

# Attachment D

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

**Resolution No. 05-264** )  
Resolution of the Monterey County )  
Board of Supervisors certifying the )  
Final Subsequent Environmental Impact )  
Report (EIR#04-04), adopting the associated )  
Mitigation Monitoring and Reporting )  
Plan, and adopting a Statement of )  
Overriding Considerations for the )  
East Garrison Specific Plan Project )  
(PLN030204), Greater Monterey )  
Peninsula Area Plan )

The Final Subsequent Environmental Impact Report (EIR#04-04) for the East Garrison Specific Plan application (PLN030204) came on for public hearing before the Monterey County Board of Supervisors on October 4, 2005. 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:

1. **FINDING: ENVIRONMENTAL REVIEW PROCESS.** Pursuant to the California Environmental Quality Act, Public Resources Code Sections 21000 et seq. and the CEQA Guidelines, 14 Cal. Code Regs. ("CCR") Sections 15000 et seq. (collectively, "CEQA"), a Subsequent Environmental Impact Report ("EIR") was prepared to analyze the environmental effects of the East Garrison Specific Plan and its related entitlements ("Project"). Monterey County, the CEQA lead agency for the Project, prepared the EIR in cooperation with Michael Brandman Associates. Pursuant to CEQA Guidelines section 15090, the Board certifies that the Final EIR ("FEIR"), constituting the Draft Subsequent EIR ("DEIR") and Response to Comments document, has been completed in compliance with CEQA. The FEIR was presented to the decision making body of the lead agency, the Board of Supervisors, and the Board of Supervisors reviewed and considered the information contained in the FEIR prior to approving the project. The Board of Supervisors further certifies that the Final EIR reflects its independent judgment and analysis.

**EVIDENCE:**

- (a) The Subsequent Environmental Impact Report (EIR#04-04, SCH No. 2003081086) is a "tiered" environmental document, as explained in Chapter 1.3 of the Draft Subsequent EIR. The document tiers from the Fort Ord Reuse Plan EIR certified by the Fort Ord Reuse Authority on June 13, 1997.
- (b) Project Description. The Project analyzed in the Subsequent Environmental Impact Report is fully described in Chapter 3.0 of the September, 2004 Public Review Draft Subsequent EIR, as amended by the Response to Comments document (together "FEIR"). The proposed Project is evaluated in the FEIR at a project level. The FEIR consists of the September 2004 DEIR and the Response

to Comments document (June 2005) containing copies of all written and summaries of oral comments, a list of commenters, all responses to oral and written comments, and proposed revisions to the DEIR in accordance with the Public Resources Code Sections 21081, 21081.5, and 21081.6, and the CEQA Guidelines, Title 14, California Code of Regulations, Sections 15091 through 15093.

- East Garrison Specific Plan Project. The Project (PLN030204) consists of: 1) Amendments to the Monterey County General Plan including: Policy 26.1.9 (ridgeline development), and Commercial Land Use Policy A-1; 2) Amendments to Monterey County Code Title 21 (Monterey County Zoning Ordinance [non-coastal]) including amending 21.08.060 (Application of Specific Plan Zoning to the East Garrison Specific Plan Area); 3) the East Garrison Specific Plan project to include the following: 1470 residential units; a town center with up to 75,000 square feet of community and mixed use retail space; 100,000 square feet of artist and community space; 11,000 square feet of civic space; 37.1 acres of open space with a trail system; 12.7 acres of public parkland; and installation of infrastructure; 4) Combined Development Permit consisting of a Vesting Tentative Map, Use Permit for development on slopes over 30 percent, and Use Permit for tree removal; 5) Adoption of a Mitigation Monitoring and Reporting Plan; 6) Allocation of 470 acre-feet per year of water from the County's 560 acre-feet per year water allotment for the former Fort Ord; and 7) Development Agreement between the County of Monterey and East Garrison Partners I, LLC.. In addition, the Redevelopment Agency of Monterey County will utilize the FEIR as a Responsible Agency to take action on the project, including adoption of a Disposition and Development Agreement. The Local Agency Formation Commission of Monterey County (LAFCO) will also utilize the FEIR in establishing a Community Services District for the project site. LAFCO will also utilize the FEIR along with other information in establishing new boundaries for the Salinas Rural Fire District. Other Responsible and Trustee agencies may also utilize the FEIR prior to taking discretionary actions. The Project site fronts on and is south and west of Reservation Road, north of Watkins Gate Road, east of West Camp Road, Greater Monterey Peninsula Area Plan area, in the former Fort Ord

- (c) In 2003, an EIR to address the Project identified in subsection (b) above was initiated pursuant to an application to process development entitlements for the proposed Project.
- (d) The County issued a Notice of Preparation ("NOP") for the EIR pursuant to CEQA Guidelines Section 15082. The NOP was distributed to the State Clearinghouse (SCH No. 2003081086), responsible and trustee agencies, interested groups and individuals, and surrounding property owners for a 30-day comment period pursuant to CEQA to obtain comments on the proposed scope of the EIR for the Project. Availability of the NOP was advertised, pursuant to CEQA Guidelines Section 15082, through direct mailing to all property owners within 300 feet of the project area, certified mailing to the State Clearinghouse and Responsible and Trustee agencies, and by publishing notices in the Monterey

County Herald and Salinas Californian. In addition, the NOP was published on the County's web site.

- (e) Monterey County also held an EIR scoping meeting on September 4, 2003 to provide information about the Project, the potential environmental impacts and the CEQA review process, as well as the schedule for Project implementation. Members of the public and other interested parties had the opportunity to ask questions and express their concerns and interests regarding environmental issues surrounding the Project early in the EIR process.
- (f) On September 15, 2004, the DEIR was published and distributed to the State Clearinghouse as well as responsible and trustee agencies for a minimum 45-day public comment period as required by CEQA. Copies of the DEIR were made available on Monterey County's web site where it could be downloaded for review. In addition, copies were provided at various local public libraries and to interested individuals and agencies. A Notice of Completion ("NOC") and a Notice of Availability ("NOA") of the DEIR were prepared and circulated, as required by CEQA Guidelines Sections 15085 and 15087. The Notices were circulated, as applicable, to the State Clearinghouse, responsible and trustee agencies, adjacent property owners and interested parties, including any person who filed a written request for such a notice. The NOA was posted with the County Clerk and published in newspapers of general circulation, including the Salinas Californian and Monterey County Herald.
- (g) The public comment period for the DEIR ended on November 1, 2004. During that time, 17 letters were received; one letter was submitted well after the comment period, but was included and responded to in the FEIR. All comments on the DEIR have been reviewed and considered, including comments from responsible and trustee agencies and the public, and any testimony before the Subdivision Committee and the Planning Commission during public hearings. The FEIR was released on July 1, 2005. The FEIR includes Responses to Comments, clarifying information, the comment letters themselves, and changes to the DEIR. Copies of the FEIR were sent to all commenting agencies and individuals, the Monterey County Free Library in Marina, the Steinbeck Library in Salinas, and any person who filed a written request. In addition, the FEIR was available on Monterey County's website and available for public review upon request.
- (h) On November 4, 2004, and November 10, 2004, the Monterey County Subdivision Committee, acting as a technical advisory body to the Planning Commission, held public hearings to consider the Combined Development Permit pursuant to the proposed Specific Plan and accompanying DEIR. After receiving public testimony and comments, the Subdivision Committee voted 4 to 0 to recommend to the Planning Commission that the design and improvements of the Combined Development Permit for the Project is technically feasible (Resolution 04022).
- (i) The Planning Commission considered the Project at a publicly noticed hearing on November 15, 2004 and considered the Project along with the Final EIR at a publicly noticed hearing on July 13, 2005. On July 13, 2005, the Planning Commission adopted a resolution (Resolution No. 05033a) recommending that

the Board certify the FEIR, adopt the Mitigation Monitoring and Reporting Plan, and adopt a statement of overriding considerations for significant and unavoidable impacts to cultural resources, air quality, public services and utilities, and transportation and circulation.

- (j) The Board of Supervisors considered the FEIR at a publicly noticed hearing on October 4, 2005. The Board has reviewed and considered the information contained in the FEIR, and in the record as a whole before it. The Board of Supervisors finds that the FEIR reflects the independent judgment and analysis of the County based upon the findings and conclusions drawn in this Resolution and the FEIR and in consideration of testimony and information received, and scientific and factual data presented as evidence during the public review process. Studies, data and reports prepared by staff from various County departments including, but not limited to, Planning and Building Inspection, Public Works, Environmental Health, Water Resources Agency, and Housing, as well as those prepared by the EIR consultants and subconsultants, support the certification of the FEIR for the project. The Board of Supervisors considered the administrative record as a whole, which includes but is not limited to the Monterey County General Plan, Greater Monterey Peninsula Area Plan, Fort Ord Reuse Plan, studies, data and reports supporting the conclusions of the FEIR, as well as additional documentation requested by staff in support of these findings; information presented during public hearings; staff reports that reflect the County's independent judgment and analysis regarding the above referenced studies, data and reports; application materials; and expert testimony. No facts, reasonable assumptions predicated on facts, testimony supported by adequate factual foundation, or expert opinion supported by facts, have been submitted that refute the conclusions reached by these studies, data, reports and the FEIR. In sum, nothing in the record alters the Board of Supervisors' environmental determination, as presented by staff, based on investigation and the independent assessment of those studies, data and reports.

2. **FINDING: IMPACTS NOT FOUND TO BE SIGNIFICANT.** Chapter 4 of the DEIR identifies and analyzes impacts that were found to not be significant. In addition, Table 2-1 summarizes less than significant impacts. The Board of Supervisors confirms, on the basis of the record before it, that the following impacts are less than significant. A full discussion on each topic is included in the FEIR.

**EVIDENCE:**

- a. **EIR Chapter 4.1. Land Use and Related Planning Programs, Impacts 4.1-A, 4.1-B, and 4.1-C.** Residential uses were anticipated under the General Plan, as amended in 2001, and no existing units will be displaced. Construction will not divide an existing community, conflict with policies or regulations adopted to avoid an environmental effect, or conflict with a proposed Habitat Conservation Plan under development. There is no existing community in the area, the project has been determined consistent with environmental policies, and no Habitat Conservation Plan has been adopted for the area. A Habitat Management Plan, as amended by a Land Swap Assessment, is in place for Fort Ord and this project is consistent with its provisions. In addition, pursuant to the terms of a Memorandum of Agreement

(MOA) among FORA, the County, the County Redevelopment Agency, and East Garrison Partners and incorporated into a biological opinion on the California tiger salamander issued by the Fish and Wildlife Service on March 14, 2005, the requirements of an approved HCP will apply to the East Garrison property as feasible and appropriate.

- b. **EIR Chapter 4.3. Hydrology and Water Quality, Impacts 4.3-A, 4.3-B, 4.3-C, and 4.3-D.** The project would not involve significant effects to drainage patterns or groundwater recharge, and would not degrade water quality or expose people to hazardous materials in surface water or groundwater. Drainage will be collected on site, using Best Management Practices, and will be percolated into the ground to replenish the aquifer.
- c. **EIR Chapter 4.5. Air Quality, Impacts 4.5-A, 4.5-D, and 4.5-E.** The project is consistent with the Air Quality Management Plan. In addition, ambient CO levels will not exceed standards and odor and toxic air contaminant levels will be at less than significant levels.
- d. **EIR Chapter 4.9. Aesthetics, Impact 4.9-1.** The environmental effects of views of the site from off-site areas are less than significant, as explained in the EIR.
- e. **EIR Chapter 4.10. Population, Housing and Employment, Impact 4.10-A, 4.10-B, 4.10-C, and 4.10-D.** Project construction will not create significant effects to housing supply, population growth, or a jobs/housing balance. The resulting housing and population growth are within the Association of Monterey Bay Area Government (AMBAG) forecasts and this project will partially fill the County's fair share requirement to provide housing.
- f. **EIR Chapter 4.11. Public Services and Utilities, Impacts 4.11.2-A, 4.11.3-A, 4.11.4-A, 4.11.5-A, 4.11.7-A, 4.11.8-A, and 4.11.9-A.** The project will not create significant environmental impacts to law enforcement services, educational or library services, or result in a substantial increase in solid waste generation that has not already been accommodated in regional plans. In addition, the impacts to wastewater services, recreation demand, and energy use are considered less than significant. Law enforcement and library services will be a part of the community. The school district is working with the County, the cities within their district, and the development community to ascertain needed facilities. The school district has not yet come to a conclusion due to existing underutilized facilities. The Marina landfill has capacity to serve the community. The regional wastewater plant has sufficient capacity to accommodate this project and many others. The project will provide its own parks and open space facilities. Energy use is accommodated in growth projections for the area and can be served by existing regional facilities.
- g. **EIR Chapter 4.12. Hazardous Materials, Impact 4.12-A.** The past use and storage of hazardous materials in the area and on site are not a significant effect. The site has been cleaned, as required, prior to transfer from the Army. The Finding of Suitability to Transfer document prepared for the Track 0 parcels identified whatever hazardous materials remain on site. These are limited to asbestos and lead-based paint. Clean up of these materials is heavily regulated and is not considered a significant environmental effect. Unexploded ordinance were not expected to be found at the project site and none have been discovered.
- h. **Cumulative Impacts**

- **EIR Chapter 5.1.1. Land Use and Related Planning Programs.** The intensity of land use proposed for this project is less than allowed under the current General Plan, and is consistent with the Reuse Plan and Land Swap Assessment.
- **EIR Chapter 5.1.2. Geology and Soils.** Standards for new construction, as well as project-specific mitigation measures, are expected to result in less than significant cumulative impacts for seismic safety and engineering issues.
- **EIR Chapter 5.1.3. Hydrology and Water Quality.** Impacts would be less than significant due to the design of the stormwater system, which regulates peak flows and protect water quality, provide groundwater percolation areas, and includes best management practices.
- **EIR Chapter 5.1.6. Noise.** Cumulative noise contributions were predicted for increases from both the project and from cumulative growth projections. The project's contributions were shown to be statistically undetectable.
- **EIR Chapter 5.1.7. Biological Resources.** In accordance with the Land Swap Assessment that amended the Habitat Management Plan for Fort Ord, habitat and species losses at East Garrison, and from cumulative impacts, are mitigated by the habitat preserved at Fort Ord, and are enhanced by increased acreage protected at Parker Flats. Also see the discussion in Master Response 6 in the FEIR, incorporated herein by reference.
- **EIR Chapter 5.1.8. Cultural Resources.** The demolition of historic structures at the project site is a localized impact, identified as significant and unavoidable, but does not contribute to a significant cumulative effect. The structure styles are found on bases throughout the United States and are not considered unique historical resources due to their use throughout the nation.
- **EIR Chapter 5.1.9. Aesthetics.** The Specific Plan implements the goals as outlined in the Reuse Plan and, in conjunction with other development at the former Fort Ord, is complementary in scale with other Peninsula uses, as proposed in the Reuse Plan. Some of the historic buildings will be preserved and architectural styles from the area are used as a basis for the Pattern Book, which requires that construction be in conformance with its designs. Full cut-off lighting fixtures will be utilized to minimize night time visibility.
- **EIR Chapter 5.1.10. Population, Housing and Employment.** All development within Fort Ord, including East Garrison, is consistent with AMBAG population projections. Employment opportunities were planned in the Fort Ord Reuse Plan to replace jobs lost from the closure of Fort Ord. The new jobs projected for the former Fort Ord will help to balance the jobs/housing balance in the area, which is currently considered balanced for some areas of the County, as discussed in the EIR.
- **EIR Chapter 5.1.11. Public Services and Utilities.** The project will provide many of its own facilities, and will fund infrastructure and services either directly or through a Community Services District and Homeowners' Association. Recreation facilities are also provided on site. The project, therefore, is fiscally neutral for the County budget so that services to other portions of the County are not affected by the East Garrison project. The landfill has adequate capacity to serve the projected population growth in the County, including East Garrison buildout. MCWD's Water Supply Assessment details the availability of a long

term water supply for both the project and for the MCWD region. The wastewater treatment plant also has sufficient capacity to accommodate the project population growth in the County, including East Garrison buildout.

- **EIR Chapter 5.1.12. Hazardous Materials.** The only cumulative hazardous material issues relate to asbestos and lead-based paint. Removal and disposal of such materials are heavily regulated and no cumulative impact is expected.

3. **FINDING: POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS IDENTIFIED IN THE EIR THAT ARE REDUCED TO A LEVEL OF "LESS THAN SIGNIFICANT" BY THE MITIGATION MEASURES IDENTIFIED IN THE EIR AND ADOPTED FOR THE PROJECT.** Chapter 4 of the EIR analyzes potentially significant environmental impacts and identifies impacts that can and will be mitigated to a less-than-significant level or avoided by incorporation of mitigation measures into the Project. The impacts and related mitigation measures identified below are presented in summary form. For a detailed description of impacts and mitigation measures, see the appropriate text in the FEIR.

The Board of Supervisors has incorporated the mitigation measures described below into the Project, thereby requiring that changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the FEIR. The measures are set forth in full in the Monterey County Planning and Building Inspection Condition Compliance and Mitigation Monitoring and Reporting Plan, which is approved and adopted by the Board of Supervisors concurrently with approval of the Project. As explained in the FEIR, implementation of these mitigation measures will reduce the impacts identified below to a less than significant level. Therefore, the Board finds that the mitigation measures described below would lessen their respective impact(s) to a less than significant level.

**EVIDENCE:**

- a. The Board finds that each of the identified impacts will be reduced to a "less-than-significant" level by mitigation measures identified in the Final EIR and adopted by the Board, as set forth below:

1. **Geology and Soils: Potential Impacts associated with seismic hazards, landslides, erosion, hazards to people due to soil failure and corrosion of building materials; Impacts 4.2-A, 4.2-B, 4.2-C, 4.2-D, and 4.2-E.**

**Mitigation Measures:**

**4.2-A-1.** Appropriate setbacks shall be maintained from the existing top of slope for the perimeter bluff areas as recommended by a licensed geotechnical engineer for permanent improvements and structures. The setback area shall be placed in a conservation easement. Proposed fill slopes shall also be adequately keyed into competent older dune deposits and subdrained.

**4.2-A-2.** Final plans shall include establishment of setbacks for structures and other improvements from the natural bluff in the eastern portion of the site, based upon slope stability analysis (static and pseudo-static) of existing materials. For

interior slopes to remain and proposed new slopes, additional stability analysis shall be performed and stabilizing techniques shall be developed based upon the results of the analysis. This analysis shall be performed by a licensed geotechnical engineer during review of 40-scale grading plans; the final setbacks shall be depicted on the 40-scale grading plans.

**4.2-B-1.** Stormwater runoff systems shall be implemented and maintained by the following procedures so that less runoff is directed over the bluff:

- Site grading will be accomplished to direct surface water runoff away from the slope crest and include debris bench catchment areas and subdrainage as appropriate.
- The project engineer shall submit a plan to control stormwater runoff during design phase of the project. This plan shall describe required maintenance by the CSD for the debris bench catchment areas including the removal of soil accumulation from and observation of all subdrain outlets and cleanouts to confirm proper function on an annual basis. During maintenance activities, the need for maintenance including possible regrading, shoring and backfilling shall be assessed. This plan shall be reviewed and approved by the Monterey County Water Resources Agency.

**4.2-C-1.** The Geotechnical Engineer shall observe and document all grading activities and shall be informed when import materials are planned for the site. A sample of such material shall be submitted to the Geotechnical Engineer for evaluation prior to being brought on the site and the import soil shall be in adherence with the guidelines provided in Guide Contract Specifications.

**4.2-C-2.** A layer of site strippings, topsoil, other organic soil, or other appropriate erosion control measures, no more than 6 inches in thickness, shall be track-walked onto all graded slopes (cut or fill) following rough grading to promote the growth of vegetation on areas outside of building construction envelopes. Subject to approval by the Landscape Architect, organically contaminated soil material may also be utilized in landscape areas located outside the building footprint. These materials shall be stockpiled in an approved area that is unaffected by grading operations until their future use. The location of stockpile areas shall be shown on grading plans for the project.

**4.2-C-3.** During grading plan development, selective grading schemes shall be developed to reduce the presence of expansive soil within the upper lot areas by placing the highly expansive materials as engineered fill at the base of deeper fills, or by selectively placing such materials outside building areas.

**4.2-C-4.** 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.

**4.2-C-5.** The upper 12 inches (1 foot) of building pad subgrade soils shall be scarified, mixed, and recompactd as engineered fill. If a highly variable subgrade material is encountered at the time of cutting, the depth of subexcavation may be increased to 24 inches (2 feet) if recommended by a geotechnical engineer. This increase shall depend upon review and approval of grading plans at the time of grading by an engineer or geologist based on the swell potential of the surface materials.

**4.2-C-6.** Graded cut and fill slopes up to 20 feet in height, shall be no steeper than 2:1 (horizontal:vertical). For slopes between 20 and 30 feet in height, a 2.5:1 or flatter slope gradient shall be provided, while for slopes exceeding these height guidelines, a maximum slope gradient of 3:1 shall be provided. If steeper and/or higher slopes are desired, guidelines for geotextile slope reinforcement shall be developed.

**4.2-C-7.** Cut slopes shall be observed by an Engineering Geologist during grading to determine whether any adverse geologic conditions are encountered on the exposed slope. If adverse conditions are noted, additional recommendations, possibly including slope reconstruction, may be required. Additional recommendations to reduce the need for cut slope reconstruction shall be provided during grading plan development. These supplemental recommendations could include measures such as use of flatter slope gradients, modification of the orientation of the slope face, or provisions for a debris bench.

**4.2-C-8.** Differential in fill thickness under individual buildings shall be limited to approximately 10 feet. Local sub-excavation of soil material and replacement with engineered fill may be necessary to achieve this limitation. A detailed review of fill thickness shall be performed during the preparation of the final 40-scale grading, and fill performance testing on remolded samples of engineered fill materials shall be provided during grading.

**4.2-C-9.** The exposed soils shall be compacted and moisture conditioned as directed by the Geotechnical Engineer. In general, they shall be kept moist by occasional sprinkling. If the re-moisturizing of silty soils is required, it shall be done through excavation, moisture conditioning, and recompactd.

**4.2-C-10.** The Geotechnical Engineer shall prepare a remedial grading plan that will depict all the anticipated area of remedial grading, including areas of sub-excavation, keyways, subdrainage, etc. The extent of the localized existing fills shall be evaluated during grading operations, and the existing fills shall be removed and replaced with engineered fill. All soft/compressible materials (such as residual soil, colluvium, and undocumented fill) shall be removed and replaced with engineered fill to provide a more stable base material for the proposed overlying fill. The general depth of removal of unsuitable materials in developable areas may be around 2 to 3 feet in thickness, with isolated identified areas that may require up to an additional 3 to 6 feet of additional sub-excavation to achieve a competent base. Anticipated areas of mitigation for compressible materials that extend beyond common grading activities shall be refined during

the 40-scale plan review. Actual depths shall be determined in the field by the Geotechnical Engineer at the time of grading.

**4.2-D-1.** Additional slope stability analysis shall be performed once 40-scale grading plans are developed. The additional analysis will be performed for selected major cut and fill slopes as well as additional slopes along the existing bluff. Remolded samples for additional shear tests shall be performed if deemed appropriate by the Geotechnical Engineer. Based on the slope stability analyses, the required size of keyways and the extent of slide excavation will be determined to obtain a static factor of safety of 1.5 and a seismic factor of safety of 1.1.

**4.2-D-2.** Geologic review during remedial grading activities shall be performed by the Geotechnical Engineer, and additional mitigation may be required if adverse field conditions are discovered.

**4.2-D-3.** Techniques such as over-excavation as necessary to create benches during fill placement shall be implemented during grading to address the potential adverse effects of soil creep on slope areas that are adjacent to residential structures.

**4.2-D-4.** Cut slopes shall be rebuilt as engineered fill if they exceed slope height and gradient recommendations of the geotechnical report. If lots abut open space slopes, especially cut slopes, a debris bench (designated by the Geotechnical Engineer) with a drainage ditch shall be constructed. The need for a debris bench shall be determined by the geotechnical engineer on a case by case basis and will depend on factors such as slope gradient, slope height and geologic conditions. The purpose of this bench is to intercept erosion or slope debris from the uphill area. Access to this bench shall be provided for maintenance purposes.

**4.2-D-5.** Any graded slopes or localized sections of disturbed or unstable natural slopes shall include erosion control protection by means of jute matting or other synthetic products until mature vegetation occurs.

**4.2-E-1.** 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 1997 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.

Implementation of the above mitigation measures will reduce potential impacts associated with geology and soils to a **less than significant** impact.

2. **Noise: Potential Impacts associated with construction-related noise and vibration, traffic-related noise, and community noise associated with the development and use of the community, including Town Center activities; Impacts 4.6-A, 4.6-B, and 4.6-C.**

**Mitigation Measures:**

**4.6-A-1.** 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 6:00 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 receptors. Noise-sensitive receptors 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, temporarily relocating residents where practicable, using alternative equipment or construction methods that produce less noise, and other site-specific measures as appropriate.

**4.6-B-1.** Prior to filing of the final tract map or submittal of subdivision improvement plans, whichever occurs first, a preliminary acoustical report shall be prepared by the project applicant to determine requirements for walls, berms, or other barriers to meet the 65 dB CNEL minimum acceptable exterior standard for residential or other noise-sensitive uses. The Monterey County Environmental Health Division (MCEHD) shall review the acoustical report and

approve its recommendations. The MCEHD will be responsible for monitoring this mitigation measure.

**4.6-B-2.** 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 application to verify structural attenuation capability to achieve 45 dB CNEL. The MCEHD shall review the final acoustical report and approve its recommendations. The MCEHD will be responsible for monitoring this mitigation measure.

**4.6-C-1.** Prior to the issuance of a building permit, the project applicant shall demonstrate compliance to the satisfaction of the Monterey County Planning and Building Inspection Department with respect to procedures related to the maintenance, operation, and orientation of mechanical equipment, as described below. The MCPBID is responsible for monitoring the following procedures associated with this mitigation measure:

- Mechanical equipment shall include specifications of quiet equipment;
- Mechanical equipment shall be properly selected and installed, and shall include sound attenuation packages; and
- To the extent possible, mechanical equipment shall be oriented away from the nearest noise sensitive receptor.

Implementation of the above mitigation measures will reduce potential impacts associated with noise to a **less than significant** impact.

3. **Biological Resources: Potential Impacts associated with consistency with the Habitat Management Plan, disturbance of plant communities, loss of wildlife habitats, loss of special status plant species, and loss of special status animals; Impacts 4.7-A, 4.7-B, 4.7-C, and 4.7-D.**

**Mitigation Measures:**

**4.7-A-1.** The County shall ensure compliance with the General Conditions and East Garrison Conditions as outlined in the Land Swap Assessment and listed below. The conditions and compliance status are listed below.

***General Conditions***

1. The County of Monterey shall sign the April 1997 HMP.  
*Compliance status: On July 29, 2003, the Board of Supervisors of the County of Monterey authorized County signature of the April 1997 HMP.*
2. FORA, the County, BLM and MPC shall agree, through a Memorandum of Understanding or equivalent binding agreement, to the land use modifications at East Garrison, Parker Flats and the MOU facility as described in this report.  
*Compliance status: On September 23, 2003, the Board of Supervisors of the County of Monterey approved and authorized the Chair to sign a Memorandum of Understanding on behalf of the County with FORA, BLM, MPC and the Army. The Army signed the MOU in August 2004 and the revised MOU is currently being recirculated for signature by the other agencies.*

3. FORA and the County shall revise the cost and funding estimates for habitat management, to include the additional costs associated with prescribed burning and monitoring in the new habitat areas at Parker Flats, in accordance with changed habitat management responsibilities resulting from the proposed modifications described in this report. Funds previously allocated for habitat management shall not be reallocated to accommodate new prescribed burning requirements.

*Compliance status: Representatives of the County and FORA are involved in ongoing discussions with the U.S. Fish and Wildlife Service and others through CRMP regarding the appropriate procedures for prescribed burning and monitoring at Parker Flats. Until the issues regarding prescribed burning are resolved, costs estimates cannot be accurately revised.*

#### **East Garrison Conditions**

1. Final development siting and boundary adjustments at East Garrison shall be coordinated with the Service, BLM and the CDFG based on a maximum development footprint, exclusive of existing roads, of 451 acres, approximating the limits of development illustrated on Figure 4 in the LSA. Borders between habitat areas and development areas shall be established to allow fire breaks, fire management access and adequate habitat setbacks, all of which shall occur within the developable footprint.

*Compliance status: This condition refers to the final development siting and boundary designations for full buildout of the 451 acres that were identified for development at East Garrison in the Land Swap Assessment. The current development footprint accounts for approximately 240 acres, largely within the existing developed areas of the East Garrison polygon, and does not extend into the southern area of the polygon where there are higher densities of maritime chaparral and other HMP species. The primary purposes of this condition are to assure that the effects of development do not extend beyond the limits presented in the Land Swap Assessment for the East Garrison polygon and that the interface between development and habitat meets standards acceptable to USFWS, BLM and CDFG. A meeting was held November 19, 2003 with the USFWS and BLM to preview the development siting and boundary adjustments for the EGSP. Ongoing coordination with these agencies and with CDFG and the Army will continue prior to final approval of the project by Monterey County.*

2. FORA and the County shall make all reasonable efforts to realign the HMP-designated Future Road Corridor (Figures 1, 3 and 8 of this report) linking Reservation Road with East Garrison to avoid isolating habitat reserve lands. If such realignment is not possible, the resulting isolated habitat reserve land acreage will be designated for development and developable land of comparable value and size, contiguous with other reserve lands shall be redesignated as habitat reserve.

*Compliance status: The "Future Road Corridor" shown in the HMP has been realigned in the EGSP so that habitat reserve lands are not isolated and no additional land area, beyond that anticipated by the HMP, will be required to link Reservation Road with East Garrison. A concept of this*

realignment was discussed with USFWS and BLM in a meeting held November 19, 2003.

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

*Compliance status: No minor roads leading out of East Garrison into habitat reserve areas (e.g. Watkins Gate Road) are proposed for improvement or active use as part of the EGSP. Inter-Garrison Road and Reservation Road are expected to be the primary travel routes servicing East Garrison. Barloy Canyon Road provides access to Laguna Seca raceway during events but is otherwise gated to through traffic at Eucalyptus. BLM manages the gate closure on Barloy Canyon Road and has considered moving the gate to the southern end of the East Garrison polygon when development occurs there. The ultimate disposition and use of minor roads leading out of East Garrison into habitat reserve areas will be addressed through CRMP as the HCP is revised.*

4. A low wall or other suitable barrier to migration of California tiger salamanders shall be constructed along the development/reserve boundary to the east of the vernal pool illustrated on Figure 3 of this report when development occurs in that area. Such a barrier is intended to discourage movement of California tiger salamanders into developed areas, thereby reducing the potential for harm to the species.

*Compliance status: This condition applies to development that would occur in subsequent phases beyond the project site (outside Track Zero at East Garrison). The subject*

*vernal pool is located to the southwest of the EGSP development area.*

- 4.7-B-1.** As outlined in the FMP, project implementation shall include the following:

- To facilitate protection of trees that occur either at project or grading margins, a forester, arborist or other tree care professional shall be involved in the review and development of final grading and construction plans where trees occur either at project/grading margins. In such locations, it may be possible to incorporate special retention or other construction methods that will permit safe and healthy retention of existing trees. Onsite consultation with a forester or other tree professional should occur to establish operating parameters and protective measures including exclusionary fencing prior to removal of existing facilities, installation of the detention basin, and landscaping

beyond delineated grading limits in the northeast corner of the project area.

- Protective fencing shall be erected along the approximate driplines around each tree or group of trees to be preserved.
- Where guidance of a tree professional is used to evaluate conditions and to establish the location of protective fencing, encroachment within the dripline of retained trees may occur in order to minimize tree removals.
- No storage of equipment, construction materials, or parking of vehicles is permitted within the tree-rooting zone, which is defined by the fencing of the construction boundary.
- No soil shall be removed from within the dripline of any retained tree and no fill of additional soil shall exceed two inches (2") within the driplines of retained trees, unless it is part of approved construction and is approved by a qualified forester, arborist, or other tree care professional.
- Fill shall not be allowed to be placed against the base of any tree. Permanent wells shall be constructed at original grade out from the trunk at a minimum distance of one foot.
- Before commencement of construction, a qualified arborist or other tree professional should identify trees where significant pruning will be necessary and make recommendations to help protect the tree.
- Onsite consultation with a qualified forester, arborist, or other tree care professional shall occur to establish the operating parameters and protective measures. These would include exclusionary fencing whenever operations commence and occur in the northeast corner of the project where the removal of existing facilities, installation of a detention basin, and site landscaping beyond shown grading limits is proposed.
- The Monterey County Agricultural Commissioners office shall be consulted, immediately, prior to any work that requires cutting and removal of oak materials from the site so that current requirements can be followed and enforced.
- Non-native trees near retained oak woodland areas, such as the eucalyptus in polygon 31 reference on the tree map (Exhibit 4.7-2) shall be eradicated.

**4.7-C-1.** The loss of sand gilia would require a project-specific incidental take authorization from CDFG (i.e., Section 2081 Permit) if basewide authorization is not granted prior to initiation of construction for the proposed project. The incidental take authorization would likely require mitigation beyond that provided by the HMP for the loss of at least 70 sand gilia plants and approximately 1.1 acre of potential habitat. In order to seek incidental take authorization, mitigation will need to be provided. This mitigation can be accomplished through seed and seedbank salvage and restoration or creation of habitat of an appropriate size and character at a suitable location at Fort Ord. Two areas where restoration could occur are within the County's East Garrison Reserve Parcel (Parcel 11 a) or at Parker Flats. The East Garrison Reserve Parcel is immediately adjacent to where the sand gilia plants will be removed for the project and it contains suitable conditions for transplanting/replanting these gilia. The specifics of how the plants will be salvaged and who will be responsible for implementation and monitoring will be included in the mitigation plan for the

Section 2081 Permit. An application for a Section 2081 permit has already been submitted and materials submitted with the application clearly show the replanting area. Monitoring will be required for a minimum of five years following transplantation and/or seeding.

**4.7C-2.** Independent take authorization from the Service would not be required for the removal of the Monterey spineflower plants in the EGSP area. However, if there is a federal nexus (e.g. Army granting of Right of Entry in areas occupied by spineflower) to actions that might affect spineflower or critical habitat for spineflower, the federal entity involved would likely need to consult (Section 7) with the Service to comply with the federal Endangered Species Act (ESA). In similar situations on development parcels at Fort Ord in the past, the consultation process is a formality that does not result in additional mitigation requirements.

**4.7-D-1.** 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.

**4.7-D-2.** Within 30 days of building demolition or tree removal, a qualified biologist shall conduct pre-construction surveys for presence of roosting bats. If special-status bat species are present, the following measures should be implemented:

- Building removal and/or tree removal shall not occur if maternity bat roosts are present in the building or tree. Maternity roosts are typically present between April 15 and August 1.
- No building or tree removal shall occur within 300 feet of the maternity roost until all young bats have fledged—as determined by a qualified biologist.
- If special-status bats are present but there is not an active maternity roost, a Memorandum of Understanding (MOU) with the California Department of Fish and Game (CDFG) shall be obtained in order to remove the animals prior to building demolition and/or tree removal. Alternate habitat shall be provided if bats are to be excluded from maternity roosts. A roost with comparable spatial and thermal characteristics shall be constructed as directed by a qualified biologist. In the event that adult bats need to be handled and relocated, a qualified biologist shall prepare and implement a relocation plan subject to approval by CDFG that includes relocating all bats found on-site to an alternate suitable habitat. A Mitigation and Monitoring Plan that mitigates for loss of bat roosting habitat shall be prepared by a qualified biologist and approved by CDFG prior to building/tree removal.

**4.7-D-3.** 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.

**4.7-D-4.** 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).

Implementation of the above mitigation measures will reduce potential impacts associated with biological resources to a **less than significant** impact.

4. **Cultural Resources: Potential Impacts associated with the potential to uncover archaeological resources during earth moving activities; Impact 4.8-2.**

**Mitigation Measures:**

**4.8.2-A.** A qualified archaeologist shall monitor the site during all potential ground disturbance activities. The archaeologist shall prepare a monitoring plan that details the procedures that shall occur in the event that cultural resources are uncovered. At a minimum, all excavation shall cease within 5 meters of the discovery until it is evaluated by a qualified cultural resource specialist and/or County coroner, as applicable.

**4.8.2-B.** 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.

**4.8.2-C.** 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.

**4.8.2-D.** An archaeological sensitivity map of East Garrison shall be prepared. The map shall incorporate former, current, and future theoretical information regarding potential prehistoric deposits. Existing conditions (i.e. buildings, roads) and future plans (i.e. trenching for residential projects) and potential impacts to archaeological resources shall be taken into consideration when developing the map.

**4.8.2-E.** The expertise of local archaeological specialists shall be utilized for the preparation of subsequent cultural resources reports at East Garrison.

**4.8.2-F.** All future Army documents and related material regarding cultural resources at Fort Ord shall be provided to the California Historical Resources Information System, Northwest Information Center at 1303 Maurice Avenue in Rohnert Park, California 94928-3609.

**4.8.2-G.** 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 descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or
- Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.
  - The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission.
  - The descendent identified fails to make a recommendation; or
  - The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

Implementation of the above mitigation measures will reduce potential impacts associated with cultural resources to a **less than significant** impact.

5. **Aesthetics: Potential Impacts associated with altering the visual characteristics of the site and surrounding area and the introduction of new sources of light and glare; Impacts 4.9-2 and 4.9-3.**

**Mitigation Measures:**

**4.9-2-A.** A landscaping plan incorporating trees plantings to reduce the visibility of structures shall be prepared. The landscaping plan for the bluff open space shall be submitted to the Monterey County Planning and Building Inspection Department (MCPBID) for approval.

**4.9-3-A.** Project design features shall be incorporated by the builder to reduce ridgeline visibility including restrictions on skylights to southwest facing roof planes only for development located along the bluff. This restriction will further reduce the potential for glare and decrease the visibility of structures.

Implementation of the above mitigation measures will reduce potential impacts associated with aesthetics to a **less than significant** impact.

6. **Public Services and Utilities: Potential Impacts associated with increased demand for fire protection and emergency medical services; Impact 4.11.1-A.**

**Mitigation Measures:**

**4.11.1-A-1.** The project proponent shall pursue the application and fulfill the mandated requirements for annexation into the SRFD.

**4.11.1-A-2.** Staffing for the new station shall consist of a minimum of two firefighters on duty at all times by the end of Phase II of the EGSP and a minimum of three firefighters at all times by the end of Phase III of the EGSP.

**4.11.1-A-3.** The apparatus serving the EGSP area shall be a fully equipped 75-foot Quint fire apparatus.

**4.11.1-A-4.** The construction of the station shall meet the needs of the SRFD and fit the character of the community (designed consistent with the EGSP Pattern Book). The details of the construction pertaining to impacts to the environment shall follow the general guidelines of the entire project.

**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.

**4.11.1-A-6.** A financial analysis to determine an adequate financing mechanism for the ongoing staffing and operational costs of the fire station shall be completed. This analysis should address the alternatives of using a combination of a proportionate share of the applicable property tax and/or a developer imposed special tax. This analysis shall address the ongoing costs versus the property tax allocation to the SRFD and determine the amount of any special tax needed to fund any negative difference.

This funding mechanism, the stipulations of the annexation process, the fire station site and construction, and the acquisition of the fire apparatus shall be a requirement of the *Development Agreement* between the County and the project proponents. This shall also be outlined in detail in a *Development and Stipulation Agreement* between the EGSP project proponents and SRFD.

Implementation of the above mitigation measures will reduce potential impacts associated with public services and utilities to a **less than significant** impact.

7. **Hazardous Materials: Potential Impacts associated with exposure of construction personnel to hazardous materials (lead-based paint and asbestos); Impact 4.12-B.**

**Mitigation Measures:**

**4.12-B-1.** The applicant shall hire a certified hazardous materials consultant to conduct pre-demolition soil removal at one building, perform post demolition soil sampling, and remove hot spots identified in the post-demolition sampling. The applicant shall prepare a Demolition Plan for the abatement and disposal of

materials impacted by LBP and asbestos, and for the disposal of building debris. This Demolition Plan will meet permitting and regulatory notification requirements (i.e. Monterey Bay Unified Air Pollution Control District [MBUAPCD], U.S. Army, DTSC, California Department of Health Services [CDHS], and California Division of Occupational Safety and Health [DOSH]). Further, safe demolition of existing structures at the E:GSP area will be reviewed and approved by the Monterey County Planning & Building Inspection Department prior to the issuance of demolition permits.

**4.12-B-2.** The Demolition Plan shall include a program of air monitoring for dust particulates and attached contaminants that addresses dust control and suspension of work during dry windy days.

**4.12-B-3.** Prior to the issuance of a demolition permit, a lead and asbestos survey shall be conducted in accordance with the requirements set forth by the MBUAPCD.

**4.12-B-4.** All transportation of hazardous or contaminated materials from the project site shall be performed in accordance with a *Demolition Plan and Removal Action Workplan* approved by the Environmental Health Division of the Monterey County Health Department. The Demolition Plan shall be prepared by a qualified environmental professional and shall address both on-site worker protection and off-site resident protection from both chemical and physical hazards.

**4.12-B-5.** All contaminated building materials shall be tested for contaminant concentrations and shall be disposed of at appropriately licensed landfills. Prior to demolition of contaminated buildings, hazardous building materials such as peeling, chipping and friable LBP and asbestos containing building materials shall be removed in accordance with all applicable guidelines, laws and ordinances.

For the impact of flaking and peeling LBP the requirements of Title 8, California Code of Regulations, §1532.1 must be followed. These include, but are not limited to, the following:

- Loose and peeling LBP shall be removed prior to building demolition. Workers conducting removal of must receive training in accordance with the regulations.
- The LBP removal project shall be designed by CDHS certified project designer, project monitor or supervisor.
- Workers conducting removal of LBP must be certified by a CDHS certified lead project designer.
- Workers that may be exposed above the DOSH action level for lead must have their blood lead levels tested prior to commencement of lead work and at least quarterly thereafter for the duration of the project. Workers that are terminated from the project shall have their blood lead levels tested within 24 hours of termination.
- A written exposure assessment must be prepared in accordance with the regulations.
- Any amount of lead waste generated from painted building components must be characterized for proper transportation and disposal in accordance with Title 22, §66261.24.

Implementation of the above mitigation measures will reduce potential impacts associated with hazardous materials to a **less than significant** impact.

4. **FINDING: SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS.** The Final EIR identifies the following significant and unavoidable adverse impacts associated with the approval of the Project. The Board of Supervisors has incorporated the mitigation measures described below into the Project, to mitigate the impacts to the extent feasible. These impacts will remain significant after identified feasible mitigation measures are implemented. The Board of Supervisors finds and determines that specific economic, legal, social, technological, or other considerations including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR. The Board further finds and determines that these significant and unavoidable adverse impacts are acceptable and that the Project may be approved despite these impacts for the reasons specified in the Statement of Overriding Considerations (Finding 7). The Board further finds that there are no additional feasible mitigation measures or alternatives that the Board could adopt at this time which would reduce the following impacts to a less than significant level. The Board also finds that some of the impacts identified are changes or alterations that are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency. The impacts and related mitigation measures identified below are presented in summary form. For a detailed description of impacts and mitigation measures, see the appropriate text in the Final EIR.

**EVIDENCE:**

- a. Significant Irreversible Environmental Changes. Chapter 5.4 of the East Garrison Specific Plan project EIR explains that implementation of the Specific Plan would result in the following irreversible impacts. These impacts were addressed in the Fort Ord Reuse Plan EIR. These irreversible environmental changes would be representative of what would normally be associated with urban development that would occur under the Fort Ord Reuse Plan's designation of the area as Planned Development/Mixed Use:
1. Use of non-renewable resources, such as energy, fossil fuel, sand and gravel, steel, copper, lead.
  2. Occasional accidental spills of paints, fuels or other construction-related materials.
  3. Use of slowly renewable resources, such as lumber and water.
- b. Significant Unavoidable Impacts. Chapters 5.2 and 5.3 of the East Garrison Specific Plan project EIR provides an analysis of the significant impacts and mitigation measures. The Final EIR identifies the following potentially significant impacts associated with the Project, which will remain significant even after implementation of the mitigation measures identified in the Final EIR:

1. **Transportation and Circulation: Potential Impacts associated with incremental worsening to existing unacceptable levels of service at some project intersections or cause an exceedance of acceptable levels of service at intersections and roadway segments; Impacts 4.4-1 and 4.4-2.**

**Mitigation Measures:**

**4.4-1-A.** The County shall work with FORA for the inclusion of the intersection at Reservation Road/Davis Road in the CIP. Please see the project fair share analysis, in Section 4.4, for additional information on timing and funding of this improvement.

- Reservation Road/Davis Road/"The Bluffs"  
Install a traffic signal.

**4.4-2-A.** The County shall work with FORA for the inclusion of widening of the following roadway segments in the CIP. Please see the project fair share analysis, in Section 4.4, for additional information on timing and funding of this improvement.

- Reservation Road between Portola Drive and SR 68.
- SR 183 between Cooper Road and Espinosa Road.

Implementation of the above mitigation measures will reduce potential impacts to the extent feasible, but the impact will remain significant and unavoidable.

2. **Air Quality: Potential Impacts associated with temporary air emissions from earth moving activities and an increase in air emissions from community operations; Impacts 4.5-B and 4.5-C.**

**Mitigation Measures:**

**4.5-B-1.** 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 MCPBID, are described below. The MCPBID 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.
- Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph.

**4.5-C-1.** There are no feasible 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:

- Contribute \$2,600,000.00 to fund air quality mitigation programs, including the following potential programs:
  1. \$1,565,806.00 to the MBUAPCD Moyer Program for agricultural pump repowers, to mitigate NOx impacts. This would fully mitigate NOx impacts to a less than significant level.
  2. \$1,034,194.00 to purchase nine CNG school buses to mitigate, to the extent feasible, for ROG impacts.

Fees shall be paid at the rate of \$1,857.14 per building permit, at the time of permit issuance.

- 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.

Implementation of the above mitigation measures will reduce potential impacts to the extent feasible, but the impact will remain significant and unavoidable. The MBUAPCD has provided information to support the mitigation measures presented here, and the County's air quality consultant has worked with the District to determine potential mitigation measures. The District states, in its July 1, 2005 letter, that full mitigation for ROG impacts is not feasible (Page 1, number 3, and Tables 2 and 3).

3. **Cultural Resources: Potential Impacts associated with the demolition of eleven National Register of Historic Places-eligible buildings and altering the integrity of the East Garrison National Register Historic District; Impact 4.8-1.**

**Mitigation Measures:**

**4.8.1-A.** No demolition of Historic District contributors shall occur until Phase 3 begins or demolition is required for the construction of adjacent properties or infrastructure in Phases 1 and 2.

**4.8.1-B.** Prior to demolition of any buildings by the landowner, all buildings shall be maintained per the guidelines found in National Parks Service Preservation Brief #31, Mothballing Historic Buildings.

**4.8.1-C.** Prior to the issuance of demolition permits for contributing structures, a preservation consultant shall be hired by the project applicant to create a construction-monitoring plan that will ensure rehabilitation of

the Historic District contributors is in compliance with the Guidelines for Rehabilitating Buildings at the East Garrison.

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

- Oral histories should be included as part of written data.
- Distribution of complete HABS/HAER report to local repositories such as:
  - East Garrison Library
  - Monterey County Free Library
  - Salinas Public Library
  - Monterey Public Library
  - Monterey County Parks and Recreation Department
  - Northwest Information Center

**4.8.1-E.** Prior to demolition of contributing structures for Phase 3 construction, an Interpretative Exhibit at East Garrison Library shall be created by the project applicant temporarily in the Chapel with graphic panels documenting the history of the military post, Works Progress Administration (WPA) involvement, and construction techniques. Said Exhibit shall be reviewed and approved by the MCPBID.

**4.8.1-F.** Prior to demolition, copies of plans, photographs, research material and other documentation shall be collected by the project applicant and donated to a repository with professional archival staff and storage.

**4.8.1-G.** An East Garrison History Walk Plan interpreting the development of site and the role of WPA and Army shall be created by the project applicant. The walk shall include signs that are self-guided and durable. Said Plan shall be reviewed and approved by the MCPBID in conjunction with the Parks and Public Works Department. Said Plan shall include a phasing schedule for development of the walk in conjunction with project specific development of the Specific Plan to ensure public health, welfare, and safety, during construction.

**4.8.1-H.** Prior to issuance of grading permits for Phases 1 and 2, the subdivider/developer shall submit, to MCPBID and the State Historic Preservation Officer (SHPO), a historic preservation plan. The plan shall be subject to the requirements of the Agreement and Covenant associated with this land parcel, and shall be consistent and in conformance with *The*

*Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures.* The Applicant shall submit certification from the Redevelopment Agency of Monterey County to the MCPBID that the proposed plan is financially feasible. Grading permits shall not be issued until Monterey County approves the Plan in consultation with SHPO and until the Redevelopment Agency certifies the feasibility.

Prior to demolition, grading or building permits, within the proposed East Garrison Historic District, the County of Monterey and the developer of the Historic District shall execute an agreement to implement the Historic Preservation Plan. The agreement shall include a timetable for completion and method for achieving the timetable commitments.

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

**4.8.1-J.** Wherever feasible, materials from said demolitions shall be store for future repairs within the district. If reuse is infeasible said materials shall be stored for future repairs or made available for donation to local non-profit agencies.

Implementation of the above mitigation measures will reduce potential impacts to the extent feasible, but the impact will remain significant and unavoidable. The demolition of "contributing" historic structures cannot be mitigated to a level of less than significant as any loss is significant.

**4. Public Services and Utilities: Potential Impacts associated with increased water demand and construction of new water supply and infrastructure; Impact 4.11.6-A.**

**Mitigation Measures:**

**4.11.6-A-1.** 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 reservoir by Year 2004 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.

Implementation of the above mitigation measures will reduce potential impacts to the extent feasible, but the impact will remain significant and unavoidable. The impacts are unknown as the project location, as it was still in the planning stage, relocated during preparation of the Draft EIR and since the public review period closed. The location has now likely been determined, but the exact scope of the project has not yet been prepared. Potentially significant effects are possible as explained in the Draft SEIR, Chapter 4.11. In addition, such changes or alterations, for the improvements identified to MCWD, are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

5. **Cumulative Impacts.** Chapter 5.1 of the EIR addresses cumulative impacts as required by Section 15130 of the CEQA Guidelines. Chapters 5.1.4 and 5.1.5 identify significant cumulative impacts that will remain significant even after implementation of the mitigation measures identified in the EIR. These significant unmitigated cumulative impacts include impacts related to air quality and transportation and circulation.

- **EIR Chapter 5.1.4. Cumulative Transportation and Circulation Impacts.** The project will be contributing to cumulatively significant impacts to road segment and intersections when considering other projects to be constructed in the region. These impacts are identified in Tables 5-1, 5-2, 5-5 and 5-6.

**Mitigation Measures:**

**4.4-2-A.** The County shall work with FORA for the inclusion of widening of the following roadway segments in the CIP. Please see the project fair share analysis, in Section 4.4, for additional information on timing and funding of this improvement.

- Reservation Road between Portola Drive and SR 68.
- SR 183 between Cooper Road and Espinosa Road.

**5-1.** The County shall work with FORA for the inclusion in the CIP of the following improvements for the intersections at SR 68 westbound and eastbound ramps and Reservation Road, and Reservation Road/Davis Road.

- Reservation Road/Davis Road/"The Bluffs"
  - Install a traffic signal
  - Add a through lane on the westbound Reservation Road approach
  - Add a left turn lane on the eastbound Reservation Road approach
  - Implement "Free" right turns for vehicles turning right into westbound Reservation Road from southbound Davis Road.
- SR 68 Westbound Ramps/Reservation Road
  - Add a left turn lane on the Highway 68 Westbound Off Ramp
  - Add a lane on the eastbound Reservation Road approach so that it has one through lane and one right turn lane (instead of one shared through-right turn lane).
- SR 68 Eastbound Ramps/Reservation Road
  - To accommodate the additional left turn lane on the Highway 68 Westbound Off Ramp approach at Reservation Road, the left turn lane on the eastbound Reservation Road approach should be restriped to a shared left-through lane at the intersection of Highway 68 Eastbound Ramps/Reservation Road.
  - Also, split phasing will need to be implemented on Reservation Road at Highway 68 Eastbound Ramps and the average intersection delay is expected to increase because of the utilization of split phasing.

Implementation of the above mitigation measures would reduce potential cumulative impacts associated with transportation and circulation to a **less than significant** impact. However, it is uncertain that these intersection improvements will be approved and funded, so the impact is considered significant and unavoidable until such time as the improvement is funded. In addition, such changes or alterations, for the improvements identified on state highways, are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

- **EIR Chapter 5.1.5. Cumulative Air Quality Impacts.** The project will contribute to cumulative air quality impacts for Reactive Organic gasses and PM<sub>10</sub>. These impacts are identified in Table 5-7 and discussed in the Final EIR.

**Mitigation Measures:**

See project specific mitigation measures in Finding 4(b)(2), above.

5. **FINDING: MITIGATION MONITORING PROGRAM.** When making findings, a lead agency must adopt a reporting or monitoring program for the mitigation measures it

has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment. In approving the Project, the Board of Supervisors is adopting, as conditions of approval, the mitigation monitoring and reporting plan (MMRP) for the Specific Plan Project.

**EVIDENCE:**

- a. Per CEQA and Board policy, the Board of Supervisors adopts a Mitigation Monitoring and Reporting Plan for the East Garrison Specific Plan project (**Exhibit 1**). Matrices that include mitigation measures for each respective project are attached hereto and incorporated herein by reference. The Mitigation Monitoring and Reporting Plan lists each condition of approval and mitigation measure, actions to be completed, specifies the responsible party, timing, and means of verification of compliance.
- b. The mitigation measures identified in the FEIR are incorporated as conditions of approval and the applicant/owner of the Project will be required to enter into an "Agreement to Implement a Mitigation Monitoring and Reporting Plan" as a condition of project approval for monitoring of the Project.
- c. The Monterey County Board of Supervisors finds that the mitigation measures incorporated into and imposed upon the Project, including mitigation measures that were added or revised in the FEIR, will not have new significant environmental impacts that were not already analyzed in the Final EIR for the Project (PLN030204).

6. **FINDING: ALTERNATIVES.** Section 15126.6(f) of the CEQA Guidelines requires that an EIR include "a range of reasonable alternatives to the project, or to the location of the project, which would avoid or substantially lessen any significant effects of the project." The County has reviewed the significant impacts associated with a reasonable range of alternatives as compared with the proposed Project, and in evaluating the alternatives has also considered each alternative's feasibility, taking into account a range of economic, environmental, social, legal, technological, and other factors. In evaluating and rejecting the alternatives described in this finding, the Board of Supervisors has also considered the important factors listed in Finding 7, the Overriding Considerations.

**EVIDENCE:**

- a. Based on results and conclusions of the analysis in Chapter 5 of the EIR, the Project would result in significant and unmitigated impacts to transportation and circulation (project and cumulative), air quality (project and cumulative), public services and utilities (project), and cultural resources (project). Significant and unmitigated cumulative impacts of the Project would occur with respect to air quality and traffic and circulation. Table 6-1 in Chapter 6.6 of the EIR provides a summary of the impacts of the Project alternatives as compared to the Project.
- b. The EIR considered five alternatives to the Specific Plan Project. The Board of Supervisors find that each of these alternatives is infeasible or less desirable than the proposed Project due to environmental or other adverse impacts, based on the following:
  1. *Off-site Alternative – Parker Flats.* This alternative was designed to avoid impacts to cultural resources. In order to achieve this objective, this

alternative would relocate the project to Parker Flats, which does not contain known significant cultural resources. Parker Flats is a 946 acre area that was originally designated for 3184 residential units on 520 acres, among other uses. Due to unexploded ordinance being located in the area, and the potentially incompatible uses identified at East Garrison as a result of the Reuse Plan process, a Land Swap Assessment was prepared that analyzed moving residential uses from Parker Flats to East Garrison, and analyzed moving Monterey Peninsula College's uses from East Garrison to Parker Flats. As compared to the Project, this alternative would result in equal or somewhat lessened impacts to cultural resources, but increased impacts to biological resources, land use and related planning programs, and hazardous materials, including the potential to find unexploded ordinance. All other impacts would be similar to the proposed project. See the full discussion in Chapter 6.1. The identified significant and unavoidable impacts would all remain under this alternative. Due to the increased impacts stated above, and the lack of any program to rehabilitate or preserve the historic structures at East Garrison, potentially causing a greater impact to cultural resources than the project, the County rejects this alternative.

2. *No Project/No Development Alternative.* Chapter 6.2 of the FEIR identifies that this alternative assumes no new development in the specific plan area and that the entire project site would remain unchanged. The existing buildings would remain and rehabilitation of historic structures would occur. This alternative would result in fewer impacts to geology and soils, hydrology and water quality, transportation and circulation, air quality, noise, biological resources, public services and utilities, and hazardous materials than the proposed project. Greater impacts would occur to land use and related planning programs, and population, housing, and employment impacts. Impacts to aesthetics and cultural resources would be similar. This alternative would not meet project objectives as explained in Section 6.2.2, would likely force future development (to meet regional housing requirements for the County) into previously undeveloped areas, and would not utilize existing infrastructure at the project site. The identified significant and unavoidable impact to cultural resources would remain under this alternative as the historic structures would continue to deteriorate due to exposure and vandalism. Development displaced into other areas could also cause significant and unavoidable impacts to transportation and circulation, and air quality. For these reasons, the County rejects this alternative.
3. *No Project/Development Under the Existing General Plan.* Chapter 6.3 of the FEIR identifies that this alternative assumes that new development in the specific plan area would consist of a business park/light industrial development project as described in the Chapter. The development would be more intense than proposed by the project. This alternative would result

in greater impacts to geology and soils, hydrology and water quality, transportation and circulation, air quality, noise, cultural resources, public services and utilities, and hazardous materials. A similar level of impacts would occur to land use and related planning programs, biological resources, aesthetics, and population, housing and employment. This alternative would meet most of the project objectives as explained in Section 6.3.2, but would lead to greater impacts than the project. The identified significant and unavoidable impact to cultural resources, transportation and circulation, public services and utilities, and air quality would all remain under this alternative. For these reasons, the County rejects this alternative.

4. *Avoidance of Historic Structures Alternative.* Chapter 6.4 of the FEIR identifies that this alternative would eliminate the demolition of the eleven “contributing” structures proposed for demolition and would not allow infill development in the historic district, eliminating 442 dwelling units. The development, therefore, would be less intense than proposed by the project. This alternative assumes that rehabilitation of the historic structures would not be done. This alternative would result in fewer impacts to geology and soils, hydrology and water quality, transportation and circulation, air quality, noise, aesthetics, public services and utilities, and hazardous materials. A similar level of impacts would occur to cultural resources from deterioration and vandalism and to biological resources. Greater impacts would occur to land use and related planning programs, and population, housing and employment. This alternative would not meet some of the project objectives as explained in Section 6.4.2. The identified significant and unavoidable impact to cultural resources, transportation and circulation, public services and utilities, and air quality would all remain under this alternative. The elimination of the dwelling units would likely force future development into previously undeveloped areas, and would not utilize existing infrastructure at the project site. For these reasons, the County rejects this alternative.
5. *Reduced Density Alternative.* Chapter 6.5 of the FEIR identifies that this alternative assumes new development in the specific plan area would be reduced by 50 percent and located within the same building area, as described in the Chapter. This alternative has been identified as the environmentally superior alternative.

This alternative would result in reduced impacts to geology and soils, hydrology and water quality, transportation and circulation, air quality, noise, aesthetics, public services and utilities, and hazardous materials. A similar level of impacts would occur to land use and related planning programs, biological resources, and cultural resources. Greater impacts would occur to population, housing and employment. This alternative would meet some of the project objectives as explained in Section 6.5.2,

but would not be feasible to fully create a mixed-income community and likely result in less affordable housing due to a scarcity of housing and possibly larger lot sizes. It is also questionable whether the size of the project would provide sufficient revenue to provide site infrastructure. The identified significant and unavoidable impact to cultural resources and, possibly, public services and utilities would remain under this alternative. The elimination of the dwelling units would likely force future development into previously undeveloped areas, and would not utilize existing infrastructure at the project site. For these reasons, the County rejects this alternative.

- c. Table 6-1 and Chapter 6 of the East Garrison Specific Plan Project EIR provide an expanded discussion of the impacts of each alternative considered.

7. **FINDING: STATEMENT OF OVERRIDING CONSIDERATIONS (SOC).** In accordance with Section 15093 of the CEQA Guidelines, the County has evaluated the economic, legal, social, technological, or other benefits of the Specific Plan Project against their unavoidable significant environmental impacts in determining whether to approve the Project, and has determined that the benefits of the Project outweigh their unavoidable, adverse environmental effects so that the adverse environmental effects may be considered "acceptable."

**EVIDENCE:**

- a. Finding 4 of this Resolution summarizes the impacts identified in the EIR that cannot be mitigated to a level of insignificance.
- b. Each benefit set forth below constitutes an overriding consideration warranting approval of the Specific Plan Project, independent of the other benefits and despite each and every unavoidable impact.
1. *Achievement of the County's Goals and Objectives.* The Specific Plan provides a comprehensive strategy for the development within an area designated for growth in the General Plan Housing Element. The Project furthers numerous goals of the General Plan and Greater Monterey Peninsula Area Plan (GMPAP), adopted in 1982 and 1984 respectively, and will achieve the following County objectives:
- A) Affordable Housing. The Specific Plan project would be required to provide a minimum of 20% inclusionary housing units under the County Code in place at the time the Option Agreement was entered into between East Garrison Partners and the Redevelopment Agency of Monterey County. The proposed Plan includes a design that would provide 280 (20%) inclusionary units for very low, low, and moderate income households, and includes an additional 70 second units. The project applicant has also agreed, under the Disposition and Development Agreement, to construct 140 (10%) Workforce II income-restricted housing units. Integrating affordable housing with market-rate housing will reduce neighborhood social barriers associated with segregated affordable housing projects. The Specific Plan is consistent with

and furthers the Housing Element's strategy for meeting the County's regional housing need allocation (Goal H-6 of 2003 Housing Element).

- B) Preserves Prime Agricultural Lands. Development in the unincorporated area, including annexations to cities in the Salinas Valley, tends to convert agricultural land to urban uses. Fort Ord reuse and redevelopment is identified for development in order to better achieve aspects of growth management such as the preservation, enhancement, and expansion of agricultural lands and other protected resources. East Garrison is designed to provide for the County's long-term growth (10-20 years). Prime farmland is located outside of the project site. Adopting the Specific Plan reduces development pressure on prime farmlands outside of East Garrison by concentrating planned growth in a non-agricultural area and furthers an important goal of the General Plan to protect agricultural lands.
- C) Smart Growth. The Project has been designed to accommodate some of the ideas of new urbanism, which integrates resources into the overall design of the Project and, therefore, provides significant environmental benefits to water resources, energy efficiency, and recycling that will have long term cumulative benefits. The Fort Ord Reuse Plan, which this project implements, incorporates the concept of jobs/housing balance resulting in less traffic, noise, and air pollution, which would serve as a standard for future County development. The Reuse Plan also directs East Garrison to be a walkable community. The project achieves this goal with all housing units within an approximate five minute walk of the Town Center and of planned bus stops. These features also contribute to less traffic, air pollution, and noise.
2. *Proximity to Employment Opportunities.* The East Garrison Specific Plan provides housing in an area that will serve large employment centers identified in the former Fort Ord. The planned UC MBEST East Campus is located across Reservation Road from the project's west entrance and CSUMB is within a bike or shuttle ride of the community. The community itself is proposed to have 114 Live/Work units, 100,000 square feet of studio/public facilities, 75,000 square feet of commercial areas, and civic uses. The jobs-housing balance in the former Fort Ord provides opportunities for residents to live where they work.
  3. *Redevelopment.* Provide for the redevelopment of the former East Garrison site.
  4. *Redevelopment Plan.* Further the purposes of the Redevelopment Plan, including eliminating and preventing blight, strengthening the economic base of the Project Area, and achieving the Project Objectives as outlined in Section 110 of the Redevelopment Plan. The Project will provide increased tax revenue for the Agency for use in the Project Area, including

tax increment funds available for use within the East Garrison Specific Plan area.

5. *Historic Preservation.* Provide for the rehabilitation, reuse, preservation and maintenance of historic buildings.
6. *Inclusionary Housing.* Construction of twenty percent (20%) deed-restricted affordable (very low, low and moderate income) housing, including within the twenty percent (20%), two percent (2%) more low-income housing units than required by the County Code.
7. *Additional Income-Restricted Housing.* Provide ten percent (10%) "Workforce II" housing, in addition to the requirements for twenty percent (20%) for very low, low and moderate income deed restricted housing.
8. *Hazardous Material Clean Up.* Removal of hazardous materials, including remediation/removal of soil contaminated with lead-based paint.
9. *Public Facilities.* Provide THREE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$3,500,000) for public facilities, including a fire station that will serve the project site as well as provide protection for areas within the Salinas Rural Fire District boundaries, including UC MBEST, the Bureau of Land Management lands, CSUMB, and provide aid to the cities of Marina and Salinas. The THREE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$3,500,000) will also contribute to other public facilities such as a library and a Sheriff's Community Field Office, as determined by the Agency.
10. *Infrastructure.* Provide infrastructure improvements that can be utilized by regional users, such as Laguna Seca County Park, the Bureau of Land Management, and future users of County and other agency lands within the former Fort Ord. Improvements include:
  - a. Regional access improvements identified in the Fort Ord Reuse Authority Capital Improvement Program,
  - b. Regional improvements to Reservation Road and to its intersection with Davis Road, and
  - c. Contribution of pro-rata funding toward regional transportation improvements identified in the Final Supplemental EIR.
11. *Revenue Neutrality.* Structure the East Garrison Community operations and maintenance such that roads, drainage, law enforcement, parks, open space, lighting, transit, and fire services provided within the community are fully funded by the community and does not affect the County's General Fund.
12. *Housing Need.* Provide needed market-rate housing to help meet local demand and growth projections identified by the State Housing and Community Development Department and the Association of Monterey Bay Area Governments. The Monterey County General Plan Housing Element, dated October 2003, identified East Garrison as one location where housing demand could be met.

8. **FINDING: RECIRCULATION NOT REQUIRED.** The amplifications and clarifications made to the Draft EIR in the Final EIR do not collectively or individually

constitute significant new information within the meaning of Public Resources Code Section 21092.1 and CEQA Guidelines Section 15088.5 and therefore re-circulation is not required. The Final EIR does not contain significant new information, as defined in CEQA Guidelines Section 15088.5, which would require re-circulation of the modified sections or entire document.

**EVIDENCE:**

- a. In the course of responding to comments received during the public review and comment period on the Draft EIR, certain portions of the Draft EIR have been modified and some new information amplifying and clarifying information in the Draft EIR has been added into the Final EIR. Changes are identified in Chapter 3, Response to Comments, and are summarized in Chapter 4, Errata and Refinements to the Draft Subsequent EIR. Due to an editing error, a change found on page 67 (Chapter 3) of the Final EIR was not reproduced on page 181 (Chapter 4) of the Final EIR. An errata has been prepared and is attached to this resolution as Exhibit 2 to correct this error and ensure the FSEIR is accurate.
- b. No substantial changes to the DEIR or Specific Plan were proposed as a result of the public comment process. The Final EIR responds to comments and makes only technical changes, clarifications, or additions to the DEIR. The changes, clarifications, and additions to the DEIR do not identify or result in any new significant impacts or any substantial increase in the severity of any environmental impacts. For example, the County reviewed its traffic analysis and modeling assumptions in response to comments from Caltrans and other agencies, but modifications did not substantially alter the EIR's conclusions regarding the severity of traffic impacts and validated the results of the earlier studies. Changes to DEIR text clarified the discussion based on comment letters and did not change conclusions regarding environmental effects. Changes to mitigation measures helped to clarify or amplify the content of the measure. Mitigation measures 4.7-A-1 and 4.7-D-5 were changed to update information on a recently prepared Memorandum of Understanding (MOU) and a Memorandum of Agreement (MOA), respectively. Changes to mitigation measure 4.7-B-1 clarified the language regarding tree protection. Mitigation measure 4.7-D-3 was removed as it was the same as mitigation measure 4.7-D-2. Timing of a mitigation measure was clarified by changes to mitigation measure 4.8.1-G. The elimination of two mitigation measures (DSEIR, 4.8.2-B and 4.8.2-C) relating to cultural resources does not change the conclusion that the impact, with mitigation, is less than significant and does not increase the level of impact whatsoever. As the changes constituted clarification or amplification of existing language, and environmental conclusions were not changed, recirculation of the DEIR is not required.

9. **FINDING: RECORD OF PROCEEDINGS.** Pursuant to Public Resources Code Section 21081.6(a)(2) and CEQA Guidelines Section 15091(e), the Monterey County Planning and Building Inspection Department, the Secretary of the Planning Commission, and the Clerk to the Board are the custodian of the documents and other material that constitute the record of proceedings upon which the Monterey County Board of Supervisors action is based.

**EVIDENCE:**

- a. Planning and Building Inspection file PLN030204, staff reports to the Subdivision Committee, Planning Commission and Board of Supervisors, minutes and record of Subdivision Committee, Planning Commission and Board of Supervisors proceedings, and other documents and materials constitute the record of proceedings upon which the Board of Supervisors bases its actions contained herein.
- b. The documents and other material that constitute the record of proceedings are located at Monterey County Planning and Building Inspection Department, 168 W. Alisal Street, Salinas, CA 93901.

10. **FINDING: FISH AND GAME FEE.** Considering the record as a whole, there is evidence that the Project may have the potential for an effect either individually or cumulatively on wildlife resources as defined under Section 759.2 and 711.2 of the Fish and Game Code.

**EVIDENCE:**

- a. For purposes of the Fish and Game Code, the Project will have a potentially significant adverse impact on the fish and wildlife resources upon which the wildlife depends.
- b. The administrative record as a whole indicates the Projects could result in changes to the resources listed in Section 753.5(d) of the Department of Fish and Game regulations. There is evidence that the Project, as a whole at build-out, will have the potential for some effect either individually or cumulatively on wildlife resources, including native or non-native plant life, rare and unique plant life, threatened, protected, special status or endangered plants or animals or their habitats, or biological diversity as defined under Sections 759.2 and 711.2 of the Fish and Game Code. Therefore, this project is not subject to a de minimis exemption and the applicants are required to pay the Fish and Game fee for an EIR.
- c. Section 4.7 of the EIR discusses specific impacts related to biological resources.
- d. Materials and documents contained in File No. PLN030204.

11. **CONCLUSION.** In accordance with Public Resources Code Section 21081 and CEQA Guidelines, Section 15091, the Board of Supervisors finds as follows:

**EVIDENCE:**

- a. Based on the foregoing Findings and the information contained in the record, the County hereby makes one or more of the following findings with respect to each of the significant environmental effects of the Project:
  - 1) Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment (Findings 2, 3 and 4); or
  - 2) Specific economic, legal, social, technological, or other considerations, including that some of the mitigation measures are under the jurisdiction of another agency, made infeasible some the mitigation measures or alternatives identified in the Environmental Impact Report (Findings 4 and 6).
- b. Based on the foregoing Findings and the information contained in the record, the Board of Supervisors finds that:

- 1) All significant effects on the environment due to the approval of the Project will be eliminated or substantially lessened where feasible through the incorporation and implementation of mitigation measures (Findings 3 and 4).
  - 2) Any remaining significant effects on the environment found to be unavoidable are acceptable due to the factors described in the Statement of Overriding Considerations in Finding 7.
- c. These findings are based on the Draft and Final EIR #04-04, Greater Monterey Peninsula Area Plan, Mitigation Monitoring Plan and Conditions of Approval for the East Garrison Project, Development Agreement, comments from other responsible agencies and the public submitted regarding the Draft EIR, testimony before the Subdivision Committee, the Planning Commission and the Board of Supervisors during public hearings, staff analysis and commentary, and the administrative record as a whole.

### DECISION

IN VIEW OF THE ABOVE FINDINGS AND EVIDENCE AND STATEMENT OF OVERRIDING CONSIDERATIONS, the Monterey County Board of Supervisors certifies the Final Subsequent Environmental Impact Report (EIR#04-04), adopts the foregoing findings and statement of overriding considerations and, as presented to the Board of Supervisors on October 4, 2005, adopts the Mitigation Monitoring and Reporting Plan, attached hereto as Exhibit 1 and incorporated herein by reference, and adopts the FSEIR errata attached hereto as Exhibit 2. Furthermore, the Board of Supervisors authorizes staff to prepare a final version of the FSEIR that incorporates the errata found in the attached Exhibit 2.

**PASSED AND ADOPTED** on this 4<sup>th</sup> day of October, 2005, upon motion of Supervisor Smith, seconded by Supervisor Potter, by the following vote, to-wit:

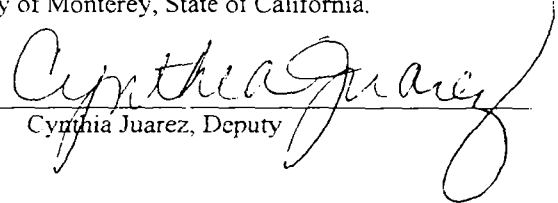
AYES: Supervisors Armenta, Calcagno, Lindley, Smith and Potter  
NOES: None  
ABSENT: None

I, Lew Bauman, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof Minute Book 72, on October 4, 2005.

Dated: October 13, 2005

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

By

  
Cynthia Juarez, Deputy

# EXHIBIT

## Monterey County Planning and Building Inspection Condition Compliance and/or Mitigation Monitoring Reporting Plan

Project Name: East Garrison Specific Plan and Vesting Tent. Map  
 File No: PLN030204 APNs: 031-011-038, 031-161-003, 004, 005 and 006  
 Approval by: Board of Supervisors Date: October 4, 2005

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

Permit Cond. umber	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verifica- tion of Compli- ance (name/date)
1		<p><b>PR029 - SPECIFIC USES ONLY</b></p> <p>This permit allows development of the East Garrison area within the former Fort Ord, consisting of the following: 1) specific plan; 2) two general plan text amendments; 3) zoning ordinance amendments; 4) combined development permit consisting of a standard subdivision to create parcels for 1470 dwelling units (including 70 second units), commercial uses, and public uses, use permit for tree removal, general development plan; use permit to allow development on slopes over 30 percent; 5) Development Agreement; 6) allocation of 470 acre-feet of potable water per year; and Design Approval. The project also includes a Disposition and Development Agreement with the Redevelopment Agency of Monterey County. The property is on parcels occupying approximately 244 acres south of Reservation Road and north of Watkins Gate Road, at the East Garrison gate (Assessor's Parcel Numbers 031-011-038; 031-161-003, 004, 005 and 006), Greater Monterey Peninsula area. The combined Development Permit will be developed pursuant to the East Garrison Specific Plan. The project is in accordance with County ordinances and land use regulations subject to the following terms and conditions. The uses permitted shall be as specified in Table 3.8, Permitted Uses Matrix, in the East Garrison Specific Plan. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of Planning and Building Inspection. Any use or construction not in substantial conformance with the terms</p>	Applicant	On-going		

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>and conditions of the Development Agreement and the Specific Plan, as modified by this permit, and this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities.</p> <p>The terms "subdivider" or "applicant," as used in these conditions, refers to East Garrison Partners. and its successors and assigns. The applicant shall, as needed, obtain property owner's consent to recordation of any deed restriction, notice, agreement, or easement required to be recorded pursuant to these conditions of approval.</p> <p>This Combined Development Permit is contingent upon the Redevelopment Agency of Monterey County approving a Disposition and Development Agreement with East Garrison Partners I, LLC.</p> <p>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. <b>(Planning and Building Inspection Department)</b></p>				
		<p><b>PBD012 - FISH AND GAME FEE-NEG DEC/EIR</b>  Pursuant to the State Public Resources Code, State Fish and Game Code, and California Code of Regulations, the applicant shall pay \$875, to be collected by the County, within five (5) calendar days of project approval, prior to filing of the Notice of Determination. Proof of payment shall be furnished by the applicant to the Director of Planning and Building Inspection prior to the recordation of the tentative map, the commencement of the use, or the issuance of building and/or grading permits, whichever occurs first. The project shall not be operative, vested or final until the filing fees are paid. <b>(Planning and Building Inspection)</b></p>	<p>Proof of payment shall be furnished by the applicant to the Planning and Building Inspection</p>	<p>Applicant</p>	<p>Within five days of project approval and prior to filing Notice of Determination</p>	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
3		<p><b>PDSP - NON-STANDARD - MITIGATION MEASURES</b> 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)</p> <p><b>PR024 - NOTE ON MAP-STUDIES</b></p> <p><b>- NON-STANDARD</b> - 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.</p> <ul style="list-style-type: none"> <li>• Preliminary Hydrology Report for the East Garrison Project, Monterey County, California, by Balance Hydrologics, Inc. dated October 2003.</li> <li>• Water Supply Assessment and Written Verification of Supply, East Garrison Specific Plan Development, by Byron Buck &amp; Associates, dated June 3, 2004.</li> <li>• Preliminary Geotechnical Exploration: East Garrison, Fort Ord-Phase I, Monterey, California, by ENGEC Incorporated, dated April 11, 2003.</li> <li>• East Garrison Specific Plan: Air Quality Analysis, Monterey, California, by Ghoux and Associates, dated May 28, 2004.</li> <li>• East Garrison Specific Plan Noise Impact Analysis, Monterey, California, by Ghoux and Associates, dated May 25, 2004.</li> <li>• Traffic Impact Study for the East Garrison Development in Monterey County, by TJKNI Transportation Consultants, dated August 10, 2004.</li> <li>• Forest Management Plan by Staub Forestry and Environmental Consultants dated January 2004.</li> <li>• East Garrison Specific Plan, Fort Ord, Monterey County, California, by Urban Design Associates,</li> </ul>	<p>Evidence of compliance with the project specific mitigation measures shall be submitted to Planning and Building Inspection</p> <p>Applicant</p> <p>(On-going)</p>	<p>Applicant's Engineer</p>	<p>Prior to Recordation of Final Map</p>	
4		<p>Applicant's engineer shall include note on Final Map</p> <p>Final Map with notes shall be submitted to Planning and Building Inspection and Public Works for review.</p>	<p>Applicant</p>	<p>Applicant's Engineer</p>	<p>Prior to Recordation of Final Map</p>	

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		<p>dated July 12, 2004, as modified by Board of Supervisors Resolution No. _____.</p> <ul style="list-style-type: none"> <li>Assessment: <i>East Garrison—Parker Flats Land Use Modifications, Fort Ord, California</i>, by Zander Associates, dated May 2002.</li> <li><i>Biological Resources Assessment East Garrison Specific Plan</i>, by Zander Associates, dated January 2004.”</li> </ul> <p>The note shall be located in a conspicuous location, subject to the approval of the County Surveyor. (<b>Planning and Building Inspection</b>)</p>				
5		<p><b>PBD033 – UTILITIES – SUBDIVISION – NON-STANDARD –</b></p> <p>A note shall be included on the Subdivision Improvement Plans and on the final map for each phase or a separate sheet to be recorded with each phase of the final map indicating that “Underground utilities are required in this subdivision in accordance with Chapter 19.10.095, Title 19 of the Monterey County Code.” Such facilities shall be installed or bonded prior to filing the final map. The note shall be located in a conspicuous manner subject to the approval of the Director of Planning and Building Inspection. (<b>Planning and Building Inspection</b>)</p>	Applicant's engineer shall include note on Subdivision Improvement Plans and Final Map	Applicant's Engineer	Prior to Recordation of Final Map	
6		<p><b>PBDSP – NON-STANDARD – EROSION CONTROL NOTE ON FINAL MAP AND IMPROVEMENT PLANS:</b></p> <p>A note shall be included on the Subdivision Improvement Plans and on the final map or by a separate document that shall indicate its relationship to the final map, recorded simultaneously with the final map, as follows: “Soil disturbance activities, such as road grading, shall be limited to the period between April 15 and October 15 unless Winter season operating conditions of the Erosion Control Ordinance are met and in place and are identified on the erosion control plan and improvement plans subject to the approval of the Director of Planning and Building Inspection prior to filing the Final Map. In addition, any soil exposed during construction</p>	Applicant's engineer shall include note on Subdivision Improvement Plans and Final Map.	Applicant's Engineer	Prior to Recordation of Final Map	

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7		<p><b>PRDSP - NON-STANDARD - STREET LIGHTS</b> NOTE ON FINAL MAP: A note shall be included on the final map or by a separate document that shall indicate its relationship to the final map, recorded simultaneously with the final map, as follows: "Any street lights in the development shall be consistent with the FGI Specific Plan and Partent Book and approved by the Directors of Planning and Building Inspection and Public Works." (Planning and Building Inspection)</p>	<p>Applicant's engineer shall include note on Final Map. Street light location and design shall be included in the Subdivision Improvement Plans.</p>	Applicant's Engineer	Prior to Recordation of Final Map	Prior to approval of Subd. Impr. Plans
8		<p><b>PRDSP - NON-STANDARD - GRADING PERMIT</b> A grading permit shall be required pursuant to the Monterey County Code relative to Grading, Chapter 16.08. (Planning and Building Inspection)</p>	<p>Apply for grading permit.</p>	Applicant Engineer	Prior to Recordation of Final Map	Prior to issuance of grading permit or building permit
9		<p><b>PRD022 - MITIGATION MONITORING PROGRAM</b> The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. (Planning and Building Inspection)</p>	<p>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.</p>	Applicant	Prior to issuance of grading permit or building permit	

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10		<p><b>PBD016 - INDEMNIFICATION AGREEMENT</b></p> <p>The applicant agrees as a condition and in consideration of the approval of this discretionary development permit that applicant will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey and its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorneys' fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action, but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the applicant of any such claim, action or proceeding, and the County shall cooperate fully in the defense thereof. The term "applicant" as used herein includes East Garrison Partners, LLC and its successors and assigns. (Planning and Building Inspection)</p>	<p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to PBL.</p>	Applicant	<p>Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable</p>	
11		<p><b>PBDSP - NON-STANDARD - STRUCTURE SETBACK</b> Record deed restrictions on all parcels that include any area identified with a 'Habitable Structure Setback' area. The deed restriction shall include a surveyor's map accurately depicting the location of the setback.</p>	<p>Prepare deed restriction exhibit.  Record Deed Restriction on applicable parcels.</p>	<p>Surveyor or Civil Engineer  Applicant</p>	<p>Prior to recordation of final map. Record with final map.</p>	

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12		<b>PBDSP - NON-STANDARD - EROSION CONTROL</b> Improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of Planning and Building Inspection. ( <b>Planning and Building Inspection</b> )	Include notes on plans  Evidence of compliance with the Implementation Schedule shall be submitted to Planning and Building Inspection during the course of construction until project completion as approved by the Director of Planning and Building Inspection	Engineer  Applicant	Prior to issuance of grading permit or approval of Subd. Impr. Plans  During Construction	
13		<b>PBDSP - NON-STANDARD - SCHOOL IMPACT FEES</b> Prior to the issuance of a building permit, the applicant shall pay any applicable school impact fees to the Monterey Peninsula Unified School District. ( <b>Planning and Building Inspection</b> )	Pay the required school fees and provide proof of payment to Planning and Building Inspection	Applicant	Prior to issuance of each building permit	
14		<b>PBD025 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the Board of Supervisors and Redevelopment Agency of Monterey County for Assessor's Parcel Numbers 031 011 038; 031 161 003, 004, 005 and 006 on October 4, 2005. The permit was granted subject to 265 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. ( <b>Planning and Building Inspection</b> )	Proof of recordation of this notice shall be furnished to Planning and Building Inspection	Applicant	Prior to issuance of grading and building permits or filing of map.	
15		<b>PBDSP - NON-STANDARD - LIGHTING</b> 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. ( <b>Planning and Building Inspection</b> )	Submit three copies of lighting study to Planning and Building Inspection	Applicant	Prior to issuance of building/electrical permit	

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16		<p><b>PBDS- NON-STANDARD- BIOLOGY</b></p> <p>A note shall be included on the final map as follows: "All C- and D-designated parcels shall be subject to the Open Space requirements of the Specific Plan, 'Table 3.8.'" (<b>Planning and Building Inspection</b>)</p>	<p>Include note on map.</p>	Applicant	Prior to recordation of final map	
17	4.2-A-1.	<p><b>GEOLOGY AND SOILS</b></p> <p>Appropriate setbacks shall be maintained from the existing top of slope for the perimeter bluff areas as recommended by a licensed geotechnical engineer for permanent improvements and structures. The setback area shall be placed in a conservation easement. Proposed fill slopes shall also be adequately keyed into competent older dune deposits and subdrained. (<b>Public Works, Planning and Building Inspection</b>)</p>	<p>A scenic easement shall be conveyed to the County over those portions of the property designated on the Tentative Map dated January 2004 as 'Non-habitable structure setback.' An easement deed shall to be submitted to, and approved by, the Director of Planning and Building Supervisors and recorded concurrent with filing of the final map. Show setbacks areas on the final map, as modified by MM 4.2-A-2.</p> <p>Prepare Conservation Easement Deed</p> <p>Sign Conservation Easement Deed and record.</p>	Applicant/ Engineer  County Applicant	Prior to final map  Record concurrent with map	
18	4.2-A-2.	<p><b>GEOLOGY AND SOILS</b></p> <p>Final plans shall include establishment of setbacks for structures and other improvements from the natural bluff in the eastern portion of the site, based upon slope stability analysis (static and pseudo-static) of existing materials. For interior slopes to remain and proposed new slopes, additional stability analysis shall be performed and stabilizing techniques shall be developed based upon the results of the analysis. This analysis shall be performed by a licensed geotechnical engineer during review of 40-scale grading plans; the final setbacks shall be depicted on the 40-scale grading plans. (<b>Public Works, Planning and Building Inspection</b>)</p>	<p>Show setbacks on Subdivision Improvement Plans and Grading Permit plans. Final setbacks shall also be shown on the final map.</p> <p>Prepare final geotechnical report</p>	Engineer  Geotechnical Engineer	Prior to issuance of grading permits, or recordation of final map, as appropriate.	

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19	4-2-B-1.	<b>GEOLOGY AND SOILS</b> Stormwater runoff systems shall be implemented and maintained by the following procedures so that less runoff is directed over the bluff: Site grading will be accomplished to direct surface water runoff away from the slope crest and include debris bench catchment areas and subdrainage as appropriate. The project engineer shall submit a plan to control stormwater runoff during design phase of the project. This plan shall describe required maintenance by the (S/D) for the debris bench catchment areas including the removal of soil accumulation from and observation of all subdrain outlets and cleanouts to confirm proper function on an annual basis. During maintenance activities, the need for maintenance including possible regrading, shoring and backfilling shall be assessed. This plan shall be reviewed and approved by the Monterey County Water Resources Agency. (Water Resources Agency)	Submit stormwater runoff plan for review and approval by WRA. Include approved features on Subdivision Improvement Plans and Grading Permit plans.	Engineer	issuance of grading permits and approval of Subdivision Improvement Plans.	Prior to
20	4-2-C-1.	<b>GEOLOGY AND SOILS</b> The (geotechnical Engineer shall observe and document all grading activities and shall be informed when import materials are planned for the site. A sample of such material shall be submitted to the (geotechnical Engineer for evaluation prior to being brought on the site and the import soil shall be in adherence with the guidelines provided in (Guide Contract Specifications. (Planning and Building Inspection))	Submit soil samples to engineer. Evaluate grading activities and soil samples of any import soils.	Grading Contractor Geotechnical Engineer	import of any materials. Continuous monitoring during grading.	Prior to
21	4-2-C-2.	<b>GEOLOGY AND SOILS</b> A layer of site strippings, topsoil, other organic soil, or other appropriate erosion control measures, no more than 6 inches in thickness, shall be track-walked onto all graded slopes (cut or fill) following rough grading to promote the growth of vegetation on areas outside of building construction envelopes. Subject to approval by the Landscape Architect, organically contaminated soil material may also be utilized in landscape areas located outside the building footprint. These materials shall be stockpiled in an approved area that is unaffected by grading operations until their final use. The	Grading activities as listed.	Grading Contractor Landscape Architect Architect Grading Contractor in consultation with Landscape Architect	grading	

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22	4.2-C-3.	location of stockpile areas shall be shown on grading plans for the project. <b>(Planning and Building Inspection)</b>  <b>GEOLOGY AND SOILS</b> During grading plan development, selective grading schemes shall be developed to reduce the presence of expansive soil within the upper lot areas by placing the highly expansive materials as engineered fill at the base of deeper fills, or by selectively placing such materials outside building areas. <b>(Planning and Building Inspection)</b>	Show stockpile areas on grading plans  Explain or demonstrate schemes on grading permit plans or as part of a report submitted with the plans.	Engineer  Engineer	Prior to issuance of grading permit.  Prior to issuance of grading permit	
23	4.2-C-4.	<b>GEOLOGY AND SOILS</b> 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 the 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. <b>(Planning and Building Inspection)</b>	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.  Design foundations as recommended by the Geotechnical Report.	Engineer	Prior to issuance of grading permits  Prior to issuance of building permits.	
24	4.2-C-5.	<b>GEOLOGY AND SOILS</b> The upper 12 inches (1 foot) of building pad subgrade soils shall be scarified, mixed, and recompacted as engineered fill. If a highly variable subgrade material is encountered at the time of cutting, the depth of subexcavation may be increased to 24 inches (2 feet) if recommended by a geotechnical engineer. This increase shall depend upon review and approval of grading plans at the time of grading by an engineer or geologist based on the swell potential of the surface materials. <b>(Planning and Building Inspection)</b>	Include as note on the grading permit plans.  Field adjustments can be made at the recommendation of the Geotechnical Engineer and concurrence of County inspectors.	Engineer	Prior to issuance of grading permits  Prior to final inspections.	

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25	42-C-6.	Graded cut and fill slopes up to 20 feet in height, shall be no steeper than 2:1 (horizontal:vertical). For slopes between 20 and 30 feet in height, a 2.5:1 or flatter slope gradient shall be provided, while for slopes exceeding these height guidelines, a maximum slope gradient of 3:1 shall be provided. If steeper and/or higher slopes are desired, guidelines for geotextile slope reinforcement shall be developed. (Planning and Building Inspection)	Include on grading permit plans.	Engineer	Prior to issuance of grading permits	
6	42-C-7.	(Cut slopes shall be observed by an Engineering (Geologist during grading to determine whether any adverse geologic conditions are encountered on the exposed slope. If adverse conditions are noted, additional recommendations, possibly including slope reconstruction, may be required. Additional recommendations to reduce the need for cut slope reconstruction shall be provided during grading plan development. These supplemental recommendations could include measures such as use of flatter slope gradients, modification of the orientation of the slope face, or provisions for a debris bench. (Planning and Building Inspection)	(On-site observations by Engineering (Geologist)	Engineering (Geologist)	During excavation activities.	
27	42-C-8.	Differential in fill thickness under individual buildings shall be limited to approximately 10 feet. Local sub-excavation of soil material and replacement with engineered fill may be necessary to achieve this limitation. A detailed review of fill thickness shall be performed during the preparation of the final 40-scale grading, and fill performance testing on remolded samples of engineered fill materials shall be provided during grading. (Planning and Building Inspection)	Include on Subdivision Improvement Plans or grading permit plans, as appropriate.	Engineer	Prior to issuance of grading permits.	
			Fill compaction testing results submitted to County.	Engineer	Prior to inspections.	

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28	4.2-C-9.	<b>GEOLOGY AND SOILS</b> The exposed soils shall be compacted and moisture conditioned as directed by the Geotechnical Engineer. In general, they shall be kept moist by occasional sprinkling. If the re-moisturizing of silty soils is required, it shall be done through excavation, moisture conditioning, and recompaction. <b>(Planning and Building Inspection)</b>	Include as notes on grading plans.	Engineer	Prior to issuance of grading permits	
29	4.2-C-10.	<b>GEOLOGY AND SOILS</b> The Geotechnical Engineer shall prepare a remedial grading plan that will depict all the anticipated area of remedial grading, including areas of sub-excavation, keyways, subdrainage, etc. The extent of the localized existing fills shall be evaluated during grading operations, and the existing fills shall be removed and replaced with engineered fill. All soft/compressible materials (such as residual soil, colluvium, and undocumented fill) shall be removed and replaced with engineered fill to provide a more stable base material for the proposed overlying fill. The general depth of removal of unsuitable materials in developable areas may be around 2 to 3 feet in thickness, with isolated identified areas that may require up to an additional 3 to 6 feet of additional sub-excavation to achieve a competent base. Anticipated areas of mitigation for compressible materials that extend beyond common grading activities shall be refined during the 40-scale plan review. Actual depths shall be determined in the field by the Geotechnical Engineer at the time of grading. <b>(Planning and Building Inspection)</b>	Prepare grading plan and include these requirements.  Evaluate fill during grading operations.	Engineer  Engineer	Prior to issuance of grading permits. During grading.	
30	4.2-D-1.	<b>GEOLOGY AND SOILS</b> Additional slope stability analysis shall be performed once 40-scale grading plans are developed. The additional analysis will be performed for selected major cut and fill slopes as well as additional slopes along the existing bluff. Remolded samples for additional shear tests shall be performed if deemed appropriate by the Geotechnical Engineer. Based on the slope stability analyses, the required size of keyways and the extent of slide excavation will be determined to obtain a static factor of safety of 1.5 and a seismic factor of safety of 1.1. <b>(Planning and Building)</b>	Analyze slope stability and present to County with grading permit plans.	Engineer	Prior to issuance of grading permits.	

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31	4-2-D-2	<b>GEOLOGY AND SOILS</b>  (geologic review during remedial grading activities shall be performed by the Geotechnical Engineer, and additional mitigation may be required if adverse field conditions are discovered. (Planning and Building Inspection))	(Geotechnical Engineer to observe grading activities and recommend changes if needed.	Engineer	During grading operations.	
32	4-2-D-3	<b>GEOLOGY AND SOILS</b>  Techniques such as over-excavation as necessary to create benches during fill placement shall be implemented during grading to address the potential adverse effects of soil creep on slope areas that are adjacent to residential structures. (Planning and Building Inspection)	(Comply with Geotechnical recommendations from Engineer, with concurrence from County Inspectors.	(Grading Contractor)	During grading operations.	
33	4-2-D-4	<b>GEOLOGY AND SOILS</b>  (cut slopes shall be rebuilt as engineered fill if they exceed slope height and gradient recommendations of the geotechnical report. If lots abut open space slopes, especially cut slopes, a debris bench (designated by the Geotechnical Engineer) with a drainage ditch shall be constructed. The need for a debris bench shall be determined by the geotechnical engineer on a case by case basis and will depend on factors such as slope gradient, slope height and geologic conditions. The purpose of this bench is to intercept erosion or slope debris from the uphill area. Access to this bench shall be provided for maintenance purposes. (Planning and Building Inspection))	Adjustments may be made in the field if the Engineer determines, with the concurrence of County grading inspectors.	Engineer	Prior to issuance of grading permits. During grading operations.	
34	4-2-D-5	<b>GEOLOGY AND SOILS</b>  Any graded slopes or localized sections of disturbed or unstable natural slopes shall include erosion control products until mature vegetation occurs. (Planning and Building Inspection)	Include methods to be used on grading permit plans.	Engineer	Prior to issuance of grading permits.	

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35	4.2-E-1.	<p><b>GEOLOGY AND SOILS</b></p> <p>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. <b>(Planning and Building Inspection)</b></p> <p><b>CIRCULATION</b></p> <p>The County shall work with FORA for the inclusion of the intersection at Reservation Road/Davis Road in the CIP. Please see the project fair share analysis, in Section 4.4 of the DSEIR, for additional information on timing and funding of this improvement.</p> <ul style="list-style-type: none"> <li>Reservation Road/Davis Road/"The Bluffs" Install a traffic signal. <b>(Public Works)</b></li> </ul> <p><b>CIRCULATION</b></p> <p>The County shall work with FORA for the inclusion of widening of the following roadway segments in the CIP. Please see the project fair share analysis, in Section 4.4 of the DSEIR, for additional information on timing and funding of this improvement.</p> <ul style="list-style-type: none"> <li>Reservation Road between Portola Drive and SR 68.</li> <li>SR 183 between Cooper Road and Espinosa Road. <b>(Public Works)</b></li> </ul>	<p>Conduct corrosivity tests in a sufficient number to satisfy county requirements</p> <p>Submit tests to County for approval.</p> <p>If special concrete mixture is required, include on building permit plans.</p>	<p>Engineer</p> <p>Applicant/Engineer</p> <p>Architect</p>	<p>After rough grading.</p> <p>Prior to issuance of building permits.</p> <p>Prior to issuance of building permits.</p>	
36	4.4-1-A.	<p><b>CIRCULATION</b></p> <p>The County shall work with FORA for the inclusion of the intersection at Reservation Road/Davis Road in the CIP. Please see the project fair share analysis, in Section 4.4 of the DSEIR, for additional information on timing and funding of this improvement.</p>	<p>Work with FORA to include improvement in CIP.</p>	<p>County</p>	<p>Prior to next annual CIP Update.</p>	
37	4.4-2-A.	<p><b>CIRCULATION</b></p> <p>The County shall work with FORA for the inclusion of widening of the following roadway segments in the CIP. Please see the project fair share analysis, in Section 4.4 of the DSEIR, for additional information on timing and funding of this improvement.</p> <ul style="list-style-type: none"> <li>Reservation Road between Portola Drive and SR 68.</li> <li>SR 183 between Cooper Road and Espinosa Road. <b>(Public Works)</b></li> </ul>	<p>Work with FORA to include improvement in CIP.</p>	<p>County</p>	<p>Prior to next annual CIP Update.</p>	

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38	4.5-B-1.	<p><b>AIR QUALITY</b></p> <p>The use of best available control measures (BAC MIs) shall be required during grading operations. BAC MIs that shall be incorporated into the project, as approved by the PBI, are described below. The PBI is responsible for monitoring the following BAC MIs, associated with this measure:</p> <ul style="list-style-type: none"> <li>• Water all active construction areas at least twice daily.</li> <li>• Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of featherboard.</li> <li>• 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.</li> <li>• Sweep daily, with water sweepers, all paved access roads, parking areas and staging areas at construction sites.</li> <li>• Sweep streets daily, with water sweepers, if visible soil materials are carried onto adjacent public streets.</li> <li>• Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles, such as dirt, sand, etc.</li> <li>• Limit traffic speeds on unpaved roads to 15 mph.</li> <li>• Install sandbags or other erosion control measures to prevent silt runoff to public roadways.</li> <li>• Replant vegetation in disturbed areas as quickly as possible.</li> <li>• Comply with the requirements of N.C.W.D. Code Section 3.36.030, including but not limited to watering/irrigation, cleaning, construction sites, and hydrants.</li> <li>• Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph. (<b>Planning and Building Inspection</b>)</li> </ul>	<p>Include on grading permit plans. Provide details as to how these will be implemented during grading operations.</p>	<p>Engineer</p>	<p>Prior to issuance of grading permits.</p>	

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39	4.5-C-1.	<p><b>AIR QUALITY</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>• Encourage future site access by transit or para-transit systems,</li> <li>• Incorporate bicycle connections between amenities in the EGSP area,</li> <li>• Wire homes with 220 volts for electrical vehicle charging,</li> <li>• Wire homes with multiple data channel access to assist in in-home employment. (<b>Planning and Building Inspection</b>)</li> </ul>	<p>Include on Subdivision Improvement Plans and on building permit plans, as applicable.</p>	Engineer and Architect.	<p>Prior to Issuance of Grading Permits.</p> <p>Prior to issuance of building permits.</p>	
40	4.6-A-1.	<p><b>NOISE</b></p> <p>The following shall be a note on grading permit plans and Subdivision Improvement Plans: "Under geometrical spreading losses, the combined noise level reduces to 85 dB at 118 feet from the center of the activities. The off-site residences may be marginally located at the outer limits of the noise impact zone during brief periods. Noise mitigation is recommended during heavy equipment operations within 118 feet of any occupied residence as follows.</p> <ol style="list-style-type: none"> <li>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.</li> <li>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</li> </ol>	<p>Include notes on grading permit plans and Subdivision Improvement Plans.</p>	Engineer	<p>Prior to issuance of building permits.</p>	

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		<p>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.</p> <p>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.</p> <p>d) The contractor shall assure that any impact tools used during demolition of existing infrastructure are shrouded or shielded.</p> <p>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.</p> <p>f) Throughout the construction period, the contractor shall implement additional noise mitigation measures at the request of Monterey County as needed to comply with the County's noise ordinance. Additional measures may include changing the location of stationary noise-generating equipment, shutting off idling equipment, rescheduling construction activity, installing acoustic barriers around stationary sources of construction noise, using alternative equipment or construction methods that produce less noise, and other site-specific measures as appropriate." (Planning and Building Inspection, Environmental Health)</p>				

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41	4.6-B-1.	<p><b>NOISE</b></p> <p>Prior to filing of the final tract map or submittal of subdivision improvement plans, whichever occurs first, an acoustical report shall be prepared by the project applicant to determine requirements for walls, berms, or other barriers to meet the 65 dB CNEL minimum acceptable exterior standard for residential or other noise-sensitive uses. The Monterey County Environmental Health Division (EH) shall review the acoustical report and approve its recommendations. The EH will be responsible for monitoring this mitigation measure. <b>(Environmental Health)</b></p>	Prepare an acoustical report, subject to approval by EH. Show recommendations on Subdivision Improvement Plans, subject to approval by PBI and P.W.	Acoustical Engineer	Prior to filing final map or submittal of subdivision improvement plans, whichever occurs first	
42	4.6-B-2.	<p><b>NOISE</b></p> <p>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 EH shall review the final acoustical report and approve its recommendations. The EH will be responsible for monitoring this mitigation measure. <b>(Environmental Health)</b></p>	Prepare final acoustical report subject to approval by EH. Show recommendations on building permit plans.	Acoustical Engineer/ Architect	If exceeds predicted level.	
43	4.6-C-1.	<p><b>NOISE</b></p> <p>Prior to the issuance of a building permit, the project applicant shall demonstrate compliance to the satisfaction of the Monterey County Planning and Building Inspection Department with respect to procedures related to the maintenance, operation, and orientation of mechanical equipment, as described below. The PBI is responsible for monitoring the following procedures associated with this mitigation measure:</p> <ul style="list-style-type: none"> <li>• Mechanical equipment shall include specifications of quiet equipment;</li> <li>• Mechanical equipment shall be properly selected and installed, and shall include sound attenuation packages; and</li> <li>• To the extent possible, mechanical equipment shall be</li> </ul>	Include specifications on building permit plans.  County verify during site inspections.	Architect/ Engineer  County inspector.	Prior to issuance of building permits.  During construction.	

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44	4.7-A-1.		<b>BIOLOGY</b> The County shall ensure compliance with the General Conditions and East Garrison Conditions as outlined in the Land Swap Assessment and listed below. The conditions and compliance status are listed below. <b>General Conditions</b> 1. The County of Monterey shall sign the April 1997 HMP. (compliance status: On July 29, 2003, the Board of Supervisors of the County of Monterey authorized County signature of the April 1997 HMP. 2. FORA, the County, BLM and MPC shall agree, through a Memorandum of Understanding or equivalent binding agreement, to the land use modifications at East Garrison, Parker Flats and the MOTT facility as described in this report. 3. FORA and the County shall revise the cost and funding estimates for habitat management, to include the additional costs associated with prescribed burning and monitoring in the new habitat areas at Parker Flats, in accordance with changed habitat management	Ensure compliance with Land Swap County Assessment	County	Completed	Completed by all but Army.
					County and FORA in consultation with USFWS.	Completed with the HCP	

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		<p>responsibilities resulting from the proposed modifications described in this report. Funds previously allocated for habitat management shall not be reallocated to accommodate new prescribed burning requirements.</p> <p><i>Compliance status: Representatives of the County and FORA are involved in ongoing discussions with the U.S. Fish and Wildlife Service and others through CRMP regarding the appropriate procedures for prescribed burning and monitoring at Parker Flats. Until the issues regarding prescribed burning are resolved, costs estimates cannot be accurately revised.</i></p> <p><b>East Garrison Conditions</b></p> <p>1. Final development siting and boundary adjustments at East Garrison shall be coordinated with the Service, BLM and the CDFG based on a maximum development footprint, exclusive of existing roads, of 451 acres, approximating the limits of development illustrated on Figure 4 in the LSA. Borders between habitat areas and development areas shall be established to allow fire breaks, fire management access and adequate habitat setbacks, all of which shall occur within the developable footprint.</p> <p><i>Compliance status: This condition refers to the final development siting and boundary designations for full buildout of the 451 acres that were identified for development at East Garrison in the Land Swap Assessment. The current development footprint accounts for approximately 240 acres, largely within the existing developed areas of the East Garrison polygon, and does not extend into the southern area of the polygon where there are higher densities of maritime chaparral and other HMP species. The primary purposes of this condition are to assure that the effects of development do not extend beyond the limits presented in the Land Swap</i></p>		<p>County, USFWS, BLM and CDFG</p>	<p>Prior to development of East Garrison outside Track 0.</p>	

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		<p>Assessment for the East Garrison polygon and that the interface between development and habitat meets standards acceptable to USFWS, BLM and CDFG. A meeting was held November 19, 2003 with the USFWS and BLM to preview the development siting and boundary adjustments for the EGSP. Ongoing coordination with these agencies and with CDFG and the Army will continue prior to final approval of the project by Monterey County.</p> <p>2. FORA and the County shall make all reasonable efforts to realign the HMP-designated Future Road Corridor (Figures 1, 3 and 8 of this report) linking Reservation Road with East Garrison to avoid isolating habitat reserve lands. If such realignment is not possible, the resulting isolated habitat reserve land acreage will be designated for development and developable land of comparable value and size, contiguous with other reserve lands shall be redesignated as habitat reserve.</p> <p><i>Compliance status: The "Future Road Corridor" shown in the HMP has been realigned in the EGSP so that habitat reserve lands are not isolated and no additional land area, beyond that anticipated by the HMP, will be required to link Reservation Road with East Garrison. A concept of this realignment was discussed with USFWS and BLM in a meeting held November 19, 2003.</i></p> <p>3. FORA and the County recognize the potential impacts to California tiger salamander and other HMP Species that could result from increased use of minor roads leading out of East Garrison into habitat reserve areas. The disposition and use of these roads shall be addressed through the CRMP program, and appropriate habitat protection measures shall be incorporated into the HCP</p>	<p>Align road in compliance with USFWS. Show on Subdivision Improvement Plans and grading permit plans.</p> <p>County and FOR A shall consult with USFWS and BLM for closure of roads to protect habitat.</p> <p>Prepare HCP.</p>	<p>Engineer</p> <p>County</p>	<p>Prior to approval of Subdivision Improv. Plans or issuance of grading permits, whichever occurs first.</p> <p>Prior to any development that could result in take, unless an incidental take permit</p>	

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		<p>prepared through CRMP. In addition, pursuant to a biological opinion on the California tiger salamander issued by the Fish and Wildlife Service on March 14, 2005, specified restrictions apply to the specific plan property and are included as County conditions of development.</p> <p><i>Compliance status: No minor roads leading out of East Garrison into habitat reserve areas (e.g. Watkins Gate Road) are proposed for improvement or active use as part of the EGSP. Inter-Garrison Road and Reservation Road are expected to be the primary travel routes servicing East Garrison. Barloy Canyon Road provides access to Laguna Seca raceway during events but is otherwise gated to through traffic at Eucalyptus. BLM manages the gate closure on Barloy Canyon Road and has considered moving the gate to the southern end of the East Garrison polygon when development occurs there. The ultimate disposition and use of minor roads leading out of East Garrison into habitat reserve areas will be addressed through CRMP as the HCP is revised.</i></p> <p>4. A low wall or other suitable barrier to migration of California tiger salamanders shall be constructed along the development/reserve boundary to the east of the vernal pool illustrated on Figure 3 of this report when development occurs in that area. Such a barrier is intended to discourage movement of California tiger salamanders into developed areas, thereby reducing the potential for harm to the species.</p> <p><i>Compliance status: This condition applies to development that would occur in subsequent phases beyond the project site (outside Track Zero at East Garrison). The subject vernal pool is located to the southwest of the EGSP development area. (Planning and Building Inspection, CAO)</i></p>	<p>Comply with requirements of US Fish and Wildlife Service</p>	<p>County or Applicant</p>	<p>has been obtained.</p> <p>Prior to any construction outside Track 0 that could cause take, unless an incidental take permit has been obtained.</p>	

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45	4.7-B-1.	<p><b>BIOLOGY</b></p> <p>As outlined in the E-MP, project implementation shall include the following:</p> <ul style="list-style-type: none"> <li>• To facilitate protection of trees that occur either at project or grading margins, a forester, arborist or other tree care professional shall be involved in the review and development of final grading and construction plans where trees occur either at project-grading margins. In such locations, it may be possible to incorporate special retention or other construction methods that will permit safe and healthy retention of existing trees. (Onsite consultation with a forester or other tree professional should occur to establish operating parameters and protective measures including exclusionary fencing prior to removal of existing facilities, installation of the detention basin, and landscaping beyond delineated grading limits in the northeast corner of the project area.</li> <li>• Protective fencing shall be erected along the approximate driplines around each tree or group of trees to be preserved.</li> <li>• Where guidance of a tree professional is used to evaluate conditions and to establish the location of protective fencing, encroachment within the dripline of retained trees may occur in order to minimize tree removals.</li> <li>• No storage of equipment, construction materials, or parking of vehicles is permitted within the tree-rooting zone, which is defined by the fencing of the construction boundary.</li> <li>• No soil shall be removed from within the dripline of any retained tree and no fill of additional soil shall exceed two inches (2") within the driplines of retained trees, unless it is part of approved construction and is approved by a qualified forester, arborist, or other tree care professional.</li> <li>• Fill shall not be allowed to be placed against the base of any tree. Permanent wells shall be constructed at original</li> </ul>	<p>Forester shall be involved in preparation of grading and Subdivision Improvement Plans for subdivision infrastructure. Submit report from Forester that tree removal has been avoided to the extent feasible along the project edges and where trees are to be preserved within the project boundary, and that tree protection measures have been included on the plans.</p> <p>Direct protective fencing around trees to be preserved.</p> <p>Forester or Biologist</p> <p>Forester or Biologist to provide exclusionary fencing located with tree zones. Forester or Biologist that storage and parking are not located with tree zones. Forester or Biologist to provide exclusionary fencing or appropriate barrier.</p>	Forester or Biologist	<p>Prior to commencement of grading or activities that could harm trees.</p> <p>Prior to commencement of grading or activities that could harm trees.</p>	<p>Prior to approval of Sub. Improv. Plans or issuance of grading permit.</p>

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		<p>grade out from the trunk at a minimum distance of one foot.</p> <ul style="list-style-type: none"> <li>Before commencement of construction, a qualified arborist or other tree professional should identify trees where significant pruning will be necessary and make recommendations to help protect the tree.</li> <li>Onsite consultation with a qualified forester, arborist, or other tree care professional shall occur to establish the operating parameters and protective measures. These would include exclusionary fencing whenever operations commence and occur in the northeast corner of the project where the removal of existing facilities, installation of a detention basin, and site landscaping beyond shown grading limits is proposed.</li> <li>The Monterey County Agricultural Commission's office shall be consulted, immediately, prior to any work that requires cutting and removal of oak materials from the site so that current requirements can be followed and enforced.</li> <li>Non-native trees near retained oak woodland areas, such as the eucalyptus in polygon 31 reference on the tree map (Exhibit 4.7-2) shall be cradicated. <b>(Planning and Building Inspection, Agricultural Commissioner)</b></li> </ul>	<p>Identify trees for significant pruning.</p> <p>Consult with Agricultural Commissioners office and include requirements on grading permit plans.</p> <p>Remove eucalyptus.</p>	<p>Arborist or tree professional.</p> <p>Engineer</p> <p>Applicant</p>	<p>Prior to commencement of grading or activities that could harm trees.</p> <p>Prior to issuance of grading permits.</p> <p>Prior to final on grading permit.</p>	
46	4.7-C-1.	<p><b>BIOLOGY</b></p> <p>The loss of sand gilia would require a project-specific incidental take authorization from CDFG (i.e., Section 2081 Permit) if base-wide authorization is not granted prior to initiation of construction for the proposed project. The incidental take authorization would likely require mitigation beyond that provided by the HMP for the loss of at least 70 sand gilia plants and approximately 1.1 acre of potential habitat. In order to seek incidental take authorization, mitigation will need to be provided. This mitigation can be accomplished through seed and seedbank salvage and restoration or creation of habitat of an appropriate size and character</p>	<p>Obtain incidental take authorization.</p> <p>Show location of sand gilia on grading permit plans.</p> <p>Enter into mitigation agreement with appropriate state or federal agency. Submit copy of agreement to PBI.</p>	<p>Applicant</p> <p>Engineer</p> <p>Applicant</p>	<p>Prior to grading activities in Phase 1.</p> <p>Prior to issuance of grading permit.</p> <p>Prior to issuance of grading permit.</p>	

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47	4.7C-2.	<p>at a suitable location at Fort Ord. Two areas where restoration could occur are within the County's East Garrison Reserve Parcel (Parcel 11 a) or at Parker Plains. The East Garrison Reserve Parcel is immediately adjacent to where the sand gilia plants will be removed for the project and it contains suitable conditions for transplanting/replanting these gilia. The specifics of how the plants will be salvaged and who will be responsible for implementation and monitoring will be included in the mitigation plan for the Section 2081 Permit. An application for a Section 2081 permit has already been submitted and materials submitted with the application clearly show the replanting area. Monitoring will be required for a minimum of five years following transplantation and/or seeding.</p> <p>(Planning and Building Inspection)</p>	<p>Provide mitigation as outlined in the agreement.</p>	Applicant	As outlined in the agreement.	
47	4.7C-2.	<p>Independent take authorization from the Service would not be required for the removal of the Monterey spinyflower plants in the FICSP area. However, if there is a federal nexus (e.g. Army granting of Right of Entry in areas occupied by spinyflower) to actions that might affect spinyflower or critical habitat for spinyflower, the federal entity involved would likely need to consult (Section 7) with the Service to comply with the federal Endangered Species Act (ESA). In similar situations on development parcels at Fort Ord in the past, the consultation process is a formality that does not result in additional mitigation requirements. (Planning and Building Inspection)</p> <p>BIOLOGY</p>	<p>(Obtain incidental take authorization. Show locations of plant on all applicable grading permit plans.</p>	Applicant	Prior to issuance of grading permits for affected areas.	
48	4.7-D-1.	<p>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:</p> <p><i>California horned lark and northern harrier</i>. Both of these species are ground nesters and if active nests are present they</p> <p>BIOLOGY</p>	<p>Initiate ground disturbance to avoid impacts.</p>		Between August and	

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		<p>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.</p> <p><i>Migratory birds:</i> 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. <b>(Planning and Building Inspection)</b></p>	<p>Conduct preconstruction survey. Submit to PBI.</p> <p>If active nests are found, and if nest would be affected, avoid the activity until young have fledged.</p> <p>No survey needed.</p> <p>Conduct preconstruction survey. Submit to PBI.</p> <p>If active nests are found, and if nest would be affected, avoid the activity until young have fledged.</p>	<p>Biologist</p> <p>Biologist</p> <p>Biologist determines if no survey needed.</p> <p>Biologist</p> <p>Biologist</p>	<p>January.</p> <p>February through July.</p> <p>According to biologist.</p> <p>August 1 through January 15</p> <p>February through July</p> <p>According to biologist</p>	

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49	47-D-2.	<b>BIOLOGY</b> Within 30 days of building demolition or tree removal, a qualified biologist shall conduct pre-construction surveys for presence of roosting bats. If special status bat species are present, the following measures shall be implemented: • Building removal and/or tree removal shall not occur if maternity bat roosts are present in the building or tree. • Maternity roosts are typically present between April 15 and August 1. • No building or tree removal shall occur within 300 feet of the maternity roost until all young bats have fledged -- as determined by a qualified biologist. • If special status bats are present but there is not an active maternity roost, a Memorandum of Understanding (MOU) with the California Department of Fish and Game (CDFG) shall be obtained in order to remove the animals prior to building demolition and/or tree removal. Alternate habitat shall be provided if bats are to be excluded from maternity roosts. A roost with comparable spatial and thermal characteristics shall be constructed as directed by a qualified biologist. In the event that adult bats need to be handled and relocated, a qualified biologist shall prepare and implement a relocation plan subject to approval by CDFG that includes relocating all bats found on-site to an alternate suitable habitat. A Mitigation and Monitoring Plan that mitigates for loss of bat roosting habitat shall be prepared by a qualified biologist and approved by CDFG prior to building/tree removal. ( <b>Planning and Building Inspection</b> )	(Conduct preconstruction survey. Submit to PBI. If special status species are found, submit information to PBI on how the contractor will comply with this measure. No activity shall occur until PBI approves the avoidance plan. Obtain MOU if animals need to be removed. MOU shall include provisions outlined in this measure. Provide signed MOU to PBI.	Biologist	Within 30 days of building demolition or tree removal. Prior to activity. Prior to demolition and/or tree removal	
50	47-D-3.	<b>BIOLOGY</b> 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	Submit contract to PBI.	Applicant	Prior to issuance of grading permits During grading and	

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		provide onsite direction for addressing habitat- or species-specific issues as they are encountered during construction. If as a result of pre-construction surveys the biologist establishes exclusion zones around trees or buildings to protect nesting birds or roosting bats, the biological monitor should advise the construction crews of those areas and of the importance of respecting and maintaining those zones. (Planning and Building Inspection)	Establish construction meeting with attendance and training by biologist.	Applicant	building demolition. Weekly	
	4.7-D-4.	<b>BIOLOGY</b> 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 FSA arising from development within the portions of East Garrison to be transferred to the County prior to approval of the HCP/IA (Track Zero). (Planning and Building Inspection)	Comply with MOA provisions, attached to these conditions.	Applicant	As outlined in the MOA	
52	4.8.1-A.	<b>CULTURAL RESOURCES</b> No demolition of Historic District contributors shall occur until Phase 3 begins or demolition is required for the construction of adjacent properties or infrastructure in Phases 1 and 2. (Planning and Building Inspection)	No demolition of structure until necessary. Submit demolition permits with justification for removal at the time.	PBI	Ongoing.	
53	4.8.1-B.	<b>CULTURAL RESOURCES</b> Prior to demolition of any buildings by the landowner, all buildings (contributing structures that are not to be demolished) shall be maintained per the guidelines found in National Parks Service Preservation Brief #31, Moulballing Historic Buildings. (Planning and Building Inspection)	Maintain contributing structures.	Applicant	Ongoing, until demolished or rehabilitated.	

Permit Number	Cont. Number	Permit No.	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Timing of Compliance (name/date)
54	4.8.1-C.	4.8.1-C.	<p><b>CULTURAL RESOURCES</b></p> <p>Prior to the issuance of demolition permits for contributing structures, a preservation consultant shall be hired by the project applicant to create a construction-monitoring plan that will ensure rehabilitation of the Historic District contributors is in compliance with the guidelines for Rehabilitating Buildings at the East Garrison. (Planning and Building Inspection)</p>	<p>Preservation consultant</p> <p>Prior to issuance of demolition permit for any contributing structure.</p>
55	4.8.1-D.	4.8.1-D.	<p><b>CULTURAL RESOURCES</b></p> <p>Prior to the issuance of demolition permits for any contributing structures for Phase 1 and 2 construction, HABS/HAER Level 1 (drawings, photographs, written data) documentation of 1 of each of the major Historic District contributor types (Mess Halls, Latrines, and Warehouses) as well as other types of Historic District contributors shall be prepared by a qualified architectural historian in consultation with the local preservation agencies and the Army. The remaining types of concrete buildings shall be documented to HABS/HAER Level III.</p> <ul style="list-style-type: none"> <li>• (Oral histories should be included as part of written data.</li> <li>• Distribution of complete HABS/HAER report to local repositories such as: <ul style="list-style-type: none"> <li>- East Garrison Library</li> <li>- Monterey County Free Library</li> <li>- Monterey County Public Library</li> <li>- Salinas Public Library</li> <li>- Monterey County Parks and Recreation Department</li> <li>- Northwest Information Center (Planning and Building Inspection)</li> </ul> </li> </ul>	<p>Architectural Historian</p> <p>Prepare HABS/HAER Level 1 documentation.</p> <p>Distribute copies of reports.</p> <p>Applicant Historian</p> <p>Phase 1 and 2 construc- tion during structure contributing demolition permit for any contributing structure</p>
56	4.8.1-E.	4.8.1-E.	<p><b>CULTURAL RESOURCES</b></p> <p>Prior to demolition of contributing structures for Phase 3 construction, an Interpretive Exhibit at East Garrison Library shall be created by the project applicant temporarily in the Chapel with graphic panels documenting the history of the military post. Works Progress Administration (WPA)</p>	<p>Applicant Historian</p> <p>Prior to demolition of any contributing structure.</p>

Compliance or Monitoring Actions  
to be performed. Where applicable, a  
certified professional is required for  
action to be accepted.

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57	4.8.1-F.	<p>involvement, and construction techniques. Said Exhibit shall be reviewed and approved by the PBI. <b>(Planning and Building Inspection)</b></p> <p><b>CULTURAL RESOURCES</b> Prior to demolition, copies of plans, photographs, research material and other documentation shall be collected by the project applicant and donated to a repository with professional archival staff and storage. <b>(Planning and Building Inspection)</b></p>	Collect information as explained in measure.	Applicant	Prior to issuance of demolition permit for first contributing structure	
58	4.8.1-G.	<p><b>CULTURAL RESOURCES</b> An East Garrison History Walk Plan interpreting the development of site and the role of WPA and Army shall be created by the project applicant. The walk shall include signs that are self-guided and durable. Said Plan shall be reviewed and approved by the MCPBID in conjunction with the Parks and Public Works Department. Said Plan shall include a phasing schedule for development of the walk in conjunction with project specific development of the Specific Plan to ensure public health, welfare, and safety, during construction. <b>(Planning and Building Inspection)</b></p>	Prepare History Walk Plan, subject to approval by PBI, Parks, and PW.	Historian	Prior to issuance of demolition permit for first contributing structure	
59	4.8.1-H.	<p><b>CULTURAL RESOURCES</b> Prior to issuance of grading permits for Phases 1 and 2, the subdivider/Applicant shall submit, to PBI and the State Historic Preservation Officer (SHPO), a historic preservation plan. The plan shall be subject to the requirements of the Agreement and Covenant associated with this land parcel, and shall be consistent and in conformance with <i>The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures</i>. The Applicant shall submit certification from the Redevelopment Agency of Monterey County to the MCPBID that the proposed plan is financially feasible. Grading permits shall</p>	Prepare and submit historic preservation plan, subject to review by SHPO. The plan shall be subject to approval by PBI after the Redevelopment Agency certifies its financial feasibility.	Historian	Prior to issuance of grading permits for Phases 1 and 2.	

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60	4.8-1-L	<b>CULTURAL RESOURCES</b> <b>(Planning and Building Inspection)</b> Phase 3 of East Garrison as determined by the land conveyance the Army and SHPO shall be nominated as a Monterey County Historic District. To nominate a property locally, the applicant fills out Department of Parks and Recreation form 523 (both the Primary Record and the Building Structure Object Record) and submits them to the Historic Resources Review Board (HRRB). The HRRB then makes a recommendation to the Board of Supervisors to list the property. The Board of Supervisors has the final vote.	Fill out DPR Form 523 and submit to the HRRB. Process nomination through Board of Supervisors	Applicant PBI	Prior to conveyance of Phase 3 property to Applicant	
61	4.8-1-L	<b>CULTURAL RESOURCES</b> <b>(Planning and Building Inspection)</b> Wherever feasible, materials from said demolitions shall be stored for future repairs within the district. If reuse is infeasible said materials shall be stored for future repairs or made available for donation to local non-profit agencies.	Preserve materials from demolitions, and reuse or store, where feasible. Provide information to PBI where materials will be used or stored.	Applicant	During demolition and ongoing	
62	4.8-2-A	<b>CULTURAL RESOURCES</b> <b>(Planning and Building Inspection)</b> A qualified archaeologist shall monitor the site during all initial ground disturbance activities. The archaeologist shall prepare a monitoring plan that details the procedures that shall occur in the event that cultural resources are uncovered. At a minimum, all excavation shall cease within 50 meters of the discovery until it is evaluated by a qualified cultural resource specialist and/or county coroner, as applicable.	Provide contract to PBI. Prepare monitoring plan.	Applicant Archaeologist	Prior to issuance of grading permit.	

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

Permit Cond. Number	Permit Mitg. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
67	4.8.2-F.	<b>CULTURAL RESOURCES</b> All future Army documents and related material regarding California Historical Resources Information System, Northwest Information Center at 1303 Marucci Avenue in Rohnert Park, California 94928-3609. (Planning and Building Inspection)	Provide documents to Northwest Information Center. Provide copy with proof of submittal to FBI.	Archaeologist Applicant	As prepared. As submitted.	
3	4.8.2-G.	<b>CULTURAL RESOURCES</b> 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 MCHPH) 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	Include as note on Subdivision Improvement Plans and grading permit plans. Take steps as outlined in measure.	Engineer Applicant	Prior to approval or issuance. If archaeo- logical resources or human remains are discovered.	

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

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71	4111-A-1	PUBLIC SERVICES The project proponent shall pursue the application and fulfill the mandated requirements for annexation into the SRFD. (Planning and Building Inspection, Salinas Rural Fire)	Apply for annexation to Salinas Rural Fire District	Applicant	Prior to Filing Final Map	
72	4111-A-2	PUBLIC SERVICES Staffing for the new station shall consist of a minimum of two firefighters on duty at all times by the end of Phase II of the EIS/SP and a minimum of three firefighters at all times by the end of Phase III of the EGSP. (Fire)	Determine tax increment funds for the Fire District	County CAO's (Office and Fire District)	Prior to Filing of Final Map	
			Establish Benefit Assessment/Special Tax Zone on parcels within the District	Applicant	Prior to Filing of Final Map	
			Coordinate funding with Fire District and County Treasurer	Fire District	Prior to issuance of building permits	
73	4111-A-3	PUBLIC SERVICES The apparatus serving the EGSP area shall be a fully equipped 75-foot Quint fire apparatus. (Fire)	Coordinate funding and purchase for equipment and apparatus as detailed in Development and Stipulation Agreement (DSA) between the Fire District and Project Proponents.	Applicant	Prior to issuance of building permits	
74	4111-A-4	PUBLIC SERVICES The construction of the station shall meet the needs of the SRFD and fit the character of the community (designed consistent with the EGSP Pattern Book). The details of the construction pertaining to impacts to the environment shall	Collaborate to design, fund and construct the East Gwinnett Fire Station as detailed in the Development and Stipulation Agreement (DSA) between the Fire District and Project Proponents.	Fire District and Applicant	Prior to issuance of building permits	

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		follow the general guidelines of the entire project. <b>(Fire)</b>	Coordinate funding, design, and submittal for review of plans to the Planning and Building Department and the Architectural board to ensure consistency with Pattern Book .	Applicant	Prior to issuance of building permits.	
75	4.11.1-A-5.	<b>PUBLIC SERVICES</b> 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. <b>(Fire)</b>	Provide inspections and programs.	Fire District	Ongoing	
76	4.11.1-A-6.	<b>PUBLIC SERVICES</b> A financial analysis to determine an adequate financing mechanism for the ongoing staffing and operational costs of the fire station shall be completed. This analysis should address the alternatives of using a combination of a proportionate share of the applicable property tax and/or a developer imposed special tax. This analysis shall address the ongoing costs versus the property tax allocation to the SRFD and determine the amount of any special tax needed to fund any negative difference. This funding mechanism, the stipulations of the annexation process, the fire station site and construction, and the acquisition of the fire apparatus shall be a requirement of the <i>Development Agreement</i> between the County and the project proponents. This shall also be outlined in detail in a <i>Development and Stipulation Agreement</i> between the EGSP project proponents and SRFD. <b>(Fire)</b>	(a) Complete financial analysis.  (b) Include terms in Development Agreement.  (c) Enter into agreement with Fire District.	(a) Applicant  (b) Applicant and County  (c) Applicant and Fire District	(a) Prior to development of DSA between Applicant and Fire District  (b) Prior to filing of Final Map  (c) Prior to filing of Final Map	
77	4.11.6-A-1.	<b>PUBLIC SERVICES</b> Based on MCWD's <i>Water Distribution System Master Plan, Capital Improvement Program</i> , 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	Obtain verification from MCWD.	Applicant	Prior to issuance of building permit for commercial development.	

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78	4.12-B-1.	<p><b>HAZARDOUS MATERIALS</b>                      Planning and Building Inspection)</p> <p>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 ECSP. If any portion of the                      commercial development is accelerated within the ECSP area                      to occur in earlier phases of project implementation, the                      project applicant shall be required to coordinate with AICWD                      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 AICWD, and would need to be balanced against                      any remaining capacity for residential development. (Fire,                      Planning and Building Inspection)</p>		Hazardous Materials Consultant	Prior to and during demolition.	
79	4.12-B-2.	<p><b>HAZARDOUS MATERIALS</b>                      Building Inspection)</p> <p>The applicant shall hire a certified hazardous materials                      consultant to conduct pre-demolition soil removal at one                      building, perform post demolition soil sampling, and remove                      hot spots identified in the post-demolition sampling. The                      applicant shall prepare a Demolition Plan for the abatement                      and disposal of materials impacted by LBP and asbestos, and                      for the disposal of building debris. This Demolition Plan will                      meet permitting and regulatory notification requirements (i.e.                      Monterey Bay Unified Air Pollution Control District                      [MARBAPCD], U.S. Army, DTSC, California Department of                      Health Services [CDHS], and California Division of                      Occupational Safety and Health [DCOSH]). Further, safe                      demolition of existing structures at the ECSP area will be                      reviewed and approved by the Monterey County Planning &amp;                      Building Inspection Department prior to the issuance of                      demolition permits. (Environmental Health, Planning and                      Building Inspection)</p>	<p>(Conduct soil sampling and removal.</p> <p>Prepare a demolition plan.</p>	Applicant	Prior to issuance of demolition permits.	
79	4.12-B-2.	<p><b>HAZARDOUS MATERIALS</b>                      Building Inspection)</p> <p>The Demolition Plan shall include a program of air                      monitoring for dust particulates and attached contaminants                      that addresses dust control and suspension of work during dry                      windy days. (Environmental Health, Planning and                      Building Inspection)</p>	<p>Include in demolition plan for Mitigation                      Measure 4.12-B-1.</p>	Applicant	Prior to issuance of demolition permits.	

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80	4.12-B-3.	<b>HAZARDOUS MATERIALS</b> Prior to the issuance of a demolition permit, a lead and asbestos survey shall be conducted in accordance with the requirements set forth by the MBVAPCD. (Environmental Health, Planning and Building Inspection)	Conduct lead and asbestos survey. Submit survey results to FBI and EII.	Applicant	issuance of demolition permits. Prior to	
81	4.12-B-4.	<b>HAZARDOUS MATERIALS</b> All transportation of hazardous or contaminated materials from the project site shall be performed in accordance with a Demolition Plan and Removal Action Workplan approved by the Environmental Health Division of the Monterey County Health Department. The Demolition Plan shall be prepared by a qualified environmental professional and shall address both on-site worker protection and off-site resident protection from both chemical and physical hazards. (Environmental Health, Planning and Building Inspection)	Prepare Demolition Plan and Removal Action Workplan. Submit to EH for approval.	Environmental Professional	issuance of demolition permits. Prior to	
82	4.12-B-5.	<b>HAZARDOUS MATERIALS</b> All contaminated building materials shall be tested for contaminant concentrations and shall be disposed of at appropriately licensed landfills. Prior to demolition of contaminated buildings, hazardous building materials such as peeling, chipping and friable LBP and asbestos containing building materials shall be removed in accordance with all applicable guidelines, laws and ordinances. For the impact of flaking and peeling LBP the requirements of Title 8, California Code of Regulations, §1532.1 must be followed. These include, but are not limited to, the following: • Loose and peeling LBP shall be removed prior to building demolition. Workers conducting removal of must receive training in accordance with the regulations. • The LBP removal project shall be designed by CDHS certified project designer, project monitor or supervisor. Workers conducting removal of LBP must be certified by a CDHS certified lead project designer. • Workers that may be exposed above the DOSH action level for lead must have their blood lead levels tested prior to commencement of lead work and at least quarterly	Test building materials as identified in plans identified in Mitigation Measure 4.12-B-4. Remove materials in accordance with plans identified in Mitigation Measure 4.12-B-4 and as outlined in this Mitigation Measure.	Environmental Professional	disposal. Prior to During demolition	

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83		<p>thereafter for the duration of the project. Workers that are terminated from the project shall have their blood lead levels tested within 24 hours of termination.</p> <ul style="list-style-type: none"> <li>• A written exposure assessment must be prepared in accordance with the regulations.</li> <li>• Any amount of lead waste generated from painted building components must be characterized for proper transportation and disposal in accordance with Title 22, §66261.24. (<b>Environmental Health</b>)</li> </ul> <p><b>PBDSP – NON-STANDARD – NOISE</b></p> <p>Prior to issuance of any grading or building permits, such permits shall be conditioned as follows:</p> <ul style="list-style-type: none"> <li>• Temporary barriers or noise attenuation barriers shall be utilized when necessary to further reduce noise levels.</li> <li>• Prior to commencement of construction activities, including grading, a publicly visible sign that specifies project noise mitigation measures and the telephone number of the on-site contractor and person to contact regarding noise complaints and take corrective action by the end of the same day, if the complaint is received by 12:00 p.m. and within 24 hours, if the complaint is received later than 12:00 p.m. The telephone number of the Monterey County Planning &amp; Building Inspection Department is on this sign.</li> <li>• 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</li> </ul>	<p>Include as notes on grading plans and subdivision improvement plans.</p>	Engineer	Prior to issuance of grading or building permit	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	until that equipment is removed or made to meet noise standards (Planning and Building Inspection)	84
		Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	<p>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:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Plant vegetative ground cover in, or otherwise stabilize, disturbed areas as soon as grading and construction activities in those areas are completed.</li> <li>• Cover material stockpiles that remain inactive for more than 72 consecutive hours.</li> <li>• 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).</li> <li>• Each developer shall maintain a dumpster on-site. The dumpster shall be emptied periodically whenever debris reaches the rim.</li> <li>a. Construction materials shall be kept out of the street right-of-way and setback areas at all</li> </ul>	84
PBDSF-NON-STANDARD-AIR QUALITY		<p>Include on grading permit plans. Provide details as to how these will be implemented during grading operations.</p> <p>Applicant</p> <p>County</p>	<p>Prior to issuance of grading permit or Subdivision Improvement Plan approval. Ensure compliance during inspections.</p>	
Verification of Compliance (name/date)	Timing	Responsible Party for Compliance	<p>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:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Plant vegetative ground cover in, or otherwise stabilize, disturbed areas as soon as grading and construction activities in those areas are completed.</li> <li>• Cover material stockpiles that remain inactive for more than 72 consecutive hours.</li> <li>• 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).</li> <li>• Each developer shall maintain a dumpster on-site. The dumpster shall be emptied periodically whenever debris reaches the rim.</li> <li>a. Construction materials shall be kept out of the street right-of-way and setback areas at all</li> </ul>	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
85		<p><b>PDSP - NON-STANDARD - AIR QUALITY</b> (Planning and Building Inspection and Public Works)</p> <p>NOTE ON FINAL MAP: 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. Car-pool 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 car-pool compatible bike parking spaces, unless waived by the Director of Planning due to the proximity of sufficient number of bike parking spaces near the facility. (Planning and Building Inspection)</p> <p><b>PDSP - NON-STANDARD - AIR QUALITY</b> NOTE ON FINAL MAP: The applicant shall provide transit design features within the development at a minimum as depicted in the Specific Plan. Facilities shall be installed in coordination with Monterey-Salinas Transit. (Planning and Building Inspection and Public Works)</p> <p><b>PDSP - NON-STANDARD - AIR QUALITY</b> The applicant shall provide transit design features within the development at a minimum as depicted in the Specific Plan. Facilities shall be installed in coordination with Monterey-Salinas Transit. (Planning and Building Inspection)</p>	<p>Provide note on final maps for Town Center and Phase 3 area.</p> <p>Project engineer shall show facilities on plans submitted with building permit application.</p> <p>Project engineer shall show facilities on plans submitted with Subdivision Improvement Plans</p>	<p>Engineer</p> <p>Applicant</p> <p>Applicant</p>	<p>Prior to recording.</p> <p>Prior to issuance of building permit</p> <p>Prior to issuance of building permit</p> <p>Prior to approval of Subd. Impr. Plans.</p>	
86		<p><b>PDSP - NON-STANDARD - AIR QUALITY</b> NOTE ON FINAL MAP: The applicant shall provide transit design features within the development at a minimum as depicted in the Specific Plan. Facilities shall be installed in coordination with Monterey-Salinas Transit. (Planning and Building Inspection and Public Works)</p> <p><b>PDSP - NON-STANDARD - AIR QUALITY</b> The applicant shall provide transit design features within the development at a minimum as depicted in the Specific Plan. Facilities shall be installed in coordination with Monterey-Salinas Transit. (Planning and Building Inspection)</p>	<p>Project engineer shall show facilities on plans submitted with Subdivision Improvement Plans</p>	<p>Applicant</p>	<p>Prior to issuance of building permit</p>	
87		<p><b>PDSP - NON-STANDARD - AIR QUALITY</b> The applicant shall provide transit design features within the development at a minimum as depicted in the Specific Plan. Facilities shall be installed in coordination with Monterey-Salinas Transit. (Planning and Building Inspection)</p>	<p>Project engineer shall show facilities on plans submitted with Subdivision Improvement Plans</p>	<p>Applicant</p>	<p>Prior to approval of Subd. Impr. Plans.</p>	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
88		<p><b>PBDSP- NON-STANDARD- SOILS AND GEOLOGY</b></p> <p>Prior to the issuance of a building or grading permit, detailed ground failure/liquefaction investigations shall be conducted by a licensed geologist or geotechnical engineer as part of the soil studies required for Final Tract Maps to identify remedial grading or contour measures, as appropriate. <b>(Planning and Building Inspection)</b></p>	Licensed geologist or geotechnical engineer shall conduct investigations	Applicant	Prior to issuance of building or grading permit	
89		<p><b>PBDSP- NON-STANDARD- HYDROLOGY/WATER QUALITY</b></p> <p>Prior to recordation of a final map, the applicant shall submit a comprehensive drainage control plan for approval by the County. Retention/detention basins should reduce off-site flows to the 10-year pre-development rate. The Plan shall illustrate how the drainage control measures identified in the Specific Plan shall be implemented. At a minimum, the Plan shall include, but not be limited to, the following elements:</p> <ul style="list-style-type: none"> <li>Retention/detention basins to reduce offsite flows to a level which would not exceed a 10-year storm event;</li> <li>Grass swales or other biofiltration basins at discharge points of surface parking lots and roadways;</li> <li>Sedimentation and erosion control plans during construction; and</li> <li>Permanent landscaping.</li> </ul> <p><b>(Planning and Building Inspection, Public Works, and Water Resources Agency)</b></p>	Applicant's engineer shall prepare plan	Applicant's Engineer	Prior to recordation of the first phase final map.	
90		<p><b>PBDSP- NON-STANDARD- HYDROLOGY/WATER QUALITY</b></p> <p>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</p>	Applicant's engineer shall prepare plan	Applicant's Engineer	Prior to issuance of grading permit	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land-Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>controlled through a variety of practices including, but not limited to, the following:</p> <ul style="list-style-type: none"> <li>Gravel bags, berms, rock dams and/or silt fences;</li> <li>Interim desilting basins;</li> <li>Minimizing concentrated flows; and</li> <li>Dispersion of detention basin water onto pad areas by a pump and sprinkler system.</li> </ul> <p>(Planning and Building Inspection, Public Works, and Water Resources Agency)</p>				
91		<p><b>PBDSP - NON-STANDARD - HYDROLOGY/WATER QUALITY</b></p> <p>Prior to issuance of any grading permit, the applicant shall prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with RWQCB standards. (Planning and Building Inspection, Public Works, Environmental Health and Water Resources Agency)</p>	Applicant's engineer shall prepare plan	Applicant's Engineer	Prior to issuance of grading permit or approval of Subdivision Improvement Plan.	
92		<p><b>PBDSP - NON-STANDARD - WATER RESOURCES--NOTE ON FINAL MAP:</b> 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:</p> <ul style="list-style-type: none"> <li>Surface runoff retention basins;</li> <li>Drought tolerant landscaping and irrigation; and</li> </ul> <p>Applicant shall provide assurance that the long-term maintenance of water conservation methods will be assured. (Planning and Building Inspection, Public Works, Environmental Health and Water Resources Agency)</p>	Applicant's engineer shall submit evidence that water conservation measures have been incorporated into project design.	Applicant's Engineer/Landscape Architect/Applicant	Prior to approval of final improvement plans	

Permit Cond. Number	Mtg. Number	Conditions of Approval and/or Mitigation Measures and	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
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93		<b>FBDSP-NON-STANDARD-LANDSCAPE PLANS and Building Inspection</b> The applicant shall landscape the model homes with native and drought tolerant landscaping consistent with the Monterey County Landscaping Ordinance. Prior to issuance of a building permit for any phase of development, the applicant shall submit a detailed landscape plan for the model homes. The applicant shall submit a model home plan showing the locations of models and how parking will be accommodated. The detailed plan shall be submitted for review and approval by the Monterey County Planning and Building Inspection Department and shall comply with the requirements of the East Garrison Specific Plan. (Planning and Building Inspection)	Landscape architect shall prepare landscape plan for review and approval by Planning and Building Inspection. The plan shall be reviewed and approved by PBI prior to issuance of building permits.	Architect	Prior to issuance of building permit	
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94		<b>FBDSP-NON-STANDARD-PHASING PLAN and Building Inspection</b> Prior to recordation of the first final map, the applicant shall submit a detailed phasing plan for review and approval by the Monterey County Public Works Department and Planning and Building Inspection Department. The detailed phasing plan shall be consistent with the illustrative phasing plan described in Section 5.4 of the East Garrison Specific Plan. (Planning and Building Inspection and Public Works)	Applicant's engineer shall prepare detailed phasing plan	Engineer	Prior to recordation of final map	
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95		<b>FBDSP-NON-STANDARD-LANDSCAPE PLAN and Building Inspection</b> Prior to recordation of the final map, the applicant shall submit a conceptual landscape plan, for common areas and streets, for review and approval by the Monterey County Planning and Building Inspection Department. The conceptual landscape plan shall be consistent with the applicable landscape standards outlined in the East Garrison Specific Plan. The detailed landscape plan shall include the following techniques: a. Use of drought tolerant and native plants to conserve water. b. Protection of oak trees to be retained. c. Installation of various biofiltration and other stormwater treatment methods, including roadway swales and detention basins to improve water quality and promote aquifer recharge. d. Creation of defined gateways and neighborhood entries.	Landscape architect shall prepare plan. Submit three copies to Planning and Building Inspection for review and approval.	Architect	Prior to recordation of final map	
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Permit Cond Number	Attig. Number	Conditions of Approval and/or Mitigation Measures and <del>Responsible Land Use Department</del>	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verifica- tion of Compli- ance (name/date)
96		<p>c. Preservation of natural open space areas. (Planning and Building Inspection)</p> <p><b>PRDSP- NON-STANDARD- RECYCLED WATER</b></p> <p>Prior to recordation of each final map, the applicant shall include all recycled water infrastructure if required by the Marina (Coast Water District, Public Works and Water Resources Agency)</p>	<p>Applicant shall include all required infrastructure on the Subdivision Improvement Plans.</p>	Applicant	Prior to recordation of final map	

**Monterey County Planning and Building Inspection  
Condition Compliance and/or Mitigation Monitoring  
Reporting Plan**

**Project Name:** East Garrison Specific Plan and Vesting Tent. Map  
**File No:** PLN030204 **APNs:** 031-011-038; 031-161-003, 004, 005 and 006  
**Approval by:** Board of Supervisors **Date:** October 4, 2005

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

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
97		<p><b>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</b></p> <p><b>WR36 - HOMEOWNERS ASSOCIATION CC&amp;R'S</b>                      A homeowner's association or Community Service District shall be formed for the maintenance of roads, drainage facilities, and open spaces. The Director of Public Works, the Director of Planning and Building Inspection, and the County Water Resources Agency, prior to filing of final map, shall approve documents for formation of association. The covenants, conditions and restrictions shall include provisions for a yearly report by a registered civil engineer and the monitoring of impacts of drainage and maintenance of drainage facilities. Report shall be approved by the County Water Resources Agency. <b>(Water Resources Agency)</b></p>	<p>Submit the CC&amp;R's to the Water Resources Agency for review and approval.</p>	Applicant	Prior to filing of final map	WRA
98		<p><b>WR37 - DRAINAGE &amp; FLOOD CONTROL SYSTEMS AGREEMENT</b>                      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</p>	<p>Submit the signed and notarized original Agreement to the Water Resources Agency for review and approval prior to recordation.                       (A copy of the County's standard agreement can be obtained at the Water Resources Agency.)</p>	Applicant	The agreement shall be recorded concurrently with the final map	WRA

		<p>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. <b>(Water Resources Agency)</b></p>		
99		<p><b>WR0039 OTHER AGENCY PERMITS (WR)</b>          Prior to issuance of any grading or building permits, the applicant shall provide certification to the Water Resources Agency that applications have been submitted for all required local, State, and Federal permits. The Agencies include but are not limited to the California Department of Fish &amp; Game, California Regional Water Quality Control Board, Division of Safety of Dams, and the Army Corps of Engineers. <b>(Water Resources Agency)</b></p>		
100		<p><b>NOTICE OF WATER CONSERVATION REQUIREMENTS (WR) - NON-STANDARD -</b>          A notice shall be recorded on the deed for each lot stating: "All new construction shall incorporate the use of low water use plumbing fixtures and drought tolerant landscaping, in accordance with County Water Resources Agency Ordinance No. 3932 and MCWD regulations." Prior to recordation of the final map, a copy of the completed notice shall be provided to the Water Resources Agency for approval. Recordation of the notice shall occur concurrently with the final map. <b>(Water Resources Agency)</b></p>	<p>Submit a notice to the Water Resources Agency and MCWD for review and approval.           (A copy of the County's standard notice can be obtained at the Water Resources Agency.)           Record notice.</p>	<p>Prior to Recordation of Final Map           Concurrent with recordation of final map.</p>
101		<p><b>WR0042 LANDSCAPING REQUIREMENTS (WR)</b>          A notice shall be recorded on the deed for each lot stating: "The front yards of all homes shall be landscaped at the time of construction. Low water use or drought tolerant plants shall be used together with water efficient irrigation systems." Prior to recordation of the final map, a copy the completed notice shall be provided to the Water Resources Agency for approval. Recordation of the notice shall occur concurrently with the final map. <b>(Water Resources Agency)</b></p>	<p>Submit a notice to the Water Resources Agency for review and approval.           (A copy of the County's standard notice can be obtained at the Water Resources Agency.)           Applicant to record notice.</p>	<p>Prior to Recordation of Final Map           Concurrent with Recordation of Final Map</p>

102	<p><b>WR0044 WATER USE INFORMATION (WR)</b> Prior to filing the final map, the applicant shall provide the Water Resources Agency a copy of the Water Use &amp; Nitrate Impact Questionnaire describing the pre-development and post-development water use on the property. <b>(Water Resources Agency)</b></p>	Submit the WUNIQ to the Water Resources Agency for review and approval	Applicant	Prior to Recordation of Final Map	
103	<p><b>C.C.&amp;R. WATER CONSERVATION PROVISIONS (WR) - NON-STANDARD -</b> Prior to filing the final map, the applicant shall provide the Water Resources Agency and MCWD with a copy of the subdivision Covenants, Conditions and Restrictions containing the following provisions from Monterey County Ordinance No. 3932: "All new construction incorporate the use of low water use plumbing fixtures including, where applicable, hot water recirculation systems; the front yards of all homes shall be landscaped at the time of construction; low water use or drought tolerant plants shall be used together with water efficient irrigation systems; leak repair is the property owner's responsibility; vehicle and building washing shall use hoses equipped with shutoff nozzles; no potable water to be used for sidewalk washing; no water spillage into streets, curbs, and gutters; no emptying or refilling of swimming pools except for structural repairs or if required for public health regulations; no fountains unless water is recycled within the fountain." <b>(Water Resources Agency)</b></p>	Submit the CC&Rs' to the Water Resources Agency and MCWD for review and approval.	Applicant	Prior to Recordation of Final Map	
104	<p><b>WR0047 WASTE MANAGEMENT PLAN (WR)</b> Prior to issuance of any grading or building permits, the applicant shall provide the Water Resources Agency a Construction Site Waste Management Plan prepared by a registered civil engineer that addresses the proper disposal of building materials and other construction site wastes including, but not limited to, discarded building materials, concrete truck washout, chemicals, litter and sanitary wastes. The Site Waste Management Plan must also address spill prevention, control and clean up of</p>	Submit the plan to the Water Resources Agency for review and approval.	Applicant	Prior to issuance of Demolition, Grading and/or Building Permits	





109	<p><b>HRSP - NON-STANDARD - INCLUSIONARY HOUSING CONDITION</b></p> <p>The project shall provide a minimum of 20% of the total number of residential units as inclusionary housing units to be located on the project site. Of the required 20%, a minimum of 6% shall be in the very low-income category, 8% in the low-income category, and 6% in the moderate-income category. Prior to the recordation of the final subdivision map that will cover the entire development, the Applicants and property owners shall execute a Master Developer Inclusionary Housing Agreement with the County that will provide the specific requirements for the project's Inclusionary Housing component, in compliance with Ordinance #04185 and the adopted Inclusionary Housing Administrative Manual, including such modifications to the requirements of the ordinance as are indicated in the findings supporting this permit and as are set forth in the Disposition and Development Agreement. (Housing and Redevelopment)</p>	<p><b>HRSP - NON-STANDARD - INCLUSIONARY HOUSING CONDITION</b></p> <p>The project shall provide a minimum of 20% of the total number of residential units as inclusionary housing units to be located on the project site. Of the required 20%, a minimum of 6% shall be in the very low-income category, 8% in the low-income category, and 6% in the moderate-income category. Prior to the recordation of the final subdivision map that will cover the entire development, the Applicants and property owners shall execute a Master Developer Inclusionary Housing Agreement with the County that will provide the specific requirements for the project's Inclusionary Housing component, in compliance with Ordinance #04185 and the adopted Inclusionary Housing Administrative Manual, including such modifications to the requirements of the ordinance as are indicated in the findings supporting this permit and as are set forth in the Disposition and Development Agreement. (Housing and Redevelopment)</p>	<p><b>EH3 - WATER SYSTEM IMPROVEMENTS (STATE PERMITTED SYSTEM)</b></p> <p>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)</p> <p><b>EH4 - FIRE FLOW STANDARDS</b></p> <p>Design the water system improvements to meet fire flow standards as required and approved by the local fire protection agency. (Environmental Health)</p>	110	111
Applicant	Prior to recordation of final map	<p>Applicant shall execute a Master Developer Inclusionary Housing Agreement or Development Agreement with the County that will provide the specific requirements for the project's Inclusionary Housing component, in compliance with Ordinance #04185 and the adopted Inclusionary Housing Administrative Manual.</p> <p>Include note on map in compliance with County Code Section 18.40.100.C.</p> <p>Engineer</p>	<p>Submit engineered plans for the water system improvements to the Marina Coast Water District and other agencies as may be required for review and approval. Submit evidence to the Director of Environmental Health that the proposed water system improvements have been approved by the Marina Coast Water District and other agencies as may be required prior to installing or bonding the improvements. The applicant is required to also follow the requirements of MICWD's Standard Plans and Specifications For Construction of Domestic Water, Sewer and Recycled Water Facilities, and Procedures, Guidelines and Design Requirements.</p> <p>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</p>	CA Licensed Engineer/Applicant	Prior to filing final map
Applicant	Prior to recordation of final map			Prior to recordation of final map	

			follow the requirements of MCWD's <i>Procedures, Guidelines and Design Requirements</i> .			
112	<b>EH5 – INSTALL/BOND WATER SYSTEM IMPROVEMENTS</b> 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. <b>(Environmental Health)</b>		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.	CA Licensed Engineer /Applicant	Prior to filing final map	
113	<b>EH6 – WATER SERVICE CAN/WILL SERVE</b> Provide to the Division of Environmental Health written certification that the Marina Coast Water District can and will supply sufficient water flow and pressure to comply with both Health and fire flow standards. <b>(Environmental Health)</b>		Submit written certification to the Division of Environmental Health for review and approval.	Applicant	Prior to filing a final map and/or issuance of a building permit	
114	<b>RECYCLED WATER</b> 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. <b>(Environmental Health)</b>		Submit plans to the California Department of Health Services (CDHS) for review and approval. The applicant is required to also follow the requirements of MCWD's <i>Standard Plans and Specifications For Construction of Domestic Water, Sewer and Recycled Water Facilities, and Procedures, Guidelines and Design Requirements</i> .	CA Licensed Engineer /Applicant	Prior to filing a final map and/or issuance of building permits.	
115	<b>EH24 – SEWER SERVICE CAN/WILL SERVE</b> Provide certification to the Division of Environmental Health that the Marina Coast Water District can and will provide sewer service for the proposed property/project. <b>(Environmental Health)</b>		Submit certification to Environmental Health for review and approval.	Applicant	Prior to issuance of a building permit.	
116	<b>EH25 – INSTALL/BOND SEWER SYSTEM IMPROVEMENTS</b> The Applicant shall install the sewer system improvements to and within the subdivision and any appurtenances needed or shall enter into a Subdivision Improvement Agreement with the County to install the sewer system improvements and		Submit evidence to the Division of Environmental Health that the sewer system improvement installation has been accepted by the regulating agency or that the Applicant has entered into a Subdivision Improvement Agreement	CA Licensed Engineer /Applicant	Prior to filing the final parcel map.	

			and has provided security acceptable to the County						
117			<p><b>E117 - SEWER SYSTEM IMPROVEMENTS</b></p> <p>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)</p>	<p>Submit written verification to the Division of Environmental Health that plans have been reviewed and approved by the appropriate sewer service district.</p>	Applicant	<p>Prior to filing the final parcel map or issuance of a building permit.</p>			
118			<p><b>E128 - HAZ MAT BUSINESS RESPONSE PLAN</b></p> <p>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)"</p>	<p>Contact the Hazardous Materials Program of the Division of Environmental Health.</p>	Applicant	<p>Prior to Final Occupancy of Commercial Buildings/Continuous Concurrent with recording final map</p>			
119			<p><b>E130 - HAZARDOUS WASTE CONTROL</b></p> <p>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)"</p>	<p>Contact the Hazardous Materials Program of the Division of Environmental Health.</p>	Applicant	<p>Prior to Final Occupancy of Commercial Buildings/Continuous Concurrent with recording final map</p>			
120			<p><b>E135 - CURFEW</b></p> <p>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)"</p>	<p>Submit plans and necessary review fees to the Division of Environmental Health for review and approval.</p>	Applicant	<p>Prior to issuance of building permits for commercial buildings concurrent</p>			

121	<p><b>EHSP - NON-STANDARD - LAFCO/PUC ANNEXATION</b>          Provide evidence from the C.P.U.C. and LAFCO that the property or appropriate portions thereof, has been annexed into the Marina Coast Water District. (<b>Environmental Health</b>)</p>	<p>Submit certification to Environmental Health for review and approval.</p>	<p>Applicant</p>	<p>Prior to recordation of final map.</p>	<p>Prior to recordation of final map.</p>
122	<p><b>PKS003 - RECREATION REQUIREMENTS/LAND DEDICATION</b>          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). (<b>Parks Department</b>)</p> <p>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</p>	<p>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.</p> <p>Record plan.</p> <p>Construct parks in each phase.</p>	<p>Applicant</p>	<p>Prior to the Recordation of the Final Map, first phase.</p> <p>Concurrent with final map, first phase.</p> <p>Prior to final on</p>	<p>Prior to the Recordation of the Final Map, first phase.</p> <p>Concurrent with final map, first phase.</p> <p>Prior to final on</p>

	123		<p>residential dwelling units within the same phase of development have been constructed or occupied.</p> <p>2) Park and Recreation Facilities Performance Bond - The applicant shall provide the County with adequate security in the form of a performance bond or other suitable security acceptable by the County of Monterey in the amount of 100% of the costs for the park and recreation improvements shown on the Recreation Plan.</p> <p>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.</p> <p><b>PKSSP - NON-STANDARD - ACCESS</b> The west end of Watkins Gate Road shall be open to provide access to the Youth Camp and restricted to emergency vehicle access from that point west. Figure 4.5, Public/Private Streets, of the Draft Specific Plan shall be revised accordingly. (Parks Department)</p> <p><b>PWSP - NON-STANDARD - TRENCH PLANS</b></p> <p>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.</p> <p>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.</p> <p><b>(Public Works)</b></p>	<p>Provide security</p> <p>Revise Specific Plan.</p> <p>Submit revised page to PBL.</p> <p>Show on plans. Build infrastructure as part of subdivision improvements.</p>	<p>Applicant</p> <p>Applicant</p> <p>Engineer</p> <p>Developer</p> <p>Developer</p>	<p>building permit for</p> <p>half of units in the associated phase.</p> <p>Within one day of final approval.</p> <p>Prior to approval of the final map.</p> <p>Improvement Plans or recordation of the final map.</p> <p>Prior to approval of the final lift of asphalt paving.</p>
124			<p>Submit of approval letter by utility provider</p>	<p>Developer</p> <p>Developer</p> <p>Engineer</p>	<p>Improvement Plans or recordation of the final map.</p> <p>Prior to approval of the final lift of asphalt paving.</p>	

125	<p><b>PBDS - NON-STANDARD – RIGHT-OF-WAY</b> Sufficient right-of-way shall be reserved along Reservation Road for a future trail connecting East Garrison to the City of Marina. (Fort Ord Reuse Plan, page 141). <b>(Planning and Building Inspection)</b></p>	Show adequate provision within the right-of-way on Subdivision Improvement Plans for a future trail. The recorded map shall include an easement for the future trail.	Engineer	Prior to approval of Subdivision Improvement Plans and recordation of the final map.
126	<p><b>PBDS - NON-STANDARD – ANNUAL REPORT</b> 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 FOR A. (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). <b>(Planning and Building Inspection)</b></p>	Submit annual report.	Master Developer or Homeowners Association	Annual, prior to November 1, until the residential units are fully constructed.
127	<p><b>PBDS - NON-STANDARD – CONSISTENCY DETERMINATION</b> The final map shall not be recorded, nor grading, demolition, or building permits issued, until the Fort Ord Reuse Authority has certified the Consistency Determination pursuant to Section 3.11.6 of the Fort Ord Reuse Plan. <b>(Planning and Building Inspection)</b></p>	Submit Consistency Determination to FORA.	County	Prior to issuance of any permits or recording of the final map.
128	<p><b>PWS - NON-STANDARD – BIKE LANES</b> All 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. <b>(Planning and Building Inspection, Public Works)</b></p>	Show construction detail on Subdivision Improvement Plans. Construct bike lanes.	Engineer Applicant	Prior to approval. Concurrent with other improvements of that phase.

	PBDS - NON-STANDARD - SIDEWALK ENHANCEMENT	Include details on Improvement Plans.	Engineer	Prior to approval.
129	<p>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 F24. The intent is to provide a more direct access from Parcel A4 to the bluff open space area.</p> <p><b>(Planning and Building Inspection)</b></p>	<p>Design shall be approved by PBI.</p>	County	Prior to approval.
130	<p><b>PBDS - NON-STANDARD - SUBDIVISION IMPROVEMENT PLANS</b> include the following information on the Subdivision Improvement Plans, subject to approval by PBI and PW:</p> <p>Entryway enhancements and design.</p> <p>Design for the Reservation Road/Intergarrison connector intersection that accommodates pedestrian and bike connections to the future UC MBEST property.</p> <p>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.</p> <p>Landscaping plan and irrigation plan in conformance with the Specific Plan (landscaping) and County and WRA ordinances</p>	<p>Include details on Subdivision Improvement Plans.</p> <p>Design shall be approved by PBI and PW.</p>	Engineer	Prior to approval of Subd. Imp. Plans.

	(irrigation). Show the location of all street 'furniture,' including but not limited to mail boxes, bike racks, street lighting, utility structures, and transit facilities. ( <b>Public Works, Planning and Building Inspection</b> )				
131	<b>FIRESP - NON-STANDARD – FIRE SAFE LANDSCAPING</b> Landscaping installed along the community edges shall be reviewed by the Fire District for fire safety to help act as a fire buffer from open space areas. (Fire)	Include landscaping plans as part of Subdivision Improvement Plans.	Landscape Architect	Prior to approval of Subd. Impr. Plans	
132	<b>PBDSPP - NON-STANDARD – BIOLOGICAL EDUCATION</b> The applicant shall implement a biological resources education program for all contractors prior to commencement of earth moving operations. The training shall include: a) how to identify sensitive biological resources likely to be found on the site and b) how to implement appropriate measures to protect said resources. The Operator shall maintain a record of compliance with this condition and submit a record of compliance to the Monterey County Planning and Building Inspection Department. ( <b>Planning and Building Inspection</b> )	Submit biologist contract to PBI to do this work.  Provide compliance documentation to PBI.	Applicant	Prior to issuance of grading permit. Prior to commencement of grading.	
133	<b>WRSP - NON-STANDARD – HOA BROCHURE</b> The applicant shall prepare a homeowner's brochure that describes the following:  Homeowner BMPs for preventing siltation and providing clean runoff. The importance of the adjacent land areas and provides recommendations for landscaping and wildfire protection. The brochure shall also describe measures for protecting wildlife and vegetation in the habitat areas.  Provide ridesharing, public transportation and nearby child care facilities information to tenants and property owners. ( <b>Water Resources Agency</b> )	Prepare brochure.  Maintain and update brochure.	Applicant  Homeowners Association	Prior to occupancy permit for first unit.  Ongoing	
134	<b>PBDSPP - NON-STANDARD – DEVELOPMENT AGREEMENT</b> The Applicant shall comply with the terms of the Development Agreement. ( <b>Planning and Building Inspection</b> )	Comply with agreement.	Applicant	As outlined in Development Agreement.	

135	<b>EHSP - NON-STANDARD -- DEED NOTIFICATION</b> 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 (if present): (Environmental Health, Planning and Building Inspection)								
136	<b>PRDSP - NON-STANDARD -- REVIEW IMPROVEMENT PLANS</b> Submit Subdivision Improvement Plans to the Presidio of Monterey, Directorate of Environmental and Natural Resources Management to determine if construction is planned within known or potential (if) areas. (Planning and Building Inspection)	Submit Plans:	Engineer	Applicant	Obtain written verification that site is clear for development as proposed.	Submit evidence of compliance to PBL.	Applicant	Prior to grading or demolition.	
137	<b>PRDSP - NON-STANDARD - SAFETY TRAINING</b> Prior to commencing grading or demolition, all contractor supervisors and crews shall attend an Army sponsored Off safety briefing. (Planning and Building Inspection)			Applicant	Submit evidence of compliance to PBL.		Applicant	Prior to grading or demolition.	
138	<b>PWSP - NON-STANDARD -- TRANSPORT PERMITS</b> Submit permits from all hazardous transportation contractors and pay all fees for the transport of hazardous materials. The permit will require disclosure of the type, volume, risk factor, transport routes and any other such information deemed necessary by the County. (Public Works)			Contractor	Submit permits.		Contractor	Prior to transport.	
139	<b>PRDSP - NON-STANDARD -- DESIGN APPROVAL</b> NOTE ON MAP AND INCLUDE IN C&RS: "Initial buildout of the project will involve design approval by a board that includes the Pattern Book designers to ensure that the community is built as envisioned and to help interpret intent. The County's responsibility in the design process is to check for conformance with the Pattern Book. All building permits must be consistent with the Pattern Book. Any exterior changes to materials, additions, or reconstruction of "contributing structures" shall be subject to review by the HRRB prior to issuance of any demolition or building permits. After each parcel has been built on, all subsequent construction will be subject to the County's Design Approval process in place at that time." (Planning and Building Inspection)			Applicant	Put text as note on final map and C&RS.		Applicant	Prior to recordation of final map.	

Prepare deed disclosure and attach to all sale transactions and deeds.

Applicant

Prior to conveyance of any individual parcel.

Prior to approval of Subd. Impr. Plans.

Prior to grading or demolition.

Prior to transport.

Prior to recordation of final map.

140		<b>PBDS - NON-STANDARD - SECOND UNITS</b> The applicant shall designate parcels that will be permitted to have second (carriage) units. The parcels shall be designated per phase, as described in the Pattern Book, page B-12. ( <b>Planning and Building Inspection</b> )	Record restriction on deed for designated lots.	Applicant	Concurrent with recordation of final map
141		<b>PBDS - NON-STANDARD - SPECIFIC PLAN CHANGES</b> The Specific Plan shall be modified to provide the following regulations.  CL. Regulations for yard regulations (being developed)	Modify the Specific Plan.  Submit revisions to PBI.	Applicant	Within one day of project approval at the Board of Supervisors.
142		( <b>Planning and Building Inspection</b> ) <b>PBDS - NON-STANDARD - TRANSPORTATION INFORMATION</b> Provide locked and secured transportation information center or kiosk with bus schedules and transit information at the Town Center transit center. ( <b>Planning and Building Inspection</b> )	Show the kiosk on Subdivision Improvement Plans and construct as part of subdivision improvements.  Maintain kiosk.  Construct facility and parking spaces.	Applicant  CSD or Homeowners Association  Applicant	Part of Subd. Impr.  Ongoing.  Per terms of agreement.
143		<b>SP - NON-STANDARD - SHERIFF OFFICE</b> Construct facility that can house a Sheriff's Community Field office. Two parking spaces shall be reserved near the office entrance for patrol vehicles. ( <b>Sheriff</b> )	Provide addresses.	Applicant	Prior to final on building permit.
144		<b>SP - NON-STANDARD - COMMERCIAL LOCATION</b> 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. ( <b>Sheriff</b> )	Light addresses.	Applicant	Prior to final on building permit.
145		<b>SP - NON-STANDARD - SIGN VISIBILITY</b> Street addresses and monument signs shall be illuminated or clearly visible from dusk until dawn. ( <b>Sheriff</b> )	Include information in Homeowner's Association and Town Center association brochure.	Applicant/HOA	Ongoing
146		<b>SP - NON-STANDARD - SAFETY</b> 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. ( <b>Sheriff</b> )			

147	SP - NON-STANDARD - PATH LIGHTING All lighting of paths and walkways used by the residents shall be on from dusk until dawn. (Sheriff)	HOA	Homeowner's Association shall work with the Sheriff's Office to ensure safe lighting of public areas.	Ongoing
148	SP - NON-STANDARD - EMERGENCY ACCESS Ensure that parking lots provide adequate access for public safety equipment. (Sheriff, Fire)	Applicant	Include in design, subject to approval by Fire District and Sheriff's Office.	Prior to building issuance of permits.
149	PRDSP - NON-STANDARD - DEMOLITION PERMITS Prior to issuance of demolition permits for pre-2000 structures, the applicant shall submit demolition and removal plans and obtain all appropriate permits from the ABRAAPCD. (Planning and Building Inspection)	Applicant	Submit Plan (Obtain Air District approval.	Prior to issuance of demolition permit.
150	PRDSP - 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)	Applicant	Pay impact fees.	Prior to issuance of permits.
151	PRD007 - EASEMENT - AVIGATION The Applicant shall convey an overhead easement to the Marina Municipal Airport owner. (Planning and Building Inspection)	Applicant	Include language as note on each final map and include in the CCRs. The easement language shall be agreed to by the airport owner. Airport Land Use Commission and applicant. An easement deed shall be recorded on the property prior to subdivision, if required by the Redevelopment Agency.	Prior to recordation of any final map, or issuance of any grading or building permit.

152	<p><b>PBD021 – LIGHTING – EXTERIOR LIGHTING PLAN</b></p> <p><b>NOTE ON FINAL MAP:</b> A note shall be included on the final map or by a separate document that shall indicate its relationship to the final map, recorded simultaneously with the final map, as follows: "All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. Lighting shall not be arranged in a manner that it can be mistaken for airport approach or runway lights by pilots." (<b>Planning and Building Inspection</b>)</p>	Submit three copies of the lighting plans to PBI for review and approval.	Applicant	Prior to issuance of building permits.
153	<p><b>PBDSP - NON-STANDARD – CONDITIONS OF APPROVAL</b> Conditions that are required to be satisfied prior to recording the final map shall be limited to only the conditions that apply to that phase. (<b>Planning and Building Inspection</b>)</p>			Prior to recordation of the final map for that phase.
154	<p><b>PBDSP - NON-STANDARD – MAIL DELIVERY</b></p> <p>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. (<b>Planning and Building Inspection</b>)</p>	Meet with Postmaster and agree to plan. Show details on Subdivision Improvement Plans.	Applicant Engineer	Prior to approval of Subd. Impr. Plans
155	<p><b>PBDSP - NON-STANDARD – MODEL HOME PLAN</b></p> <p>The applicant shall submit a model home plan showing the locations of models and how parking will be accommodated. The plan shall be reviewed and approved by PBI prior to issuance of building permits. (<b>Planning and Building Inspection</b>)</p>	Submit plan.	Applicant	Prior to issuance of building permits for model homes.
156	<p><b>PBDSP - NON-STANDARD – TEMPORARY FACILITIES</b> The applicant shall submit a plan showing the location and improvements for all temporary construction offices, equipment parking, and material storage areas. (<b>Planning and Building Inspection, Public Works</b>)</p>	Submit plan.	Applicant	Prior to issuance of grading, demolition or building permits.

**PRDSP - NON-STANDARD - OPEN SPACE** The proposed open space and common area parcels (C and D) Homeowners' Association, non profit organization, or (SID), as appropriate. (Planning and Building Inspection, Public Works)

**PRSSP - NON-STANDARD - UTILITY STRIP**  
**OTS** Prior to approval of the Final Maps for Phase 1 and Phase 2, whichever is applicable, the Applicant shall construct, at no cost to the County Parks Department, utility sub-outs for future water, sewer and electrical service to the Youth Camp (Travel Camp) development area as shown on maps provided by the County Parks Department. Said sub-outs shall be extended to the Youth Camp property line at specific locations to be agreed upon by East Garriston Partners and by the County Parks Department. (Parks)

**FIRE030 - NON-STANDARD - HYDRANTS AND FIRE FLOW**  
Hydrants for fire protection shall be provided at locations approved by the Saltinas 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

**FIRE030 - NON-STANDARD - HYDRANTS AND FIRE FLOW**

Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. The applicant is required to also follow the requirements of M(C)WD's Procedures, Guidelines and Design Requirements.

Applicant shall provide improvement plans to the fire district and M(C)WD. Applicant shall schedule fire dept. clearance inspection for each phase of development.

**FIRE030 - NON-STANDARD - HYDRANTS AND FIRE FLOW**

Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. The applicant is required to also follow the requirements of M(C)WD's Procedures, Guidelines and Design Requirements.

Convey parcels to appropriate organization.

Redevelopment Agency

After recording the final map.

Prior to approval of Subd. Impr. Plans or recordation of final map, whichever occurs first.

As part of Subdivision Improvements.

Applicant

Include in Subdivision Improvement Plans.

Construct improvements

Applicant

Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. The applicant is required to also follow the requirements of M(C)WD's Procedures, Guidelines and Design Requirements.

Applicant shall provide improvement plans to the fire district and M(C)WD. Applicant shall schedule fire dept. clearance inspection for each phase of development.

Applicant

Prior to issuance of grading and/or building permit.

	<p>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.</p> <p>c. <b>TIMING OF INSTALLATION</b> - Approved fire protection water supply systems must be installed and made serviceable prior to the time of construction.</p> <p>d. <b>HYDRANT/FIRE VALVE (LOCATION)</b> - 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.</p> <p>e. <b>FIRE HYDRANTS</b> - Hydrants shall be installed in accordance with spacing set forth in Uniform Fire Code Appendix III-B and in accordance with the following specifications:</p> <p>f. <b>HYDRANT SIZE</b> - 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.</p> <p>g. <b>SIGNING OF WATER SOURCES</b> - 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. (<b>Salinas Rural Fire District.</b>)</p>	<p>The applicant is required to follow the requirements of MCWD's <i>Standard Plans and Specifications For Construction of Domestic Water, Sewer and Recycled Water Facilities</i>, Figure W-8.</p>		
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160	<b>FIRE002 - ROADWAY ENGINEERING</b>	<p>The grade for all roads shall not exceed 15 percent. Where road grades exceed 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of 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.)</p>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant	Prior to issuance of grading and/or building permit.
161	<b>FIRE030 - NON-STANDARD - ROAD ACCESS</b>	<p>Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum width of 20 feet with an</p>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant	Prior to issuance of grading and/or building permit.
			Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant	Prior to final building inspection.

	<p>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)</p>	<p>Applicant shall schedule fire dept. clearance inspection for each phase of development.</p>	<p>Applicant</p>	<p>Prior to final building inspection.</p>	
<p>162</p>	<p><b>FIRE010 -ROAD SIGNS</b>  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</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on improvement plans.  Applicant shall schedule fire dept. clearance inspection for each phase of development.</p>	<p>Applicant  Applicant</p>	<p>Prior to filing of final map.  Prior to issuance of building permit(s) for development on individual lots within the phase of the subdivision.</p>	

		prior to final acceptance of road improvements by the Reviewing Fire Authority. (Salinas Rural Fire District.)				
163		<p><b>FIRE011 - ADDRESSES FOR BUILDINGS – ALL OCCUPANCIES</b></p> <p>All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 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.</p>	<p>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant</p> <p>Applicant</p>	<p>Prior to issuance of building permit.</p> <p>Prior to final building inspection</p>	

		Permanent address numbers shall be posted prior to requesting final clearance. (Salinas Rural Fire District.)			
164		<b>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: a. <u>Fire Sprinkler Systems</u> - 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.)	Applicant shall enumerate as "Fire Dept. Notes" on plans.  Applicant shall schedule fire dept. rough sprinkler inspection	Applicant	Prior to issuance of building permit.  Prior to framing inspection
165		<b>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: All new structures, and all existing structures receiving new	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant	Prior to issuance of building permit.

		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.)			
166		<b>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.)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant	Prior to issuance of grading and/or building permit.
			Applicant shall schedule fire dept. clearance inspection	Applicant	Prior to final building inspection
167		<b>FIRE030 - MULTI-FAMILY RESIDENTIAL BUILDINGS -</b>	Applicant shall schedule fire dept. rough sprinkler inspection	Applicant	Prior to framing inspection

		<p>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:</p> <p><b>FIRE SPRINKLER SYSTEMS</b> - 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 (<b>Salinas Rural Fire District</b>.)</p>		<p>Applicant shall schedule fire dept. final sprinkler inspection</p>	Applicant	Prior to final building inspection	
168		<p><b>FIRE030 – MULTI-FAMILY RESIDENTIAL BUILDINGS –</b></p> <p>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:</p> <p><b>ROOFING</b> - 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. (<b>Salinas Rural Fire District</b>)</p>	<p>Applicant shall enumerate as "Fire Dept. Notes" on plans.</p>	Applicant	Prior to issuance of building permit.		
169		<p><b>FIRE030 – MULTI-FAMILY RESIDENTIAL BUILDINGS –</b></p> <p>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:</p> <p><b>FIRE ALARM SYSTEM</b> – 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</p>	<p>Applicant shall enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall submit fire alarm plans and obtain approval</p>	Applicant	Prior to issuance of building permit.		

	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. <b>(Salinas Rural Fire District)</b>	Applicant shall schedule fire alarm system acceptance test.	Applicant	Prior to final building inspection	
170	<b>FIRE030 – COMMERCIAL BUILDINGS –</b> 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>HISTORIC BUILDINGS</b> - 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. <b>(Salinas Rural Fire District.)</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant	Prior to issuance of building permit	
171	<b>FIRE030 – COMMERCIAL BUILDINGS –</b> 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. <b>FIRE SPRINKLER SYSTEMS</b> - The buildings shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. <b>(Salinas Rural Fire District)</b>	Applicant shall schedule fire dept. rough sprinkler inspection	Applicant	Prior to framing inspection	
		Applicant shall schedule fire dept. final sprinkler inspection	Applicant	Prior to final building inspection	
		Applicant shall schedule fire dept. final sprinkler inspection	Applicant	Prior to final building inspection	
172	<b>FIRE030 - COMMERCIAL BUILDINGS –</b>	Applicant shall enumerate as "Fire Dept.	Applicant	Prior to	

	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. <u>FIRE ALARM SYSTEM (COMMERCIAL)</u> - Any sprinklered 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 franning inspection. ( <b>Salinas Rural Fire District</b> )	Notes" on plans. Applicant shall submit fire alarm plans and obtain approval	Applicant or Owner	Issuance of building permit.	
173	<b>FIRE030 – COMMERCIAL BUILDINGS –</b> 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>ROOFING</b> - 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. ( <b>Salinas Rural Fire District.</b> )	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant	Prior to issuance of building permit.	
174	<b>FIRE030 – COMMERCIAL BUILDINGS –</b> 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 DEPARTMENT ACCESS ROAD</b> - 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. ( <b>Salinas Rural Fire District.</b> )	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant	Prior to issuance of grading and/or building permit. Prior to final building inspection.	

175	<p><b>FIRE030 – COMMERCIAL BUILDINGS –</b> 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:</p> <p>c. <b>EMERGENCY ACCESS KEYBOX</b> - 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. <b>(Salinas Rural Fire District.)</b></p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection for each phase of development.</p>	<p>Applicant</p> <p>Applicant</p>	<p>Prior to issuance of building permit.</p> <p>Prior to final building inspection.</p>	
176	<p><b>FIRE030 – NON-STANDARD– PORTABLE FIRE EXTINGUISHERS</b> - Portable fire extinguishers shall be installed and maintained in accordance with Uniform Fire Code Standard 10-1. <b>(Salinas Rural Fire District.)</b></p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection for each phase of development.</p>	<p>Applicant</p> <p>Applicant</p>	<p>Prior to issuance of building permit</p> <p>Prior to final building inspection.</p>	
177	<p><b>FIRE030 – NON-STANDARD – VEGETATION MANAGEMENT</b> - The common areas of the development shall be maintained so as to provide a greenbelt between wildland fuels and structures. Such greenbelt areas may include landscaping, ornamental shrubbery, and specimen trees that are maintained. Other vegetation management would include but not be limited to annual mowing of roadside vegetation along both public and private roads. <b>(Salinas Rural Fire District)</b></p>	<p>Applicant shall incorporate the vegetation management plan in the document which governs the entity in charge of maintaining the vegetation and landscaping in the common areas.</p>	<p>Applicant</p>	<p>Ongoing condition</p>	
178	<p><b>FIRE030 – NON-STANDARD – RECREATIONAL VEHICLE PARKING</b> - 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. <b>(Salinas Rural Fire District)</b></p>	<p>Applicant shall incorporate this requirement in the CC&amp;R's for East Garrison and indicate the location of the designated recreational vehicle parking area(s) if any are proposed.</p>	<p>Applicant</p>	<p>Ongoing condition</p>	
179	<p><b>FIRE030 – NON-STANDARD – DEED RESTRICTION PROHIBITING RECREATIONAL VEHICLE PARKING</b> - Prior to filing of Final Map, a</p>	<p>Applicant shall execute and record a deed restriction</p>	<p>Applicant</p>	<p>Prior to filing of Final Map</p>	

		<p>deed restriction shall be executed and recorded prohibiting the parking of recreational vehicles within the East Garrison development except in designated recreational vehicle parking areas that have been approved by the Salinas Rural Fire District. Recreational vehicles shall include but not be limited to travel trailers, motor homes, boats and any trailers used for transporting other recreational vehicles. (Salinas Rural Fire District)</p>				
180		<p><b>FIRE030 – NON-STANDARD – PARKING SIGNAGE</b> – “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)</p>	<p>Applicant shall incorporate this requirement into the improvement plans.</p>	Applicant	Prior to issuance of grading and/or building permit	
181		<p><b>FIRE030 – NON-STANDARD – WATER SYSTEM AND ROADWAY IMPROVEMENT PLANS</b> – Prior to filing of Final Map, the improvement plans for water system and roadway improvements shall be approved by the Salinas Rural Fire District. (Salinas Rural Fire District)</p>	<p>The entity in charge of maintaining street signs and curbs shall maintain the “No Parking” signs and curb painting.</p> <p>Applicant shall submit the water system and roadway improvement plans to the Salinas Rural Fire District for approval</p>	Applicant	Prior to filing of Final Map.	
182		<p><b>FIRE030 – NON-STANDARD – TRAFFIC SIGNAL PREEMPTION DEVICES</b> - 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.  <b>Responsible Land Use Department: Salinas Rural Fire District.</b></p>	<p>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection for each phase of development.</p>	Applicant or owner	Prior to issuance of grading and/or building permit. Prior to final building inspection.	

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**Monterey County Planning and Building Inspection  
Condition Compliance and/or Mitigation Monitoring  
Reporting Plan**

**Project Name:** East Garrison Specific Plan and Vesting Tent. Map  
**File No:** PLN030204 **APNs:** 031-011-038; 031-161-003, 004, 005 and 006  
**Approval by:** Board of Supervisors **Date:** October 4, 2005

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

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verifica- tion of Compli- ance (name/date)</i>
183		<b>PWSP –NON–STANDARD - TRAFFIC AND CIRCULATION – FORA FEES</b> 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. <b>(Public Works)</b>	Applicant shall pay required fees and provide proof of payment to Planning and Building Inspection.	Applicant	Prior to Issuance of Building Permit	
184		<b>PWSP –NON–STANDARD - TRAFFIC AND CIRCULATION – AIR QUALITY FEES</b> 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. <b>(Public Works)</b>	Applicant shall pay required fees and provide proof of payment to Planning and Building Inspection.	Applicant	The fees shall be paid at the time of issuance of building permits.	
185		<b>PWSP –NON–STANDARD - TRAFFIC AND CIRCULATION</b> 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. <b>(Public Works)</b>	Applicant shall construct all streets and roads within the project.	Applicant	Prior to Issuance of Building Permit	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verifica- tion of Compli- ance (name/date)
186		<p><b>PWSP -NON-STANDARD - TRAFFIC AND CIRCULATION - FEES FOR NON-FORA OFF-SITE PROJECTS</b></p> <p>The applicant shall pay its fair share contribution towards the following off-site improvements:</p> <ol style="list-style-type: none"> <li>1. Reservation Road widening between Portola Drive and Highway 68. Total project cost estimated at \$270,000 (2005 dollars)</li> <li>2. SR 183 between Cooper Road and Espinosa Road. Total project cost estimated at \$11,700,000 (2005 dollars)</li> <li>3. Highway 1 SB Ramps/Reservation Road traffic signal and intersection improvements. Total project estimated at \$600,000 (2005 dollars).</li> <li>4. Highway 1 SB Ramps/Injin Pkwy traffic signal and intersection improvements. Total project estimated at \$800,000 (2005 dollars).</li> <li>5. SR 68 WB Ramps/Reservation Road intersection improvements. Total project estimated at \$300,000 (2005 dollars).</li> <li>6. SR 68 EB Ramps/Reservation Road intersection improvements. Total project estimated at \$300,000 (2005 dollars).</li> </ol> <p>The traffic impact fees shall be paid on a per dwelling unit basis for residential traffic and on a per square foot basis for other uses. The fees shall be paid at the time of issuance of building permits. Traffic fees are as follows:</p> <p>Residential unit: \$205  Commercial use: \$423 per 1000 sq. ft.  Artist/cultural/educational uses: \$99 per 1000 sq. ft.</p> <p>The fees are based on 2005 dollars and shall be updated annually based on the construction cost index of the Engineering News Record. If the above projects are in the future included in the FORA CIP program, then the fair share contribution will be satisfied by the payment of the FORA</p>	<p>Applicant shall pay required fees and provide proof of payment to Planning and Building Inspection.</p>	Applicant	Prior to Issuance of a Building Permit	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verifica- tion of Compli- ance (name/date)
		impact fee. (Public Works)				
187		<p><b>PWSP –NON–STANDARD - TRAFFIC AND CIRCULATION – FAIR SHARE REIMBURSEMENTS</b></p> <p>All on-site and off-site roads and traffic improvements constructed by the applicant, to the extent funded directly or indirectly by applicant, shall be eligible for fair share reimbursement from future development benefiting from the facilities, except to the extent that such improvements are funded by traffic impact fees paid by applicant. Applicant shall prepare and execute an agreement that reimburses the applicant for the fair share proportionate costs subject to the approval of the Public Works Director and County Counsel. The following improvements are among those roads eligible for such fair share reimbursement:</p> <ul style="list-style-type: none"> <li>▪ Signal and intersection improvements at Reservation Road/Davis Road.</li> <li>▪ Signal and intersection improvements at Reservation Road/Watkins Gate.</li> <li>▪ Signal and intersection improvements at Reservation Road/Center Entrance Road.</li> <li>▪ Signal and intersection improvements at Reservation Road/New Inter-Garrison Road Connector.</li> <li>▪ The construction of the new Inter-Garrison Road Connector from Inter Garrison Road to Reservation Road.</li> </ul> <p>(Public Works)</p>	Applicant's Attorney in consultation with County Counsel shall prepare agreement. Applicant shall execute the agreement.	Applicant's Attorney/Applicant	Prior to Recordation of Final Map	

Permit Contd. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
188		<b>PW0015 – UTILITY'S COMMENTS</b> Submit approved tentative map to impacted utility companies. Applicant shall submit utility company recommendations, if any, to the Department of Public Works (DPW) for all required easements. (Public Works)	Applicant shall provide tentative map to impacted utility companies for review. Applicant shall submit utility comments to DPW.	Applicant	Prior to Recordation of Final Map	
189		<b>PW0016 – MAINTENANCE OF SUBDIVISIONS</b> 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)	Applicant shall be responsible to maintain improvements until maintenance is assumed by another entity.	Applicant	Until Maintenance is assumed by CSD or other public entity.	
190		<b>PW0017 – NATURAL DRAINAGE EASEMENT</b> Designate all natural drainage channels on the final map by easements labeled "Natural Drainage Easement". (Public Works)	Applicant's Surveyor shall include labeling as described on Final Map.	Applicant's Surveyor	Prior to Recordation of Final Map	
191		<b>PW0021 – ROAD NAMES</b> Submit all proposed road names to the DPW for approval by County Communications and SRFD. (Public Works)	Applicant shall submit proposed road names to DPW. DPW will submit to County Communications for approval.	Applicant	Prior to Recordation of Final Map	
192		<b>PW0026 – PLANTING FOR GRADED AREAS</b> Plant and maintain all graded areas of the street right-of-way as required by the DPW to control erosion. The area planted shall include all shoulder areas and all cut and fill slopes. A report and plan prepared by a qualified person shall be submitted for approval of the DPW and include the following: a. Stabilized cut and fill slopes. b. Specific method of treatment and type of planting, by area, for each soil type and slope required to satisfy item (a). Type and amount of maintenance required to satisfy item (a). (Public Works)	Applicant's Engineer or Landscape Architect shall include erosion control measures on improvement plans.	Applicant's Engineer/Landscape Architect	Prior to Recordation of Final Map	DPW

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
193		<b>PW0027 – CUT/FILL SLOPE (2:1)</b> Cut and fill slopes shall not exceed 2 to 1 except as specifically approved in concurrence with the geo-technical report. <b>(Public Works)</b>	Applicant's Engineer shall include notes on Improvement Plans.	Applicant's Engineer	Prior to Recordation of Final Map or approval of grading permit (whichever occurs first)	
194		<b>PW SP001 – BICYCLE/PEDESTRIAN PATHS</b> Include streetlights for bicycle/pedestrian paths identifying locations and proposed lighting on improvement plans subject to the approval of the Public Works Director. <b>(Public Works)</b>	Applicant's Engineer shall include the location and type of bicycle/pedestrian streetlights in the improvement plans.	Applicant's Engineer	Prior to approval of Subd. Improv. Plans	
195		<b>PW SP002 – COMMUNITY SERVICES DISTRICT</b> Prior to recordation of a Final Map, complete all Local Agency Formation Commission (LAFCO) requirements and create a CSD for operation and maintenance of specified infrastructure as required by DPW. The LAFCO submittal shall include a detailed written detailed inventory of CSD maintained infrastructure with specific locations, limits, areas, dimensions, and miscellaneous information to clearly identify all facilities to be operated and maintained by the CSD. Infrastructure to be included is not limited to, but shall include all public roads, streetlights, storm water, parks, open space, and other miscellaneous public improvements. <b>(Public Works)</b>	Applicant's Attorney and Engineer shall submit documents to LAFCO.	Applicant's Attorney/Applicant's Engineer	Prior to Recordation of Final Map	
196		<b>PW SP004 – COMMUNITY SERVICES DISTRICT</b> Prepare an OMP for all CSD facilities subject to the approval of the Director of Public Works. Said OMP shall include a detailed inventory of all facilities, operating requirements of each item, schedules, and proposed maintenance strategies for perpetuation of the facilities. The OMP shall take into account the phasing of the project over time and the financial needs for completion of the work on schedule. The OMP shall include an estimated cost for completion of the operating and maintenance strategy requirements, capital replacement, and an operating reserve over time for completion of each	Applicant's Engineer shall prepare an OMP.	Applicant's Engineer	Prior to Recordation of Final Map	



<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		phase of the development and at completion of the development. <b>(Public Works)</b>				
197		<b>PWSP0004A – COMMUNITY SERVICES DISTRICT</b> To ensure adequate financing of the OMP during early phases of the development, applicant shall develop, execute and record an agreement with the CSD to finance incremental costs of OMP services over that amount collected as assessments of the CSD until such time that the assessments are adequate to fully finance costs of the OMP. <b>(Public Works)</b>	Applicant's Attorney in consultation with County Counsel shall prepare agreement. Applicant shall execute the agreement.	Applicant's Attorney/Applicant	Prior to Recordation of Final Map	
198		<b>PWSP0005 – COMMUNITY SERVICES DISTRICT</b> Develop, execute, and record a property related agreement between the current property owner and the County to establish a maximum fee for each property created within the East Garrison development to provide for completion of the OMP by the CSD. Said agreement shall be subject to the approval of the Director of Public Works and County Counsel. The agreement shall include all required ordinances or other legal documents sufficient to establish a mechanism for collection of parcel fees and provide for an annual Engineering News Record Construction Cost Index increase in the parcel fee. <b>(Public Works)</b>	Applicant's Attorney in consultation with County Counsel shall prepare agreement. Applicant shall execute the agreement.	Applicant's Attorney/Applicant	Prior to Recordation of Final Map	
199		<b>PWSP0006 – COMMUNITY SERVICES DISTRICT</b> Develop and execute an agreement between the County and the CSD for operation and maintenance of all CSD facilities subject to the approval of the Director of Public Works and County Counsel. <b>(Public Works)</b>	Applicant's Attorney in consultation with County Counsel shall prepare agreement. Applicant shall execute the agreement.	Applicant's Attorney/Applicant	Prior to Recordation of Final Map	
200		<b>PWSP0007 – COMMUNITY SERVICES DISTRICT</b> Prepare an OMP for all infrastructure not included in the CSD inventory subject to the approval of the Director of Public Works. Develop, execute, and record an agreement subject to the approval of the Director of Public Works with the suitable or appropriate entity for acceptance, use, operation, and maintenance of the infrastructure in accordance with the approved operation and maintenance plan. <b>(Public Works)</b>	Applicant's Engineer shall prepare an OMP. Applicant's Attorney, in consultation with County Counsel shall prepare agreement. Applicant shall execute the agreement.	Applicant's Engineer/Applicant's Attorney/Applicant	Prior to Recordation of Final Map	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verifica- tion of Compli- ance (name/date)
201		<b>PWSP0009 – GRADING</b> The Registered Engineer that prepared the final geotechnical report shall submit a statement that the grading plan is in conformance with the geotechnical recommendation. (Public Works)	Applicant's Engineer shall submit a statement that the grading plan is in conformance with the geotechnical recommendation.	Applicant's Engineer	Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).	
203		<b>PWSP0010 – GRADING</b> Submit documents certifying acquisition of public right-of-way or right of possession of all off-site and emergency access improvements presented in the form of a title report or preliminary title report. (Public Works)	Applicant's Engineer shall present title report or preliminary title report documenting ownership of right-of-way.	Applicant's Engineer	Prior to Issuance of a Grading Permit for any off-site grading.	
204		<b>PWSP0011 – GRADING</b> Applicant shall provide Vista hazardous materials or approved equal report for the site and submit to Environmental Health for review and approval. (Public Works and Environmental Health)	Applicant's Engineer shall provide hazardous materials report.	Applicant's Engineer	Prior to Issuance of a Grading Permit	
204		<b>PWSP0012 – GRADING</b> Grading plan shall indicate proposed design grades for access improvements, including emergency fire access roads. (Public Works)	Applicant's Engineer shall provide grading plans.	Applicant's Engineer	Prior to Issuance of a Grading Permit for off-site grading	
205		<b>PWSP0013 – GRADING</b> Prior to grading of each phase, applicant shall submit final plans and specifications for approval for the off-site access improvements. (Public Works)	Applicant's Engineer shall provide final plans and specifications.	Applicant's Engineer	Prior to Issuance of a Grading Permit for off-site grading	
206		<b>PWSP0014 – GRADING</b> Prior to off-site grading, letters from adjacent property owners providing permission for grading shown on their property shall be notarized and submitted to the County. In the event that the applicant notifies the County that it is unable to timely	Applicant shall provide to the County notarized grading letters.	Applicant	Prior to Issuance of a Grading Permit for off-site grading	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		secure the required right-of way at fair market value, the County shall, after verifying the landowners' rejection of applicant's bona fide offer to purchase the required property interests at a price established by a County approved appraiser for condemnation appraisals, shall acquire the land or right-of-way through negotiation or eminent domain. <b>(Public Works)</b>				
		<b>PWSP0015 – GRADING</b> Submit grading plans and specifications prepared by a registered California Professional Engineer for the development subject to the approval of the Directors of Public Works, Planning and Building Inspection, and the Water Resources Agency. The grading plans shall include existing and final contours at intervals of two-foot, excavation and fill quantity take offs by area, description of methods for excavation and embankment construction, and descriptions of methods of stockpiling, storing, and replacing top soil. Grading specifications shall provide methods for excavation, embankment construction, and vegetation preservation to include requirements for equipment prohibitions, grade tolerance, relative compaction requirements by area, removal or disposal of deleterious material, handling or removal of unsuitable or surplus material, and specifying of any import requirements. <b>(Public Works)</b>	Applicant's Engineer shall prepare final grading plans and specifications and inspect and supervise grading work.	Applicant's Engineer	Prior to Issuance of a Grading Permit	
8		<b>PWSP0015A – GRADING</b> The grading construction work shall be completed under the supervision of a registered California Professional Engineer in Civil Engineering, or other qualified California Professional Engineer. <b>(Public Works)</b>	Applicant shall complete grading construction work under the supervision of a registered California Professional Engineer.	Applicant	On-going	
209		<b>PWSP0016 – GRADING</b> Grading plans shall be accompanied with a vegetation preservation plan and a detailed re-vegetation and erosion control plan subject to the approval of the Directors of Public Works, Planning and Building, and the Water Resources Agency. Re-vegetation plans shall include methods of planting or seeding, fertilization, irrigation, and long-term maintenance of the site. The long-term maintenance	Applicant's Engineer and Landscape Architect shall provide vegetation preservation plan and a detailed re-vegetation and erosion control plan.	Applicant's Engineer/Applicant's Landscape Architect	Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/dt/mo)
		requirements for re-vegetation and erosion control shall require financial surety ensuring maintenance is performed. The erosion control plan shall be completed in accordance with the California Regional Water Quality Control Board (CRWQCB) requirements for an NPDES construction storm water permit. This activity includes the filing of an appropriate Notice of Intent (NOI) and preparation of the Storm Water Pollution Prevention Plan (SWPPP) for the disturbed area. Grading shall not be allowed until the NPDES permit has been issued. <b>(Public Works)</b>				
210		<b>PWSP0017 – GRADING</b> Develop and enter into an agreement and provide surety for maintenance of the erosion control plan prior to obtaining authorization for grading. The agreement shall be subject to the approval of the Directors of Public Works, Planning and Building Inspection and the Water Resources Agency. <b>(Public Works, Planning and Building Inspection, and Water Resources)</b>	Applicant's Attorney in consultation with County Counsel shall develop and enter into agreement for maintenance of the erosion plan. Applicant shall execute the agreement.	Applicant's Attorney/Applicant	Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first)	
211		<b>PWSP0018 – GRADING</b> Grading shall not be authorized for a phase until Final Improvement Plans for that phase have been approved by the Directors of Public Works, Water Resources Agency, and Planning and Building Inspection unless the requirements of Condition of Approval PWSP 0047 have been completed. <b>(Public Works, Water Resources and Planning and Building Inspection)</b>	Applicant's Engineer shall prepare and submit final improvement plans for each phase.	Applicant's Engineer	Prior to Issuance of a Grading Permit	
212		<b>PWSP0020 – GRADING</b> A Haul Route Plan shall be submitted for approval of off-site import or export amounts exceeding 10,000 cubic yards of material. <b>(Public Works)</b>	Applicant's Engineer shall submit Haul Route Plan.	Applicant's Engineer	Prior to Issuance of a Grading Permit	
213		<b>PWSP0021 – GRADING</b> Because this project involves a land disturbance of one or more acres, the Applicant shall submit an NOI to the State Water Resources Control Board (SWRCB) and to prepare a SWPPP for controlling storm water discharges associated with construction activity. Copies of these documents must be	Applicant shall submit an NOI for controlling storm water discharge. Copies shall be submitted to DPW.	Applicant	Prior to Issuance of a Grading Permit	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		submitted to DPW. (Public Works)				
214		<b>PWSP0022 -- IMPROVEMENT PLANS</b> Prepare detailed engineering calculations and improvement plans subject to the approval to the Directors of Public Works, Environmental Health, Planning and Building Inspection, and the Water Resources Agency for infrastructure facilities including utilities, roads, storm water, wastewater, potable water, reclaimed water, earthwork, grading, and lighting facilities. Applicant shall provide potable water, wastewater and reclaimed water improvements on one plan. ( <b>Public Works, Environmental Health and Planning and Building Inspection</b> )	Applicant's Engineer to prepare engineering calculations.	Applicant's Engineer	Prior to Issuance of a Grading Permit, unless the requirements of Condition of Approval PWSP 0047 have been completed, or Recordation of Final Map (whichever comes first).	
5		<b>PWSP0023 IMPROVEMENT PLANS -- GEOTECHNICAL</b> Laboratory Soils Testing shall include moisture-density and unconfined compressive strength determinations, engineering classification tests (gradation and Atterberg Limits) and screening for corrosion potential (ph-minimum resistivity/sulfate/chloride). Stabilometer Resistance ("R") value tests shall be made on prospective pavement sub-grade materials. ( <b>Public Works</b> )	Applicant's Engineer shall provide laboratory soils testing as identified in this condition.	Applicant's Engineer	Prior to approval of Subd. Improv. Plans	
216		<b>PWSP0024 -- IMPROVEMENT PLANS GEOTECHNICAL</b> The results of all subsurface exploration and laboratory moisture-density and unconfined compressive strength determinations shall be presented in the "Log of Test	Applicant's Engineer shall present information in the "Log of Test Borings" format, a written report of foundation investigation, and shall provide subsequent consultation and review the	Applicant's Engineer	Prior to approval of Subd. Improv. Plans	

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		<p>Borings" format. Geotechnical analyses/evaluations for the project shall include: liquefaction potential; ground stability; type, level, embankment settlement and waiting period requirement; soils corrosion potential; and subsurface materials and conditions with respect to road construction. Results of study shall be summarized in a written report of foundation investigation. Applicant shall provide subsequent consultation and review the plans and specifications with respect to geotechnical criteria. Roadway evaluations shall address embankment fill foundation conditions and preparation requirements and anticipated pavement sub-grade conditions and pavement structural section requirements. Roadway considerations, including results of "R"-value test, shall be reported in a separate letter submittal. (Public Works)</p>	<p>plans and specification with respect to geotechnical criteria. "R"-value test shall be reported in a separate letter.</p>			
217		<p><b>PWSP0025 – IMPROVEMENT PLANS – GEOTECHNICAL</b>  One boring per 500 feet of public roadway shall be made to evaluate roadway foundation and sub-grade conditions. Encountered earth materials shall be field-classified and borings logged by an engineer/geologist. In fills boring shall be to a depth of 5-10 feet beyond existing ground elevation. (Public Works)</p>	<p>Applicant's Geologist and Engineer shall perform work identified in this condition.</p>	<p>Applicant's Geologist/Applicant's Engineer</p>	<p>Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).</p>	
218		<p><b>PWSP0025 – IMPROVEMENT PLANS – GEOTECHNICAL</b>  One boring per 500 feet of public roadway shall be made to evaluate roadway foundation and sub-grade conditions. Encountered earth materials shall be field-classified and borings logged by an engineer/geologist. In cuts boring shall be to a depth of 5-10 feet beyond proposed final grade of roadway. (Public Works)</p>	<p>Applicant's Geologist and Engineer shall perform work identified in this condition.</p>	<p>Applicant's Geologist/Applicant's Engineer</p>	<p>Prior to approval of Subd. Improv. Plans</p>	
219		<p><b>PWSP0026 – IMPROVEMENT PLANS – STORM DRAINS AND SWALES</b>  The design hydraulic study shall indicate the location and size of storm drains, and swales including all necessary provisions for drainage. Flows for 2-year, 10-year, and 25-year storm shall be submitted for swales, channels, and each storm trunk</p>	<p>Applicant's Engineer shall prepare a Hydraulic Study.</p>	<p>Applicant's Engineer</p>	<p>Prior to Issuance of a Grading Permit or Recordation of Final</p>	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		line manholes. Storm Drain inlets shall be located and the system sized to carry runoff from a 2-year storm entirely in the pipes; the combination of pipes and gutters shall have the capacity to carry runoff from a 10 year storm with no ponding that would prohibit the passage of motor vehicles; and the system of streets, swales and pipelines shall have the capacity to carry runoff from a 25-year storm with no inundation of private property or damage to public facilities; and the system of streets, swales and pipelines shall have the capacity to carry runoff from a 100-year storm with no flooding of private or public structures. <b>(Public Works)</b>			Map (whichever comes first).	
220		<b>PWSP0027 – IMPROVEMENT PLANS – STORM DRAINS AND SWALES</b> Drainage Plan and Profile Sheets shall be prepared at a horizontal scale of 1"=20' and a vertical scale of 1"=2'. These sheets shall include drainage systems (sizes and types), if applicable, gutter profile (station, offset, elevation, and slopes), drainage details, drainage quantities, and other pertinent information, as needed. Proposed slopes of pipes, invert elevations, type of facility for storm drains, and overland drainage releases shall be indicated on the plans. <b>(Public Works)</b>	Applicant's Engineer shall prepare improvement plans as indicated in this condition.	Applicant's Engineer	Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).	
221		<b>PWSP0028 - IMPROVEMENT PLANS - STREETS</b> Prepare and execute an agreement with the County to reimburse the County and provide advance funding for the cost of a third party construction management and materials testing firm supervised by a registered California Professional Engineer in Civil Engineering to inspect all subdivision infrastructure improvements, including but not limited to streets, roads, storm drain, sewer and water facilities. The firm shall also prepare As Built (Record Drawings) of improvements. <b>(Public Works)</b>	Applicant's Attorney in consultation with County Counsel shall prepare agreement. Applicant shall execute the agreement. Applicant's Engineer shall prepare As Built (Record Drawings) of improvements.	Applicant's Attorney/Applicant's Engineer	Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).	
222		<b>PWSP0029 – IMPROVEMENT PLANS – STREETS</b> The typical Section Sheet shall be included in the improvement plans. The Typical Sections shown in the Specific Plan shall supercede the typical sections shown on the tentative map. The typical Section Sheet shall include the roadway structural section as designed, based on a Traffic	Applicant's Engineer shall prepare improvement plans as indicated in this condition.	Applicant's Engineer	Prior to Issuance of a Grading Permit or Recordation of Final	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
223		<b>PWSP0030 – IMPROVEMENT PLANS – STREETS</b> Plan and Profile sheets shall be produced at a horizontal scale of 1"=20' and a vertical scale of 1"=2'. The plan view shall delineate the general roadway improvements and pavement dimensions. Geometric information, tied to the project control points, shall be shown to sufficiently describe both the horizontal and vertical alignments. (Public Works)	Applicant's Engineer shall prepare improvement plans as indicated in this condition.	Applicant's Engineer	Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).	
224		<b>PWSP0031 – IMPROVEMENT PLANS – STREETS</b> A Super-elevation Diagram Sheet for horizontal curve treatment shall be prepared at a horizontal scale of 1"=40' where required. (Public Works)	Applicant's Engineer shall prepare improvement plans as indicated in this condition.	Applicant's Engineer	Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).	
225		<b>PWSP0032 – IMPROVEMENT PLANS – STREETS</b> The public roadway Construction Detail Sheets shall be prepared at appropriate scales. Utility locations, grading and geometric details shall be shown. Specific improvement details may also be shown on the Construction Details Sheets. (Public Works)	Applicant's Engineer shall prepare improvement plans as indicated in this condition.	Applicant's Engineer	Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).	
226		<b>PWSP0033 – IMPROVEMENT PLANS – STREETS</b> An engineers report shall be submitted analyzing sight distance at crest, sag vertical curves, and horizontal curves as well as public intersections. Sight distance shall be subject to approval by DPW. (Public Works)	Applicant's Engineer shall prepare an engineers report with the information stated in this condition.	Applicant's Engineer	Prior to Issuance of a Grading Permit or Recordation of Final	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verifica- tion of Compli- ance (name/date)</i>
					Map (whichever comes first).	
227		<b>PWSP0034 – IMPROVEMENT PLANS – GENERAL</b> 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. <b>(Public Works)</b>	Applicant's Engineer shall provide the County with AutoCAD (latest version) compatible files (DXF or DWG) for all computer generated mapping, construction plans, and graphic information and mylars for improvement plans.	Applicant's Engineer	Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).	
228		<b>PWSP0035 - IMPROVEMENT PLANS - SURVEYS</b> 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. <b>(Public Works)</b>	Applicant's Engineer shall prepare improvement plans as indicated in this condition.	Applicant's Engineer	Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).	
229		<b>PWSP0036 – IMPROVEMENT PLANS - SURVEYS</b> Plans submitted shall use existing centerline alignments, stationing and monuments that are of record with the Monterey County Survey Division. Station and offset, and bearing and distances shall be provided for right-of-way location. Bearing and distances and coordinates shall be shown for centerline. Description, coordinates and elevation of the control points used for this project shall be shown and described on the plans. A survey control sheet may be used for listing required horizontal and vertical control coordinates and elevation information or references to the County's benchmarks, or monument ties. <b>(Public Works)</b>	Applicant's Engineer shall prepare improvement plans as indicated in this condition.	Applicant's Engineer	Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).	

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230		<b>PWSP0037 – IMPROVEMENT PLANS – SURVEYS</b> Basic units for surveys and deliverables provided shall be English units. Basic scale for base mapping shall be 1"=40' with 2-foot contour intervals. The width of coverage for topographic surveying and base mapping shall be extended 200 feet beyond the limits of the project. (Public Works)	Applicant's Engineer shall prepare improvement plans as indicated in this condition.	Applicant's Engineer	Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).	
		<b>PWSP0038 – IMPROVEMENT PLANS – UTILITIES</b> Locations of existing utility mainline facilities shall be shown on the base mapping and project plans, based on available record information and visible surface evidence. (Public Works)	Applicant's Engineer shall prepare improvement plans as indicated in this condition.	Applicant's Engineer	Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).	
232		<b>PWSP0039 – IRRIGATION SYSTEM – RECLAIMED WATER</b> Park and open space irrigation systems shall be included in the Improvement Plans subject to the approval of the Public Works Director and MCWD. The systems shall be double plumbed for reclaimed water, as required, to be in conformance with MCWD's regulations. (Public Works)	Applicant's Engineer shall complete design and prepare improvement plans as indicated in this condition. The applicant is required to follow the requirements of MCWD's regulations and Procedures, Guidelines and Design Requirements Section 600.	Applicant's Engineer	Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).	
233		<b>PWSP0046 – DEDICATION OF OPEN SPACE</b> The Final Map shall provide that all open space maintained by the CSD be dedicated to the CSD in fee. (Public Works)	Applicant shall show all open space parcels on the Final Map dedicated to the CSD.	Applicant	Prior to Recordation of Final Map	
234		<b>PWSP0047 – STORM WATER DRAINAGE</b> Submit detailed engineering calculations for all storm water facilities such as ponds, basin or watershed areas, design rainfall intensities, time of concentration, and recommendations for sizes for all storm water facilities subject to the approval of the Directors of Public Works and the Water Resources Agency. Submit improvement plans that	Applicant's Engineer shall submit detailed engineering calculation and improvement plans.	Applicant's Engineer	Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>have been prepared under the supervision of a registered California Professional Engineer in Civil Engineering for the proposed storm water facilities subject to the approval of the Directors of Public Works and the Water Resources Agency. Plans are not limited to, but shall comply with the following:</p> <ul style="list-style-type: none"> <li>• Manhole spacing shall not exceed 300 feet.</li> <li>• Each manhole shall have adjacent access provided by a 14 foot wide all weather access road capable of carrying a 20-ton truck.</li> <li>• The minimum storm drain diameter within the street system shall be 18 inches. (A design exception may be authorized by the Public Works Director in very limited circumstances)</li> <li>• The storm water basin design shall be designed such that the proposed 100-year storm outflow is below the existing 10-year discharge.</li> </ul> <p>(Public Works and Water Resources Agency)</p>			comes first).	
235		<p><b>PWSP0048 – STORM WATER DRAINAGE</b></p> <p>The following are requirements for issuance of a Grading Permit for grading of the Phase 1 and 2 portions of the East Garrison Development. Implicit in this condition is completion of all environmental processes to include the public hearings and certification by the Board of Supervisors on the East Garrison Development environmental document as well as compliance with all proposed conditions noted in the requirements below.</p> <ol style="list-style-type: none"> <li>1. <b>Complete</b> an engineering and <b>drainage study</b> that defines final drainage improvements for the East Garrison project. These improvements shall include a system for retaining all storm water runoff above the bluff on the site, so no newly developed land will impact downstream property owners, subject to the approval of the Directors of Public Works, Planning and Building Inspection, and Water Resources Agency.</li> </ol>	Applicant's Engineer shall complete an engineering and drainage study.	Applicant's Engineer	Prior to Recordation of Final Map, or Issuance of Grading Permit, whichever comes first.	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>2. <b>Complete Erosion Control Plans</b> for the proposed Grading Permit that provides for utilization of topsoil, soil supplements, planting exposed slopes, irrigation requirements, drainage improvements, and implementation of erosion control measures within the graded area. The Erosion Control Plans shall include a mowing schedule or supplemental activities subject to the approval of the Salinas Rural Fire Protection District for planted areas that reduces the potential for fire in the area.</p> <p>3. <b>Enter into an agreement</b> with the County subject to the approval of the Directors of Public Works, Planning and Building Inspection, Water Resources Agency, and County Counsel that provides for the protection of down stream facilities from sediment; the maintenance of the graded area to include the maintenance of plantings, maintenance and restoration of slopes, maintenance of retention/detention/sedimentation ponds, maintenance of drainage system improvements installed as part of the Grading Permit; and the restoration of on and off site damages caused by the grading activities. Security shall be provided in the form of a performance bond for 100% of the grading and erosion control cost, a labor and materials bond for 50% of the labor and material costs, and a maintenance bond for 100% of the estimated cost of annual maintenance of the graded area.</p> <p>The applicant agrees as a condition and in consideration of the approval of this discretionary development permit that it will defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents,</p>	<p>Applicant's Engineer shall complete Erosion Control Plans for the proposed Grading Permit.</p> <p>Applicant shall provide bond.</p> <p>Applicant's Attorney in consultation with County Counsel shall prepare and execute agreement.</p> <p>Applicant's Attorney in consultation with County Counsel shall prepare agreement. Applicant shall execute the agreement.</p>	<p>Applicant's Engineer</p> <p>Applicant's Attorney</p> <p>Applicant</p> <p>Applicant's Attorney/Applicant</p>	<p>Prior to Recordation of Final Map, or Issuance of Grading Permit, whichever comes first.</p> <p>Prior to Recordation of Final Map, or Issuance of Grading Permit, whichever comes first.</p> <p>Prior to Recordation of Final Map, or Issuance of Grading Permit, whichever comes first.</p> <p>Prior to Recordation of Final Map, or Issuance of Grading Permit, whichever comes first.</p>	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>officers or employees in connection with any erosion, flooding, stormwater runoff, grading or discharge as a result of the project. The indemnification shall include the cost of independent outside counsel if engaged by the County to defend any such action. The property owner will reimburse the County for any and all court costs, fines, penalties or attorney's fees, to the extent allowed by law, which the County may be required to by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action, but such participation shall not relieve applicant of his obligations under this condition. Without limiting the obligation to defend, indemnify, and hold the County harmless, the applicant shall secure this concurrent with applicant entering into defense and indemnity agreement, with a bond or irrevocable letter of credit from an accredited financial institution in the amount of one million dollars (\$1,000,000), in a form acceptable to the County. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof.</p> <p>4. <b>Complete Grading Plans</b> subject to the approval of the Directors of Public Works, Planning and Building Inspection, and the Water Resources Agency that provides for contouring of the proposed grading planes and the natural topographic conforms. Grading Plans shall provide for finished grade tolerances to the nearest 0.20-foot and shall indicate material specifications and compaction requirements for building site pads, structure backfill, roadbeds, earth fills and/or embankments. Grading Plans shall also include installation of critical drainage improvements, structures, storm drains, culverts, and miscellaneous facilities on the development as deemed appropriate.</p>	<p>Applicant's Engineer shall complete Grading Plans</p>	<p>Applicant's Engineer</p>	<p>Grading Permit, whichever comes first.</p> <p>Prior to Recordation of Final Map, or Issuance of Grading Permit, whichever comes first.</p>	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>5. Grading construction shall be accomplished under the supervision of a qualified California Professional Engineer. Said Engineer shall certify that the grading has been completed in accordance with approved plans and specifications or approved change orders.</p> <p>6. The Grading Plans shall include a statement signed by the applicant that acknowledges, "Approval of the Grading Plans by the County does not imply approval of any part of the improvement plans that are currently or may become under review by the County. The applicant further acknowledges that he is proceeding at his own risk and agrees to take appropriate corrective actions that may be required by the County".</p> <p>7. Complete title transfer of the land from ownership of the Army to final ownership by the developer. (Public Works)</p>	<p>Applicant's Engineer shall supervise and certify.</p> <p>Applicant's Engineer shall include statement on Grading Plans for the applicant's signature and acknowledgement.</p> <p>Applicant's Attorney in consultation with County Counsel shall complete the title transfer.</p>	<p>Applicant's Engineer</p> <p>Applicant's Engineer/Applicant</p> <p>Applicant's Attorney</p>	<p>Ongoing</p> <p>Prior to Recordation of Final Map, or Issuance of Grading Permit, whichever comes first.</p> <p>Prior to Recordation of Final Map, or Issuance of Grading Permit, whichever comes first.</p>	

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**Monterey County Planning and Building Inspection  
Condition Compliance and/or Mitigation Monitoring  
Reporting Plan**

Project Name: East Garrison Specific Plan and Vesting Tent. Map  
 File No: PLN030204 APNs: 031-011-038; 031-161-003, 004, 005 and 006  
 Approval by: Board of Supervisors Date: October 4, 2005

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

Permit Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verifica- tion of Compli- ance (name/date)
236		<b>PWSP0049 – TRAFFIC IMPROVEMENT PHASING PLAN</b> The applicant shall prepare a Traffic Improvement Phasing Plan. The plan shall address the timing of on-site and off-site improvements as they relate to the phasing of the project subject to the approval of the Public Works Director and the Salinas Rural Fire District Chief. (Public Works and Salinas Rural Fire District)	Applicant shall submit a Traffic Improvement Phasing Plan to DPW for approval.	Applicant	Prior to Submittal of First Final Map	
237		<b>PWSP0055 – STREETS AND ROADS</b> Applicant shall dedicate a permanent easement to the County for the following roads: Reservation Road, Inter-Garrison Road, Walkins Gate Road and West Camp Street. Applicant shall make irrevocable offer to dedicate Reservation Road for future four lanes including a median. Final Map shall not indicate "Right-of-Way to be acquired from Monterey County" except for parcel H5, H6, 749 and 750. (Public Works)	Applicant shall dedicate a permanent easement to the County for roads listed.	Applicant	Prior to Recordation of Final Map	
238		<b>PWSP0058 – STREET AND ROADS</b> Provide a written report with recommendations for appropriate traffic control devices by a registered Professional Engineer in Traffic Engineering of the improvement plans subject to the approval of DPW. Include the installation of recommended traffic control devices, pavement markings, and street name signs in the improvement plans in accordance	Applicant's Engineer to provide written report.	Applicant's Engineer	Prior to Recordation of Final Map	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		with the County's standards and Specific Plan. <b>(Public Works)</b>				
239		<b>PWSP0059 – STREET AND ROADS</b> Applicant shall cooperate with County Counsel in the preparation of ordinances for traffic control on streets and roads in East Garrison. <b>(Public Works)</b>	Applicant's Attorney, at applicant's expense, shall provide assistance at the request of County Counsel in the preparation of ordinances.	Applicant's Attorney	Prior to Notice of Completion	
240		<b>PWSP0060 – STREET AND ROADS</b> Applicant shall enter into an agreement to fund any short fall in assessments necessary to slurry seal all public streets and pavement areas seven years after final acceptance. The Agreement shall provide for bonding as necessary. Where applicant is required to provide security by the conditions of this Combined Development Permit, applicant shall provide improvement security in the form of a one hundred percent (100%) performance, labor and materials bond or a one hundred percent (100%) letter of credit. <b>(Public Works)</b>	Applicant shall provide bonds or letter of credit. Applicant's Attorney in consultation with County Counsel shall prepare agreement. Applicant shall execute the agreement.	Applicant/Applicant's Attorney	Prior to Recordation of Final Map	
241		<b>PWSP0061 – STREET AND ROADS</b> 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. <b>(Public Works, PBI)</b>	Applicant's Engineer shall provide streetlight schedule, identify locations and proposed lighting intensities.	Applicant's Engineer	Prior to Recordation of Final Map	
242		<b>PWSP0062 – TRANSIT FACILITIES</b> 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. <b>(Public Works)</b>	Applicant shall design transit facilities and construct along with adjacent street construction.	Applicant	Prior to Recordation of Final Map or upon completion of improvements	
243		<b>PWSP0063 – UTILITY EASEMENTS</b> Dedicate all public utility easements for all water system	Applicant's Engineer shall show easements and rights of way on Final	Applicant's Engineer	Prior to Recordation	

Permit Contd. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
244		<p><b>PWSP0070 – WASTEWATER COLLECTION SYSTEM</b></p> <p>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:</p> <ol style="list-style-type: none"> <li>1. Standby Generators at all pump stations</li> <li>2. Standardized and redundant wastewater pumps</li> <li>3. Enlarged collection facilities to allow for connection of the phases of the East Garrison Specific Plan</li> </ol>	<p>Map for all water system improvements and sanitary sewers, pump stations, wastewater treatment facilities, and disposal facilities located in easements or fee parcels. Applicant will have to comply with easement requirements included in the Infrastructure Agreement with MCWD and with the latest version of MCWD's Standard Plans and Specifications For Construction of Domestic Water, Sewer and Recycled Water Facilities, and Procedures, Guidelines and Design Requirements.</p> <p>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.</p>	Applicant's Engineer/Applicant	Prior to Recordation of Final Map	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		4. Appropriate monitoring systems with alarms <b>(Environmental Health and Public Works)</b>				
245		<b>PWSP0072 - WASTEWATER COLLECTION SYSTEM</b> Prepare a wastewater collection system management plan meeting CRWQCB and MCWD requirements subject to the approval by the Directors of Environmental Health and Public Works. <b>(Public Works)</b>	Applicant's Engineer shall prepare a Wastewater Collection System Management Plan.	Applicant's Engineer	Prior to Recordation of Final Map	
246		<b>PWSP0073 - WASTEWATER COLLECTION SYSTEM</b> Develop, execute, and provide an agreement or other acceptable document for acceptance, operation, and maintenance of the wastewater collection system by a suitable or appropriate entity in accordance with the management plan subject to the approval of County Counsel and the Directors of Environmental Health and Public Works. <b>(Public Works)</b>	Applicant's Attorney in consultation with County Counsel shall develop and provide an agreement for acceptance, operation, and maintenance of the wastewater collection system. Applicant shall execute the agreement.	Applicant's Attorney/Applicant	Prior to Recordation of Final Map	
247		<b>PWSP0075 - WASTEWATER COLLECTION SYSTEM</b> All pump stations shall be fenced for security purposes, have paved accesses, and be landscaped in accordance with community design. <b>(Public Works)</b>	Applicant's Engineer or Landscape Architect shall design and applicant shall fence pump station, construct paved accesses, and provide landscaping prior to occupancy.	Applicant's Engineer/Applicant's Landscape Architect	Prior to Occupancy	
248		<b>PWSP0076 - WATER SYSTEM FACILITIES</b> Complete design, prepare improvement plans and specifications, obtain appropriate permits, and construct permanent water system facilities to include mains, pump stations, and storage facilities meeting CDHS requirements and subject to the approval of the Marina Coast Water District. The design shall accommodate the full build out of the Specific Plan area. Design and construction shall be completed under the supervision of a registered California	Applicant's Engineer shall complete design, prepare improvement plans and specifications, obtain appropriate permits, and construct permanent water system facilities to include mains, pump stations, and storage facilities. In addition, Applicant shall provide bonds.	Applicant's Engineer/Applicant	Prior to Recordation of Final Map	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
249		<p>Professional Engineer in Civil Engineering. Said Engineer shall certify that all facilities have been completed in accordance with the improvement plans, specifications, and approved change orders. (Public Works and Environmental Health)</p> <p><b>PWSP0077 – WATER SYSTEM FACILITIES</b></p> <p>Develop, execute, and provide an agreement or other acceptable document subject to the approval of the Directors of Environmental Health, Public Works and County Counsel from a suitable or appropriate entity that provides for acceptance, operation and maintenance in perpetuity of the water system to include wells, pumps, storage, treatment and distribution facilities. (Public Works and Environmental Health)</p>	<p>Applicant's Attorney in consultation with County Counsel shall develop and provide an agreement. Applicant shall execute the agreement.</p>	<p>Applicant's Attorney/Applicant</p>	<p>Prior to Recordation of Final Map</p>	
250		<p><b>PWSP0078 - TRAFFIC AND CIRCULATION – AGREEMENT TO CONSTRUCT IMPROVEMENTS</b></p> <p>Applicant shall enter into an agreement to dedicate right-of-way and construct roadway and intersection improvements as identified in these Permit Conditions. In the event that the applicant notifies the County that it is unable to timely secure the required right-of-way, the County shall, after verifying the landowners' rejection of applicant's bonafide offer to purchase the required property interests at a price established by a County approved appraiser for condemnation appraisals, shall acquire the land or right-of-way through negotiation or eminent domain. Applicant shall fund the cost of the County's acquisition and related court proceeding. (Public Works)</p>	<p>Applicant's Attorney in consultation with County Counsel shall prepare agreement to dedicate right-of-way and construct roadway and intersection improvements. Applicant shall execute the agreement.</p>	<p>Applicant's Attorney/Applicant</p>	<p>Prior to Recordation of Final Map</p>	
251	5-1	<p><b>PWSP0079 - TRAFFIC AND CIRCULATION – RESERVATION ROAD/DAVIS ROAD INTERSECTION IMPROVEMENTS</b></p> <p>Applicant shall construct intersection improvements and</p>	<p>Applicant shall construct intersection improvements and install a traffic signal at the listed intersection. Intersection shall be designed to operate at LOS C or</p>	<p>Applicant</p>	<p>In accordance with Phasing</p>	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		install a traffic signal at the intersection of Reservation Road and Davis Road. This intersection shall be designed to operate at level of service (LOS) C or better in the year of project buildout with a street section approved by the Public Works Director. <b>(Public Works)</b>	better in the year of project buildout.		Plan	
252		<b>PWSP0080 - TRAFFIC AND CIRCULATION -- RESERVATION ROAD/WATKINS GATE ROAD INTERSECTION IMPROVEMENTS</b> Applicant shall construct intersection improvements and install a traffic signal at the intersection of Reservation Road and Watkins Gate Road. This intersection shall be designed to operate at level of service (LOS) C or better in the year of project buildout with a street section approved by the Public Works Director. <b>(Public Works)</b>	Applicant shall construct intersection improvements and install a traffic signal at the listed intersection. Intersection shall be designed to operate at LOS C or better in the year of project buildout.	Applicant	In accordance with Phasing Plan	
253		<b>PWSP0081 - TRAFFIC AND CIRCULATION -- RESERVATION ROAD/CENTRAL ENTRANCE ROAD INTERSECTION IMPROVEMENTS</b> Applicant shall construct intersection improvements and install a traffic signal at the intersection of Reservation Road and Central Entrance Road. This intersection shall be designed to operate at level of service (LOS) C or better in the year of project buildout with a street section approved by the Public Works Director. <b>(Public Works)</b>	Applicant shall construct intersection improvements and install a traffic signal at the listed intersection. Intersection shall be designed to operate at LOS C or better in the year of project buildout.	Applicant	In accordance with Phasing Plan	
254		<b>PWSP0082 - TRAFFIC AND CIRCULATION -- RESERVATION ROAD/NEW INTER-GARRISON ROAD CONNECTOR INTERSECTION IMPROVEMENTS</b> Applicant shall construct intersection improvements and install a traffic signal at the intersection of Reservation Road and the new Inter-Garrison Road connector to Reservation Road. This intersection shall be designed to operate at level of	Applicant shall construct intersection improvements and install a traffic signal at the listed intersection. Intersection shall be designed to operate at LOS C or better in the year of project buildout.	Applicant	In accordance with Phasing Plan	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		service (LOS) C or better in the year of project buildout with a street section approved by the Public Works Director. (Public Works)				
255		<b>PWSP0083 - TRAFFIC AND CIRCULATION – INTER-GARRISON ROAD/WESTERLY PROJECT ENTRANCE INTERSECTION IMPROVEMENTS</b>  Applicant shall install a roundabout at the intersection of Inter-Garrison Road and the westerly project entrance. This intersection shall be designed to operate at level of service (LOS) C or better in the year of project buildout. (Public Works)	Applicant shall install a roundabout at the listed intersection. Intersection shall be designed to operate at LOS C or better in the year of project buildout.	Applicant	In accordance with Phasing Plan	
256		<b>PWSP –NON–STANDARD - TRAFFIC AND CIRCULATION – LAGUNA SECA EVENT TRAFFIC</b>  The applicant shall prepare an access plan for Laguna Seca Event traffic during the construction phases of East Garrison subject to the approval of Public Works and Parks Department. (Public Works, Parks)	Applicant shall prepare an access plan	Applicant	Prior to Grading	
257		<b>PWSP0085 – TRAFFIC AND CIRCULATION – WEST CAMP STREET</b>  Applicant shall reconstruct West Camp Street from Watkins Gate Road to Inter-Garrison Road as specified in the East Garrison Specific Plan. The proposed road shall be designed to operate at level of service (LOS) C or better in the year of project buildout. (Public Works)	Applicant shall construct intersection improvements and install a traffic signal at the listed intersection. Intersection shall be designed to operate at LOS C or better in the year of project buildout.	Applicant	In accordance with Phasing Plan	
258		<b>PWSP0086 – TRAFFIC AND CIRCULATION – WATKINS GATE STREET</b>  Applicant shall reconstruct Watkins Gate Road from Reservation Road to Sloat as specified in the East Garrison Specific Plan. Applicant shall reconstruct Watkins Gate Road	Applicant shall construct intersection improvements and install a traffic signal at the listed intersection. Intersection shall be designed to operate at LOS C or better in the year 2020.	Applicant	In accordance with Phasing Plan	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		from Reservation Road to Sloat as specified in the East Garrison Specific Plan (12 foot lanes and 5 foot shoulders) . The proposed road shall be designed to operate at level of service (LOS) C or better in the year of project buildout. <b>(Public Works)</b>				
259		<b>PWSP0087 - TRAFFIC AND CIRCULATION - NEW INTER-GARRISON ROAD CONNECTOR</b> Applicant shall construct the New Inter-Garrison Road Connector from Reservation Road to Inter-Garrison Road. The proposed road shall be designed to operate at level of service (LOS) C or better in the year of project buildout. Applicant shall make an irrevocable offer to dedicate right of way for future four laning (including a median) of the new Inter-Garrison Road connector buildout with a street section approved by the Public Works Director. <b>(Public Works)</b>	Applicant shall construct the New Inter-Garrison Road from Reservation Road to Inter-Garrison Road Connector. The proposed road shall be designed to operate at LOS C or better in the year of project buildout.	Applicant	In accordance with Phasing Plan	
260		<b>PWSP0088 - TRAFFIC AND CIRCULATION-OFF-SITE IMPROVEMENTS</b> The applicant shall obtain an encroachment permit from the DPW prior to constructing any off-site improvements on County right-of-way. As part of the encroachment permit process, the Applicant shall submit off-site improvement plans that adhere to the same conditions and requirements as improvement plans for on-site improvements. <b>(Public Works)</b>	Applicant shall obtain an encroachment permit from the DPW prior to constructing any off-site improvements on County right-of-way.	Applicant	Prior to constructing off-site improvements on County right-of-way	
261		<b>PWSP0089 - TRAFFIC CALMING</b> Identify traffic calming devices on the subdivision improvement plans, subject to the approval of the DPW. <b>(Public Works)</b>	Applicant's Engineer shall identify appropriate traffic calming devices on the subdivision improvement plans. Applicant shall construct the appropriate device as listed in this condition.	Applicant's Engineer/Applicant	Prior to Recordation of Final Map	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
262		<p><b>PWSP—NON STANDARD—UNDERGROUND UTILITIES</b>  The applicant shall coordinate the installation of underground utility facilities within the development to include pipes, valves, pumps, multi-duct conduit, pull boxes, vaults, and miscellaneous equipment to provide adequate facilities for all existing and future utilities including but not limited to gas, electric, water, sewer, telephone, cable TV, broadband telecommunications, video on demand, and other high speed internet connections. The applicant shall provide can and will serve letters from the various service providers by phase of the development. All underground improvements shall be shown on the subdivision improvement plans. A California Land Surveyor or a California Professional Engineer in Civil Engineering shall provide certification as to location and depth of all underground facilities through completion of "As Built" drawings. <b>(Public Works)</b></p>	Applicant shall provide a can and will serve letter from MCWD.	Applicant	Prior to Filing of Final Map	
263		<p><b>PKSSP—NON STANDARD—FENCE</b>  The applicant shall construct a low height fence (e.g., 3 foot tall) following the Youth Camp property line along West Camp Road. The fence shall be constructed of natural materials to match the natural environment on the Youth Camp parcel. <b>(Parks Department)</b></p>	<p>Submit plan to Parks Department.</p> <p>Construct fence.</p>	<p>Applicant</p> <p>Applicant</p>	<p>Prior to approval of Subd. Improv. Plans.</p> <p>Prior to final on first building permit.</p>	
264		<p><b>PBD—NON STANDARD—AGREEMENTS</b>  The applicant shall comply with the Disposition and Development Agreement, Development Agreement, all covenants, all MOAs and all MOUs.</p> <p>The Applicant shall comply with the provisions of the Memorandum of Agreement Regarding Endangered Species Act Enforcement of Development Restrictions on the East</p>	<p>Per terms of each agreement.</p> <p>Implement the East Garrison Development Restrictions found in Exhibit B to the MOA and attached to</p>	<p>Applicant</p> <p>Applicant or successors as defined in the</p>	<p>Per terms of each agreement</p> <p>Per terms of MOA</p>	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verifica- tion of Compli- ance (name/date)</i>
		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.	this document. Should an HCP be approved by the US Fish and Wildlife Service, Restrictions from that Plan shall be followed by the Developer	MOA.		
265		<b>PBD—NON STANDARD—MCWD MOU</b> If necessary to enact a transfer of MCWD's parcels within Track 0, a Memorandum of Understanding shall be completed between the County and MCWD prior to transfer of the property to the applicant. The MOU is to facilitate transfer of four parcels that were to be owned by MCWD within the project site.	Complete MOU	County, with assistance from applicant in working with MCWD	Prior to conveyance of property to applicant	

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**CONDITIONS FROM MEMORANDUM OF AGREEMENT  
REGARDING ENDANGERED SPECIES ACT ENFORCEMENT OF DEVELOPMENT  
RESTRICTIONS ON THE EAST GARRISON PORTIONS OF THE FORMER FORT ORD,  
CALIFORNIA**

East Garrison Development Restrictions:  
Parcels E11b.1, E11b.2, E11b.3, E11b.4, L20.10.1.2,  
L20.10.2, L20.14.1.2, L20.19.2, L20.20, L20.21.1, L20.21.2, L20.22,  
L23.3.1, L23.3.2.1, L35.3, L35.6, L35.7, L35.8 ("Developer Property")

The restrictions contained in this Exhibit B ("Restrictions") to the Memorandum of Agreement Regarding Endangered Species Act Enforcement of Development Restrictions on the East Garrison Portions of the Former Fort Ord ("Agreement") shall be fully funded, implemented, enforced, and managed as appropriate, by the party or parties designated as the Responsible Party ("RP") for the specific requirements herein.

**A. DEFINITIONS**

The following definitions apply to this Exhibit B:

1. **Borderland**. Parcels within the Developer Property, which border the Conserved Habitat Areas on the former Fort Ord as delineated in Attachment 1 of this Exhibit B.
2. **Conserved Habitat Areas**. The portion of the former Fort Ord as delineated in Attachment 1 to this Exhibit B.

3. **Project Site**. The portion of the Developer Property on which project development activities are being conducted by the Developer including surveying, demolition, clearing, grading, excavation, and construction.

4. **Service-Approved Biologist**. A person approved by the U.S. Fish and Wildlife Service ("Service") under a biological opinion covering activities on the Developer Property, or other written approval document, to perform the activities as required in this Exhibit B. To identify a Service-Approved Biologist, the Developer shall submit, to the Service, the credentials of the biologist who they wish to conduct the work. These should be provided for the Service's review and written approval at least 30 days prior to the planned onset of any such activities.

5. **Covered Species**. Those species addressed in the Installation-Wide Multispecies Habitat Management Plan for Former Fort Ord, California, dated December 1994, as revised and amended by the "Installation-Wide Multispecies Habitat Management Plan for Former Fort Ord, California" dated April 1997 ("HMP").

**B. GENERAL PROJECT DEVELOPMENT REQUIREMENTS**

1. **Salvage Program (RP: East Garrison Developer as defined in the Agreement and hereinafter referred to as "Developer")**.

The Developer shall have a Service-Approved Biologist develop, and shall implement, a plan to salvage adult and juvenile California tiger salamanders from Project Sites via drift fence and pitfall trap captures prior to grading. The purpose of the capture shall be to both minimize mortality of adult California tiger salamanders on Project Sites and to provide information on the level of upland habitat use in the area to promote more effective conservation of the species in adjacent Conserved Habitat Areas.

The salvage plan shall be approved in writing by the Service and shall include at least the following: (1) salvaging shall be via drift fence and pitfall trap captures along a sufficient amount of a Project Site boundary to intercept the majority of the adult population migrating to or from known and potential breeding ponds in the year the captures take place; (2) drift fence installation shall be timed to capture individuals migrating to and from breeding areas, if possible; (3) identification of appropriate areas where captured California tiger salamanders shall be released. If grading and construction on a Project Site(s) within the Developer Property are expected in 2005, a plan shall be developed and drift fences installed by January 15, 2005, or as agreed to by the Service to capture and repel adults returning from breeding ponds.

Only a Service-Approved Biologist may capture and handle California tiger salamanders. Before project activities begin, a Service-Approved Biologist must identify appropriate areas to receive relocated California tiger salamanders. These areas must be outside the Developer Property boundaries in a designated Conserved Habitat Area, in proximity to the capture site, and support suitable vegetation for the California tiger salamander. The Service-Approved Biologist must maintain detailed records of any California tiger salamanders that are moved (e.g., size, coloration, any distinguishing features, photographs [digital preferred]) to assist him or her in determining whether translocated animals are returning to the original point of capture.

**2. Water Features (RP: Developer).** Any storm water detention basins or other water features created on the property shall be designed to avoid attracting breeding California tiger salamanders (e.g., enclosed with a low wall or curb). A Service-approved strategy shall be developed and implemented to ensure that water features do not become a source for nonnative species, such as bullfrogs, which could move into nearby Conserved Habitat Areas.

**3. Construction Personnel Training (RP: Developer).** Before grading or construction work begins on a Project Site, a Service-Approved Biologist shall conduct a training session for all construction personnel who may be working on the Project Site. At a minimum, the training shall include a description of the California tiger salamander and its habitat, the specific measures that are being implemented to conserve it, and the boundaries of the project site.

**4. Demarcation of Project Site Boundary (RP: Developer).** Project Site boundaries shall be clearly demarcated by construction fencing or other materials to ensure that grading and the staging of equipment or supplies do not exceed the Project Site boundaries.

**5. Trash and Pets (RP: Developer).** During project construction activities, all trash that may attract predators shall be properly contained and removed from the work site. Pets shall not be permitted at the Project Site.

**6. Discovery During Construction (RP: Developer).** During project construction activities, any California tiger salamanders that are discovered shall be recorded and measured by a

- Service-Approved Biologist. If alive, the California tiger salamander(s) shall be relocated to the appropriate pre-determined area outside the Developer Property boundaries.
7. **Reporting (RP: Developer).** The Developer shall report the results of its salvage operations (e.g., number, size, condition, location, and dates of capture and release of individual California tiger salamanders; problems encountered during capture, handling, or release) to the Service upon completion of each salvage operation conducted on a Project Site. Developer shall report on Developer's compliance with these Restrictions within 90 days of the completion of all planned development on the Developer Property.
- C. BORDERLAND MANAGEMENT**
- The designated RP(s), as set forth below, shall be responsible for funding and implementation of all long-term Borderland management requirements. Long-term Borderland management addresses construction and management of development to minimize impacts of Borderland development on adjacent Conserved Habitat Areas. Long-term management requirements for Borderland parcels are described below. Wherever Developer is referred to in this Section C, it shall include its successors and assigns, Community Service Districts, Homeowners Associations, and other responsible entities, created to carry out Developer responsibilities in this Section C.
1. **Borderland Management Plan (RP: Fort Ord Reuse Authority ("FORA"))**
- OBJECTIVE: To provide a greater level of detail about environmental conditions, project impacts, and site-specific management actions
- FORA shall develop a Borderland Management Plan, which shall include the following:
- a. Specific Action: Describe existing environmental conditions within the Borderland, including habitat types, hydrological resources, topography, and fuel loads.
- b. Specific Action: Describe procedures for controlling non-native invasive plants and exotic animals within the Borderland.
- c. Specific Action: Describe long-term development plans for the Borderland.
- d. Specific Action: Describe how firewise planning is incorporated into development plans for the Borderland and encouraged within Borderland management activities.
- e. Specific Action: Describe how development plans incorporate the long-term management activities discussed in Section C.2 of these Restrictions consistent with the objectives and requirements of these Restrictions.
2. **Long Term Management Activities (RP: as designated)**
- a. Access Control.

**OBJECTIVE:** To direct public access from the Borderland to Conserved Habitat Areas in a manner that promotes the enjoyment, appreciation, and conservation of the species and ecosystems of former Fort Ord.

i. **Specific Action:** Coordinate with the adjacent Conserved Habitat Area manager to identify levels and locations of public and other access from the Borderland into Conserved Habitat Areas. **RP: Developer.**

ii. **Specific Action:** Except for roads that are managed for public access, secure any points of entry that could be used by motorized vehicles from the Borderland into Conserved Habitat Areas with either a gate or a vehicle barrier. **RP: Developer**

iii. **Specific Action:** Where fencing is utilized along the perimeter of a Conserved Habitat Area, gates shall be installed at appropriate points in the barrier between the Conserved Habitat Area and the Borderland to allow for emergency access. The managing agency, the Developer, and other appropriate agencies shall be provided keys to the gates. **RP: Developer**

iv. **Specific Action:** Trails extending from the boundary of the Borderland into the Conserved Habitat Area that are officially closed to public use, as determined by the Service and/or the California Department of Fish & Game ("CDFG"), shall be made inaccessible through the use of "Trail Closed" signs, brush piles, or fencing at appropriate points along the boundary of the Borderland. **RP: Developer**

v. **Specific Action:** Maintain regular security patrols to help control pedestrian, pet, bicycle, and motorized vehicle trespass from the Borderland onto Conserved Habitat Area. **RP: FORA**

vi. Where pedestrian access is permitted from the Borderland onto the Conserved Habitat Area, as determined by the RP in cooperation with the Service and the CDFG, install interpretive signs/displays that describe the importance of the Conserved Habitat Area and methods for maintaining values such as trash removal, limiting ground disturbance, restraining pets, discouraging capture or harassment of wildlife, and prohibiting the collection of Covered Species. **RP: Developer**

b. Non-native Species Control.

All invasive non-native plant species shall be managed within the Borderlands to prevent their spread into the adjacent Conserved Habitat Area.

**OBJECTIVE:** Control populations of non-native or feral animals and plants to prevent the spread of these populations into the adjacent Conserved Habitat Area.

i. **Specific Action:** Prohibit establishment of feeding stations for feral animals on the Borderland. **RP: Developer**

The conversion of the Borderlands from open space to urban and other uses would alter site runoff peaks and duration. This could reduce the volume of groundwater infiltration by increasing the area of impervious surfaces and causing runoff to move across areas suitable for infiltration at a

d. Storm Water Control and Groundwater Recharge.

**Developer**

iv. Specific Action: Project development activities on a Project Site boundary shall be restricted within 200 feet of the Borderland/Conserved Habitat Area boundary until the provisions of defensible space and fuelbreak access are ensured through a plan prepared in consultation with fire wise consultants, and/or informed local fire departments, and reserve managers for the Project Site. **RP:**

iii. Specific Action: Maintain fuelbreaks on the Borderland regularly, to ensure they continue to provide access for the proper management and utilization of prescribed fire and control of wildfire. In the case of an emergency the managing agency, Developer, and any other appropriate agency should have access to adjacent Conserved Habitat Areas and should, therefore, possess gate keys required to obtain access as stated in the section on Access Control. **RP: Developer and FORA**

ii. Specific Action: All fuelbreaks shall be at the Borderland/Conserved Habitat Area boundary, not necessarily at the parcel boundary, and shall be installed within the Borderland, not within the Conserved Habitat Area. Fuelbreaks on adjacent parcels shall be contiguous. **RP: Developer**

i. Specific Action: Design fuelbreaks to 1) stop fire movement across the Borderland/Conserved Habitat Area boundary, 2) provide adequate access for fire suppression and fire prevention equipment and personnel to conduct controlled burns, 3) provide adequate access for fire suppression and fire prevention equipment and personnel to fight wildfires. The RP is responsible for defining an adequate fuelbreak width by incorporating, in the design stage, a process (e.g. working with fire-wise consultants, and/or informed local fire departments, and reserve managers) that considers topography, surrounding vegetation (fuels), type of development and configuration of the applicable Project Site. Fuelbreak width is to be designed considering all of the above factors. **RP: Developer**

**OBJECTIVE:** Construct and maintain fuelbreaks to provide a defensible space between Conserved Habitat Areas habitat areas and structures within development parcels.

Fuelbreaks are required in the Borderland to separate the Conserved Habitat Area from development. Potential fuelbreaks include greenbelts, fuel reduction zones, fire roads, paved roads, tilled firebreaks, and parking lots.

c. Fuelbreaks.

ii. Specific Action: Control invasive plants such as ice plant, scotch broom, and pampas grass that may be present on the Borderland to prevent their spread into the adjacent Conserved Habitat Areas. **RP: Developer**

faster rate, which could interfere with groundwater recharge, as well as lead to siltation of drainages and erosion.

**OBJECTIVE:** Protect the Conserved Habitat Area from hydrologic modifications and erosion problems resulting from altered stormwater runoff caused by development on the

Borderland.

i. **Specific Action:** Implement a stormwater drainage plan ("Drainage Plan") for development adjacent to Conserved Habitat Areas. The Drainage Plan shall describe 1) how storm water will be captured and directed off Project Sites, 2) what measures will be employed to prevent degradation and siltation of ephemeral drainages from Borderland run-off, 3) what specific erosion control measures will be implemented, and 4) what measures will be taken to protect the Conserved Habitat Area. All Borderland development must comply with the Drainage Plan as well as employ Best Management Practices during construction. **RP: Developer**

ii. **Specific Action:** Take all measures to ensure that on-site drainage systems are designed to capture and filter out urban pollution, to the extent feasible. **RP: Developer**

**OBJECTIVE:** Protect the Conserved Habitat Area from hydrologic modifications resulting from interference with groundwater recharge.

iii. **Specific Action:** Prior to beginning project development activities on a Project Site within the Borderland, demonstrate that all reasonable measures will be taken to ensure that runoff is minimized and infiltration maximized in groundwater recharge areas on the Project Site. **RP: Developer**

e. Firewise Planning.

**OBJECTIVE:** To prevent the spread of fire across the Borderland/Conserved Habitat Area boundary by applying principles of firewise planning in the design, construction, and maintenance of the Borderland.

i. **Specific Action:** The Developer shall illustrate to the County how firewise planning principles are incorporated in the project design for development projects in the Borderland. **RP: Developer**

ii. **Specific Action:** The Developer shall develop and implement an educational program to encourage ongoing maintenance and construction, such as landscaping, fencing, outbuildings, and housing additions, be done in a firewise manner. **RP: Developer**

f. Facilities Planning.

**OBJECTIVE:** To minimize indirect effects on the Conserved Habitat Area resulting from the placement or operation of facilities within the Borderland.

i. Specific Action: To the extent feasible, all artificial night lighting within the Borderland shall be directed away from the Conserved Habitat Area. **RP: Developer**

**Developer**

ii. Specific Action: Construct a low wall or other suitable barrier to migration along the Borderland/Conserved Habitat Area boundary where habitat in the Borderland will no longer exist and where this interface comes within 0.7 km of a known California tiger salamander breeding pool, unless California tiger salamander absence has been demonstrated using the survey protocol approved by the Service or the Service determines this barrier is unlikely to substantially minimize take of California tiger salamanders. **RP: Developer**

g. Facilities Maintenance.

**OBJECTIVE:** Maintain facilities within the Borderland/Conserved Habitat Area boundary to prevent degradation of habitat in the Conserved Habitat Area.

i. Specific Action: Install signs at the Borderland/Conserved Habitat Area boundary that prohibit the dumping of garbage and establish patrols to periodically remove garbage dumped into the Conserved Habitat Area from the Developer Property. **RP: Developer**

h. Construction Activities.

**OBJECTIVE:** To minimize direct and indirect effects of construction activities on vegetation and animals in the Conserved Habitat Area.

For construction activities on the Borderland, the designated RP shall comply with the following requirements in addition to Section B of these Restrictions.

i. Specific Action: Prepare and implement a hazardous substance control plan for all construction activities on the Borderland involving the handling, storing, transport, or disposal of hazardous waste materials. **RP: Developer**

ii. Specific Action: Determine the potential for construction projects within the Borderland to exceed the 82 pound inhalable particulate threshold established by the Monterey Bay Unified Air Pollution Control District (MBUAPCD 1995). A general rule of thumb to determine if a project may have a significant construction related impact is to determine if the project would disturb 2.2 acres of land on or adjacent to the Project Site per day through grading and/or excavation. Projects on the Borderland with the potential to exceed this threshold shall implement measures to substantially reduce the amount of airborne dust or particulate matter. **RP: Developer**

iii. Specific Action: Prepare a Storm Water Pollution Prevention Plan ("SWPPP") that describes the Best Management Practices to be implemented and monitored during construction on the Borderland. **RP: Developer**

# Final Subsequent EIR East Garrison Specific Plan Errata

Page 181 is revised to reflect the changes found on page 67, in response to City of Marina Comment 3, as follows:

PAGE 4.11-7

Page 4.11-7 of the DSEIR has been revised as follows:

According to the MPUSD, costs for staff will be provided by State funding that is based upon average daily attendance counts. Costs to build needed school facilities will be provided by developer fees and other sources, which could be earmarked for local development by the School District, thereby providing additional revenues for

~~school facility funding. Statutory. These fees are assessed at a rate of \$2.24 per square foot of residential development and \$0.36 per square foot for commercial development. Pursuant to Section 65996 (3)(h) of the California Government Code, payment of these fees "is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization." Any environmental impacts resulting from construction of new schools will be analyzed by the MPUSD prior to construction, during the site selection process. The Disposition and Development Agreement currently provides that school fees will be paid at the statutory fee per square foot of residential construction to ensure the district has adequate funding to build any needed school facilities. The district is reviewing the ability to charge Level 2 fees.~~

