Town Center and common areas.

- u) Previously Adopted Conditions of Approval Incorporated: The Proposed Project carries over 110 conditions of approval to ensure compliance with the Previously Approved Project, 93 of which are standard conditions of approval and 16 are mitigation measures (see Finding 10 and supporting evidence. Conditions that have been fully met and/or do not apply to the Final Phase development have been omitted.
- v) New Conditions of Approval Incorporated: Three standard conditions have been replaced (Specific Uses Only, Notice of Permit Approval and Indemnification Agreement) to reflect approval of the Proposed Project. The Proposed Project incorporates 5 new conditions of approval: Condition 33 – Town Center Commercial/Retail Leasing Plan (see Evidence “t” above); Condition 34 – Workforce Housing Implementing Agreement (see Finding 8, Evidence “h”); Condition 98 – ALUC note on Final Map (see Evidence “d” above); Condition 116 – Moderate Income Inclusionary Housing Agreement (see Finding 8, Evidence “h”); and Condition 117 – Town Center Affordable Housing Unit Parking Plan (see Evidence “j” and “l” above). Compliance with these conditions will ensure modifications of the Proposed Project will be consistent with applicable policies, regulations and standards.
- w) The application, plans, and related support materials submitted by the project applicant to the Monterey County HCD – Planning for the proposed development found in Project Files PLN030204, PLN030204-AMD1 and PLN030204-AMD2.

3. FINDING: **SITE SUITABILITY** – The site is physically suitable for the use proposed.

EVIDENCE: a) The Proposed Project has been reviewed for site suitability by the following departments and agencies: HCD-Planning; HCD-Environmental Services; HCD-Engineering Services; Water Resources Agency; Public Works, Facilities, & Parks Department; Environmental Health Bureau; Monterey County Sheriff’s Office; and Monterey County Regional Fire District. There has been no indication from these departments/agencies that the Proposed Project site is not suitable for the proposed development. As demonstrated in Finding 9 and supporting evidence, Addendum No. 3 to the FSEIR did not identify any potential physical or environmental constraints that would

indicate the Proposed Project site, as mitigated, would not be suitable for the proposed development.

- b) The County of Monterey found the Proposed Project site suitable for residential, commercial, and other related uses as part of the Previously Approved Project (Board of Supervisors' Resolution No. 05-267). Consistent with the previous finding, there are no existing physical or environmental constraints that would indicate the Proposed Project site, as mitigated, is not suitable for development.
- c) As demonstrated in Finding 9 and supporting evidence, the EGSP Final Subsequent EIR evaluated potential environmental effects associated with the Previously Approved Project, which included development on the Proposed Project site. The Proposed Project reduces impacts compared to the Previously Approved Project due to the reduction in residential units and maximum commercial square footage. The Proposed Project site is considered suitable for the future use under the Proposed Project as it will not result in any additional adverse environmental effects. In addition, implementation of mitigation measures identified in the EGSP Final Subsequent EIR will ensure impacts from development under the Proposed Project are minimized (see Finding 10 and supporting evidence).
- d) The project planner conducted a site visit February 16, 2024. Through these visits, County staff verified that the Proposed Project site is suitable for the proposed development and uses.
- e) The application, plans, and related support materials submitted by the Applicant to the Monterey County HCD – Planning for the proposed development found in Project Files PLN030204, PLN030204-AMD1 and PLN030204-AMD2.

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

- EVIDENCE:**
- a) The Proposed Project has been reviewed by the following departments and agencies: HCD-Planning; HCD-Environmental Services; HCD-Engineering; Water Resources Agency; Public Works, Facilities, & Parks Department; Environmental Health Bureau; Monterey County Sheriff's Office; and Monterey County Regional Fire District. The respective departments and agencies have recommended conditions, where appropriate, to ensure that the Proposed Project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood; or the County in general.
 - b) The County found implementation of the Previously Approved Project would not be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood,

property and improvement in the neighborhood, or to the general welfare of the County (Resolution No. 05-267). The Previously Approved Project anticipated future residential, commercial, and other uses on the Proposed Project site. Although the Proposed Project revises the configuration, layout, and type of residential uses and reduces the maximum commercial space proposed as part of the Final Phase of construction of the EGSP, these modifications would not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing in the vicinity.

- c) Water. Marina Coast Water District (“MCWD”) provides water service to the EGSP area, including the Proposed Project site. The County allocated 470 acre-feet per year (afy) to serve the Previously Approved Project and the Proposed Project reduces anticipated water demand. Total water demand for the Proposed Project at buildout would be 454.5 afy. As a result, implementation of the Proposed Project will not exceed the existing available water allocation. As described in Finding 6 and supporting evidence, there is sufficient available water supply to meet the demands associated with implementation of the EGSP, as modified by the Proposed Project.
- d) Wastewater. MCWD provides wastewater collection service to the Previously Approved Project, including the Proposed Project site. Wastewater collect by MCWD is then conveyed to the Monterey One Water (M1W) regional treatment plant located north of the City of Marina. The Proposed Project includes installation of new 6-inch and 8-inch diameter sanitary sewer mains. This new wastewater infrastructure will connect to existing MCWD water infrastructure in Sherman Boulevard, Burnside Avenue, Stonehenge Lane, Bragg Way, and Ord Avenue. The Proposed Project will increase the maximum diameter of wastewater gravity mains from 12-inches to 15-inches. The County determined that the Previously Approved Project would generate approximately 0.299 million gallons per day (“MGD”) during average dry weather flow and 0.688 MGD during peak weather flow based on then-current MCWD generation factors. Buildout of the EGSP, as amended, would generate wastewater flow volumes of 0.313 MGD during average dry weather flow and 0.720 MGD during peak wet weather flow using current MCWD factors. The Proposed Project would generate slightly more wastewater flow than the Previously Approved Project (0.014 MGD increase for dry weather flows and 0.032 MGD increase for wet weather flows) due to changes in unit types. However, this increase will be accommodated by the existing permitted treatment capacity (29.6 MGD of wastewater) at the M1W regional treatment plant, which receives an average wastewater flow of 18 MGD.
- e) Other public facilities, including electricity and natural gas, will be installed in common joint trenches along with cable TV facilities. The Proposed Project includes abandoning existing utility easements previously recorded as part of the Previously Approved Project and

the dedication of new utility easements, as appropriate. Solid waste disposal service exists in the area and will be provided for the Proposed Project.

- f) The application, plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project Files PLN030204, PLN030204-AMD1, and PLN030204-AMD2.

5. FINDING: **NO VIOLATIONS** – The Proposed Project site is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the subject properties.

- EVIDENCE:**
- a) Staff conducted site inspections on February 16, 2024 and researched County records to assess if any violation exists on the subject properties. Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on the subject properties, and there no known violations on the subject parcels.
 - b) The application, plans, and related support materials submitted by the Applicant to the Monterey County HCD – Planning for the proposed development found in Project Files PLN030204, PLN030204-AMD1 and PLN030204-AMD2.

6. FINDING: **LONG-TERM SUSTAINABLE WATER SUPPLY AND ADEQUATE WATER SUPPLY SYSTEM** – The Proposed Project has a long-term, sustainable water supply, both in quality and quantity, and an adequate water supply system to serve the development.

- EVIDENCE:**
- a) The County of Monterey found that there was a long-term sustainable and adequate water supply system to serve the Previously Approved Project. In 2004, MCWD prepared a Water Supply Assessment and Written Verification of Supply (“WSA”) for normal, single dry, and multiple dry water years, in compliance with Water Code Sections 10910 and 10912 and Government Code Sections 65867.5 and 66473.7. The WSA evaluated the Previously Approved Project and MCWD concluded that they had sufficient available capacity. Accordingly, the County of Monterey found that projected water supplies would be sufficient to satisfy the demands of MCWD, including the Previously Approved Project, in addition to existing and planned future uses, for normal, single dry, and multiple dry water years. The County of Monterey subsequently allocated 470 acre-feet per year (“afy”) of the County’s FORA water allocation to the Previously Approved Project (Resolution No. 05-268).
 - b) The Proposed Project reduces the extent of overall development associated with implementation of the EGSP, as modified, by reducing the extent of residential development by 16 residential units and reduces the maximum amount of commercial development by

45,000 square feet. This results in a decrease in anticipated water demand at buildout as compared to the Previously Approved Project. **Table 4** identifies projected water demand associated with the Proposed Project.

Table 4 Revised Projected East Garrison Water Demand at Full Buildout					
Land Use	Dwelling Units	Building Area (sf)	Acreeage	Demand Factor ¹ (afy)	Annual Demand (afy)
Residential					
Single-Family Detached	919	N/A	N/A	0.25	229.75
Townhouse	150			0.25	37.50
Live/Work Rowhouse	119			0.25	29.75
Affordable Apartments	196			0.25	49.00
Carriage Units	70			0.25	17.50
Commercial (Town Center)					
Retail	N/A	20,100	N/A	0.00021	4.22
Market/Grocery		3,000		0.00021	0.63
Restaurant & Community Courtyard		6,900		0.00145	10.01
Institutional/Cultural/Parks/Open Space					
Cultural/Educational	N/A	100,000	N/A	0.0003	30.0
Library/Sheriff		4,000		0.0003	1.20
Fire Station		11,200		0.0003	3.36
Parks		N/A	13.27	2.5	33.18
Special Landscape Features			4.00	2.1	8.40
Total	1,454	145,200	17.27		454.5
¹ From Table 4.4 in MCWD 2020 Urban Water Management Plan SF = square feet AFY = acre feet per year (Source: Kimley-Horn, August 2023)					

As shown above, the Proposed Project will not exceed the projected 470 afy allocated to serve the Previously Approved Project and there is sufficient existing water supply available to serve the Proposed Project. No additional water allocation would be necessary.

- c) The Proposed Project will be served by an adequate water supply system. MCWD currently provides water service to the EGSP area. The Proposed Project includes installation of new 8-inch diameter water mains that will connect to existing MCWD water infrastructure in Sherman Boulevard, Burnside Avenue, Fallingwater Lane, Schofield Lane, and Ord Avenue.
- d) As demonstrated in Finding 9 and supporting evidence, Addendum No. 3 to the EGSP Final Subsequent EIR did not identify new significant impacts as a result of the Proposed Project, including water use.
- e) The application, plans, and related support materials submitted by the Applicant to the Monterey County HCD – Planning for the proposed development found in Project Files PLN030204, PLN030204-AMD1 and PLN030204-AMD2.

7. FINDING:

SUBDIVISION – Section 66474 of the California Government Code (Subdivision Map Act) and Title 19 (Subdivision Ordinance-Inland) of the Monterey County Code require that a request for subdivision be denied if any of the following findings are made:

1. That the proposed map is not consistent with the applicable general plan and specific plans.
2. That the design or improvement of the proposed subdivision is not consistent with the applicable general plan and specific plans.
3. That the site is not physically suitable for the type of development.
4. That the site is not physically suitable for the proposed density of development.
5. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

The Proposed Project, including the Vesting Tentative Map, has been reviewed and none of these findings can be made.

EVIDENCE:

- a) The Proposed Project includes a Vesting Tentative Map for the re-subdivision of existing lots of record to facilitate individual sale and/or lease of each of the proposed residential and live/work units and the remaining non-residential space under the Final Phase of development. The Proposed Project will result in the creation of 61 Residential-Medium Lots (Lots 1135-1151 and 1231-1274) and 79 Residential-High-2 Lots (Lots 1152-1230), for a total of 140 single-family lots on 7.29 acres. The Proposed Project will also result in the creation of 119 Live/Work lots (Lots 1016-1134 over 4.26 total acres), two Town Center Parcels (Parcels T4.1-4.2 over 2.5 total acres), 15 Open Space Parcels (Parcels Z4.1-4.15 over 2.85 total acres), one Street Right-of-Way (Parcel S4.1 over 0.64 total acres), and 11 Lane Right-of-Ways (Parcels A4.1-4.11 over 2.71 total acres).
- b) The Proposed Project includes minor amendments to the existing EGSP to allow development as currently proposed. Adoption of the proposed amendments would ensure that the subdivision of the Proposed Project site is consistent with the EGSP, as amended. See Board of Supervisors' Resolution No. 24324. Therefore, the Vesting Tentative Map will be consistent with the EGSP.
- c) The design and improvements included in the Proposed Project are consistent with the intent of the EGSP and will assist in the development of the Final Phase of the East Garrison Specific Plan, as amended. The site is physically suitable for the type of development at the density proposed.

- d) The County of Monterey evaluated the suitability of the site for future development as part of the Previously Approved Project. The subdivision of the site as part of the Proposed Project will facilitate future residential, non-residential, and public uses consistent with the overall intent of the Previously Approved Project (see Findings 1, 2 and supporting evidence). The Proposed Project site was previously graded in connection with prior phases of development associated with the Previously Approved Project. The introduction of future residential, non-residential, and community uses proposed as part of the Proposed Project will be compatible with the site. Moreover, the site is physically suitable for the type of development at the density proposed.
- e) As demonstrated in Finding 9 and supporting evidence, the Proposed Project will not cause substantial environmental damage or result in damage to fish and wildlife and their habitat. The EGSP Final Subsequent EIR evaluated potential impacts to biological resources associated with implementation of the Previously Approved Project, which anticipated future development on the Proposed Project site. The EGSP Final Subsequent EIR identified mitigation measures to ensure that potential impacts would be minimized to a less than significant level. As identified in Addendum No. 3, the Proposed Project will not result in any additional environmental effects beyond those previously identified in connection with the Previously Approved Project. In addition, the County found that subdivision of the Previously Approved Project would not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. For these reasons, the re-subdivision of existing lots of record associated with the Proposed Project will not cause substantial environmental damage or result in damage to fish and wildlife and their habitat.
- f) The Proposed Project will not result in any serious public health problems and will not conflict with easements or access acquired for the public.
- g) The application, plans, and related support materials submitted by the Applicant to the Monterey County HCD - Planning for the proposed development found in Project Files PLN030204, PLN030204-AMD1 and PLN030204-AMD2.

8. FINDING: **INCLUSIONARY HOUSING** – The Proposed Project complies with the Inclusionary Housing Ordinance requirement to provide a minimum of 20% affordable housing units.

- EVIDENCE**
- a) The County of Monterey found the Previously Approved Project consistent with Monterey County Code Chapter 18.40 – Inclusionary Housing Ordinance. See Board of Supervisor’s Resolution No. 05-267.
 - b) Paragraph A of Attachment No. 3 to the recorded Disposition and Development Agreement for the Previously Approved Project required a minimum of 6% of the units be affordable at the very low-income category (84 of the original 1,400-units), 8% of the units be

- affordable at the low-income category (112 of the original 1,400-units); 6% of the units be affordable at the moderate-income category (84 of the original 1,400-units); and, 10% of the units be affordable at the Workforce II income category (140 of the original 1,400-units).
- c) A total of 130 very low- and low-income units required by the Previously Approved Project were constructed during Phase 1 and 2, leaving 66-affordable units remaining to construct during the Final Phase.
 - d) A total of 51 moderate-income units required by the Previously Approved Project were constructed during Phases 1 and 2, leaving 33-moderate-income units to construct during the Final Phase.
 - e) A total of 70 workforce II units required by the Previously Approved Project were constructed during Phase 2, leaving 70-workforce units to construct during the Final Phase.
 - f) As demonstrated in Finding 1, Evidence “d”, the Proposed Project includes 66 very low and low income rental units, 33 for sale deed restricted moderate units and 70 for sale deed restricted Workforce II units.
 - g) The adopted DDA requires the Phase Three Rental Affordable Housing to be comprised of 66 affordable live/work rental units for artists, with not less than 30 very low-income units, up to 36 low-income units, and including 1 non-income restricted on-site employee unit. It also requires the developer, with approval of the Agency, enter into an agreement with a nonprofit housing developer. The applicant has provided a Memorandum of Agreement (“MOA”) between UCP East Garrison, LLC and Community Housing Improvement Systems and Planning Association Inc., (“CHISPA”) memorializing a change from the original Phase Three rental apartment project developer, Artspace Projects, Inc, to CHISPA. The MOA obligates CHISPA to submit a Phase Three affordable housing implementation plan consistent with the requirements contained in the DDA. The “Agency” has found the MOA satisfactory and has adopted Resolution 24-324 approving CHISPA as the designated Phase Three affordable housing developer.
 - h) The Proposed Project has been conditioned requiring the owner/applicant to amend the Inclusionary Housing Agreement for Moderate Income (Condition No. 116) and the Workforce II Housing Agreement (Condition No. 34), consistent with the First Amendment to the Amended and Restated First Implementation Agreement (amended DDA) prior to recordation of the final map. Implementation of these conditions ensures the Proposed Project meets the EGSP inclusionary housing obligations prior to build out.
 - i) The application, plans, and related support materials submitted by the Applicant to the Monterey County HCD - Planning for the proposed development found in Project Files PLN030204, PLN030204-AMD1 and PLN030204-AMD2.

9. **FINDING:** **CEQA (Consider Certified Final Subsequent EIR with Addendum)** – In accordance with CEQA Guidelines Section 15164(d), the Board of Supervisors considered Addendum No. 3 together with the East Garrison Specific Plan Final Subsequent EIR (SCH#2003081086). The Proposed Project requires minor revisions to the EGSP, but none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR have occurred.

- EVIDENCE**
- a) Addendum No. 3 to the EGSP Final Subsequent EIR evaluated the potential environmental effects associated with the implementation of the Proposed Project and identified that it would reduce the extent of overall development associated with buildout of the EGSP as compared to the Previously Approved Project. As a result, Addendum No. 3 concluded that the Proposed Project would reduce the magnitude of potential environmental effects identified in the EGSP Final Subsequent EIR, although the level of anticipated environmental effects (i.e., less than significant, less than significant with mitigation, significant and unavoidable) would remain unchanged.
 - b) Addendum No. 3 determined that the Proposed Project, consistent with the requirements of CEQA Guidelines Section 15162, would not involve any substantial changes requiring subsequent environmental review, and there is no new information of substantial importance requiring major revisions of the EGSP Final Subsequent EIR (SCH#2003081086, certified by the Monterey County Board of Supervisors on October 4, 2005, Resolution No 05-264). The Proposed Project would not result in any new significant environmental effects that cannot be mitigated with existing, previously identified mitigation measures in the EGSP Final Subsequent EIR. In addition, the Proposed Project would not result in any new significant environmental effects or substantially increase the severity of a previously identified significant environmental effects beyond those identified in the EGSP Final Subsequent EIR.
 - c) CEQA Guidelines Section 15164 states that a lead agency or responsible agency may choose to prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. The Proposed Project does not present a substantial change to identified environmental impacts previously discussed and addressed in the FSEIR (SCH#2003081086). Therefore, a subsequent or supplemental EIR, pursuant to CEQA Guidelines Section 15162, is not required and an addendum to the EGSP Final Subsequent EIR is appropriate.
 - d) Historic Resources: The EGSP Final Subsequent EIR identified significant and unavoidable impacts related to the demolition of 11 National Register of Historic Places (“NRHP”) eligible buildings and the irreversible alteration of the East Garrison National Register Historic District. While the EGSP Subsequent EIR identified

Mitigation Measures 4.8-1-A through 4.8-1-J to mitigate impacts to the extent feasible, these impacts remained significant and unavoidable (Resolution No. 05-264). The Proposed Project will not impact historic resources as the demolition of historic structures already occurred during prior development phases. As a result, the Proposed Project would not directly impact historic resources and Mitigation Measures 4.8-1-A through 4.8-1-J would not apply. Impacts to historic resources would remain unchanged with implementation of the Proposed Project.

- e) The County has prepared Addendum No. 3 to the previously-certified EGSP Final Subsequent EIR for the East Garrison Specific Plan and Combined Development Permit Amendment pursuant to CEQA Guidelines Section 15164.
- f) The application, plans, and related support materials submitted by the Applicant to the Monterey County HCD - Planning for the proposed development found in Project Files PLN030204, PLN030204-AMD1 and PLN030204-AMD2.

10. FINDING:

MITIGATION MONITORING PROGRAM – As demonstrated in Addendum No. 3 to the EGSP Final Subsequent EIR, the modifications under the Proposed Project would not require the creation of additional mitigation measures, revised mitigation measures, or other changes to the approved Mitigation Monitoring and Reporting Program.

EVIDENCE:

- a) The Board of Supervisors previously certified the EGSP Final Subsequent EIR (SCH#2003081086), adopted a Mitigation Monitoring and Reporting Plan (“MMRP”), and adopted a Statement of Overriding Considerations for the Previously Approved Project (Resolution No. 05-264) on October 4, 2005.
- b) The MMRP identified 66 mitigation measures that would be applicable to the Previously Approved Project. As identified in Addendum No. 3, the following 16 mitigation measures would be applicable to the Proposed Project:

Air Quality:

- MM 4.5-B-1
- MM 4.5-C-1

Biological Resources:

- MM 4.7-D-1
- MM 4.7-D-3
- MM 4.7-D-4

Cultural Resources:

- MM 4.8.2-B
- MM 4.8.2-C
- MM 4.8.2-E

- MM 4.8.2-G

Geology and Soils:

- MM 4.2-C-4
- MM 4.2-E-1

Noise:

- MM 4.6-A-1
- MM 4.6-B-2
- MM 4.6-C-1

Public Services

- MM 4.11.1-A-5
- MM 4.11.6-A-1

- c) Addendum No. 3 did not identify any additional mitigation measures beyond those previously identified in the EGSP Final Subsequent EIR.
- d) The application, plans, and related support materials submitted by the Applicant to the Monterey County HCD - Planning for the proposed development found in Project Files PLN030204, PLN030204-AMD1 and PLN030204-AMD2.

11. FINDING:

EVIDENCE

NOTICE – The Board of Supervisors held a duly noticed public hearing on the Proposed Project, on June 25, 2024, at which hearing all persons had the opportunity to be heard. Public notice for the June 25, 2024 Board of Supervisors hearing was provided through publication of notice in the *Monterey County Weekly*, mailing to residents within the East Garrison Planning area, onsite posting of notices, and mailing to interested parties who had previously asked to receive notice.

DECISION

NOW THEREFORE, BE IT RESOLVED based on the above findings and evidence and the administrative record as a whole, that the Board of Supervisors does hereby:

- 1) Consider an Addendum, together with the Final Subsequent Environmental Impact Report for the East Garrison Specific Plan (SCH#2003081086) pursuant to CEQA Guidelines Section 15164;
- 2) Approve a Vesting Tentative Map for the East Garrison Final Phase to allow the re-subdivision of 20.25 acres consisting of Phase 1 Final Map Parcels T1.1 – T1.8, Phase 2 Final Map Parcels M2.10 and M2.11, and Phase 3 Final Map Parcels M3.1 – M3.6, resulting in 140 single family residential parcels, 119 Live/Work parcels, two Town Center Parcels, approximately 2.85 acres in Open Space parcels, and approximately 3.35 acres in right of way parcels;
- 3) Amend the Combined Development Permit (Board of Supervisor’s Resolution 05-267) to allow the redistribution of allowed development resulting in the East Garrison Final

Phase consisting of: a mixed-use Town Center building with 30,000 square feet of commercial space on the first floor and 66 affordable rental apartment units above, 61 Residential Medium units, 79 Residential High units, and 119 Live/Work Rowhouses; and

- 4) Adopt a Mitigation Monitoring and Reporting Plan.

All work must be in general conformance with the attached plans, and this approval is subject to 117, 109 of which were carried forward from the Previously Approved Project, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED on this 25th day of June 2024, by roll call vote:

AYES: Supervisors Alejo, Church, Lopez, Askew, and Adams

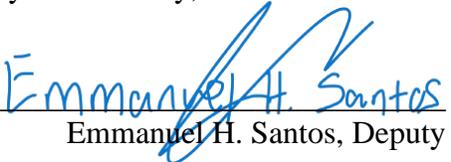
NOES: None

ABSENT: None

I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 82 for the meeting on June 25, 2024.

Dated: September 23, 2024
File ID: RES 24-118
Agenda Item No. 8

Valerie Ralph, Clerk of the Board of Supervisors
County of Monterey, State of California


Emmanuel H. Santos, Deputy

County of Monterey HCD Planning

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

PLN030204-AMD2

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Project (PLN030204-AMD2) amends the East Garrison Specific Plan, including Appendix A – East Garrison Pattern Book (Board of Supervisors' Resolution No. 05-266); amends the Combined Development Permit (Board of Supervisors' Resolution 05-267) to allow the redistribution of allowed development resulting in the East Garrison Final Phase consisting of: a mixed-use Town Center building with 30,000 square feet of commercial space on the first floor and 66 Affordable rental apartment units above, 61 Residential Medium units, 79 Residential High units, and 119 Live/Work Rowhouses; and approves a Vesting Tentative Map for the East Garrison Final Phase to allow the re-subdivision of 20.25 acres consisting of Phase 1 Final Map Parcels T1.1 – T1.8, Phase 2 Final Map Parcels M2.10 and M2.11, and Phase 3 Final Map Parcels M3.1 – M3.6, resulting in 140 single family residential parcels, 119 Live/Work parcels, two Town Center Parcels, approximately 2.85 acres in Open Space parcels, and approximately 3.35 acres in right of way parcels. The properties are located two miles east of the City of Marina and 5.5 miles southwest of the City of Salinas along Reservation Road, south of the intersection of Reservation Road and East Garrison Drive, Marina, (Assessor's Parcel Numbers 031-302-057-000 through 031-302-059-000, 031-164-028-000 through 031-164-076-000, 031-164-116-000 through 031-164-121-000, 031-164-123-000, 031-164-126-000, 031-164-128-000, 031-169-036-000, 031-169-053-000, 031-169-054-000, 031-301-014-000, 031-301-015-000, and 031-302-057-000 through 031-302-059-000), Fort Ord Master Plan, East Garrison Specific Plan area. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "An Amendment to the adopted East Garrison Specific Plan and approved Combined Development Permit and a Vesting Tentative Map and (Resolution Number 24-324) was approved by the Board of Supervisors for Assessor's Parcel Numbers 031-302-057-000 through 031-302-059-000, 031-164-028-000 through 031-164-076-000, 031-164-116-000 through 031-164-121-000, 031-164-123-000, 031-164-126-000, 031-164-128-000, 031-169-036-000, 031-169-053-000, 031-169-054-000, 031-301-014-000, 031-301-015-000, and 031-302-057-000 through 031-302-059-000 on June 25, 2024. The permit was granted subject to 118 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

3. PBDSP - SUBDIVISION IMPROVEMENT PLANS (NON-STANDARD)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The following information shall be included on the Subdivision Improvement Plans, subject to approval by HCD-Planning and Public Works, Facilities and Parks:

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 is 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 Water Resources Agency 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. (HCD-Planning and Public Works, Facilities and Parks)

Compliance or Monitoring Action to be Performed: Prior to approval of the Subdivision Improvement Plans, the subdivision design shall incorporate the remaining applicable details outlined in this condition. The Owner/Applicant shall provide evidence of compliance with this condition to HCD-Planning and Public Works, Facilities and Parks for review and approval.

4. PBDSP - BIOLOGICAL EDUCATION (NON-STANDARD)

Responsible Department: Planning

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 HCD-Planning. (HCD-Planning)

Compliance or Monitoring Action to be Performed: If the previous contract between the Owner/Applicant and a qualified biologist is expired, the Owner/Applicant shall submit a new contract with a qualified biologist to HCD-Planning to implement the requirements of this condition.

Prior to commencement of grading, the Owner/Applicant shall provide compliance documentation to HCD-Planning.

5. PBDSP - NON-STANDARD - ANNUAL REPORT

Responsible Department: Planning

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.

6. PBDSP - NON-STANDARD - IMPACT FEES

Responsible Department: Planning

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

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

7. PBDSP - NON-STANDARD - OPEN SPACE

Responsible Department: Planning

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

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

8. PBDSP - NON-STANDARD - SIDEWALK ENHANCEMENT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: PBDSP - NON-STANDARD - SIDEWALK ENHANCEMENT

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

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

County: Prior to approval design shall be approved by PBI .

9. PBDSP - NON-STANDARD - TEMPORARY FACILITIES

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: PBDSP - NON-STANDARD - TEMPORARY FACILITIES

The applicant shall submit a plan showing the location and improvements for all temporary construction offices, equipment parking, and material storage areas. (Planning and Building Inspection, Public Works)

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

10. PBDSP - NON-STANDARD - TRANSPORTATION INFORMATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: PBDSP - NON-STANDARD - TRANSPORTATION INFORMATION

Provide locked and secured transportation information center or kiosk with bus schedules and transit information at the Town Center transit center. (Planning and Building Inspection)

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

CSD or Homeowners Association: Ongoing maintain kiosk.

11. PBDSP - NON-STANDARD -DEVELOPMENT AGREEMENT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: PBDSP - NON-STANDARD -DEVELOPMENT AGREEMENT

The Applicant shall comply with the terms of the Development Agreement. (Planning and Building Inspection)

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

12. PBDSP - SAFETY TRAINING (NON-STANDARD)

Responsible Department: Planning

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

Compliance or Monitoring Action to be Performed: Prior to grading or demolition, the Owner/Applicant shall submit evidence of compliance to HCD-Planning.

13. PBDSP – DESIGN APPROVAL (NON-STANDARD)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Development shall involve design approval by a board as specified in the East Garrison Specific Plan. 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. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to recordation of the final map, the Owner/Applicant shall include note incorporating the language of this condition on final map.

14. PBDSP – MAIL DELIVERY (NON-STANDARD)

Responsible Department: Planning

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. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to approval of Subdivision Improve Plans, the Owner/Applicant shall meet with the Postmaster and agree to a plan that shows the details specified in this condition. These details shall be noted on the Subdivision Improvement Plans.

15. PBDSP NON-STANDARD MITIGATION

Responsible Department: Planning

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

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

16. PBDSP– AIR QUALITY (NON-STANDARD)

Responsible Department: Planning

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.
- Construction materials shall be kept out of the street rights-of-way and setback areas at all times.
- Developers shall keep all streets free from dirt, debris and spilled paving materials.
- “Wash-out” areas shall be provided for concrete trucks on all construction sites.
- 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. (HCD-Planning and Public Works, Facilities and Parks)

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits and approval of the Subdivision Improvement Plans, the Owner/Applicant shall include a note incorporating the language of this condition and provide details as to how these will be implemented during grading operations on grading plans and Subdivision Improvement Plan and submit it to HCD-Planning and Public Works, Facilities and Parks for review and approval.

17. PBDSP– AIR QUALITY (NON-STANDARD)

Responsible Department: Planning

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. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to Recordation of the Final Phase final map, the Applicant's engineer shall include a note on Subdivision Improvement Plans and final map incorporating the language of this condition and submit it to HCD-Planning for review and approval.

Prior to issuance of construction permits for the Town Center, the Owner/Applicant shall show the facilities on the construction plans and submit it to HCD-Planning for review and approval.

18. PBDSP– NON-STANDARD– LIGHTING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: PBDSP– NON-STANDARD– LIGHTING
Prior to issuance of a building permit for parking lot lighting, the applicant shall submit a lighting study to confirm that light within adjacent light-sensitive property complies with Policy 26.1.20 of the General Plan. (Planning and Building Inspection)

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

19. PBDSP– NON-STANDARD– SCHOOL IMPACT FEES

Responsible Department: Planning

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

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

20. PBDSP— NOISE (NON-STANDARD)

Responsible Department: Planning

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 HCD-Planning and HCD-Building Services 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. (HCD-Planning and HCD-Engineering Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits and approval of the Subdivision Improvement Plans, the Owner/Applicant shall include a note incorporating the language of this condition on grading plans and Subdivision Improvement Plan and submit it to HCD-Planning and HCD-Engineering Services for review and approval.

21. PBDSP—EROSION CONTROL NOTE ON FINAL MAP AND IMPROVEMENT PLANS (NON-STANDARD)

Responsible Department: Planning

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 Chief of Planning 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." (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to filing of final map, the Owner/Applicant shall include note on Subdivision Improvement Plans incorporating the language of this condition on Final Map and submit it to HCD-Planning for review and approval.

22. PBDSP–HYDROLOGY/WATER QUALITY (NON-STANDARD)

Responsible Department: Planning

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.

(HCD-Planning, HCD-Engineering Services and Public Works, Facilities and Parks)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading permits, the Owner/Applicant shall prepare an erosion plan in accordance with this condition and include it as part of the grading plan set.

23. PBDSP–LANDSCAPE PLAN (NON-STANDARD)

Responsible Department: Planning

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 HCD-Planning. 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.

(HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to filing of the final map, the Owner/Applicant shall submit landscape plans prepared by a qualified Landscape Architect in accordance with this condition to HCD-Planning for review and approval.

24. PBDSP-STREET LIGHTS NOTE ON FINAL MAP (NON-STANDARD)

Responsible Department: Planning

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 Housing and Community Development and Public Works, Facilities and Parks." (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to filing of the final map, the Owner/Applicant shall include note on Subdivision Improvement Plans and final map incorporating the language of this condition and submit it to HCD-Planning for review and approval.

25. PBDSP-WATER CONSERVATION (NON-STANDARD)

Responsible Department: Planning

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.
(HCD-Planning, HCD-Engineering Services and Public Works, Facilities and Parks)

Compliance or Monitoring Action to be Performed: Prior to approval of the Subdivision Improvement Plans, the Owner/Applicant shall submit evidence that water conservation measures have been incorporated into project design.

26. PBD - NON STANDARD - AGREEMENTS

Responsible Department: Planning

Condition/Mitigation PBD - NON STANDARD - AGREEMENTS

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

Compliance or Per terms of each agreement

Monitoring Per terms of MOA

Action to be Per terms of each agreement.

Performed: 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.

27. PBD021 – LIGHTING – EXTERIOR LIGHTING PLAN

Responsible Department: Planning

Condition/Mitigation 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 Chief of Planning, 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." (HCD-Planning)

Compliance or Prior to issuance of building permits, the Owner/Applicant shall submit lighting plans to HCD-Planning for review and approval.

Monitoring

Action to be

Performed:

28. PBD022 - MITIGATION MONITORING PROGRAM

Responsible Department: Planning

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. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits, the Owner/Applicant shall 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.

29. PBD024 - NOTE ON MAP-STUDIES (NON-STANDARD)

Responsible Department: Planning

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. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to filing of the final map, the Owner/Applicant shall include a note incorporating the language of this condition on the final map and submit it to HCD-Planning for review and approval.

30. PBD033 – UTILITIES – SUBDIVISION (NON-STANDARD)

Responsible Department: Planning

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 Chief of Planning. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to filing of the final map, the Owner/Applicant shall include a note on the Subdivision Improvement Plans and final map incorporating the language of this condition and submit it to HCD-Planning for review and approval.

31. PWSP - NON-STANDARD -BIKE LANES

Responsible Department: Planning

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

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

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

32. SP - NON-STANDARD - EMERGENCY ACCESS

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: SP - NON-STANDARD - EMERGENCY ACCESS
Ensure that parking lots provide adequate access for public safety equipment. (Sheriff, Fire)

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

33. TOWN CENTER COMMERCIAL/RETAIL LEASING PLAN

Responsible Department: Planning

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

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

34. WORKFORCE HOUSING IMPLEMENTING AGREEMENT

Responsible Department: Planning

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

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

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

35. PWSP0001 – BICYCLE/PEDESTRIAN PATHS

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Include streetlights for bicycle/pedestrian paths identifying locations and proposed lighting on improvement plans subject to the approval of the Director of Public Works, Facilities and Parks. (Public Works, Facilities and Parks)

Compliance or Monitoring Action to be Performed: Prior to approval of Subdivision Improvement Plans, the Owner/Applicant shall include the location and type of bicycle/pedestrian streetlights in the improvement plans

36. PWSP0022 – IMPROVEMENT PLANS

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prepare detailed engineering calculations and improvement plans subject to the approval to Public Works, Facilities and Parks; Environmental Health; HCD-Planning; HCD-Engineering Services and HCD-Environmental Services 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, Facilities and Parks; Environmental Health; HCD-Planning; HCD-Engineering Services and HCD-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to Issuance of a grading permit for the Final Phase improvements, the Owner/Applicant shall to prepare and submit engineering calculations in accordance with the requirements of this condition.

37. PWSP0034 – IMPROVEMENT PLANS – GENERAL

Responsible Department: Public Works

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. (HCD-Engineering Services)

Compliance or Monitoring Action to be Performed: Prior to Issuance of a grading permit for the Final Phase or Recordation of the final map, whichever comes first, the Owner/Applicant 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.

38. PWSP0035 – IMPROVEMENT PLANS - SURVEYS

Responsible Department: Public Works

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. (HCD-Engineering Services)

Compliance or Monitoring Action to be Performed: Prior to Issuance of a grading permit for the Final Phase or Recordation of the final map, whichever comes first, the Owner/Applicant shall prepare improvement plans as indicated in this condition.

39. PWSP0039 – IRRIGATION SYSTEM – RECLAIMED WATER

Responsible Department: Public Works

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. (HCD-Engineering Services)

Compliance or Monitoring Action to be Performed: Prior to Issuance of a grading permit for the Final Phase or Recordation of the final map, whichever comes first, the Owner/Applicant shall complete designs 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.

40. PWSP0059 - STREET AND ROADS

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: PWSP0059 - STREET AND ROADS
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 Action to be Performed: Prior to notice of Completion Applicant's Attorney, at applicant's expense, shall provide assistance at the request of County Counsel in the preparation of ordinances.

41. PWSP0059 – STREET AND ROADS

Responsible Department: Public Works

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, Facilities and Parks)

Compliance or Monitoring Action to be Performed: Prior to Notice of Completion, the Applicant's Attorney, at applicant's expense, shall provide assistance at the request of County Counsel in the preparation of ordinances.

42. PWSP0061 – STREET AND ROADS

Responsible Department: Public Works

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, Facilities and Parks and HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to filing of the final map, the Owner/Applicant shall provide a streetlight schedule, identify light locations and proposed lighting intensities.

43. PWSP0062 – TRANSIT FACILITIES

Responsible Department: Public Works

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, Facilities and Parks and HCD-Engineering Services)

Compliance or Monitoring Action to be Performed: Prior to filing of the final map or upon completion of improvements, the Owner/Applicant shall design transit facilities and construct them along with adjacent street construction.

44. PWSP0089 – TRAFFIC CALMING

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Identify traffic calming devices on the subdivision improvement plans, subject to the approval of the DPW. (Public Works, Facilities and Parks and HCD-Engineering Services)

Compliance or Monitoring Action to be Performed: Prior to filing of final map or upon completion of improvements, the Owner/Applicant shall identify appropriate traffic calming devices on the subdivision improvement plans. The Applicant shall construct the appropriate device as listed in this condition.

45. PW0016 - MAINTENANCE OF SUBDIVISIONS

Responsible Department: Public Works

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

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

46. PSWP - NON-STANDARD - TRENCH PLANS

Responsible Department: Public Works

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

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

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

47. PWSP -NON-STANDARD - TRAFFIC AND CIRCULATION

Responsible Department: Public Works

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

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

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: PWSP -NON-STANDARD - TRAFFIC AND CIRCULATION - AIR QUALITY FEES
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.

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

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: PWSP -NON-STANDARD - TRAFFIC AND CIRCULATION - FORA FEES
The applicant shall pay the FORA impact fee (Fort Ord Reuse Plan, Section 3.11 .4). The applicant will be entitled to credit for improvements completed as part of the East Garrison project that are included in the FORA CIP. (Public Works)

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

50. PWSP –TRAFFIC AND CIRCULATION – AIR QUALITY FEES (NON-STANDARD)

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall pay to the County the sum of \$1,857.14 per residential unit, for a total not to exceed \$2,600,000 for Air Quality mitigation. The funds will be distributed by the County to the Monterey Bay Air Resources District (District) to use toward emission reduction grant programs including, but not limited to, the installation of electric vehicle charging infrastructure, incentive programs promoting the purchase of electric vehicles (including school buses), and grant projects following the District's Policies and Procedures Manual for the Carl Moyer Program. (HCD-Engineering Services)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall pay the required fees at the time of issuance of construction permits.

51. PBDSP–RECYCLED WATER (NON-STANDARD)

Responsible Department: Public Works

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. (HCD-Engineering Services and Public Works, Facilities and Parks)

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

52. PWSP0070 – WASTEWATER COLLECTION SYSTEM

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: PWSP0070 – WASTEWATER COLLECTION SYSTEM

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

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

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

53. RECYCLED WATER

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 Bureau)

Compliance or Monitoring Action to be Performed: The Owner/Applicant has submitted plans to the California Department of Health Services (CDHS) for review and has received approval. The Environmental Health Bureau cleared this condition on July 13, 2017, However, 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, and Procedures, Guidelines and Design Requirements. Therefore, this condition shall remain on-going until such time wastewater is applied for landscape irrigation.

54. EH3 – WATER SYSTEM IMPROVEMENTS (STATE PERMITTED SYSTEM)

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 Bureau)

Compliance or Monitoring Action to be Performed: Prior to filing final map, the Owner/Applicant shall 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. The Owner/Applicant shall submit evidence to the Director of Environmental Health Bureau 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.

55. EH4 – FIRE FLOW STANDARDS

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 Bureau)

Compliance or Monitoring Action to be Performed: Prior to filing final map, the Owner/Applicant 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.

56. EH5 – INSTALL/BOND WATER SYSTEM IMPROVEMENTS

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 Bureau)

Compliance or Monitoring Action to be Performed: Prior to filing final map, the Owner/Applicant shall 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.

57. EH27 - SEWER SYSTEM IMPROVEMENTS

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 Bureau)

Compliance or Monitoring Action to be Performed: Prior to filing the final map, the Owner/Applicant shall submit written verification to the Division of Environmental Health that plans have been reviewed and approved by the appropriate sewer service district.

58. EH28 - HAZ MAT BUSINESS RESPONSE PLAN

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: EH28 - HAZ MAT BUSINESS RESPONSE PLAN
The following language shall be included on a deed restriction filed on all commercial parcels concurrent with recordation of the final map: "Comply with Title 19 of the California Code of Regulations and Chapter 6.95 of the California Health and Safety Code (Hazardous Material Registration and Business Response Plans) as approved by the Director of Environmental Health. (Environmental Health)"

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

59. EH30 - HAZARDOUS WASTE CONTROL

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: EH30 - HAZARDOUS WASTE CONTROL
The following language shall be included on a deed restriction filed on all commercial parcels concurrent with recordation of the final map: "Comply with Title 22, Division 4.5 of the California Code of Regulations and Chapter 6.50 of the California Health and Safety Code (Hazardous Waste Control) as approved by the Director of Environmental Health. (Environmental Health)"

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

60. EH35 - CURFFL

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: EH35 - CURFFL
The following language shall be included on a deed restriction filed on all commercial parcels concurrent with recordation of the final map: "All improvements shall comply with the California Uniform Food Facilities Law as approved by the Director of Environmental Health. (Environmental Health)"

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

61. EHSP - NON-STANDARD – DEED NOTIFICATION

Responsible Department: Health Department

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

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

62. PKS003 - RECREATION REQUIREMENTS/LAND DEDICATION

Responsible Department: Parks Enforcement

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

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

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

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

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

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

63. WRSP – DRAINAGE NOTE (NON-STANDARD)

Responsible Department: Environmental Services

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. (HCD-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to recordation of the final map, the Owner/Applicant shall include note on final map incorporating the language of this condition and submit it to HCD-Environmental Services for review and approval.

64. PBDSP–EROSION CONTROL (NON-STANDARD)

Responsible Department: Environmental Services

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 HCD-Environmental Services. (HCD-Engineering Services and HCD-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits and approval of the Subdivision Improvement Plans, the Owner/Applicant shall include a note incorporating the language of this condition on grading plans and Subdivision Improvement Plan and submit it to HCD-Engineering Services and HCD-Environmental Services for review and approval. During the course of construction and until project completion, the Owner/Applicant shall submit evidence of compliance with the Implementation Schedule shall be submitted to HCD-Engineering Services and HCD-Environmental Services for review and approval.

65. EHSP - DEED NOTIFICATION (NON-STANDARD)

Responsible Department: Planning

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 Bureau and HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to conveyance of any individual parcel, the Owner/Applicant shall prepare a deed disclosure and attach it to all sale transactions and deeds.

66. WR37 - DRAINAGE & FLOOD CONTROL SYSTEMS AGREEMENT

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: WR37 - DRAINAGE & FLOOD CONTROL SYSTEMS AGREEMENT

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.

67. WRSP - NON-STANDARD – HOA BROCHURE

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: WRSP - NON-STANDARD – HOA BROCHURE 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 childcare facilities information to tenants and property owners. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prepare brochure. Maintain and update brochure.

68. FIRE002 - ROADWAY ENGINEERING

Responsible Department: Fire

Condition/Mitigation FIRE002 - ROADWAY ENGINEERING

Monitoring Measure: The grade for all roads shall not exceed 15 percent. Where road grades exceed 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The length of vertical curves in roadways, exclusive of gutters, ditches and drainage structures designed to hold or divert water, shall not be less than 100 feet. No roadway turn shall have a horizontal inside radius of less than 50 feet. A roadway turn radius of 50 to 100 feet is required to have an additional 4 feet of roadway surface, or as approved by the Salinas Rural Fire District. A roadway turn radius of 100 to 200 feet is required to have an additional 2 feet of roadway surface, or as approved by the Salinas Rural Fire District. Roadway turnarounds shall be required on dead-end roads in excess of 150 feet of surface length. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Salinas Rural Fire District .)

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

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

69. FIRE010 -ROAD SIGNS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All newly constructed or approved roads and streets shall be designated by names or numbers, posted on signs clearly visible and legible from the roadway. Size of letters, numbers and symbols for street and road signs shall be a minimum 4-inch letter height, 1/2-inch stroke, and shall be a color that is reflective and clearly contrasts with the background color of the sign. All numerals shall be Arabic. Street and road signs shall be non-combustible and shall be visible and legible from both directions of vehicle travel for a distance of at least 100 feet. Height, visibility, legibility, and orientation of street and road signs shall be meet the provisions of Monterey County Ordinance No. 1241. This section does not require any entity to rename or renumber existing roads or streets, nor shall a roadway providing access only to a single commercial or industrial occupancy require naming or numbering. Signs required under this section identifying intersecting roads, streets and private lanes shall be placed at the intersection of those roads, streets and/or private lanes. Signs identifying traffic access or flow limitations (i.e., weight or vertical clearance limitations, dead-end road, one-way road or single lane conditions, etc.) shall be placed: (a) at the intersection preceding the traffic access limitation; and (b) not more than 100 feet before such traffic access limitation. Road, street and private lane signs required by this article shall be installed prior to final acceptance of road improvements by the Reviewing Fire Authority. (Salinas Rural Fire District .)

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

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

70. FIRE011- ADDRESSES FOR BUILDINGS - ALL OCCUPANCIES

Responsible Department: Fire

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

All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Salinas Rural Fire District.)

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

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

71. FIRE030 - COMMERCIAL BUILDINGS -

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRE030 - COMMERCIAL BUILDINGS -

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

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

72. FIRE030 - COMMERCIAL BUILDINGS - (a)

Responsible Department: Fire

Condition/Mitigation FIRE030 - COMMERCIAL BUILDINGS - (a)

Monitoring Measure: Buildings that are occupancies other than Group R and buildings that have mixed use with a Group R occupancy as classified under the California Building Code shall comply with the following requirements: a. FIRE SPRINKLER SYSTEMS - The buildings shall be fully protected with automatic fire sprinkler system(s) . Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit . A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Salinas Rural Fire District)

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

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

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

73. FIRE030 - COMMERCIAL BUILDINGS - (b)

Responsible Department: Fire

Condition/Mitigation FIRE030 - COMMERCIAL BUILDINGS - (b)

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 surrendered building having 50 or more fire sprinklers shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72 . Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. (Salinas Rural Fire District)

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

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

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

74. FIRE030 - COMMERCIAL BUILDINGS - (c)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Buildings that are occupancies other than Group R and buildings that have mixed use with a Group R occupancy as classified under the California Building Code shall comply with the following requirements: ROOFING - All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class B roof construction. (Salinas Rural Fire District .)

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

75. FIRE030 - COMMERCIAL BUILDINGS - (d)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRE030 - COMMERCIAL BUILDINGS - (d) Buildings that are occupancies other than Group R and buildings that have mixed use with a Group R occupancy as classified under the California Building Code shall comply with the following requirements: FIRE DEPARTMENT ACCESS ROAD - Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum width of 20 feet with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. (Salinas Rural Fire District .)

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

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

76. FIRE030 - COMMERCIAL BUILDINGS - (e)

Responsible Department: Fire

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

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

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

77. FIRE030 - MULTI-FAMILY RESIDENTIAL

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRE030 - MULTI-FAMILY RESIDENTIAL
The buildings with three or more dwelling units (i.e., "triplexes" and larger) that are classified as Group R, Division 1 occupancies under the California Building Code, shall comply with the following requirements: FIRE SPRINKLER SYSTEMS - The buildings shall be fully protected with automatic fire sprinkler systems. Installation, approval and maintenance shall be in compliance with applicable National Fire Protection Association and/or Uniform Building Code Standards, the editions of which shall be determined by the enforcing jurisdiction. Four (4) sets of plans for fire sprinkler systems must be submitted and approved prior to installation. Rough-in inspections must be completed prior to requesting a framing inspection (Salinas Rural Fire District .)

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

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

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

78. FIRE030 - MULTI-FAMILY RESIDENTIAL (a)

Responsible Department: Fire

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

The buildings with three or more dwelling units (i.e., "triplexes" and larger) that are classified as Group R, Division 1 occupancies under the California Building Code, shall comply with the following requirements: ROOFING - All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class B roof construction. (Salinas Rural Fire District.)

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

79. FIRE030 - MULTI-FAMILY RESIDENTIAL (b)

Responsible Department: Fire

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

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.

80. FIRE030 - NON-STANDARD - PARKING SIGNAGE -

Responsible Department: Fire

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

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

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

Performed:

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

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

Responsible Department: Fire

Condition/Mitigation FIRE030 - NON-STANDARD - RECREATIONAL VEHICLE PARKING -

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 Applicant: (Ongoing condition) Applicant shall incorporate this requirement in the
Monitoring CC&R's for East Garrison and indicate the location of the designated recreational
Action to be vehicle parking area(s) if any are proposed.
Performed:

82. FIRE030 - NON-STANDARD - ROAD ACCESS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRE030 - NON-STANDARD - ROAD ACCESS

Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum width of 20 feet with an unobstructed vertical clearance of not less than 15 feet. The width may be reduced to 18 feet on neighborhood streets when rolled curb and drivable sidewalks have been provided with the approval of the Salinas Rural Fire District. One-way roads shall be not less than 14 feet wide, shall be connected to two-way roads on both ends, shall have rolled curbs and drivable sidewalks. Additional width shall be provided for on-street parking. Roads with street widths of less than 20 feet shall have signs and other street furniture on only one side of the street. Drivable sidewalks shall be constructed to support the weight of the fire engine (22 tons). The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. (Salinas Rural Fire District)

Compliance or Monitoring Action to be Performed: Applicant: Prior to issuance of grading and/or building permit. Applicant shall incorporate specification into design and enumerate as "Fire Dept . Notes" on plans.
Applicant: Prior to final building inspection. Applicant shall schedule fire dept. clearance inspection for each phase of development.

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

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRE030 - NON-STANDARD - TRAFFIC SIGNAL PREEMPTION DEVICES

Traffic signal preemption devices shall be installed and maintained where traffic signals are located within the East Garrison project and at the three intersections on Reservation Road (Intergarrison, Town Center entry road, and Watkins Gate) and in front of the Fire Station on Intergarrison Road. Responsible Land Use Department : Salinas Rural Fire District.

Compliance or Monitoring Action to be Performed: Applicant or owner: Prior to issuance of grading and/or building permit. Applicant shall incorporate specification into design and enumerate as "Fire Dept . Notes" on plans.
Applicant or owner: Prior to final building inspection Applicant shall schedule fire dept . clearance inspection for each phase of development

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

Responsible Department: Fire

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

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

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

85. FIRE030 - SINGLE FAMILY DWELLINGS -

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRE030 - SINGLE FAMILY DWELLINGS -
The single family dwellings and two-family dwellings (i.e., "duplexes") that are classified as Group R, Division 3 occupancies under the California Building Code shall comply with the following requirements:
a. Fire Sprinkler Systems - The single family dwellings and two-family dwellings, including attached garages, shall be fully protected with automatic fire sprinkler systems. Installation, approval and maintenance shall be in compliance with applicable National Fire Protection Association and/or Uniform Building Code Standards, the editions of which shall be determined by the enforcing jurisdiction. Four (4) sets of plans for fire sprinkler systems must be submitted and approved prior to installation. Rough-in inspections must be completed prior to requesting a framing inspection. (Salinas Rural Fire District.)

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

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

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

86. FIRE030 - SINGLE FAMILY DWELLINGS - (a)

Responsible Department: Fire

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

The single family dwellings and two-family dwellings (i .e., "duplexes") that are classified as Group R, Division 3 occupancies under the California Building Code shall comply with the following requirements: All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class B roof construction : (Salinas Rural Fire District.)

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

87. FIRE030 - SINGLE FAMILY DWELLINGS - (b)

Responsible Department: Fire

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

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

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

Responsible Department: Fire

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

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

- a. FIRE FLOW - BUILDINGS OTHER THAN ONE -AND TWO-FAMILY DWELLINGS - Pursuant to Uniform Fire Code Appendix III-A, the minimum fire flow requirement for buildings other than one -and two-family dwellings with automatic fire sprinkler systems installed is 1,500 gallons per minute with a duration of 20 psi under normal operating conditions for a duration of 2 hours. Buildings with Type V-N construction that are greater than 20,600 square feet shall require up to 2,000 gallons per minute with a residual pressure of 20 psi under normal operating conditions for a duration of up to 4 hours, as prescribed by the Uniform Fire Code.
- b. FIRE FLOW -ONE- AND TWO-FAMILY DWELLINGS - Pursuant to Uniform Fire Code Appendix III-A, the basic minimum fire flow requirement for one- and two-family dwellings with automatic fire sprinkler systems installed is 500 gallons per minute with a residual pressure of 20 psi under normal operating conditions for a duration of 2 hours.
- c. TIMING OF INSTALLATION - Approved fire protection water supply systems must be installed and made serviceable prior to the time of construction.
- d. HYDRANT/FIRE VALVE (LOCATION) - The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway.
- e. FIRE HYDRANTS - Hydrants shall be installed in accordance with spacing set forth in Uniform Fire Code Appendix III-B and in accordance with the following specifications:
- f. HYDRANT SIZE - The hydrant shall have a minimum of two (2) 2-1/2 inch outlets NST and one (1) 4-1/2 inch outlet NST. The riser shall be a minimum of six (6) inches and shall be wet barrel type with a coefficient of 0 .9.g.

SIGNING OF WATER SOURCES - Hydrant or fire valve identification may be allowed as specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. (Salinas Rural Fire District .)

Compliance or Monitoring Action to be Performed: Applicant: Prior to issuance of grading and/or building permit Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans . The applicant is required to also follow the requirements of MCWD's Procedures, Guidelines and Design Requirements. Applicant shall provide improvement plans to the fire district and MCWD. Applicant shall schedule fire dept. clearance inspection for each phase of development . The applicant is required to follow the requirements of MCWD's Standard Plans and Specifications For Construction of Domestic Water, Sewer and Recycled Water Facilities, Figure W-8.

89. FIRE030 – WATER SYSTEM AND ROADWAY IMPROVEMENT PLANS (NON-STANDARD)

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. (Monterey County Regional Fire District)

Compliance or Monitoring Action to be Performed: Prior to filing of final map, the Owner/Applicant shall submit the water system and roadway improvement plans to the Monterey County Regional Fire District.

90. SP - SHERIFF OFFICE (NON-STANDARD)

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: The applicant shall construct the facility and parking spaces pursuant to the terms of agreement.

91. SP - NON-STANDARD - SIGN VISIBILITY

Responsible Department: Sheriff

Condition/Mitigation Monitoring Measure: SP - NON-STANDARD - SIGN VISIBILITY
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.

92. SP - NON-STANDARD - SHERIFF OFFICE

Responsible Department: Sheriff

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

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

93. SP - NON-STANDARD - SAFETY

Responsible Department: Sheriff

Condition/Mitigation SP - NON-STANDARD - SAFETY

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.

94. SP - NON-STANDARD - PATH LIGHTING

Responsible Department: Sheriff

Condition/Mitigation SP - NON-STANDARD - PATH LIGHTING

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.

95. SP - NON-STANDARD - COMMERCIAL LOCATION

Responsible Department: Sheriff

Condition/Mitigation SP - NON-STANDARD - COMMERCIAL LOCATION

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.

96. SP - COMMERCIAL LOCATION (NON-STANDARD)

Responsible Department: Sheriff

Condition/Mitigation 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: Prior to final on building permit, the Owner/Applicant shall provide addresses as specified in this condition.

97. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its 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 property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Office of County Counsel-Risk Management for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel-Risk Management

98. ALUC001 - NOTES ON FINAL MAP

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Final Map(s) for the amended Phases shall include the following notes:

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

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

HCD-Planning

Compliance or Monitoring Action to be Performed: Prior to recordation of the Final Map(s), the Applicant/Owner shall include the "Limited Public Assembly" and "Notice of Airport in Vicinity" notes on the Final Map(s) for the Amended Phases, as detailed in this condition.

99. AIR QUALITY – MITIGATION MEASURE 4.5-C-1

Responsible Department: Planning

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.
- (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits and approval of the Subdivision Improvement Plans, the Owner/Applicant shall include a note incorporating the language of this condition on grading plans and Subdivision Improvement Plan and submit it to HCD-Planning for review and approval.

100. AIR QUALITY 4.5-C-1

Responsible Department: Planning

Condition/Mitigation AIR QUALITY

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

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

Compliance or Monitoring Action to be Performed: Include on Subdivision Improvement Plans and on building permit plans, as applicable.

101. AIR QUALITY– MITIGATION MEASURE 4.5-B-1.

Responsible Department: Environmental Services

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. (HCD-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits, the Owner/Applicant shall include a note incorporating the language of this condition on the grading plans and provide details as to how these will be implemented during grading operations.

102. BIOLOGY – MITIGATION MEASURE 4.7-D-1

Responsible Department: Planning

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. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Ground disturbance initiated between August and January would avoid impacts to nesting birds and therefore a preconstruction survey would not be required.

If ground disturbance commences between February through July, a qualified biologist shall conduct a preconstruction survey and the Owner/Applicant shall submit the report to HCD-Planning for review and approval. If active nests are found, and if nests would be affected, avoid the activity until young have fledged.

103. BIOLOGY 4.7-D-3

Responsible Department: Planning

Condition/Mitigation BIOLOGY 4.7-D-3

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

Compliance or Applicant: Prior to issuance of grading permits submit contract to PBI.

Monitoring

Action to be

Performed:

Biologist: During grading and building demolition biologists monitors construction activities.

Applicant: Weekly establish construction meeting with attendance and training by biologist.

104. BIOLOGY – MITIGATION MEASURE 4.7-D-4

Responsible Department: Planning

Condition/Mitigation 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). (HCD-Planning)

Monitoring Measure:

Compliance or

Monitoring

Action to be

Performed:

As outlined in the MOA, the Owner/Applicant shall comply with the provisions of the MOA.

105. CULTURAL RESOURCES 4.8.2-B.

Responsible Department: Planning

Condition/Mitigation CULTURAL RESOURCES 4.8.2-B.

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.

106. CULTURAL RESOURCES 4.8.2-C

Responsible Department: Planning

Condition/Mitigation CULTURAL RESOURCES 4.8.2-C

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

Compliance or 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.

107. CULTURAL RESOURCES 4.8.2- E.

Responsible Department: Planning

Condition/Mitigation CULTURAL RESOURCES 4.8.2- E.

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.

108. CULTURAL RESOURCES 4.8.2-G.

Responsible Department: Planning

Condition/Mitigation CULTURAL RESOURCES 4.8.2-G.

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

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

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

*If the coroner determines the remains to be Native

American:

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

- The Native American Heritage Commission shall identify the person or persons it believes to be most

likely descended from the deceased Native American.

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

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

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

not subject to further subsurface disturbance:

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

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

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

Compliance or 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.

109. GEOLOGY AND SOILS 4.2-C-4.

Responsible Department: Planning

Condition/Mitigation GEOLOGY AND SOILS

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

Compliance or Monitoring 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.

Action to be Performed:

Design foundations as recommended by the Geotechnical Report.

110. GEOLOGY AND SOILS 4.2-E-1

Responsible Department: Planning

Condition/Mitigation GEOLOGY AND SOILS 4.2-E-1

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

Compliance or Monitoring Engineer: After grading conduct corrosivity tests in a sufficient number to satisfy county requirements.

Action to be Performed:

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

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

111. NOISE – MITIGATION MEASURE 4.6-A-1

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The following shall be a note on grading 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 nighttime 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 areas 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.” (HCD-Planning and Environmental Health Bureau)

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits and approval of the Subdivision Improvement Plans, the Owner/Applicant shall include a note incorporating the language of this condition on grading plans and Subdivision Improvement Plan and submit it to HCD-Planning and Environmental Health Bureau for review and approval.

112. NOISE – MITIGATION MEASURE 4.6-B-2

Responsible Department: Health Department

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

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits, the Owner/Applicant shall include a note incorporating the language of this condition on the construction plans.

If noise exceeds the predicted level, the Owner/Applicant/ Acoustical Engineer shall prepare a final acoustical report subject to approval by Environmental Health Bureau.

113. NOISE – MITIGATION MEASURE 4.6-C-1

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to the issuance of construction permits, the project applicant shall demonstrate compliance to the satisfaction of the HCD-Planning and HCD-Building Services with respect to procedures related to the maintenance, operation, and orientation of mechanical equipment, as described below. HCD-Planning and HCD-Building Services are 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. (HCD-Planning and HCD-Building Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits, the Owner/Applicant shall include a note incorporating the language of this condition on the construction plans.

During construction, HCD-Building Services shall verify compliance during site inspections.

114. PUBLIC SERVICES – MITIGATION MEASURE 4.11.6-A-1

Responsible Department: Fire

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 a new 4.0 mg 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. (Monterey County Regional Fire and HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits for commercial development, the Owner/Applicant shall obtain verification from MCWD and submit it to Monterey County Regional Fire and HCD-Planning for review and approval

115. PUBLIC SERVICES 4.11.1-A-5.

Responsible Department: Fire

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

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

116. MODERATE INCOME INCLUSIONARY HOUSING AGREEMENT

Responsible Department: Planning

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

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

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

117. TOWN CENTER AFFORDABLE HOUSING UNIT PARKING PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: In order to ensure there are dedicated parking spaces to meet the needs of the residents of the affordable rental apartments at the Town Center, the Applicant shall develop a Town Center Affordable Housing Unit Parking Plan. The plan shall illustrate the location of the parking spaces, indicate the number of parking stalls allocated, and how parking will be managed in the long-term.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits for the Town Center mixed-use building, the Owner/Applicant shall submit the Town Center Affordable Housing Unit Parking Plan to HCD-Planning and HCD-Engineering Services for review and approval.

118. PDSP - FINAL PARKING PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: In order to optimize residential and commercial utilization of parking within the East Garrison Final Phase, and ensure the Final Phase is consistent with the East Garrison Specific Plan's goal to provide a walkable community, the Owner/Applicant shall prepare a Final Parking Plan informed by a Final Parking Analysis for on-street and off-street parking within the Final Phase. The plan and analysis shall focus on parking supply necessary for the East Garrison Final Phase, and meet at a minimum, the specific goals and requirements listed below. Any additional logistical information relative to parking within the Final Phase area and avoiding parking conflicts between commercial and residential users shall be included. If amendments to existing parking ordinances are required for implementation of the Final Parking Plan, the Owner/Applicant shall make a request to Public Works, Facilities and Parks to amend the ordinance. Both the final parking plan and analysis shall be submitted to County of Monterey HCD and Public Works, Facilities and Parks for review and approval.

The Final Parking Analysis shall be prepared by a third-party consultant and include at a minimum:

- an independent review and comparison of the East Garrison Final Phase Shared Parking Analysis, dated May 2024, submitted by the applicant and the parking data gathered by East Garrison residents;
- analyze the feasibility of establishing time limits and/or parking times for on-street parking, including potential enforcement components;
- analyze the feasibility of establishing preferred and/or dedicated on-street parking areas for commercial and residential users, including potential enforcement components;
- analyze consistency with Homeowners Association parking rules;
- analyze consistency with applicable parking requirements set forth in state law; and
- identify required emergency vehicle access along main streets, such as Sherman Blvd.

The Final Parking Plan shall incorporate the recommendations of the Final Parking analysis and include at a minimum:

- street plans illustrating formal off-street and on-street parking areas and graphics of the intended signage;
- a data table notating the number of parking spaces provided in each formal parking area;
- identify ADA compliant parking spaces;
- identify compact parking spaces;
- identify parking spaces equipped with electric vehicle charging stations; and
- graphics for all intended signage to be installed.

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

Prior to preparing the Final Parking Analysis, the Owner/Applicant shall hold one working meeting with the third party consultant and East Garrison residents, and inviting County staff as optional attendees. The goal of this meeting is to allow the residents to present their parking data and parking recommendations for the third party consultant to consider.

Prior to submitting the Final Parking Plan to County of Monterey HCD and Public Works, Facilities and Parks for review and approval, the Owner/Applicant shall hold one working meeting with the third party consultant and East Garrison residents, and inviting County staff as optional attendees. The goal of this meeting is to allow the third party consultant to present their findings and recommendations for the Final Parking Plan and for the East Garrison residents to understand the opportunities and constraints informing the final plan.

Prior to filing of the final map or approval of the subdivision improvement plan(s) for the Final Phase, whichever occurs first, the Owner/Applicant shall submit the Final Parking Analysis and Final Parking Plan to the County of Monterey HCD and Public Works, Facilities and Parks for review and approval.

Prior to filing of the final map or approval of the subdivision improvement plan(s) for the Final Phase, whichever occurs first, the Owner/Applicant shall request an amendment to applicable parking ordinances from Public Works, Facilities and Parks (PWP&F) and pay all applicable fees. The Owner/Applicant shall work with PWP&F to ensure the amended ordinances are processed in a timely manner, approved and are in effect prior to, or concurrent with, installation of the Final Phase parking signage.

Prior to approval of the subdivision improvement plan(s) for the Final Phase, the Owner/Applicant shall incorporate all technical drawings, details and graphics from the approved Final Parking Plan into the subdivision improvement plans to ensure implementation of the parking plan.

PROJECT DESCRIPTION

EAST GARRISON SPECIFIC PLAN IS A 244.9 ACRE RESIDENTIAL AND MIXED-USE PROJECT. PHASE 4 IS A 20.25 ACRE PORTION OF THE EAST GARRISON PROJECT AND INCLUDES 2.85 ACRES OF OPEN SPACE, 7.29 ACRES OF RESIDENTIAL USES (RESIDENTIAL MEDIUM AND HIGH 2), 4.26 ACRES OF LIVE/WORK USE, 2.50 ACRES OF TOWN CENTER USE, AND 3.35 ACRES OF STREET AND LANE RIGHT-OF-WAY

PARCEL SUMMARY

FOR SPECIFIC DENSITIES FOR EACH LAND USE TYPE AND DETAILS ON THE PHASING OF THE PROJECT (INCLUDING UNIT TYPES, NUMBERS, ETC.) REFERENCE THE SPECIFIC PLAN PREPARED BY URBAN DESIGN ASSOCIATES.

SINGLE FAMILY LOT SUMMARY

TYPE	LOTS	QUANTITY
RESIDENTIAL MEDIUM (30'x70')	LOTS 1135-1151, 1231-1274	61
RESIDENTIAL HIGH 2 (30'x55')	LOTS 1152-1230	79
TOTAL SINGLE FAMILY LOTS		140

PARCEL SUMMARY

USE	PARCEL	ACREAGE
RESIDENTIAL MEDIUM & RESIDENTIAL HIGH 2	LOTS 1135-1274	7.29
LIVE/WORK	LOTS 1016-1134	4.26
TOWN CENTER	PARCELS T4.1-4.2	2.50
OPEN SPACE	PARCELS S4.1-4.15	2.85
STREET RIGHT-OF-WAY	PARCEL S4.1	0.64
LANE RIGHT-OF-WAY	PARCELS A4.1-4.11	2.71
TOTAL TENTATIVE MAP ACREAGE		20.25

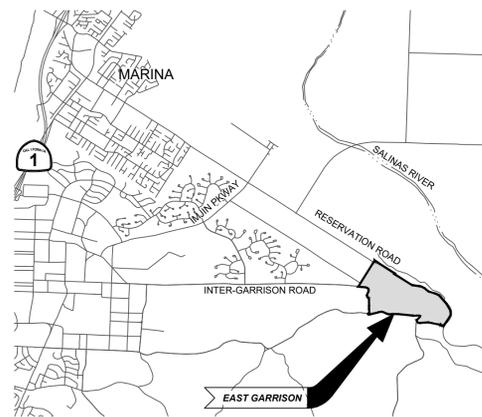
LEGEND

	PROPOSED	EXISTING
LOT NUMBER	355	225
GROUND CONTOUR	100	100
SUBJECT PROPERTY LINE	---	---
ADJACENT PROPERTY LINE	---	---
EASEMENT LINE	---	---
CENTER LINE	---	---
LOT LINE	---	---
SPOT GRADE	+ 144.1	+ 928.30
DIRECTION/SLOPE OF FLOW	0.5%	(0.5% ±)
TREE		● 12" OAK
STORM DRAIN MAIN	SD	SD
STORM DRAIN MANHOLE	SM	SM
CATCH BASIN	CB	CB
DRAIN INLET	DI	DI
SANITARY SEWER MAIN	SS	SS
SANITARY SEWER MANHOLE	SM	SM
WATER MAIN (ZONE A)	W	W
WATER MAIN (ZONE B)	W	W
WATER MAIN TO BE REMOVED	W	W
RECYCLED WATER MAIN	RW	RW
PRESSURE REDUCING VALVE	PRV	PRV
UTILITY CONNECTION POINT	UCP	UCP
PAD ELEVATION	P-XXX.XX	

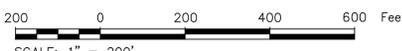
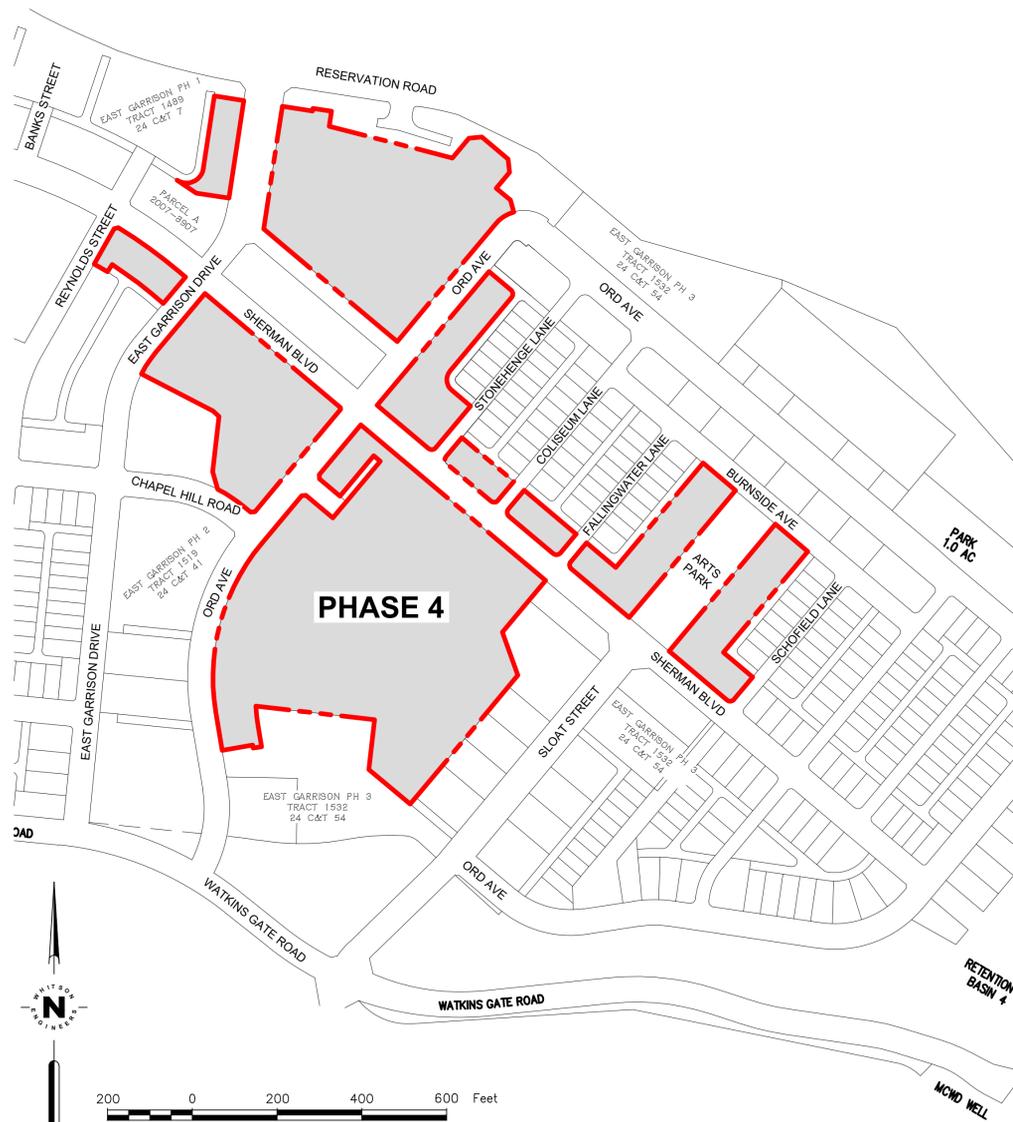
ABBREVIATIONS

±	PLUS OR MINUS; APPROX	LF	LINEAR FEET
⊙	AT	LP	LOW POINT
APPROX	APPROXIMATE	LT	LEFT
AC	ASPHALTIC CONCRETE	MATCH	MATCH EXISTING GRADE
BC	BEGIN CURVE	MAX	MAXIMUM
BVC	BEGIN VERTICAL CURVE	MH	MANHOLE
C&G	CURB AND GUTTER	MIN	MINIMUM
CGSW	CURB, GUTTER AND SIDEWALK	O.C.	ON CENTER
CL	CENTERLINE	OG	ORIGINAL GROUND
CO	CLEANOUT	PC	POINT OF CURVATURE
CONC	CONCRETE	P.O.C.	POINT OF CONNECTION
CONST	CONSTRUCT	PRC	POINT OF REVERSE CURVATURE
CONT	CONTINUOUS	PRV	PRESSURE REDUCING VALVE
DI	DRAIN INLET	PVI	POINT OF VERTICAL INTERSECTION
DIA	DIAMETER	R	RADIUS
DS	DOWNSPOUT	R.C.	RELATIVE COMPACTION
EC	END CURVE	R/W	RIGHT OF WAY
EG	EXISTING GRADE	RT	RIGHT
ELEV	ELEVATION	RW	RECYCLED WATER
EQ.	EQUAL	RWL	RAIN WATER LEADER
ETW	EDGE OF TRAVELED WAY	SD	STORM DRAIN
EVC	END VERTICAL CURVE	SS	SANITARY SEWER
E.W.	EACH WAY	STA	STATION
EX	EXISTING	SW	SIDEWALK
FC	FACE OF CURB	TBM	TEMPORARY BENCH MARK
FF	FINISHED FLOOR	TRC	TOP OF ROLLED CURB
FG	FINISHED GRADE	TYP	TYPICAL
FL	FLOWLINE	UG	UNDERGROUND
FS	FINISHED SURFACE	UNKN	UNKNOWN
GB	GRADE BREAK	VAR	VARIES
HP	HIGH POINT	VERT.	VERTICAL
HORIZ.	HORIZONTAL	W	WATER
INV	INVERT	WM	WATER METER
		WV	WATER VALVE

VESTING TENTATIVE MAP FOR EAST GARRISON - PHASE 4 MONTEREY COUNTY, CALIFORNIA



VICINITY MAP
NOT TO SCALE



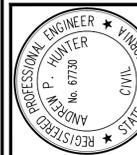
GENERAL NOTES

- OWNER/SUBDIVIDER: CENTURY COMMUNITIES
6700 KOLL CENTER PARKWAY, SUITE 210
PLEASANTON, CA 94566
- CIVIL ENGINEER: WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940
(831) 649-5225
- GEOTECHNICAL ENGINEER: QUANTUM GEOTECHNICAL, INC
6288 SAN IGNACIO AVE, SUITE D
SAN JOSE, CA 95119
- UTILITY CONSULTANT: GIACALONE DESIGN SERVICES, INC.
5620 STONERIDGE MALL ROAD, #345
PLEASANTON, CA 94588
- LANDSCAPE ARCHITECT: BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET #201
MONTEREY, CA 93940
- ASSESSOR'S PARCEL NUMBERS: 031-164-028-076, 116-121, 123, 126, 128
031-169-036, 053, 054
031-301-014, 015
031-302-057-059
- SITE AREA: 20.25 ACRES
- GENERAL PLAN DESIGNATION: PLANNED DEVELOPMENT MIXED USE DISTRICT
- CURRENT LAND USE: VACANT
- CURRENT ZONING: SP-D
- PROPOSED LAND USE: EAST GARRISON RESIDENTIAL MEDIUM, RESIDENTIAL HIGH 2, LIVE/WORK, TOWN CENTER, OPEN SPACE, STREETS, AND LANES
- UTILITIES:
SANITARY SEWER/POTABLE WATER/RECYCLED WATER: MARINA COAST WATER DISTRICT
920 2ND AVE, SUITE A
MARINA, CA 93933
STORM DRAIN: COMMUNITY FACILITIES DISTRICT
GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
TELEPHONE: AT&T
CABLE COMPANY: COMCAST
FIRE: MONTEREY COUNTY REGIONAL FIRE DISTRICT
- THE PROPOSED GRADING AS SHOWN IS PRELIMINARY AND IS SUBJECT TO FINAL DESIGN.
- ALL GRADING SHALL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE DESIGN LEVEL GEOLOGIC & GEOTECHNICAL ASSESSMENT AND UPDATE FOR EAST GARRISON PHASE 3, PREPARED BY QUANTUM GEOTECHNICAL, INC DATED NOVEMBER 28, 2016.
- UTILITY LOCATIONS, STREET GRADES, AND LOT DIMENSIONS ARE PRELIMINARY AND ARE SUBJECT TO FINAL ENGINEERING DESIGN AND HOUSE PLOTTING.
- FINAL MAPS MAY BE FILED IN MULTIPLE PHASES.
- APPROVAL OF THIS TENTATIVE MAP ALLOWS FOR FURTHER SUBDIVISION INTO CONDOMINIUM UNITS AS PROVIDED IN SECTION 66424 AND 66427 OF THE SUBDIVISION MAP ACT. THIS TENTATIVE MAP INCLUDES THE SUBDIVISION OF THE TOWN CENTER PARCEL T4.1 FOR THE PURPOSE OF CREATING ONE RESIDENTIAL CONDOMINIUM UNIT AND 4 COMMERCIAL CONDOMINIUM UNITS AS SHOWN ON SHEET L-2.
- ALL EXISTING EASEMENTS SHOWN WITHIN THE SUBDIVISION ARE TO BE QUITCLAIMED UNLESS OTHERWISE NOTED. NEW EASEMENTS SHALL BE DEDICATED TO THE APPROPRIATE AGENCIES. PEDESTRIAN ACCESS AND EMERGENCY ACCESS EASEMENTS WILL BE REQUIRED WITHIN PUBLIC AND PRIVATE RIGHT-OF-WAYS.
- TOPOGRAPHY SHOWN IS BASED ON A NOVEMBER 9, 2016 AERIAL TOPOGRAPHIC SURVEY, SUPPLEMENTED WITH TOPOGRAPHIC FIELD SURVEYS PERFORMED SEPTEMBER 2019.
- FINAL ENGINEERING DESIGN MAY REQUIRE CHANGES TO THE LOCATION OF INFRASTRUCTURE AND DRAINAGE FACILITIES.
- ALL SIZES, AREAS, VOLUMES, LENGTHS AND DISTANCES CONTAINED HEREIN ARE ONLY APPROXIMATE AND ARE NOT INTENDED, NOR SHOULD THEY BE ACCEPTED AS EXACT MEASUREMENTS

SHEET INDEX

SHEET	DESCRIPTION
C-1	TITLE SHEET
C-2	STREET SECTIONS
C-3	EXISTING LOTS
C-4	BOUNDARY MAP
L-1 - L-4	LOTS & PARCELS
GR-1 - GR-2	GRADING AND DRAINAGE
U-1	WATER & RECYCLED WATER PLAN
U-2	SANITARY SEWER PLAN

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Monterey, California
831.649.5225
whitsonengineers.com



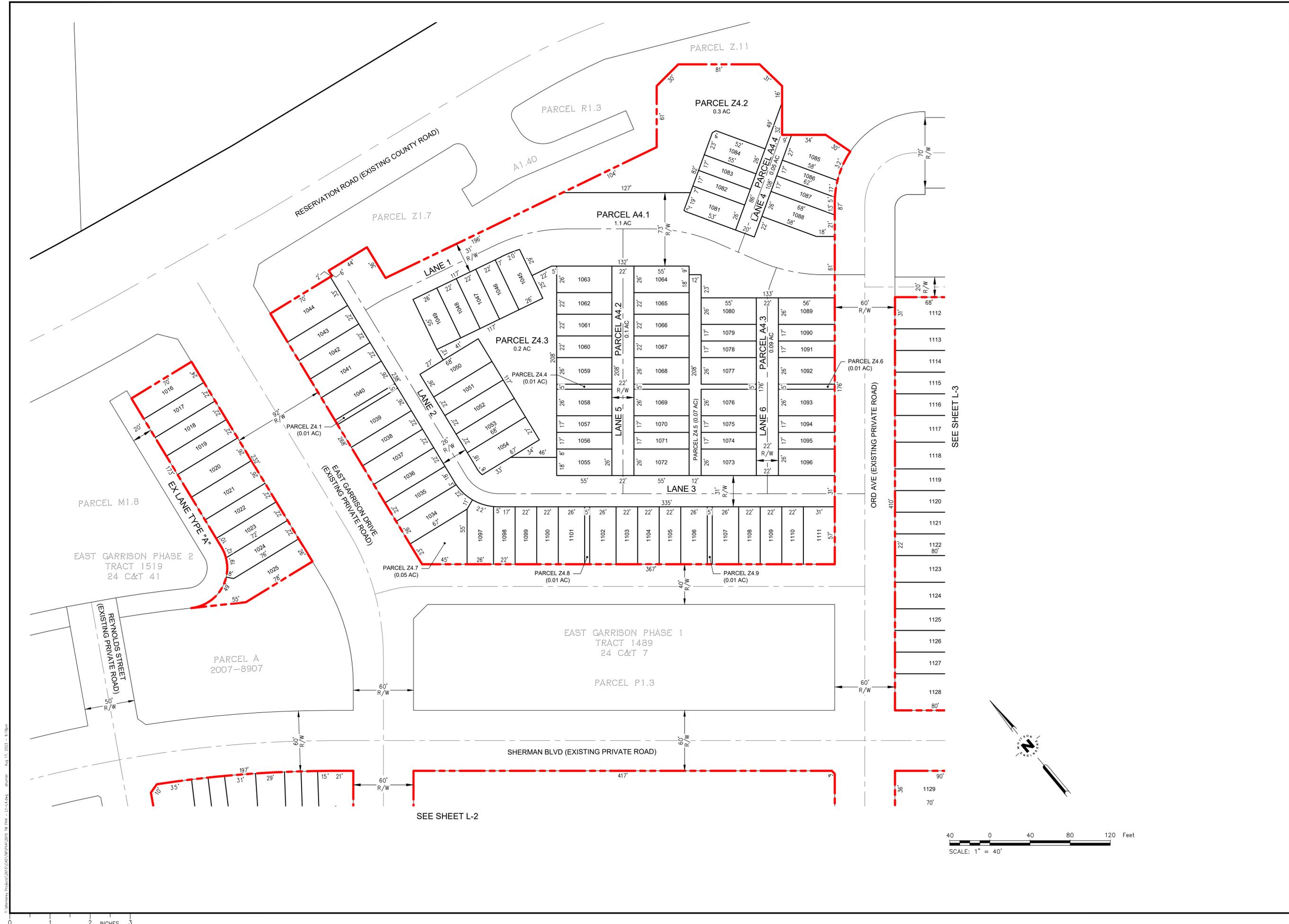
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6/30/2023	COUNTY SUBMITTAL
8/17/2023	COUNTY RESUBMITTAL
1	1
2	2

MONTEREY COUNTY, CALIFORNIA

VESTING TENTATIVE MAP
EAST GARRISON - PHASE 4
TITLE SHEET

SCALE: 1"=200'
DRAWN: IPB
JOB No.: 2615.44
SHEET
C-1
OF 12

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REGISTERED PROFESSIONAL ENGINEER
MONTEREY COUNTY
No. 6720
CIVIL ENGINEER

SUBMITTAL / REVISION	COUNTY SUBMITTAL
1	6/30/2023
2	8/17/2023
	APR

MONTEREY COUNTY, CALIFORNIA

VESTING TENTATIVE MAP
EAST GARRISON - PHASE 4

LOTS AND PARCELS - NORTHWEST

SCALE: 1" = 40'

DRAWN: IB

JOB No.: 2615.44

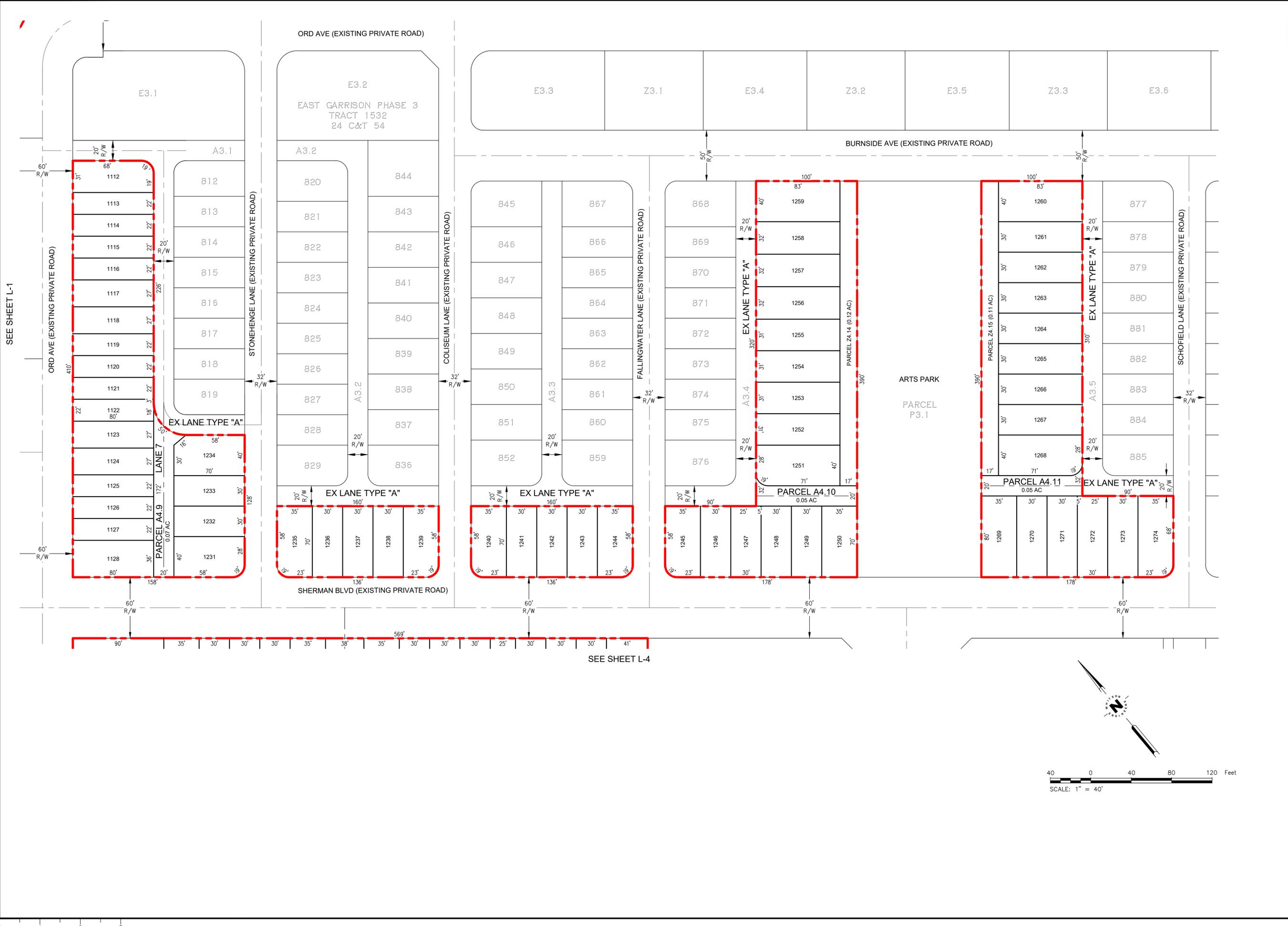
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OF 12

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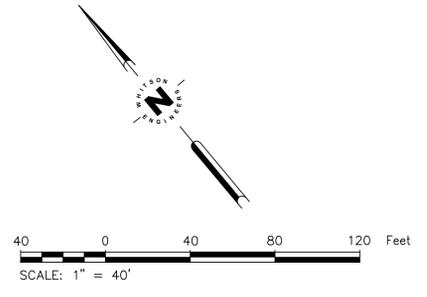
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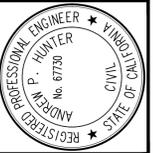
SEE SHEET L-1

SEE SHEET L-4



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2	8/17/2023
	APR

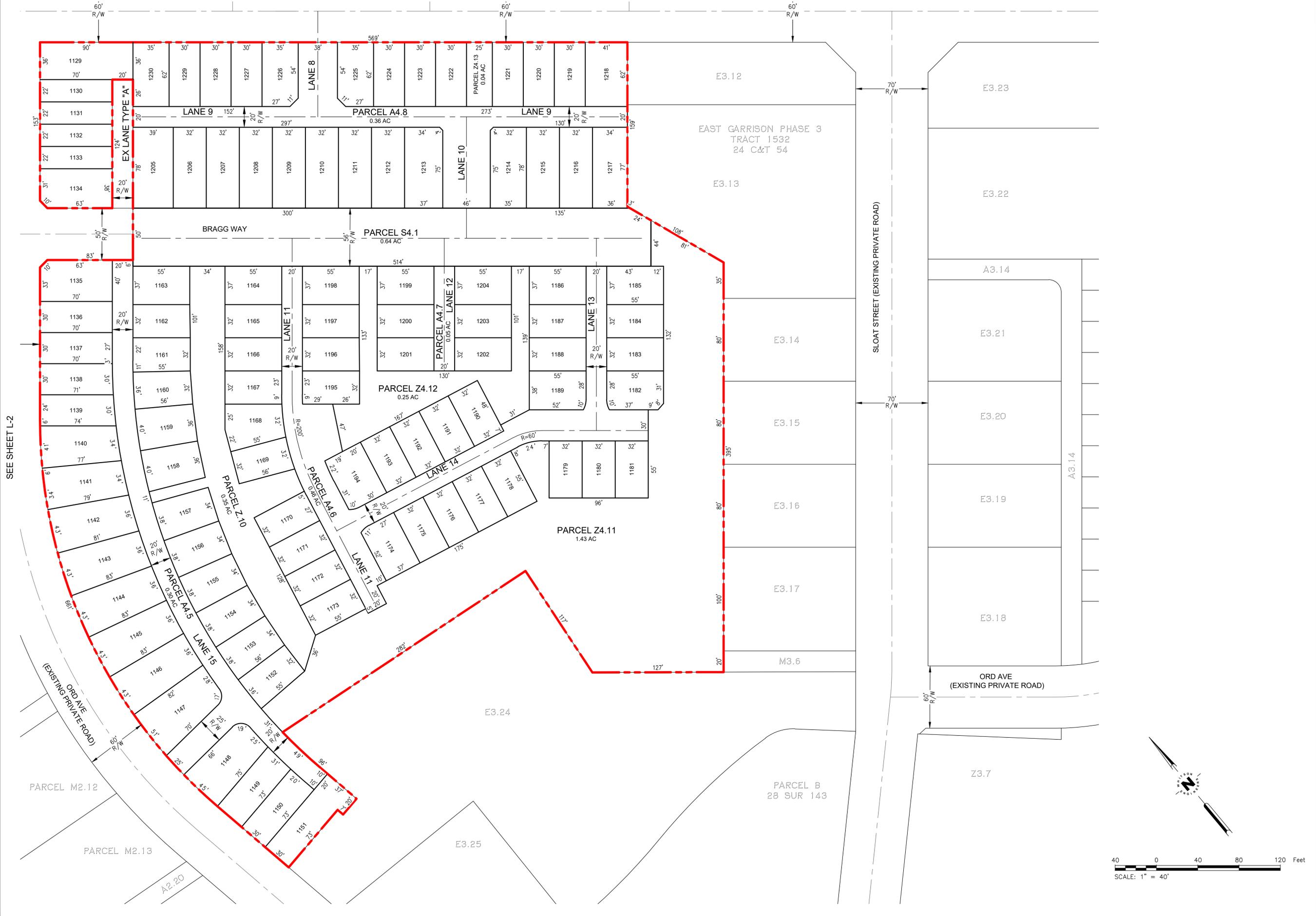
MONTEREY COUNTY, CALIFORNIA

**VESTING TENTATIVE MAP
EAST GARRISON - PHASE 4**
LOTS AND PARCELS - NORTHEAST

SCALE:	1" = 40'
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JOB No.:	2615.44
SHEET	L-3 OF 12

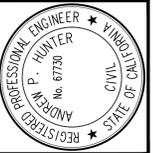
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SEE SHEET L-3



SEE SHEET L-2

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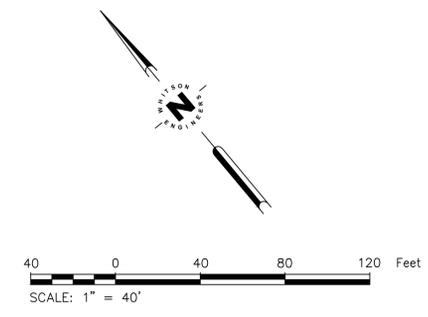
SUBMITTAL / REVISION	COUNTY SUBMITTAL
1	6/30/2023
2	8/17/2023
	APR

MONTEREY COUNTY, CALIFORNIA

**VESTING TENTATIVE MAP
EAST GARRISON - PHASE 4
LOTS AND PARCELS - SOUTHEAST**

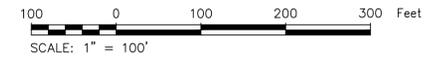
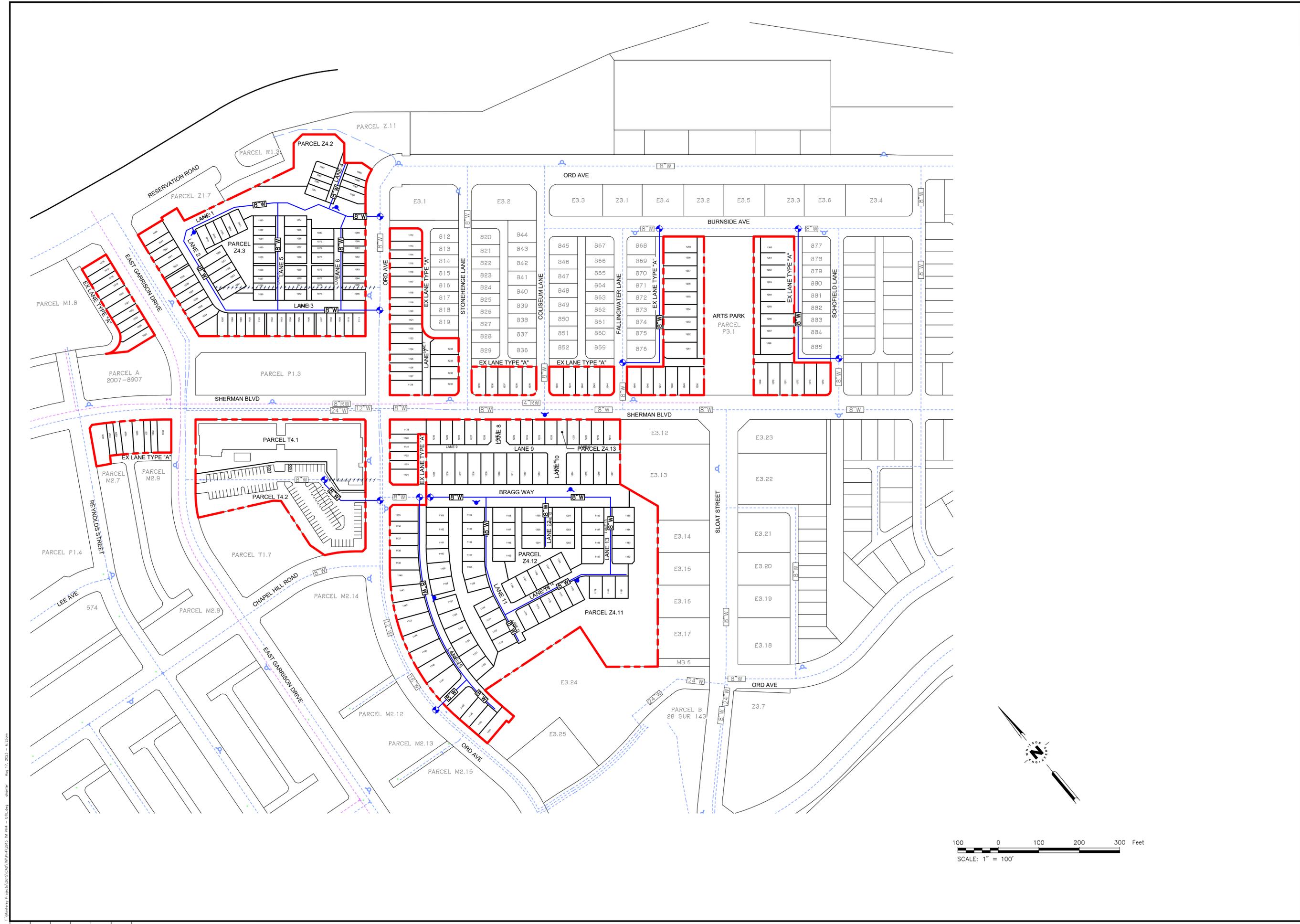
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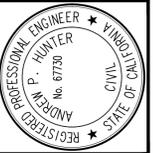
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1	4/30/2023 ML COUNTY SUBMITTAL
2	8/17/2023 APH COUNTY RESUBMITTAL

MONTEREY COUNTY, CALIFORNIA
 COUNTY SUBMITTAL
 COUNTY RESUBMITTAL

**VESTING TENTATIVE MAP
 EAST GARRISON - PHASE 4
 WATER & RECYCLED WATER PLAN**

SCALE: 1" = 100'
 DRAWN: IB
 JOB No.: 2615.44
 SHEET
U-1
 OF 12

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