

Monterey County Planning Department

Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN100138

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This permit (PLN100138) grants Combined Development Permits (CDPs) to allow the phased development and preservation of the remaining Pebble Beach Company properties located within the Del Monte Forest. The CDPs consist of 12 vesting tentative maps for the subdivision of approximately 899.6 acres, resulting in the creation of 90 to 100 single-family residential lots, the renovation and expansion of visitor serving uses, and the preservation of 635 acres as forested open space. The CDPs include multiple Coastal Development Permits, Coastal Administrative Permits, and Design Approvals to allow: new structural development at four primary sites (The Lodge at Pebble Beach, The Inn at Spanish Bay, Spyglass Hill, and the Pebble Beach Equestrian Center); new and amended General Development Plans; lot line adjustments; structural and hardscape development, including associated grading; development within 100 feet of environmentally sensitive habitat; development on slope exceeding 30 percent; tree removal; and development within 750 feet of a known archaeological resource. Development includes the following: The Lodge at Pebble Beach - Renovation and expansion of visitor-serving and recreational facilities; The Inn at Spanish Bay - Renovation and expansion of visitor-serving and recreational facilities; Spyglass Hill - Construction of a 100-room resort and spa, or an alternative option that would result in the subdivision of this area into 10 single-family residential lots; Equestrian Center - Site redevelopment consisting of demolition of the existing equestrian facilities and construction of new equestrian facilities; the construction of associated infrastructure improvements; relocation of existing trail segments and construction of new trail segments; construction/installation of internal roadway, circulation, and drainage improvements at four intersections; and the reconfiguration of the main entrance/gate to the Pebble Beach/Del Monte Forest area. The entitlements for the Pebble Beach Company project granted by this permit will take effect only after the Local Coastal Program Amendment that was certified by the California Coastal Commission on May 9, 2012 and adopted by the Board of Supervisors on May 22, 2012 takes effect. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. To the extent that conditions require compliance following approval of the final map, the County may require that the applicant incorporate the specifications or conditions as notes on final maps or in deeds or agreements recorded prior to approval of the final map. 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 the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. The terms "applicant" and "property owner" as used in these conditions means the Pebble Beach Company and its successors and assigns.

Compliance or Monitoring Action to be Performed: Applicant shall adhere to conditions and uses specified in the permit.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

Condition/Mitigation The applicant shall record a Permit Approval Notice.

Monitoring Measure: This notice shall contain the Resolution Numbers 12-148 and 12-149, Board of Supervisors, Assessor's Parcel Numbers (007-091-028-000, 007-091-033-000, 007-101-041-000, 007-991-001-000, 008-021-009-000, 008-022-024-000, 008-022-031-000, 008-022-035-000, 008-031-014-000, 008-031-015-000, 008-031-019-000, 008-032-004-000, 008-032-005-000, 008-032-006-000, 008-032-007-000, 008-034-001-000, 008-041-009-000, 008-163-001-000, 008-163-003-000, 008-163-005-000, 008-164-001-000, 008-165-001-000, 008-171-009-000, 008-171-022-000, 008-241-008-000, 008-242-007-000, 008-272-010-000, 008-272-011-000, 008-311-011-000, 008-312-002-000, 008-313-002-000, 008-313-003-000, 008-321-006-000, 008-321-007-000, 008-321-008-000, 008-321-009-000, 008-423-002-000, 008-423-019-000, 008-423-029-000, 008-423-030-000, 008-431-009-000, 008-561-020-000, and 008-991-001-000), permit was approved on June 19, 2012, and the statements "The permit was granted subject to conditions of approval which run with the land" and "A copy of the permit is on file with the Monterey County RMA - Planning Department."
Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use.

Compliance or Monitoring Proof of recordation of this notice shall be furnished to the RMA - Planning Department.

Action to be Performed:

3. PD003(A) - RESOURCES NEG ARCH

Responsible Department: Planning Department

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

Compliance or Monitoring Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

Action to be Performed:

4. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning Department

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

Compliance or Monitoring Action to be Performed: Submit signed and notarized Indemnification Agreement to the Director of RMA - Planning Department for review and signature by the County.

Prior to the recordation of the first final map - Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA - Planning Department.

5. PD005 - FISH AND GAME FEE-NEG DEC/EIR

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Pursuant to the State Public Resources Code § 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Within 5 working days of project approval:
The applicant shall submit a check, payable to the County of Monterey, to the Director of the RMA - Planning Department.

Prior to the recordation of the first subdivision map, the start of use or the issuance of building or grading permits:
If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to the Director of the RMA - Planning Department.

6. PD006 - MITIGATION MONITORING PROGRAM

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Within 60 days after project approval or prior to the issuance of grading and building permits, whichever occurs first, Applicant shall:

- 1) Enter into agreement with the County to implement a Mitigation Monitoring Program.
- 2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.

7. PD007 - GRADING-WINTER RESTRICTION

Responsible Department: Building

Condition/Mitigation Monitoring Measure: No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. (RMA - Planning Department and Building Services Department)

Compliance or Monitoring Action to be Performed: Ongoing: Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.

8. PD009 - GEOTECHNICAL CERTIFICATION

Responsible Department: Building

Condition/Mitigation Monitoring Measure: Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA - Planning Department and Building Services Department)

Compliance or Monitoring Action to be Performed: Prior to final inspection of the Lodge parking facility, the Are M hotel, and construction at the Corporate Yard:
The applicant shall submit certification by the geotechnical consultant to the RMA - Building Services Department showing project's compliance with the geotechnical report.

9. PD032(A) PERMIT EXPIRATION (Non-Standard)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period consistent with Table 2-5 of the Draft EIR. Phases I and II will expire on June 19, 2015 unless use of the property or actual construction has begun within this period. Phase III will expire on June 19, 2017 unless use of the property or actual construction has begun within this period. Phase IV will expire on June 19, 2020 unless use of the property or actual construction has begun within this period. The time period granted for recordation of subdivision maps shall expire on June 19, 2014.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: As stated in the conditions of approval:
The applicant shall obtain a valid grading or building permit, provide proof of recordation, and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.

10. PD045 CERTIFICATES OF COMPLIANCE (LOT LINE ADJUSTMENTS)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: PD045 CERTIFICATES OF COMPLIANCE (LOT LINE ADJUSTMENTS)
The applicant shall request unconditional certificates of compliance for the newly configured parcels at Spanish Bay and Fairway 1.

Compliance or Monitoring Action to be Performed: Concurrent with recording the Record of Survey:
The Surveyor shall prepare legal descriptions and maps for each newly configured parcel. The legal descriptions shall be entitled "Exhibit A", and the maps shall be entitled "Exhibit B." The legal description shall comply with the Monterey County Recorder's guidelines as to form and content. The Applicant shall submit the legal descriptions and maps with a check, payable to the Monterey County Recorder, for the appropriate fees to record the certificates.

11. PD047 DEMOLITION/DECONSTRUCTION OF STRUCTURES (MBUAPCD RULE 439)

Responsible Department: Building

Condition/Mitigation Monitoring Measure: In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards:

1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process;
2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building;
3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour.

All Air District standards shall be enforced by the Air District.

Compliance or Monitoring Action to be Performed: Prior to the issuance of a demolition permit:
Applicant shall incorporate a "Demolition/ Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.

During demolition:
Contractor shall obtain any required Air District permits and conduct all deconstruction or demolition activities as required by the Air District.

12. PDSP001 - PRESERVATION AREA EASEMENTS (NON-STANDARD)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Easements over all preservation areas shown on the Pebble Beach Company Concept Plan (LUP Figures 9a to 9t) shall be dedicated to the Del Monte Forest Foundation in perpetuity through Open Space Conservation Easements in a form and content approved by the County and the Executive Director of the Coastal Commission. The easement shall be developed in consultation with a certified professional and the Del Monte Forest Foundation (Foundation). These instruments shall provide for enforcement, if need be, by the County or other appropriate agency, and name the County as beneficiary in event the Foundation is unable to adequately manage these easements for the intended purpose of scenic, biological and visual resource protection.

Compliance or Monitoring Action to be Performed: Prior to recordation of the first subdivision map or prior to issuance of the first grading or building permit for development adjacent to a preservation area, the Owner/Applicant shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to the Del Monte Forest Foundation, the RMA - Planning Department and the Executive Director of the Coastal Commission for review and approval. Proof of recordation of these easements shall be provided to the Coastal Commission, County of Monterey RMA Planning Department, and the Del Monte Forest Conservancy

13. PDSP003 - HIGHWAY 68/17-MILE DRIVE IMPROVEMENTS (NON-STANDARD)

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Development proposed by Pebble Beach Company that is based on the Concept Plan shall incorporate improvements on the Highway 68 and 17-Mile Drive areas, including improvements at the Highway 1 gate and improvements to The Lodge area parking and circulation system that improve circulation consistent with all LCP policies.

Compliance or Monitoring Action to be Performed:

- a) Prior to issuance of grading or building permits: Applicant shall apply for and obtain a Caltrans Encroachment Permit.
- b) Within 12 months of Caltrans Encroachment Permit approval, applicant shall begin construction of improvements to the Highway 68/17-Mile Drive intersection area and the SR 68/SR 1 southbound off-ramp intersection. Construction improvements shall be completed in accordance with the Traffic Improvement Phasing Plan.

14. PDSP004 - PUBLIC ACCESS MANAGEMENT PLAN (NON-STANDARD)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The Pebble Beach Company shall be required to prepare and implement a Del Monte Forest Public Access Management Plan that is subject to review and approval by the County and the Executive Director of the Coastal Commission. The Plan shall clearly describe the manner in which general public access in the Del Monte Forest is to be managed and provided (including through improvements to existing access areas and development of new access areas, as appropriate), with the objective of maximizing public access to all major access points (e.g., all shoreline access locations, trails, parking areas, destinations, facilities, etc.) and all related public access areas, and maximizing utility and enjoyment of all such public access features through siting and design premised on seamlessly integrating them into the built and natural environment, and through provision of appropriate public access amenities (i.e., landscaping, irrigation, restrooms, overlooks, interpretive signs and facilities, bench seating, trash and recycling, bike racks, etc.) and signage/information. The Plan shall include, at a minimum, the elements outlined in the Del Monte Forest CIP Section 20.147.095.I and 20.147.130. The Plan shall also define the number of special events, number of event days, and event locations within the Del Monte Forest by incorporating the elements outlined in the Del Monte Forest Tent Plan dated January 27, 1994.

Compliance or Monitoring Action to be Performed: Prior to issuance of building or grading permits for the first development in the Concept Plan area, the Pebble Beach Company shall prepare a Del Monte Forest Public Access Management Plan for review and approval by the County and the Executive Director of the Coastal Commission.

15. PDSP007 AREA M RESIDENTIAL OPTION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: In the event that the applicant opts to develop Area M with ten (10) residential lots, in lieu of "Option 1" (Spyglass Hotel), the applicant shall submit an Application Request to the RMA-Planning Department to amend the land use designation and zoning classification of the 15.78 acre parcel proposed for the development within Area M. The amendment to the Del Monte Forest Local Coastal Program (LCP) would amend Figures 5 and 6b of the Del Monte Forest Land Use Plan to change the land use designation from "Visitor-Serving Commercial" to "Low-Density Residential", and amend Section 20-16 of the Monterey County Zoning Maps (Coastal Implementation Plan) to reclassify a 15.78 acre parcel (Assessor's Parcel Number 008-272-TBD-000), Del Monte Forest, Coastal Zone, from the "VSC-D (CZ)" (Visitor Serving Commercial, Design Control Overlay (Coastal Zone)) zoning classification to the "LDR/B-6-D (CZ)" (Low Density Residential, Building Site 6 and Design Control Overlays (Coastal Zone)) zoning classification.

Compliance or Monitoring Action to be Performed: The LCP amendment shall be certified and adopted prior to the issuance of grading or building permits for the site.

16. PDSP009 LOWER-COST VISITOR SERVING ACCOMODATIONS

Responsible Department: Economic Development

Condition/Mitigation Monitoring Measure: Lower-cost overnight visitor-serving accommodations shall be provided for as a condition of approval of the first development in the concept plan that provides for additional overnight visitor-serving accommodations. The condition should be satisfied by payment of a fee to an organization acceptable to the County and the Coastal Commission's Executive Director to provide for lower-cost overnight visitor accommodations in the coastal zone.

Compliance or Monitoring Action to be Performed: The Applicant agrees to implement this provision by paying \$30,000.00 for 25% of the subject rooms or \$7,500.00 for each room built. The County will require up to \$1.8 million from the applicant on a pro rata basis as each of the overnight visitor-serving units allowed receive building permits.

17. PDSP012 CONDITION COMPLIANCE AND MITIGATION MONITORING PROGRAM (NON-STANDARD)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Third party consultants may be used for monitoring of mitigation measures, pursuant to the Mitigation Monitoring Agreement, at the Applicant's expense. In addition, the agreement shall include provisions that require the applicant to pay an hourly rate for actual work performed for the life of the project to cover the cost for monitoring of all mitigation measures, and any conditions of approval for which staff work is done after the final map is recorded. Payment, payable to the County of Monterey, shall be based upon the fee schedule adopted by the Board of Supervisors and shall be required at the time the property owner submits the signed agreement.

Compliance or Monitoring Action to be Performed: Within 60 days after project approval or upon demand of County Counsel which ever occurs first:
Applicant shall enter into agreement with the County to implement a Mitigation Monitoring Program.

A deposit shall be submitted at the time the applicant submits the signed mitigation monitoring agreement. Thereafter, the deposit shall be replenished on a quarterly basis.

A note shall be included on each final map to be recorded and each of the Resource Management Plans stating that a mitigation monitoring agreement has been adopted for this development.

18. PDSP013 - INCLUSIONARY HOUSING (NON-STANDARD)

Responsible Department: Economic Development

Condition/Mitigation Monitoring Measure: The project is subject to the County's Inclusionary Housing Ordinance, codified in Chapter 18.40 of the County Code. Prior to the recordation of the first Final Map, the applicant shall execute an Inclusionary Housing Agreement, in a form acceptable to the Economic Development Director, to provide for the required inclusionary housing, as modified by the Board of Supervisors. The Applicant shall comply with the Inclusionary Housing Ordinance by: 1) paying an in lieu fee in the amount of \$5 million to the County, to be held by the County in a separate fund to be utilized solely for costs associated with development of an affordable (as defined in the Inclusionary Housing Ordinance) housing project or projects of at least 18 units in the Greater Monterey Peninsula Planning Area (including the incorporated cities located therein); 2) working with the County to attempt to identify, acquire, entitle, and finance an affordable housing project or projects of at least 18 units in the Greater Monterey Peninsula Planning Area within five (5) years of the recordation of the first residential subdivision Final Map; and 3) failing identification, acquisition, entitlement, and securing full financing of a project pursuant to 2) above within five (5) years of the recordation of the first residential subdivision Final Map, contribute an additional \$2 million to the County to be added to the separate fund, which fund may thereafter be utilized by the County for purposes of or leading to construction consistent with the Inclusionary Housing Ordinance. If any monies remain in the segregated fund after five (5) years of the recordation of the first residential subdivision Final Map, the County shall retain the balance to be spent in compliance with the Inclusionary Housing Ordinance for the Greater Monterey Peninsula Planning Area.

Compliance or Monitoring Action to be Performed: Prior to recordation of first residential subdivision Final Map, the Applicant shall pay the \$5 million in-lieu fee and shall enter into an Inclusionary Housing Agreement with the County, in a form acceptable to the Economic Development Director, that specifies the details of the required compliance, including but not limited to, payment of the in-lieu fee, disbursement of monies from the separate fund, the type, location, and size of units, the phasing of providing the units, and preferences for employees, if a site is identified and in compliance with Fair Housing Law.

19. PW0007 - PARKING STD

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: The parking shall meet the standards of the Zoning Ordinance and be approved by the Director of Public Works and the Director of Planning and Building Inspection.

Compliance or Monitoring Action to be Performed: Prior to each Building or Grading Permit Issuance, as applicable, the Applicant's engineer or architect shall prepare a parking plan, Owner/Applicant/Engineer to submit plans for review and approval. Construct parking prior to final inspection of structure or commencement of use, as applicable.

20. PW0015 - UTILITY COMMENTS

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Submit the approved tentative map to impacted utility companies. Subdivider shall submit utility company recommendations, if any, to the Department of Public Works for all required easements.
SITES: All Standard Subdivisions and Minor Subdivisions.

Compliance or Monitoring Action to be Performed: Prior to Recordation of Map Owner/Applicant/Subdivider shall provide tentative map to impacted utility companies for review. Subdivider shall submit utility comments to DPW.

21. PW0016 - MAINTENANCE OF SUBDIVISIONS

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Pay for all maintenance and operation of subdivision improvements from the time of installation until acceptance of the improvements for the Subdivision by the Board of Supervisors as completed in accordance with the subdivision improvement agreement and until a homeowners association or other agency with legal authorization to collect fees sufficient to support the services is formed to assume responsibility for the services.
SITES: All Standard Subdivisions and Minor Subdivisions.

Compliance or Monitoring Action to be Performed: As an ongoing condition Subdivider shall be responsible to maintain improvements until maintenance is assumed by another entity.

22. PW0017 - NATURAL DRAINAGE EASEMENT

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Designate all natural drainage channels to be retained on the subdivision maps by easements labeled "Natural Drainage Easement".
SITES: All Standard Subdivisions and Minor Subdivisions.

Compliance or Monitoring Action to be Performed: Prior to Recordation of subdivision Map Subdivider's surveyor shall include labeling as described on subdivision Map.

23. PW0019 - EROSION, ETC CONTROL SCHEDULE

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Submit the improvement and grading plans that include 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. The Director of Planning and Building Inspection and Department of Public Works shall approve this program.

Compliance or Monitoring Action to be Performed: Prior to recordation of Map(s): Subdivider's Engineer shall include notes on improvement and grading plans.

24. PW0020 - PRIVATE ROADS

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Designate all subdivision roads as private roads.
SITES: All Standard Subdivisions and Minor Subdivisions.

Compliance or Monitoring Action to be Performed: Prior to recordation of Subdivision Maps or Parcel Maps, Subdivider's Surveyor shall designate private roads on subdivision maps.

25. PW0021 - ROAD NAMES

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Submit all proposed road names to the Department of Public Works for approval by County Communications.
SITES: All Standard Subdivisions and Minor Subdivisions.

Compliance or Monitoring Action to be Performed: Prior to Recordation of Subdivision Map Subdivider shall submit proposed road names to DPW. DPW will submit to County Communications for Approval.

26. PW0023 - IMPROVEMENT PLANS

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Applicant shall provide improvement plans for approval of the Department of Public Works. Roads shall be designed and constructed in accordance with the typical section shown on the tentative map. Improvement plans shall be prepared in accordance with County ordinances, requirements and design standards. Improvements shall be designed in accordance with the recommendations of the geotechnical report(s) and all other applicable technical reports.
SITES: All Standard Subdivisions and Minor Subdivisions.

Compliance or Monitoring Action to be Performed: Prior to recordation of Subdivision Map Subdivider shall submit improvement plans prepared by their Engineer to DPW for approval. Improvements to be bonded prior to recordation of Subdivision Map.

27. PW0028 - GEOTECHNICAL REPORT

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: A geotechnical report will be required before recording final maps. (Public Works)

Compliance or Monitoring Action to be Performed: Prior to Recordation of Map(s) Subdivider shall have geotechnical report prepared and submitted to the Department of Public Works.

28. PW0031 - PARCEL MAP

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: File a parcel map delineating all existing and required easements or rights-of-way and monument new lines.
SITES: Areas B, C, Collins Residence, M (Option 1 - Hotel)

Compliance or Monitoring Action to be Performed: Prior to Recordation of Parcel Map, Owner/Applicant/Engineer/Applicant's surveyor shall prepare Parcel Map, and record Parcel Map after all applicable conditions and approvals by the Board of Supervisors have been completed, and submit to DPW for review and approval.

29. PW0031 - SUBDIVISION MAP

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: File a Subdivision Map delineating all existing and required easements or rights-of-way and monument new lines.
SITES: All Standard Subdivisions (Areas F-2, I-2, J, K, L, M (Option 2 - Residential), U, Equestrian Center, Collins Field, V)
map delineating all existing and required easements or rights-of-way and monument new lines.
SITES: All Standard Subdivisions (Areas F-2, I-2, J, K, L, M (Option 2 - Residential), U, Equestrian Center, Collins Field, V)

Compliance or Monitoring Action to be Performed: Prior to Recordation of Subdivision Map, Owner/Applicant/Engineer/Applicant's surveyor shall prepare Parcel Map, and record Parcel Map after all applicable conditions and approvals by the Board of Supervisors have been completed, and submit to DPW for review and approval.

30. PW0032 - AS BUILT PLANS

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: A Registered Civil Engineer shall file as-built plans (originals) in the Department of Public Works with a letter certifying improvements have been made in conformance to improvement plans and local ordinance.

Compliance or Monitoring Action to be Performed: Prior to Release of Bonds Subdivider/Engineer shall submit as built plans and stamped notice of completion letter to DPW for review and approval.

31. PWSP001 - SEWER IMPROVEMENT PLANS

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Sewer improvement plans shall be prepared by a registered civil engineer and approved by PBCSD prior to issuance of grading permits or subdivision maps. All sewer main lines will be placed in utility easements accessible to PBCSD and easements will be required to be shown on the subdivision map.

Compliance or Monitoring Action to be Performed: Prior to issuance of grading permits, the applicant shall submit evidence of approved Sewer Improvements Plans to the Public Works Department.

32. PWSP002 - SEWER IMPROVEMENTS CERTIFICATE OF ACCEPTANCE

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Sewer improvements will be constructed in accordance with the approved plans.

Compliance or Monitoring Action to be Performed: Prior to final inspection of any building permits for project areas that require construction of sewer improvements, the owner shall install the required improvements and obtain a certificate of acceptance of the improvements and related easements from PBCSD.

33. PWSP003 TRAFFIC IMPROVEMENT PHASING PLAN

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: The applicant shall prepare a Traffic Improvement Phasing Plan. The plan shall address the timing of on-site and off-site improvements as they relate to the phasing of the project. The applicant shall submit the plan to the General Manager of the PBCSD for review and recommendation, and subject to the approval of the Director of Public Works.

Compliance or Monitoring Action to be Performed: Applicant shall submit a Traffic Improvement Phasing Plan to DPW for approval .

Action to be Performed: Applicant shall prepare and submit plan prior to issuance of the first Building Permit or grading permit or commence of construction activities, whichever occurs first.

34. PWSP004 TRAFFIC AND CIRCULATION - PEBBLE BEACH EVENT TRAFFIC

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: The applicant shall prepare an access plan for Pebble Beach event traffic during the construction phases of the Pebble Beach Company Project subject to review by the PBCSD and subject to approval of Public Works (Public Works)

Compliance or Monitoring Action to be Performed: Applicant shall prepare and submit an access plan for Pebble Beach event traffic at least 60 days prior to said event.

35. PWSP005 SUBDIVISION IMPROVEMENT AGREEMENT

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: The applicant shall enter into an Agreement with the County of Monterey to install subdivision improvements. (Public Works)

Compliance or Monitoring Action to be Performed: Prior to recordation of individual Maps, Owner/Applicant shall enter into an Agreement with the County to construct improvements. Improvements shall be bonded and constructed in accordance with the Agreement.

36. PWSP006 TRAFFIC AND CIRCULATION HIGHWAY 68/HIGHWAY1/17 MILE DRIVE INTERSECTION IMPROVEMENTS

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Applicant shall construct intersection improvements and install a traffic signal and/or roundabout(s) at the intersection of Highway 68/Highway 1 and 17 Mile Drive. This intersection shall be designed to operate at level of service (LOS) C or better in the year of project buildout with improvement plans approved by the Director of Public Works. The applicant shall obtain a Caltrans encroachment permit to construct improvements within the State right-of-way.

Compliance or Monitoring Action to be Performed: Applicant shall construct improvements and/or roundabout(s) at the listed intersection. Intersection shall be designed to operate at LOS C or better in the year of project buildout with a street section approved by the Director of Public Works. Improvements shall be constructed in accordance with the approved Phasing Plan.

The applicant shall obtain a Caltrans encroachment permit to construct improvements within the State right-of-way.

37. EHSP01 - WATER SYSTEM IMPROVEMENTS (STATE PERMITTED SYSTEM)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Design the water system improvements to meet the standards as found in Titles 17 and 22 of the California Code of Regulations and as found in the Residential Subdivision Water Supply Standards and the California Plumbing Code. (Environmental Health)

Compliance or Monitoring Action to be Performed: SITE - AREA F 2, AREA I 2, AREA K,, AREA J, AREA L, AREA U, COLLINS RESIDENCE, PBC CORPORATION YARD
Prior to issuance of grading/building permits FOR THE SUBDIVISION: Applicant shall submit engineered plans for the water system improvements to California Department of Public Health, Division of Drinking Water and Environmental Management, Monterey office (CDPH) for review and approval. Submit evidence to the Director of Environmental Health that the proposed water system improvements have been approved by CDPH prior to installing the improvements.

38. EHSP02 - FIRE FLOW STANDARDS

Responsible Department: Health Department

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

Compliance or Monitoring Action to be Performed: SITE - AREA F 2, AREA I 2, AREA J, AREA K, AREA L, AREA U, AREA V, COLLINS RESIDENCE, PBC CORPORATION YARD
Prior to issuance of grading/building permits - Applicant shall:
Submit plans for the proposed water system improvements to the local fire protection agency for review and approval.
Submit a set of signed or wet-stamped water system plans approved by the local fire protection agency to EHB for review and approval.

Prior to final building inspection: Water system improvements shall be inspected and approved by the local fire protection agency.

39. EHSP03 - SEWER SYSTEM IMPROVEMENT DESIGN

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Engineered plans for the sewer system including all necessary redundancies and separation shall be submitted to and approved by the Carmel Area Wastewater District (CAWD). Plans shall be in conformance with Monterey County Code, Chapter 19.13 and the California Plumbing Code, Title 24 part 5 of the California Code of Regulations. (Environmental Health)

Compliance or Monitoring Action to be Performed: SITE - AREA F 2, AREA I 2, AREA J, AREA K, AREA L, AREA U, AREA V, COLLINS RESIDENCE, PBC CORPORATION YARD

Prior to filing the subdivision map - Applicant shall:
1. Submit plans to CAWD and PBCSD for review and approval.
2. Submit written verification from CAWD and PBCSD to the Environmental Health Bureau that plans have been reviewed and approved.

40. EHSP04 - MANURE MANAGEMENT PLAN

Responsible Department: Health Department

Condition/Mitigation MANURE MANAGEMENT PLAN

Monitoring Measure: Provide a Manure Management Plan for equestrian facility to the Environmental Health Bureau (EHB) for review and approval. The Manure Management Plan shall include the following aspects:

- The volume of waste generated, method and time frame of continual disposal off-site, and necessary controls for vector, odor and waste run-off
- Detailed timeline to provide evidence to EHB that the plan is being implemented and the methods in place are controlling vectors, odor and waste run-off
- Appropriate mechanism to allow for public comment of neighbors to assess compliance to the plan.

The approved Manure Management Plan will be on file at the Environmental Health Bureau, File Number APN008-313-001-000/008-991-001-000 and available to the public upon request. (Environmental Health)

Compliance or Monitoring Prior to issuance of building permits for the equestrian facility - Applicant shall:
Action to be Performed: Submit two copies of the plan and monitoring timeline to the Environmental Health Bureau for review and approval.

The applicant shall operate the facility in a manner consistent with public health and safety requirements

41. EHSP05 - CALIFORNIA RETAIL FOOD CODE

Responsible Department: Health Department

Condition/Mitigation All improvements shall comply with the California Health and Safety Code, Division 104, Part 7,
Monitoring Measure: California Retail Food Code. (Environmental Health)

Compliance or Monitoring SITE - SPANISH BAY RESORT, THE LODGE AT PEBBLE BEACH, SPYGLASS HOTEL
Action to be Performed:

Prior to issuance of building permits for commercial structures - Applicant shall:
Submit plans and necessary review fees to Consumer Health Protection Services of the Environmental Health Bureau for review and approval.

42. EHSP06 - POOLS / SPAS

Responsible Department: Health Department

Condition/Mitigation Public pools and/or spas shall be designed and installed per the standards found in California
Monitoring Measure: Code of Regulations Title 22, Chapter 20 and Title 24, Chapter 31B. (Environmental Health)

Compliance or Monitoring SITE - SPANISH BAY RESORT, THE LODGE AT PEBBLE BEACH, SPYGLASS HOTEL
Action to be Performed: Prior to issuance of building permits - Applicant shall:
Submit plans and necessary review fees to Consumer Health Protection Services of the Environmental Health Bureau for review and approval

Prior to final inspection: Environmental Health will inspect pools and/or spas to verify construction according to Code.

43. WR49 - WATER AVAILABILITY CERTIFICATION (NON-STANDARD CONDITION)

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form.

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permits where the use involves new water usage, or intensification of existing water usage, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval. Construction shall be in compliance with said Release Form.

A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at: www.mcwra.co.monterey.ca.us.

44. WR50 - CC&R'S WATER CONSERVATION PROVISIONS (NON-STANDARD CONDITION)

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a copy of the subdivision Covenants, Conditions, and Restrictions containing the following provisions from Monterey County Water Resources Agency Ordinance No. 3932: "All new construction shall 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."

Compliance or Monitoring Action to be Performed: Prior to recordation of any subdivision map, the owner/applicant shall submit the CC&R's to the Water Resources Agency for review and approval. Construction shall be conducted in accordance with said CC&R's.

45. WR51 - LANDSCAPING REQUIREMENTS (NON-STANDARD CONDITION)

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: A notice shall be recorded on the deed for each lot stating: "The front yards of all homes shall be landscaped at the time of construction. Low water use or drought tolerant plants shall be used together with water efficient irrigation systems."

Compliance or Monitoring Action to be Performed: Prior to recordation of any subdivision map, the owner/applicant shall submit a signed and notarized 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 or online at: www.mcwra.co.monterey.ca.us.

The notice shall be recorded concurrently with the subdivision map for each subdivision.

46. WRSP1 - DRAINAGE NOTE (NON-STANDARD CONDITION)

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: A note shall be recorded on the subdivision map for each subdivision stating: "Prior to issuance of any construction permits, a drainage plan shall be prepared by a registered civil engineer, to mitigate on-site and off-site impacts. The plan shall include stormwater detention facilities. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency."

Compliance or Monitoring Action to be Performed: Prior to recordation of any subdivision map, the owner/applicant shall submit a copy of the subdivision map including the appropriate notation to the Water Resources Agency for review and approval.

47. WRSP2 - COMPLETION CERTIFICATION (NON-STANDARD CONDITION)

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a registered civil engineer or licensed contractor that drainage facilities have been constructed in accordance with the approved drainage plan.

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall submit a letter to the Water Resources Agency prepared by a registered civil engineer or licensed contractor.

This condition is applicable to any construction permits that include detention facilities or oil/grit separators.

48. Non-Standard FIRE PROTECTION AND SUPPRESSION CONDITION 3

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Emergency fire access road improvement plans shall be approved by PBCSD prior to issuance of grading permits. An engineering report must substantiate weight-bearing requirements for Fire Department equipment (60,000 lbs. over 2 axes) and must also address erosion control for all types of weather conditions specific to the PBCSD area. An agreement designating ownership and maintenance requirements for all access roads shall be approved by the PBCSD prior to recording the subdivision map. (Fire) SITES: ALL SITES

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans as applicable, as "Fire Department Notes".

Applicant shall schedule a fire department clearance inspection for each phase of development.

49. Non-Standard FIRE PROTECTION AND SUPPRESSION CONDITION 4

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All raised medians and gates shall be set back 30 feet from face of curb or edge of pavement to minimize vehicle stacking effects for emergency equipment. Vertical clearance requirement of 15' shall be maintained through travel path at all gate entrances. The design height of all portions of gate structures shall accommodate a safe, unobstructed angle of approach and departure for all emergency fire apparatus. All gates must be at least 12 feet wide and have Knox Rapid Entry systems. (Fire) SITES: ALL SITES

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans as applicable, as "Fire Department Notes".

Applicant shall schedule a fire department clearance inspection for each phase of development.

50. Non-Standard FIRE PROTECTION AND SUPPRESSION CONDITION 5

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All lots shall comply with PBCSD Ordinance 19 and the practical intent of California Public Resources Code (PRC) 4291 for clearances of flammable vegetation from structures. (Fire) SITES: ALL SITES

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans as applicable, as "Fire Department Notes".

Applicant shall schedule a fire department clearance inspection for each phase of development.

51. Non-Standard FIRE PROTECTION AND SUPPRESSION CONDITION 6

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Fuel Modification Plans that address fuel reduction requirements for open space areas shall be approved by PBCSD prior to the issuance of grading permits. Setbacks for structural defensible space shall meet the requirements of current California Fire Code, local amendments, PRC 4290, and PRC 4291. Provisions shall be made for perpetual maintenance of open space areas. (Fire) SITES: ALL SITES

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans as applicable, as "Fire Department Notes".

Applicant shall schedule a fire department clearance inspection for each phase of development.

52. Non-Standard FIRE PROTECTION AND SUPPRESSION CONDITION 7

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The minimum fire flow for fire hydrants shall meet the current California Fire Code for the residential and commercial areas. The minimum fire flow for fire hydrants serving residential areas shall be 1500 gallons per minute (gpm) for 2 hours at 20 psi residual pressure. The minimum fire flow for fire hydrants serving commercial areas shall be determined by the fire flow tables in the current California Fire Code. (Fire) SITES: ALL SITES

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans as applicable, as "Fire Department Notes".

Applicant shall schedule a fire department clearance inspection for each phase of development.

53. Non-Standard FIRE PROTECTION AND SUPPRESSION CONDITION 8

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Fire hydrant spacing shall conform at a minimum to the standards set forth in the current California Fire Code Appendix CC. All fire hydrants shall have (1) 2 ½' x (2) 4' outlets, James Jones 3775 series or equivalent. All fire hydrants must be installed and accepted by PBCSD prior to the placement of combustible materials on any lot. Blue reflective hydrant markers shall be provided and installed per PBCSD standards. (Fire) SITES: ALL SITES

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans as applicable, as "Fire Department Notes".

Applicant shall schedule a fire department clearance inspection for each phase of development.

54. Non-Standard FIRE PROTECTION AND SUPPRESSION CONDITION 9

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Fire protection water system improvement plans shall be prepared by a registered civil engineer and approved by PBCSD prior to issuance of grading permits or subdivision map recordation. (Fire) SITES: ALL SITES

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans as applicable, as "Fire Department Notes".

Applicant shall schedule a fire department clearance inspection for each phase of development.

55. Non-Standard FIRE PROTECTION AND SUPPRESSION CONDITION 10

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Prior to recording the subdivision map for areas that require construction of fire protection water system improvements, the owner shall install or provide adequate bonding for construction of the required improvements in accordance with the approved plans and obtain final approval from PBCSD. (Fire) SITES: ALL SITES

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans as applicable, as "Fire Department Notes".

Applicant shall schedule a fire department clearance inspection for each phase of development.

56. SUPPRESSION CONDITION 1

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All proposed building improvements are required by the Pebble Beach Community Services District (PBCSD) to be consistent with current California Fire Code and local amendments, including residential fire protection sprinkler systems. (Fire) SITES: ALL SITES

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans as applicable, as "Fire Department Notes".

Applicant shall schedule a fire department clearance inspection for each phase of development.

57. SUPPRESSION CONDITION 2

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Street and fire access roads shall meet the requirements of the current California Fire Code and local amendments and must be completed prior to the placement of combustible materials on any lot. These standards shall be established and maintained year-round by the Pebble Beach Company for the full driving height and width of the road surface. (Fire) SITES: ALL SITES

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans as applicable, as "Fire Department Notes".

Applicant shall schedule a fire department clearance inspection for each phase of development.

58. MM AES A1. INCORPORATE DESIGN FEATURES AND LANDSCAPING REQUIREMENTS IN DESIGN PLANS AND SPECIFICATIONS FOR ALL DEVELOPMENT SITES

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM AES A1. INCORPORATE DESIGN FEATURES AND LANDSCAPING REQUIREMENTS IN DESIGN PLANS AND SPECIFICATIONS FOR ALL DEVELOPMENT SITES
Incorporate design features and landscaping requirements in design plans and specifications for all development sites that involve construction of new structures or modification of existing structures. For all development, landscape buffers will be preserved along the perimeters of all development sites to maximize screening of public views. Additional landscape screening will be placed in the areas along 17 Mile Drive where canopy gaps in roadside vegetation allow for additional shrub and tree infill plantings. Landscape species will be selected and placed to appear compatible with the existing vegetation in this area. Under no circumstances will any invasive plant species be used at any location. For visitor serving development, architectural treatments of visitor serving facilities will incorporate building facade and roofline articulation designed to reduce their apparent building mass. Architectural treatments of visitor serving facilities will incorporate building façade and roofing materials, including the selection of exterior paint colors, which are consistent with the visual character of existing buildings located on the site and existing buildings surrounding the site. For residential development, structures associated with new single family residential development will be set back from parcel property lines consistent with County zoning and development standards to minimize the proposed projects visibility, as seen from sensitive public viewing locations. New landscaping in residential developments will be specified and placed in a manner that blends into the surrounding natural landscape.

Compliance or Monitoring Action to be Performed: Prior to project construction, the applicant will incorporate design features and landscaping, as described in this Measure, into plans for all development as outlined in the conditions for review and approval by the County and enumerate as "MM AES A1 (Design Features and Landscaping) - Planning Department Notes". The applicant will be responsible for maintaining and monitoring the landscaping at all visitor serving facilities and within public views from 17 Mile Drive.

59. MM AES A2. PREPARE AND IMPLEMENT A LANDSCAPE PLAN FOR THE INTERSECTION RECONFIGURATION OF SR1, S

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM AES A2. PREPARE AND IMPLEMENT A LANDSCAPE PLAN FOR THE INTERSECTION RECONFIGURATION OF SR1, SR68 and 17 MILE DRIVE AND THE INTERNAL ROADWAY INTERSECTION IMPROVEMENTS.
Prepare and implement a landscape plan for the intersection reconfiguration of SR1, SR68 and 17 Mile Drive and the internal roadway intersection improvements. The landscape plan will include the following components. 1. The species composition of the landscape plan will reflect species that are native and indigenous to the project area. The species list should include trees, shrubs, and an herbaceous understory of varying heights. Plantings will be installed to mimic natural patterns. If space does not allow or the slope is greater than 2 to 1, a native perennial hydroseed mix will be applied at a minimum. 2. Native perennial hydroseed mix will be applied at all locations with exposed soil and steep slopes to prevent soil erosion, reduce water pollution, and help preserve the existing landscape character. Other erosion control and water pollution prevention practices will also be utilized, as recommended by the project landscape architect and or project designer. Hydroseeded areas treated prior to the wet season between September 15 and October 15 will not require irrigating. Areas treated prior to that might require periodic truck watering to facilitate seed growth. 3. The landscape architect will work with the engineers to ensure the landscape plan addresses retaining walls and grade transitions. Retaining wall design, colors and treatment will be approved by Caltrans and the County. Gradual grade transitions like slope rounding will be incorporated into the landscape design at hinge and catch points of earthwork slopes, and flatter slopes at 1-to-4 slope ratios will be implemented where applicable to preserve the existing grade around the base of trees that are to remain, so that tree roots are not affected by cut or fill earthwork. 4. Vegetation will be planted within the first year following completion of the intersection improvements. 5. An irrigation and maintenance program will be implemented during the plant establishment period. The irrigation system will utilize a smart watering system that evaluates the existing site conditions and plant material against weather conditions to avoid overwatering of such areas. The irrigation system will be managed in such a manner that broken spray heads, pipes, or other components of the system are fixed within 1 to 2 days, or the zone or system will be shut down until it can be fixed to avoid undue water flows. The irrigation system will be managed by the applicant within Del Monte Forest and by Caltrans within state right of way. 6. Under no circumstances will any invasive plant species be used at any location.

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans as applicable, as "MM AES A2 (Roadway Improvements) - Planning Department Notes".

As part of the final design for intersection improvements, the applicant will prepare a landscape plan for the intersection improvements of SR1 SR 68 and 17 Mile Drive and the internal intersection improvements as outlined in the conditions to be approved by Caltrans for the portion within the Caltrans ROW and the County for the portion outside the Caltrans ROW and all internal intersections. Caltrans will be responsible for maintenance within the State ROW, and the applicant will be responsible for the portion of the improvements located within Del Monte Forest.

60. MM AES C1. INCORPORATE LIGHT AND GLARE REDUCTION MEASURES IN DESIGN PLANS AND SPECIFICATIONS.

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM AES C1. Incorporate light and glare reduction measures in design plans and specifications. The design plans and specifications for all proposed visitor serving development will include exterior lighting that provides for the safety and security of people using the facilities in the evening but that is not intrusive and glaring. Light and glare reduction measures include but are not limited to the following. 1. All exterior lighting will be directed downward and toward the development site. 2. All exterior lighting will be installed at the lowest allowable height, the lowest allowable wattage will be used, and the number of nighttime lights used will be minimized. 3. The design of exterior light fixtures will incorporate shielding to prevent glare. 4. Nonglare fixtures will be specified for outdoor project lighting. 5. Where appropriate, trees will be planted along roadway frontages to reduce potential glare. 6. Nonreflective colors and finishes will be used for all exterior building and structure treatment. 7. Project lighting including locations and specific fixture types will be subject to the County's design review process.

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans as applicable, as "MM AES C1 (Lighting) - Planning Department Notes".

Prior to project construction, the applicant will ensure that design plans and specifications for all proposed visitor serving development include exterior lighting that provides for the safety and security of people using the facilities in the evening, but that is not intrusive and glaring. The design plans will be reviewed and approved by the County.

Prior to final building inspection and regarding any future construction in the project area: Lighting shall be installed and maintained in accordance with this Measure.

61. MM AQ C1. IMPLEMENT MEASURES TO CONTROL FUGITIVE DUST EMISSIONS DURING CONSTRUCTION.

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM AQ C1. Implement measures to control fugitive dust emissions during construction. The applicant will ensure the construction specifications include the following measures, recommended by the MBUAPCD to the extent feasible and practicable to control PM10 emissions from construction activities. 1. Water all active construction areas at least twice daily. Frequency should be based on the type of operation, soil, and wind exposure. 2. Prohibit all grading activities during periods of high wind more than 15 miles per hour. 3. Apply chemical soil stabilizers on inactive construction areas such as disturbed lands within construction projects that are unused for at least four consecutive days. 4. Apply non-toxic binders like latex acrylic copolymer to exposed areas after cut and fill operations and hydroseed area. 5. Maintain at least 2 feet of freeboard on haul trucks. 6. Cover all trucks hauling dirt sand or loose materials. 7. Plant tree windbreaks on the windward perimeter of construction projects if adjacent to open land, prior to construction. 8. Plant vegetative ground cover in disturbed areas as soon as possible. 9. Cover inactive storage piles. 10. Install wheel washers at the entrance to construction sites for all exiting trucks. 11. Pave all roads on construction sites prior to use by construction equipment. 12. Sweep streets if visible soil material is carried out from the construction site and check at least once daily. 13. Post a publicly visible sign that specifies the telephone number and person to contact regarding dust complaints. This person will respond to complaints and take corrective action within 48 hours. The phone number of the MBUAPCD will be visible to ensure compliance with Rule 402 Nuisance. 14. Limit the area under construction at any one time.

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans as applicable, as "MM AQ C1 (Dust Control) - Planning Department Notes".

Prior to construction, the applicant will ensure the construction specifications include the requirements outlined in this Measure during construction as verifiable upon County inspection

62. MM AQ C2. IMPLEMENT MEASURES TO CONTROL CONSTRUCTION RELATED EXHAUST EMISSIONS DURING CONSTR

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM AQ C2. IMPLEMENT MEASURES TO CONTROL CONSTRUCTION RELATED EXHAUST EMISSIONS DURING CONSTRUCTION. Implement measures to control construction related exhaust emissions during construction. The construction specifications will include the following measures, recommended by the MBUAPCD to the extent feasible and practicable to reduce emissions from heavy duty off road diesel-powered construction equipment. 1. Limit use of equipment. 2. Replace diesel powered equipment with gasoline powered equipment. 3. Modify engine with ARB verified retrofit. 4. Repower with current standard diesel technology. 5. Repower with compressed natural gas and or liquid natural gas technology. 6. The applicant will ensure that the construction specifications require construction contractors to retrofit and install diesel particulate filters capable of achieving an 85 percent reduction in PM10 exhaust emissions Level 3 on all off road construction equipment and diesel oxidation catalysts and Level 3 DPFs on all on road soil hauling.

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans as applicable, as "MM AQ C2 (Emission Control) - Planning Department Notes".

Prior to project construction, the applicant will ensure that construction specifications include the measures listed in the conditions to the extent feasible and practicable to reduce emissions from heavy duty off road diesel powered construction equipment. The construction contractor will ensure these measures are implemented during construction as verifiable upon County inspection.

63. MM AQ E1. PREPARE AND IMPLEMENT A MANURE MANAGEMENT PLAN.

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM AQ E1. Prepare and implement a manure management plan. The plan will require daily management of liquid and solid wastes, and disposal of these wastes off the site at least twice weekly or as required by Environmental Health Bureau, EHB. In accordance with EHSP04 Manure Management Plan, the plan will include the following. 1. The volume of waste generated, method and time frame of continual disposal offsite, and necessary controls for vector, odor and waste runoff. 2. Detailed timeline to provide evidence to EHB that the plan is being implemented and the methods in place are controlling vectors, odor and waste runoff. 3. Appropriate mechanism to allow for public comment of neighbors to assess compliance of the plan. 4. Odor complaint tracking and abatement program. The applicant will design and implement an odor complaint tracking and abatement program to address and respond to odor complaints for the Equestrian Center. The program will require the project applicant to post a telephone number and contact person at the project site where odor complaints may be made. The program will detail how upon receipt of an odor complaint the project applicant will evaluate facility operations to ensure that odor complaints are tracked, investigated, and minimized. The program will be developed after the Equestrian Center is reconstructed and before residential lots in Area U are prepared for development whichever occurs first, and the program will be developed in coordination with and approved by the County. 5. Place manure and waste receptacles as far as possible from sensitive receptors. The applicant will locate manure and waste receptacles as far as possible from sensitive receptors to reduce the potential for exposure of sensitive receptors to odors from animal waste. The location will be included in the final design plans which will be approved by the County. 6. Include additives and supplements to feedstock to help reduce manure odors. Various feedstock additives and supplements are available that will help minimize odor-generating microorganisms and compounds. The applicant will make available additives and supplements to animals housed or using the Equestrian Center at cost to help reduce odors from animal waste. The approved manure management plan will be on file at EHB and available to the public upon request. The applicant will operate the Equestrian Center in a manner consistent with the plan and any additional requirements set forth by EHB.

Compliance or Monitoring Action to be Performed: Prior to issuance of a building permit for the equestrian center reconstruction, the applicant will prepare a manure management plan and submit it to the Monterey County Health Department, Environmental Health Bureau for review and approval.

64. MM BIO A1. DEVELOP AND IMPLEMENT A SITE SPECIFIC RESOURCE MANAGEMENT PLAN BASED ON THE MASTER R

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM BIO A1. Develop and implement site specific resource management plans (SSRMPs) based on the Master Resource Management Plan (RMP) for each of the six preservation areas. 1. Signal Hill Dune Preservation Area in Area M. 2. Combined SSRMP for the contiguous preservation areas in Areas N, O, U, and V and the preserved occurrence of Pacific Grove clover in Collins Field if the in-situ preservation mitigation option is selected. 3. Combined SSRMP for preservation areas B and C. 4. Combined SSRMP for contiguous areas including Huckleberry Hill Natural Habitat Area and SFB Morse Preserve, preservation areas F-1, F-3, G, H, I-2 and Corporation Yard and possibly a portion of area D. 5. Combined SSRMP in Lower Seal Rock Creek Area for preservation areas I-1, J, K and L and management of Hickman's potentilla and Pacific Grove clover in Indian Village. 6. Preservation Area PQR. Each SSRMP will include specific management measures for Monterey pine forest, Monterey pygmy forest, coastal dune habitat, riparian habitat, wetlands and waters, special status plant species, special status wildlife species including CRLF, nesting raptors and MBTA regulated bird species, and pallid bat. The SSRMP will include description of the resource and management measures to protect the resource; specific protection, restoration, and management methods, including timing and personnel; and monitoring methods and reporting procedures, including timing and personnel. For Monterey pine forest restoration and management and for each special status plant that is targeted for reestablishment, transplantation, propagation, outplanting, or in situ management, the USFWS policy guidelines regarding controlled propagation of listed species will be followed for the reintroduction or establishment of new populations of federally listed species. For special status plants, each SSRMP will include 1. Detailed transplantation, propagation, and outplanting methods. 2. Description and mapped locations for donor sites. 3. Site selection methods including donor sites, reestablishment sites, and transplantation sites. 4. Site protection measures. 5. Adaptive management plan including weed control. 6. Success criteria. 7. Monitoring-reporting methods conducted annually for the first 5 years and then every 2 years until the success criteria have been met. Each SSRMP will include a County-approved annual work plan and monitoring report that includes an education program for maintenance staff whereby a qualified biologist will provide information on special status plant and wildlife species. The applicant will ensure the measures are implemented by monitoring for at least 20 years. The use of invasive non-native species is prohibited in the landscaping for Equestrian Center Reconstruction; New Employee Parking in Area B; Residential Lot Subdivisions in Areas J, K, L, M Spyglass Hill, U, V, Corporation Yard, and any other commercial or residential landscaping adjacent to existing or proposed preservation areas. Landscaping plans shall be prepared for all development in these areas and submitted to County for review and approval prior to issuance of building permits for each site. The prohibition of use of invasive nonnative species will be a condition of issuance of building permits for each site. This measure requires educational outreach to property owners in areas adjacent to proposed preservation areas as well as property owners in the DMF in general regarding invasive nonnative species and the threat they pose to native vegetation and habitats in the DMF, how to recognize non-native species, how to report their presence, and appropriate methods of removal. Additionally, the site conditions for the New Employee Parking in Area B will specify that outside lighting will not be directed at the Area B preservation area and will be directed downward or inward toward the parking lot.

Compliance or Monitoring Action to be Performed: MM BIO A1. DEVELOP AND IMPLEMENT A SITE SPECIFIC RESOURCE MANAGEMENT PLAN BASED ON THE MASTER RMP FOR EACH PRESERVATION AREA.

Prior to issuing building permits potentially affecting any of the six preservation areas, the applicant will be required to provide funds for the County to contract a qualified third-party biologist to develop and implement the SSRMPs, including the detailed work plan and monitoring report described above and based on the guidance and framework provided in Master RMP. The contracted biologist shall include the PBCSD Fire Department as a party to the development of the SSRMPs. The SSRMPs and monitoring reports will be reviewed and approved by the County. The applicant will ensure the measures are implemented by monitoring for a minimum of 20 years.

65. MM BIO A2. DEDICATE CONSERVATION EASEMENTS TO THE DEL MONTE FOREST FOUNDATION FOR ALL PRESERVA

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM BIO A2. DEDICATE CONSERVATION EASEMENTS TO THE DEL MONTE FOREST FOUNDATION FOR ALL PRESERVATION AREAS.

The applicant will be required to dedicate conservation easements to the Del Monte Forest Foundation or other approved entity for proposed preservation areas, which includes undeveloped land within Areas B, C, F-1, F-3, G, H, I, J, K, L, M, N, O, PQR, U, V, and Corporation Yard as identified in Appendix C. The conservation easements will incorporate specific development prohibitions based on the protection measures outlined in the Master RMP in Appendix C in Volume I of EIR and the SSRMPs to be developed per MM BIO A1. The conservation easements will contain specific restrictive language that permanently prohibits all future development in the preservation areas, with the following three exceptions. 1. Existing trails and utility uses and their maintenance. 2. New recreational trails and utility lines within the applicant's proposed preservation areas. 3. Limited expansion of trails, but not expansion of formal recreational facilities, utility lines or corridors, nor construction of any additional supporting facilities. The conservation easements will also contain a guarantee of full funding for implementation and monitoring by the applicant of all agency approved resource management methods established in all agreements and MOUs, and a statement that these dedicated areas cannot be used for the mitigation of any other past, present, or future projects. The intent of this language is to prevent the possibility of later revision, amendment, or interpretive disputes concerning the conservation easements that might directly or indirectly result in the loss of habitat area and quality that is intended and required solely as mitigation for this project's effects. The intent is also to ensure the implementation of proposed resource management activities that are intrinsic to enhancing and maintaining the forest's ecological values, such as implementation of resource and wildfire management practices.

Compliance or Monitoring Action to be Performed: Prior to obtaining any building permits potentially affecting Preservation Areas, the applicant will be required to dedicate conservation easements to the Del Monte Forest Foundation or other approved entity for proposed preservation areas.

66. MM BIO B1 C. DEDICATE ADDITIONAL AREA OF UNDEVELOPED MONTEREY PINE FOREST.

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM BIO B1 C. The applicant will dedicate an additional 7 acres or more of undeveloped pine forest in Area D, Old Capitol site, or Aguajito site to offset the contribution of the proposed project to a substantial cumulative loss of Monterey pine forest. Area D, which is west of Highway 1, mostly north of the Sawmill Gulch site, and adjacent to the HHNHA. If this site is selected, 7 acres would be preserved contiguous to forested areas within Del Monte Forest adjacent to the HHNHA. The portion of Area D to be preserved would include the entire area between Congress Road and SFB Morse Drive and approximately 3 acres to the east of SFB Morse Drive. The Old Capitol site is east of SR 1 in the City of Monterey and south of Del Monte Shopping Center and contains Monterey pine forest, Yadon's piperia, and possibly other sensitive biological resources. The applicant has entered into a MOU with USFWS to preserve 16 acres of Monterey pine forest at this site containing Yadon's piperia. The 7 acres required by this measure could be fulfilled within 16 acres required by the MOU. The Aguajito site is east of SR 1, south of SR 68, and north of Jack's Peak County Park and contains Monterey pine forest, Yadon's piperia and possibly other sensitive biological resources. The applicant has entered into a MOU with USFWS to preserve the 83 acres of Monterey pine forest at this site containing Yadon's piperia. The 7 acres required by this measure could be fulfilled within 83 acres required by the MOU. Resource management of the 7 acre dedicated area will be conducted in accordance with MM BIO A1, and the dedications will be in accordance with the requirements of MM BIO A2.

Compliance or Monitoring Action to be Performed: Prior to issuance of development permits, the applicant will dedicate an additional 7 acres or more of undeveloped pine forest as described above.

67. MM BIO B2. INCLUDE ADDITIONAL MEASURES IN RESOURCE MANAGEMENT PLAN FOR AREAS M AND L TO AVOID IN

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM BIO B2. INCLUDE ADDITIONAL MEASURES IN RESOURCE MANAGEMENT PLAN FOR AREAS M AND L TO AVOID INDIRECT IMPACTS ON DUNE HABITAT. The applicant previously prepared a site specific RMP for coastal dune scrub for a previously proposed DMF PDP project, see Zander Associates 2001a. The applicant subsequently prepared a Biological Resources Review for the current project that summarized recommended mitigation measures to maintain and manage dune habitat in Area L as well as in Area M, see Zander Associates 2010. As part of the project conditions of approval, a site specific RMP will implement protection, restoration, and preservation measures to avoid direct and deleterious indirect effects to special status dune plant species within the dune habitat in Preservation Areas L and M including the following. 1. Irrigation systems will be designed to ensure that, under windless conditions, restored dune habitat is not subject to substantial overspray. 2. Drainage improvements will direct run off from roads and paved surfaces away from dune habitat, and drainage improvements within the adjacent Spyglass Hill Golf Course will be located entirely within the golf course not dune habitat. 3. Nonnative species will be removed and controlled to prevent invasion of dune species habitat. 4. Rare plant dune restoration areas will be located away from the perimeter of existing golf courses. 5. Permanent physical barriers will be installed along the edge of the "Green Trail," the Dunes Road, and other portions of the dune habitat as necessary to prevent encroachment into this habitat. Adequate signage will identify dune habitat and indicate that pedestrian traffic within such areas is not permissible. Monitoring shall be conducted as necessary to support resource management.

Compliance or Monitoring Action to be Performed: Prior to obtaining building permits for development near Preservation Areas L and M, the applicant will ensure implementation of the protection, restoration, and preservation measures identified in the site specific RMPs for special status dune plant species within dune habitat in Preservation Areas L and M. The applicant will ensure a qualified biologist under contract to the County conducts monitoring as necessary to support resource management.

68. MM BIO B3. INCLUDE ADDITIONAL MEASURES IN HHNHA RMP TO PROTECT SENSITIVE RESOURCES AND USE DIRECTED LIGHTING AND ENVIRONMENTAL EDUCATION FOR NEW RESIDENCES AT CORPORATION YARD.

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM BIO B3. INCLUDE ADDITIONAL MEASURES IN HHNHA RMP TO PROTECT SENSITIVE RESOURCES AND USE DIRECTED LIGHTING AND ENVIRONMENTAL EDUCATION FOR NEW RESIDENCES AT CORPORATION YARD.

The following six measures will be incorporated into the site specific RMPs and Annual Work Plan and Monitoring Plan required by Mitigation Measure BIO-A1 to control trail use impacts in the HHNHA. 1. Implement an annual program of erosion control and trail maintenance along trails. 2. Permanently close and revegetate all informal trails. 3. Provide environmental education about sensitive resources for new residents at Corporation Yard such as staying on marked trails, crossing drainages only at marked crossings, and avoiding the introduction of invasive species. 4. Monitor trails and trail crossings of drainages during wet season, temporarily close single-track trails and other trails when substantial erosion potential exists, and conduct maintenance as necessary to prevent soil erosion and sedimentation from subsequent storm events. 5. Conduct at least annual and more frequent if necessary weed control surveys both along and off trails and use manual, mechanical, and appropriate chemical or other means of control where infestation of noxious weeds is identified. 6. Monitor HHNHA for feral animals in cooperation with the Monterey County Animal Services, and remove feral colonies to protect native wildlife species. The following three measures will be incorporated into site conditions for all residential development at Corporation Yard. 1. Outside lighting will not be directed at the HHNHA preservation areas. 2. Direct outside lighting downward or inward toward development areas. 3. Provide environmental education about HHNHA sensitive resources to homebuyers and residents at the Corporation Yard residential area including measures that individuals can implement to lower their impact such as crossing drainages at marked crossings, staying on designated trails, controlling pets, avoiding spread of non-native invasive species, and directing temporary and permanent lighting inward.

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans as applicable, as "MM BIO B3 (Sensitive Resources) - Planning Department Notes".

Prior to issuance of applicable building permits, the applicant will ensure the additional measures are incorporated into the site specific RMP and the annual work plan and monitoring plan for the Huckleberry Hill Natural Habitat Area, and will develop a protocol for implementing and monitoring the temporary trail closures and periodic maintenance that will be incorporated into the HHNHA RMP.

69. MM BIO C1. AVOID OR COMPENSATE FOR THE LOSS OF WETLANDS AND IMPLEMENT RESOURCE MANAGEMENT ME/

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM BIO C1. AVOID OR COMPENSATE FOR THE LOSS OF WETLANDS AND IMPLEMENT RESOURCE MANAGEMENT MEASURES TO MAINTAIN WETLANDS IN PRESERVATION AREAS.

Avoid or compensate for the loss of wetlands and implement resource management measures to maintain wetlands in the preservation areas.

The applicant will modify the lot in Area U and the roadway in Area L to avoid direct impacts on wetlands and drainages, and or the applicant will compensate for the loss of wetlands and wetland functions through creation of new wetlands or enhancement of existing wetlands in one or more preservation areas, such that no net loss of wetland functions occurs. The applicant previously prepared a Wetland Management Plan for the project that includes general measures for wetland and riparian management within preservation areas. These measures include maintaining existing water budgets, protecting water quality, restoring hydrologic continuity and movement corridors for wildlife, enhancing plant community diversity, and regulating use, see Wetlands Research Associates 2001. These measures will be incorporated into the site-specific RMPs specified in MM BIO A1.

Compliance or Monitoring Action to be Performed: Prior to final design approval for Area U and Area L development, the applicant will modify the lot in Area U and roadway in Area L to avoid direct impacts on wetlands and drainages or provide compensation as described in condition text, to be approved by the County and qualified biologist.

70. MM BIO D1. IMPLEMENT RESOURCE MANAGEMENT MEASURES TO MAINTAIN AND ENHANCE YADONS PIPERIA HABI

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM BIO D1. IMPLEMENT RESOURCE MANAGEMENT MEASURES TO MAINTAIN AND ENHANCE YADONS PIPERIA HABITAT.

Include the following eight measures in site-specific RMPs for preservation areas to maintain and enhance Yadons piperia (YP) habitat. 1. Maintain natural conditions including current drainage patterns and understory vegetation and prohibit understory clearing in proposed YP preservation areas. 2. Protect YP populations adjacent to existing golf courses in preservation parcels at Areas K and L from unintended disruptions by pedestrians and golfers by fencing perimeter of forested open space areas if could be affected by pedestrian traffic. Install temporary protective fencing during large golf tournaments and during species' blooming and fruiting period if area could be affected by pedestrian traffic. Fencing height must allow wildlife movement but deter golfers. 3. Remove nonnative invasive species within preservation areas. 4. Restrict maintenance to avoid YP flowering and fruiting season. 5. Maintain, sign and direct use of designated trails to reduce potential for informal access through YP areas and locate any new trails to avoid occupied YP. Install vehicle barriers at key locations to reduce potential for off-road vehicle and bike access. Close and restore informal trails in existing YP habitat. 6. Manage stormwater runoff to reduce effects on known YP habitat. Repair erosion gullies on trails and in areas determined necessary via periodic site inspections. 7. Implement education program to inform landowners, workers, and golfers about the sensitivities in areas adjacent to YP habitat. 8. Continue to support research regarding YP management and enhancement and fund new research if monitoring indicates substantial diminishment of existing YP populations in preservation areas. If monitoring indicates populations are substantially declining, additional required enhancement activities may include protection against herbivory, increased invasives management, vegetation management, or other adaptive management actions as determined by biologist.

Compliance or Monitoring Action to be Performed: Prior to issuance of building or grading permits, the applicant will provide funding to ensure these eight measures are incorporated into the site-specific RMPs, implemented, and monitored by appropriate staff, including a qualified biologist as necessary under contract to the County.

71. MM BIO D2. RESTORE 1.6 ACRES GOWEN CYPRESS AND BISHOP PINE HABITAT AT HHNHA AND IMPLEMENT RESOUF

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM BIO D2. RESTORE 1.6 ACRES GOWEN CYPRESS AND BISHOP PINE HABITAT AT HHNHA AND IMPLEMENT RESOURCE MANAGEMENT MEASURES TO MAINTAIN AND ENHANCE GOWEN CYPRESS HABITAT.
Restore 1.6 acres of Gowen cypress and Bishop pine habitat at the Huckleberry Hill Natural Habitat Area (HHNHA) and implement resource management measures to maintain and enhance Gowen cypress habitat. Restoration of 1.6 acres of Gowen cypress and Bishop pine habitat at the HHNHA shall include the following five measures. 1. Elimination of existing nonnative vegetation and native species that do not occur within the adjacent undisturbed native forest though slashing, uprooting or targeted herbicide application. 2. Restoration may need to be phased in order to control non-native invasive species colonization. 3. Gowen cypress and Bishop pine seedlings grown from Huckleberry Hill stock will be outplanted in the fall with the objective of having sapling densities of at least 400 per acre. 4. Initial planting densities will be 10 to 30 percent higher than target density with exact percentage to be determined in the RMP for HHNHA. 5. Replacement plantings and contingent actions carried out in accordance with monitoring of success criteria. The following two resource management measures will be implemented. 1. Landscaping in residential development areas adjacent to the HHNHA including Corporation Yard and Areas F-2 and I-2 will be prohibited from using cultivated horticultural Gowen cypress trees to avoid genetic contamination of the native Gowen cypress trees in the nearby HHNHA and SFB Morse Botanical Preserve. 2. Identify management issues unique to Gowen cypress and Bishop pine forest and develop specific management measures necessary to maintain this habitat type in Area F-1, F-3, and the HHNHA. Incorporate these measures into the site-specific RMPs required by MM BIO A1.

Compliance or Monitoring Action to be Performed: Prior to building permit, the applicant will provide funding to ensure these measures are incorporated into the site-specific RMPs, implemented, and monitored by appropriate staff, including a qualified biologist as necessary under contract to the County.

72. MM BIO D3. REDESIGN THE PROPOSED DRIVING RANGE TO AVOID PACIFIC GROVE CLOVER

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Applicant will ensure relocated Driving Range will avoid the 0.20 acre Pacific Grove clover (PGC) habitat area, and the following four resource management measures will be implemented. 1. Preconstruction survey to identify the location and extent of the occurrence at Collins Field. 2. Protective fencing to avoid the PGC clover occurrence will be 4 feet high bright color synthetic mesh or an equivalent. 3. All construction activities will be restricted from fenced area. 4. A qualified biologist will define specific management and enhancement methods for the PGC population and incorporate these methods into a site specific RMP, annual workplan, and monitoring report and will monitor PGC and its habitat.

Compliance or Monitoring Action to be Performed: Prior to building permit issuance: Applicant will ensure fencing is installed before construction equipment is allowed onto the site and before construction activities take place and will remain until construction complete.
A qualified biologist will define specific management and enhancement methods for the PGC population and incorporate these methods into a site specific RMP.

Ongoing: Applicant shall submit an annual PGC workplan and monitoring report to the County RMA - Planning Department.

73. MM BIO D4. MANAGE THE INDIAN VILLAGE OCCURRENCE OF PACIFIC GROVE CLOVER TO ENSURE ITS CONTINUED SURVIVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM BIO D4. MANAGE THE INDIAN VILLAGE OCCURRENCE OF PACIFIC GROVE CLOVER TO ENSURE ITS CONTINUED SURVIVAL.

The applicant will manage the Indian Village occurrence of Pacific Grove clover to ensure its continued survival by implementing the following. With the approval of the Del Monte Forest Foundation property owner, the applicant will manage the existing Pacific Grove clover population at Indian Village to ensure its survival. The site population will be monitored periodically to examine potential changes over time. Alterations to current disturbance regimes should be cautiously attempted. Disturbance regimes should be gradually transitioned toward controlled disturbance management. Fencing of the population will not be required if monitoring shows the population to be stable over time. A resource management plan, describing management measures for this population that has been approved by the Del Monte Forest Foundation will be provided to Monterey County for review and approval prior to issuance of the first building or grading permit for residential development at Areas J, K and L. Monterey County will circulate and consider comment from DFG prior to approval of the plan. The RMP will follow the same requirements as indicated in MM BIO A1 above. The applicant will be responsible to implement the plan in perpetuity.

Compliance or Monitoring Action to be Performed: Prior to issuance of the first building or grading permit for residential development area in Areas J, K and L, the applicant will hire a qualified biologist to prepare a resource management plan that is then approved by the Del Monte Forest Foundation, County and DFG.

Prior to final inspection of first applicable building permit: Applicant shall provide the Planning Department with a report from a qualified biologist confirming adherence to this Measure.

74. MM BIO D5. CONDUCT PRECONSTRUCTION SURVEYS FOR PINE ROSE, IMPLEMENT AVOIDANCE AND PROTECTION M

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM BIO D5. CONDUCT PRECONSTRUCTION SURVEYS FOR PINE ROSE, IMPLEMENT AVOIDANCE AND PROTECTION MEASURES IF FOUND AND CONDUCT CONSTRUCTION MONITORING.

The applicant will hire a qualified biologist and ensure the following three measures will be incorporated into construction specifications and implemented to protect pine rose. 1. Prior to construction, a qualified biologist will conduct preconstruction surveys at proposed development sites in Areas F-2, I-2, L, U, and V and roadway improvement locations to identify the location and extent of the occurrences of pine rose. This will be documented and mapped for use by the construction contractor. 2. During construction, the construction contractor will avoid and protect identified occurrences of pine rose by installing protective fencing prior to construction. A 4 foot tall, brightly colored synthetic-mesh fence or equivalent approved by County will be installed before allowing any construction equipment to be moved onto the site and before any construction activities take place. No construction activities, including grading, will be allowed until this condition is satisfied. No grading, clearing, or storage of equipment or machinery, or similar activity, may occur until a representative of the County has inspected and approved all temporary construction fencing. This restriction applies to both onsite and offsite improvements. The temporary fencing will be maintained until all construction activities are complete. If necessary for project development, the County must first approve any encroachment within the fenced area. The contractor may remove the fencing only after all construction activities have been completed and equipment removed from the site. 2. A qualified biologist will be present for monitoring during all ground-disturbing construction activities. 3. If avoidance and protection is not possible, a qualified biologist will remove and transplant pine rose to suitable areas located in Preservation Area G, H, I-1, and or L.

Compliance or Monitoring Action to be Performed: Prior to completing construction specifications, the applicant will hire a qualified biologist to conduct surveys, document and map results, and install fencing for construction contractor to avoid. County will inspect and approve before any grading, clearing, storage or other construction activities will occur.

Prior to final inspection of first applicable building permit: Applicant shall provide the Planning Department with a report from a qualified biologist confirming adherence to this Measure.

75. MM BIO D6. AVOID HYDROLOGICAL EFFECTS TO THE INDIAN VILLAGE HICKMANS POTENTILLA POPULATION AND EX

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: MM BIO D6. AVOID HYDROLOGICAL EFFECTS TO THE INDIAN VILLAGE HICKMANS POTENTILLA POPULATION AND EXPAND EXISTING PROTECTION AND MANAGEMENT. Prior to construction, the applicant will implement the following. 1. Demonstrate that the drainage design for Residential Area L will not increase flows to the Indian Village due to new impervious surfaces and new residential irrigation. The final design will be reviewed and approved by Monterey County prior to issuance of the first building or grading permit for Area L. 2. Improve management of existing population, with approval from Del Monte Forest Foundation, as follows. 2a. Move and or consolidate active recreation activities to one area so grassland can recover and Hickman's potentilla has better chance to establish. All designated habitat will be fenced off from pedestrian and equestrian traffic and signage will be used to inform site users to avoid. 2b. Manage site to keep grasses from outcompeting Hickman's potentilla and to prevent Monterey pines from creating excessive shade. Adaptive management program should be applied that would test light, mowing, and grazing as possible vegetation management. 2c. Manage herbivory by fencing off population to prevent deer and large animal access. Manage site and adjacent areas for slugs, snails, voles, gophers, and mice as feasible to reduce predation. 2d. Continue and expand efforts to reduce hydrologic effects of year-round flows from Spyglass Hill golf course. Consider intercepting flows from golf course and redirecting to new storm drain along the new access road for new residences in Area L. 3. Provide a resource management plan describing these measures to Monterey County who will consider USFWS and DFG comments prior to plan approval and issuance of the first building or grading permit for residential development at Areas J, K and L. The RMP will follow the same requirements as indicated in Mm BIO A1 above. The applicant will be responsible to implement the plan in perpetuity.

Compliance or Monitoring Action to be Performed: Prior to approval of the final design for Area L, the applicant will implement the measures listed in conditions above and demonstrate that the drainage design for Residential Area L will not increase flows to the Indian Village due to new impervious surfaces and new residential irrigation. The final design will be reviewed and approved by Monterey County prior to issuance of the first building or grading permit for Area L. The resource management plan describing these measures will be approved by Del Monte Forest Foundation and County prior to issuance of the first building or grading permit for residential development at Areas J, K and L. Monterey County will circulate and consider comment from both USFWS and DFG prior to approval of the plan. Applicant will be responsible to implement the plan in perpetuity.

76. MM BIO D7. MINIMIZE SPECIAL STATUS SPECIES HABITAT DISTURBANCE DURING TRAIL CONSTRUCTION.

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant will hire a qualified biologist to ensure trail design and construction minimizes special status species habitat, avoids tree removal, and avoids removal of special status plant species other than Hookers manzanita wherever feasible.

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans as applicable, as "MM BIO D7 (Trail Design) - Planning Department Notes".

Prior to final design of trails, the applicant will hire qualified biologist to ensure trail design minimizes special status species habitat disturbance.

Following completion of trails, applicant shall provide the Planning Department with a report from a qualified biologist confirming adherence to this Measure.

77. MM BIO E1. CONDUCT PRECONSTRUCTION SURVEYS FOR CALIFORNIA RED LEGGED FROG, IMPLEMENT PROTECTIO

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM BIO E1. CONDUCT PRECONSTRUCTION SURVEYS FOR CALIFORNIA RED LEGGED FROG, IMPLEMENT PROTECTION MEASURES IF FOUND, AND CONDUCT CONSTRUCTION MONITORING.

The applicant will hire a qualified biologist and ensure the following four measures will be incorporated into construction specifications and implemented to protect California red legged frog CRLF. 1. Conduct preconstruction surveys in all areas with suitable upland habitat immediately adjacent to aquatic habitat, as determined by the surveying biologist, in areas proposed for temporary or permanent disturbance in Areas J, K, L U and V. The Equestrian Center and the Corporation Yard residential area do not need to be surveyed, but exclusion fencing will be placed around the Equestrian Center work area to prevent ingress by CRLF during construction. 2. If CRLF are found, capture and relocate to nearby suitable habitat within a preservation area to encourage perpetuation of the individual and species. It may be necessary to construct temporary exclusion fencing to prohibit CRLF from entering construction areas. 3. Use signs and fencing as necessary during construction to maintain a suitable buffer around all wetlands. 4. Have a qualified biologist present for monitoring during ground-disturbing construction activities at Areas J, K, L, U, and V within 300 feet of aquatic habitat.

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans as applicable, as "MM BIO E1 (CRLF Protection) - Planning Department Notes".

Prior to construction in applicable areas, the applicant will hire a biologist to ensure the measures outlined in conditions above are incorporated into construction specifications and implemented.

On an annual basis until total buildout of applicable areas, applicant shall provide the Planning Department with a report from a qualified biologist confirming adherence to this Measure.

78. MM BIO E2. DESIGN NEW CALIFORNIA RED LEGGED FROG BREEDING HABITAT ALONG SEAL ROCK CREEK IN ACCOI

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM BIO E2. DESIGN NEW CALIFORNIA RED LEGGED FROG BREEDING HABITAT ALONG SEAL ROCK CREEK IN ACCORDANCE WITH CRITERIA TO ESTABLISH CALIFORNIA RED LEGGED FROG HABITAT CHARACTERISTICS.

The applicant will hire a qualified restoration ecologist and biologist to design and create new CRLF breeding ponds within the Seal Rock Creek watershed in areas determined suitable by a qualified biologist. The restoration ecologist and biologist will determine the most suitable locations to create CLRF breeding ponds based on the size and natural characteristics of each preservation area, as well as the number of feasible breeding ponds to most benefit CRLF breeding requirements. The four following CRLF habitat characteristics will be incorporated into the designs for the new breeding ponds. 1. Ponded water depth should be at least 3 feet with water present through July, drying down completely at least every other year from late summer to early fall during years with typical rainfall. 2. A fringe of native species should be planted around the pond perimeter, with a mix of native bullrush and spikerush. 3. Vegetation monitoring should be incorporated with the overall revegetation monitoring plan to ensure that plantings survive. Replanting should occur if success criteria are not met for planting survival. Sediment removal should be conducted, if required to maintain ponded water depth. The minimum monitoring period should be 5 years after planting. A survival rate of 75 percent after 5 years should be attained before monitoring ceases. 4. These standards should be reviewed during federal biological opinion development to verify that they are adequate.

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans as applicable, as "MM BIO E2 (CRLF Protection) - Planning Department Notes".

Prior to construction activities within the Seal Rock Creek watershed, the applicant will hire a qualified ecologist and biologist to design and create new CRLF breeding ponds within the watershed. The standards listed in the conditions above will be reviewed and approved by the USFWS.

Prior to final inspection of any building or grading permits issued for construction within the Seal Rock watershed, applicant shall provide the Planning Department with a report from a qualified biologist confirming adherence to this Measure.

79. MM BIO E5. CONDUCT PRECONSTRUCTION SURVEYS FOR LEGLESS LIZARD, IMPLEMENT PROTECTION MEASURES II

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM BIO E5. CONDUCT PRECONSTRUCTION SURVEYS FOR LEGLESS LIZARD, IMPLEMENT PROTECTION MEASURES IF FOUND, AND CONDUCT CONSTRUCTION MONITORING FOR GROUND DISTURBING CONSTRUCTION ACTIVITIES.
The applicant will hire a qualified biologist to conduct preconstruction surveys and construction monitoring to protect legless lizard. This survey will include three. 1. Systematic subsurface searching as legless lizards are fossorial or burrowing. 2. Staking the limits of the survey areas and fencing them with small-mesh construction fencing, buried to a minimum depth of 6 to 10 inches below grade to reduce the likelihood of lizards reentering the construction zone. 3. Capture and release of found legless lizards into nearby remnant dune areas designated by the project biologist. The construction monitoring will be conducted during ground disturbing activities by a qualified biologist with authority to temporarily stop construction activities if legless lizards are found and until such legless lizards can be successfully relocated.

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans as applicable, as "MM BIO E5 (Legless Lizard Protection) - Planning Department Notes".

Prior to construction or restoration activities in or near remnant dune areas in Areas L and M, the biologist will conduct a pre-construction survey for legless lizards where there is potential for project impacts from construction and restoration activities. The survey will be done within 48 hours before ground disturbing activities. A biologist will be present during ground-disturbing activities.

Prior to final inspection of any building or grading permits issued for construction in or near remnant dune areas in Areas L and M applicant shall provide the Planning Department with a report from a qualified biologist confirming adherence to this Measure.

80. MM BIO E6. CONDUCT PRECONSTRUCTION SURVEY FOR WOODRATS AND WOODRAT NESTS AND IMPLEMENT PROT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM BIO E6. CONDUCT PRECONSTRUCTION SURVEY FOR WOODRATS AND WOODRAT NESTS AND IMPLEMENT PROTECTION MEASURES IF FOUND FOR GROUND DISTURBING CONSTRUCTION ACTIVITIES.
The applicant will hire a qualified biologist to implement the following two measures to protect woodrats. 1. Prior to any construction or restoration activities in wooded terrain in Areas J, K and L conduct a preconstruction survey for woodrats and woodrat nests where there is potential for project effects from construction and restoration activities. This survey will be conducted by a qualified third-party consultant under contract to the County. The survey will be conducted during the winter prior to construction when visibility is improved due to dormancy of poison oak. The biologist will identify and flag all woodrat nests. If nests are determined to be occupied, each woodrat will be relocated to suitable habitat in consultation with DFG. If young are observed in a nest, nesting material will be replaced until the young have been weaned. Following weaning, the nest will be dismantled and relocated to suitable habitat. 2. During ground disturbing construction activities, all woodrat nests will be avoided. A qualified biologist will be present and will have the authority to temporarily stop construction activities if woodrats or woodrat nests are found, and until such woodrats or woodrat nests can be successfully relocated, as described above.

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans as applicable, as "MM BIO E6 (Woodrat Protection) - Planning Department Notes".

Prior to any construction or restoration activities in wooded terrain in Areas J, K and L, a qualified biologist will conduct surveys and implement measures outlined in conditions of approval. During ground disturbing construction activities in these areas, a biologist will be present.

Prior to final inspection of any building or grading permits issued for construction within Areas J, K and L, applicant shall provide the Planning Department with a report from a qualified biologist confirming adherence to this Measure.

81. MM BIO E7. RETAIN DEAD TREES OR SNAGS WHEREVER FEASIBLE IN DEVELOPMENT AND PRESERVATION AREAS T

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM BIO E7. RETAIN DEAD TREES OR SNAGS WHEREVER FEASIBLE IN DEVELOPMENT AND PRESERVATION AREAS TO PROVIDE ROOSTING HABITAT FOR PALLID BATS.
In all development and preservation areas, dead trees or snags will be left in place wherever feasible to provide roosting habitat for pallid bats. While roosting habitat will be lost due to tree removals, this mitigation will require retention of sufficient roosting habitat for pallid bats in preservation areas to avoid significant adverse effect on pallid bat population levels.

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans as applicable, as "MM BIO E7 (Pallid Bat Protection) - Planning Department Notes".

The applicant will ensure the construction specifications in all future development within preservation areas will include retaining dead trees or snags wherever feasible in a fire-safe manner as verified by the PBCSD Fire Department.

82. MM BIO G1. INCLUDE ADDITIONAL MEASURES IN THE RESOURCE MANAGEMENT PLANS FOR PRESERVATION AREA .

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM BIO G1. INCLUDE ADDITIONAL MEASURES IN THE RESOURCE MANAGEMENT PLANS FOR PRESERVATION AREA J, K, L AND PQR TO AVOID INDIRECT TRAIL USE IMPACTS ON SENSITIVE RESOURCES.

The applicant will incorporate the following five measures into the site specific RMPs and Annual Work Plan and Monitoring Plan required by Mitigation Measure BIO-A1 to control trail use impacts in Areas J, K and PQR. 1. Implement an annual program of erosion control and trail maintenance. 2. Permanently close and revegetate all informal social trails. 3. Provide environmental education about the sensitive resources for new residents of Areas J and K including measures that individuals can implement to lower their impact such as staying on marked trails, crossing drainages only at marked crossings, and avoiding the introduction of invasive species. 4. Monitor trails and trail crossings of drainages during the wet season, temporarily close single-track trails and other trails when monitoring identifies that a substantial erosion potential exists, and conduct periodic maintenance as necessary to prevent soil erosion and sedimentation from subsequent storm events. The applicant will develop a protocol for implementing monitoring, temporary trail closures, and periodic maintenance that will be incorporated into the SSRMPs for these areas. 5. Conduct at least annual and more frequent if necessary weed control surveys both along trails and off trails and use manual, mechanical, and appropriate chemical or other means of control where infestation of noxious weeds is identified.

Compliance or Monitoring Action to be Performed: Prior to obtaining building permits, the applicant will incorporate the additional measures outlined above into the SSRMPs for Areas J, K and PQR.

On an annual basis, applicant shall provide the Planning Department with a report from a qualified biologist confirming adherence to this Measure.

83. MM BIO I1. CONDUCT PRECONSTRUCTION AND BREEDING SEASON RAPTOR SURVEYS AND IMPLEMENT PROTECTIO

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM BIO I1. CONDUCT PRECONSTRUCTION AND BREEDING SEASON RAPTOR SURVEYS AND IMPLEMENT PROTECTION MEASURES.

The applicant will hire a qualified biologist to implement the two following measures to protect raptors. 1. Prior to construction activities, conduct preconstruction raptor surveys during the breeding season typically February 28 through July 1 but no more than 30 days prior to construction. The survey will include all accessible suitable habitat within 250 feet of areas where ground clearing, tree removal, residential development, or infrastructure improvements will occur, or where other construction activities could result in disturbance of nesting raptors. 2. Conduct a breeding season survey typically February 1 through July 31 prior to tree removal or construction activities in all areas including a 100 foot buffer where trees will be removed for construction, resource management, residential development, and infrastructure improvements, or where other construction activities could result in disturbance of nesting raptors. The breeding season survey will be conducted during the season when trees are to be removed and will be valid only for that season. Subsequent surveys will be required if tree removal is delayed into the next breeding season. If an active raptor nest is found in any tree to be removed or within the 100 foot buffer, the project biologist will establish a site specific, non disturbance buffer zone around the nest site. Tree and vegetation removal may begin when the biologist determines that the nest is no longer being used for that season typically around July 1 or if it can be demonstrated that the nesting birds are not being affected by construction activities. If no active raptor nests are found in any of the trees to be removed or within a 100 foot buffer from construction activities, no further mitigation will be required. In addition, trees may be removed without any mitigation during the non breeding season typically July 1 through February 28.

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans requiring tree removal, as "MM BIO I1 (Raptor Protection) - Planning Department Notes".

Prior to construction activities requiring tree removal, a qualified biologist will conduct preconstruction raptor surveys during the breeding season typically February 1 through July 31 but no more than 30 days prior to construction. Also conduct a breeding season survey typically February 1 through July 31 prior to tree removal or construction activities in all areas including a 100 foot buffer where trees will be removed.

On an annual basis until total buildout of applicable areas, applicant shall provide the Planning Department with a report from a qualified biologist confirming adherence to this Measure.

84. MM BIO J1. INCORPORATE SPECIFIC TREE REMOVAL AND REPLANTING GUIDELINES INTO THE SITE SPECIFIC RESO

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM BIO J1. INCORPORATE SPECIFIC TREE REMOVAL AND REPLANTING GUIDELINES INTO THE SITE SPECIFIC RESOURCE MANAGEMENT PLANS.
The applicant will hire a qualified arborist to develop tree removal and replanting guidelines that include the following seven stipulations. 1. Utilize removal and disposal techniques for Monterey pine trees infected with pitch canker following principles delineated by the Pitch Canker Task Force. 2. Evaluate oak trees for symptoms of sudden oak death and the presence of the pathogen *Phytophthora ramorum*. If infection is identified within development areas, the maximum number of uninfected coast live oaks will be retained and incorporated into the preservation area. If any infected oaks are identified within areas of oak removal, removal and disposal activity and techniques will incorporate current best management and control recommendations for pathogen control from the California Oak Mortality Task Force. 3. For tree replacement planting, tree stock must be derived from healthy, mature local trees, preferably growing more than 500 feet from known non-local plantings. A qualified forester or arborist will make selection of suitable trees for planting stock. 4. Seed sources will be from stands that exhibit characteristics similar to those in the target planting areas. 5. Monterey pine forest planting stock will include pitch canker-resistant individuals from a diverse genetic background. Coast live oak planting stock selection will follow current recommendations of the California Oak Mortality Task Force in the event that sudden oak death is identified in any oaks assessed within Del Monte Forest. 6. The understory, duff, and or soil at replanting locations will be treated as necessary to maximize the vigor and long-term success of mitigation plantings. 7. A qualified County approved forester or arborist will monitor replacement plantings annually during the first 5 years, and every 5 years thereafter up to 20 years, as part of the overall monitoring plan.

Compliance or Monitoring Action to be Performed: Prior to final design for construction activities that involve tree removal, the applicant will hire a qualified arborist to develop tree removal and replanting guidelines as described above.

On an annual basis, applicant shall provide the Planning Department with a report from a qualified arborist confirming adherence to this Measure.

85. MM BIO J2. PROTECT RETAINED TREES FROM CONSTRUCTION DISTURBANCE.

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM BIO J2. Applicant will ensure the following eight tree protection measures will be included in construction specifications and implemented. 1. Around each tree or group of trees to be preserved adjacent to construction sites, a boundary of orange fencing supported by wood or metal stakes or functional equivalent will be erected along the approximate drip lines of such protected trees or closer where specifically approved by a qualified forester, arborist, or the County of Monterey. Where guidance of a tree professional is used, encroachment into the drip line of retained trees may occur in order to minimize tree removals. 2. No excavation, storage of excavated fill, equipment, or construction materials, nor parking of vehicles will be permitted within the drip lines of these fence protected trees. 3. No soil may be removed from within the drip line of any tree and no fill of additional soil will exceed two inches within the drip lines of trees, unless it is part of approved construction, is reviewed by a qualified forester or certified arborist, and is approved by architectural review staff. 4. Bark injury to any tree from equipment or materials will be prevented by faithfully respecting the tree protection fencing required above. 5. Roots exposed by excavation will be pruned to promote callusing, closure, and regrowth, and will be recovered as soon as possible if tree health is to be reasonably maintained. 6. All tree work will be monitored by a qualified forester or certified arborist and completed by qualified tree service personnel. 7. Site specific and individual tree recommendations per individual residential lot will be addressed on each individual lot as specific site plans for construction are developed. 8. Diseased trees especially pitch canker infected trees from which disease might spread to nearby forested areas as verified in writing by a qualified professional forester selected from the County's list of consulting foresters will be removed.

Compliance or Monitoring Action to be Performed: Prior to finalizing the construction specifications for development requiring tree protection, the applicant will ensure the construction specifications include the eight measures outlined above to protect retained trees during construction. A county approved monitor will be present during construction and will monitor after construction.

86. MM CC A1. IMPLEMENT BEST MANAGEMENT PRACTICES FOR GHG EMISSIONS DURING CONSTRUCTION.

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM CC A1. Prior to starting construction activities, the project applicant will ensure the construction contractor includes the following three best management practices in the construction specifications, to the extent feasible, to reduce construction related GHG emissions. 1. Use alternative fueled like biodiesel and electric construction vehicles and equipment for at least 15 percent of the fleet. 2. Use local building materials where reasonably available within the general Monterey Bay area defined as Monterey County, Santa Cruz County, and San Benito County. 3. Recycle at least 50 percent of construction waste or demolition materials. Prior to issuance of grading or building permits of any phase of this project, the project applicant will submit to Monterey County for review and approval a report of construction specifications demonstrating implementation of BMPs.

Compliance or Monitoring Action to be Performed: Prior to starting construction activities, the project applicant will ensure the construction contractor includes the 3 best management practices as described above in the construction specifications. Prior to issuance of grading or building permits of any phase of this project, the project applicant will submit to Monterey County for review and approval a report of construction specifications demonstrating implementation of the BMPs. During construction, the 3 best management practices shall be continually in use as verifiable by County inspectors.

87. MM CC A2 A. REDUCE ANNUAL GREENHOUSE GAS EMISSION BY 24 PERCENT RELATIVE TO BUSINESS AS USUAL US

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM CC A2 A. REDUCE ANNUAL GREENHOUSE GAS EMISSION BY 24 PERCENT RELATIVE TO BUSINESS AS USUAL USING A COMBINATION OF DESIGN FEATURES, REPLANTING OR OFFSET PURCHASES, OR IMPLEMENT MM CC A2 B.
The project applicant will develop and implement a GHG Reduction Plan to reduce annual emissions of the proposed project by 24 percent below the unmitigated annual emissions level of 5,468 and 4,056 MT CO₂e per year for Area M Options 1 and 2, respectively. The Plan will identify specific design measures proposed to reduce GHG emissions from the project, their timing, and responsible party. The Plan will provide for mitigation of both annual operational emissions and one time emissions due to tree removal. Annual emissions are estimated 5,187 MT CO₂e per year for Option 1 to 3,704 MT CO₂e per year for Option 2. One time emissions due to tree removal are estimated 4,605 MTCO₂e for Option 1 and 4,320 MTCO₂e for Option 2. The Plan will demonstrate how the project specific measures and state measures will result in project annual emissions of no more than 3,942 MT CO₂e per year for Option 1 and 2,815 MT CO₂e per year for Option 2. The Plan will also provide for 24 percent mitigation of emissions associated with one time carbon loss due to tree removal. The mitigation required is estimated 1,105 MTCO₂e to 1,037 MT CO₂e depending on Option 1 or 2. Mitigation for the one time losses shall be provided prior to or no later than 2 years after tree removal. The applicant will evaluate all the specific measures related to building energy use, alternative energy generation, lighting, transportation, water, area landscaping, solid waste, carbon sequestration, offsite mitigation, and carbon offsets for potential inclusion in the Plan. The Plan also will consist of design measures or demonstrate that alternative measures will collectively meet the overall performance standard and will document the application of all final measures to proposed new development and demonstrate their effectiveness. These measures and additional detail are in the attached MMRP.

Compliance or Monitoring Action to be Performed: Prior to grading or ground disturbance or vegetation removal for any phase of the project, the applicant will provide GHG Reduction Plan to the County for review and approval.

During construction, the approved GHG Reduction Plan shall be continually in effect as verifiable by County inspectors.

88. MM CC A2 B. VALIDATE THE GHG EMISSION OFFSET VALUE OF PRESERVING MONTEREY PINE FOREST DESIGNATED

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM CC A2 B. VALIDATE THE GHG EMISSION OFFSET VALUE OF PRESERVING MONTEREY PINE FOREST DESIGNATED FOR DEVELOPMENT USING CLIMATE ACTION REGISTRY FOREST PROJECT PROTOCOL AND PRESERVE LANDS IN PERPETUITY. The proposed project includes the preservation of 635 acres, which includes approximately 598 acres of Monterey pine forest. The existing LCP designates approx 437 acres for residential or commercial development with remainder for open space forest. The Climate Action Reserve or CAR Forest Project Protocol indicates the preservation may qualify as Avoided Conversion which uses conservation easement or transfer of lands to public ownership to prevent forest land being converted to non-forest land, with a preservation time commitment of 100 years. If so, lands are considered sinks and reservoirs for carbon due to the preservation and growth of forested lands. Because proposed development represent technically feasible locations for development, the County preliminarily finds that lands proposed for preservation are designated for development in the existing LUP meet the test for avoided deforestation in the Forest Project Protocol. The applicant will be required to submit an application to CAR for proposed preservation areas following Forest Practices Protocol and obtain third party verification to validate use of such lands for mitigation credit. If CAR validates an amount of offset greater than or equal to the predicted emissions of project described above, County will accept preservation of land as mitigation. If no validation, applicant will implement MM CC A2 A. If validated, applicant will establish preservation areas to prohibit a minimum of 598 acres of forested land designated for development under the existing Coastal Plan from being developed into non forested land. The preservation areas established by applicant will be consistent with CARs Forest Project Protocol and will ensure that the preservation areas are maintained for a minimum of 100 years.

Compliance or Monitoring Action to be Performed: Applicant must submit application to CAR for the proposed preservation following the Forest Practices Protocol to obtain third party validation for mitigation credit. If the applicant is unable to validate the preservation, the applicant will be required to implement Mitigation Measure CC-A2-A.

89. MM CR B1. CONDUCT WORKER AWARENESS TRAINING FOR ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURC

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM CR B1. CONDUCT WORKER AWARENESS TRAINING FOR ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURCES PRIOR TO GROUND DISTURBING CONSTRUCTION ACTIVITIES.

Prior to the initiation of any site preparation and or start of construction, the applicant will ensure that all construction forepersons and field supervisors, who will be involved in grading and other ground-disturbing activities, receive training overseen by a qualified professional archaeologist and paleontologist as defined by Society of Vertebrate Paleontology's Conformable Impact Mitigation Guidelines Committee and who are experienced in teaching non-specialists, to ensure that forepersons and field supervisors can recognize archaeological and paleontological resources such as areas of shellfish remains, chipped stone or groundstone, historic debris, building foundations, human bone, fossil materials in the event that any are discovered during construction. Training will also be provided to all other construction workers who will be involved in grading and other ground-disturbing activities, but the training may include videotape of the initial training and or the use of written materials rather than in-person training. Training will identify portions of the proposed project that possess a high sensitivity for paleontological resources including areas underlain by Pleistocene terrace deposits and Miocene to Paleocene marine sedimentary formations. This mitigation applies to all project elements, including the residential lot subdivisions because it is anticipated that excavation will be required to install building foundations and infrastructure for access roads, utilities and drainage facilities. Regarding future residential construction contracted by private property owners, the applicant will inform the new property owners of the requirement at the time lots are purchased, and the County will include the requirement in the conditions of approval applied to residential development. The requirement will be applicable to construction involving future excavation such as basement, cellar, or swimming pool.

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans requiring grading and other ground-disturbing activities, as "MM CC A2 B (Worker Training) - Planning Department Notes".

Prior to the initiation of any site preparation and or start of construction for development requiring grading and other ground-disturbing activities, the applicant will ensure that all construction forepersons and field supervisors, who will be involved in grading and other ground-disturbing activities, receive training overseen by a qualified professional archaeologist and paleontologist.

90. MM CR B2. STOP WORK IF BURIED CULTURAL DEPOSITS OR HUMAN REMAINS ARE ENCOUNTERED DURING GROUND

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM CR B2. STOP WORK IF BURIED CULTURAL DEPOSITS OR HUMAN REMAINS ARE ENCOUNTERED DURING GROUND DISTURBING CONSTRUCTION ACTIVITIES.
If, during the course of construction, cultural, archaeological, historical or paleontological surface or subsurface resources are uncovered at the site, work will be halted immediately within 165 feet of the find until a qualified professional archaeologist can evaluate it. Resources may include shellfish remains, chipped stone or groundstone, historic debris, building foundations, and bone. The Planning Department and a qualified archaeologist registered will be immediately contacted by the responsible individual present onsite and will immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. If buried resources in the form of bones or human remains are accidentally discovered, there will be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the county coroner is contacted to determine that no investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner will contact the Native American Heritage Commission NAHC and the Planning Department within 24 hours. The NAHC will identify the person or persons from a recognized local tribe to be the most likely descendent who 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, or where the conditions as specified in the details of this mitigation measure, included in the attached MMRP. The requirements of this condition will be included as a note on all grading and building plans, on the Subdivision Improvement Plans, in the codes, covenants, and restrictions, and will be included as a note on an additional sheet of the subdivision map.

Compliance or Monitoring Action to be Performed: The applicant will ensure the construction specifications for all ground-disturbing activities such as grading and excavation include the stop work order and follow up actions consistent with the County's standard conditions of approval above. The requirements of this condition will be included as a note on all grading and building plans, on the Subdivision Improvement Plans, in the codes, covenants, and restrictions, and will be included as a note on an additional sheet of the subdivision map.

91. MM CR D1. IMPLEMENT STOP WORK ORDER IF VERTEBRATE FOSSIL MATERIALS ARE ENCOUNTERED DURING GROL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM CR D1. IMPLEMENT STOP WORK ORDER IF VERTEBRATE FOSSIL MATERIALS ARE ENCOUNTERED DURING GROUND DISTURBING CONSTRUCTION ACTIVITIES. If any indication of a paleontological resource such as vertebrate fossil materials is discovered during any project activity, all ground disturbing work within 50 feet of the find will stop immediately until a qualified paleontologist can assess the nature and importance of the find in a timely manner and recommend appropriate treatment. Recommendations could include modifications to the stop-work radius based on the nature of the find, site geology, and the activities occurring on the site; and could include continued monitoring. Paleontological monitoring, if required, will consist of periodically inspecting disturbed, graded, and excavated surfaces. The monitor will have authority to divert grading or excavation away from exposed surfaces temporarily in order to examine disturbed areas more closely, and or recover fossils. The monitor will coordinate with the construction manager to ensure that monitoring is thorough but does not result in unnecessary delays. Paleontologist recommendations for any required treatment will be consistent with Society of Vertebrate Paleontology guidelines and currently accepted scientific practice. If required, treatment for fossil remains may include preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection, and may also include preparation of a report for publication describing the finds. The applicant will be responsible for ensuring that treatment is implemented and that information on the nature, location, and depth of all finds is readily available to the scientific community through university curation or other appropriate means.

Compliance or Monitoring Action to be Performed: The applicant will ensure the construction specifications for all ground-disturbing activities such as grading and excavation include the stop work order and follow up actions consistent with the County's standard conditions of approval above. The requirements of this condition will be included as a note on all grading and building plans, on the Subdivision Improvement Plans, in the codes, covenants, and restrictions, and will be included as a note on an additional sheet of the subdivision map.

92. MM GSS A1. ENSURE FINAL DESIGN AND CONSTRUCTION SPECIFICATIONS INCLUDE RECOMMENDATIONS CONTAINED IN SITE-SPECIFIC GEOLOGIC AND GEOTECHNICAL REPORTS.

Responsible Department: Building

Condition/Mitigation Monitoring Measure: MM GSS A1. ENSURE FINAL DESIGN AND CONSTRUCTION SPECIFICATIONS INCLUDE RECOMMENDATIONS CONTAINED IN SITE-SPECIFIC GEOLOGIC AND GEOTECHNICAL REPORTS.

The applicant will ensure that final design of all proposed structures includes recommendations contained in the site-specific geologic and geotechnical reports which include, but are not limited to, the following summary, and any additional recommendations made by the engineer of record during the final stages of project design. At all development sites, design all built structures in accordance with current CUBC for seismic safety and remove expansive soils and replace them with non-expansive engineered fill. At The Lodge, The Inn and Area M Spyglass Hill construct subsurface drainage for excavations and permanent structures. For Meeting Facility Expansion at The Lodge, construct curtain drains on the north side upslope to protect the foundation from groundwater. Improvements at this area might affect existing subterranean retaining walls and should be evaluated by a structural engineer to determine if additional improvements or protection measures are necessary. At Area M Spyglass Hill, remove unengineered fill in the quarry area down to firm in situ earth materials and replace with compacted engineered fill inclined at 2 to 1 slope or flatter in areas designated to support improvements. For Residential Lot Subdivision Area K, the structural foundation elements will be set back at least 20 feet from the crest of cutbanks of drainage channels. For the Conference Center Expansion at The Inn, design the foundation elements to penetrate undocumented fill and be imbedded into competent native soil or the undocumented fill could be sub-excavated to the underlying native bedrock and replaced with engineered fill to provide uniform bearing support. For Residential Lot Subdivision at Corporation Yard, remove existing landfill materials and reclaim building sites with engineered fill placed in accordance with standard engineered fill procedures to provide adequate load-bearing support and adequate surface and subsurface drainage during and after construction.

Compliance or Monitoring Action to be Performed: The applicant will ensure that final design of all proposed structures includes recommendations contained in the site-specific geologic and geotechnical reports.

93. MM GSS C1. PREPARE AND IMPLEMENT AN EROSION AND SEDIMENT CONTROL PLAN.

Responsible Department: Building

Condition/Mitigation Monitoring Measure: The applicant with a qualified consultant will prepare and implement an erosion and sediment control plan for proposed development activities. The plan will be prepared in accordance with the requirements of the County's Erosion Control Ordinance Chapters 16.08 through 16.12 of the County Code and be approved by the County Building Services Department. The plan will contain details and specifications for a variety of standard and site-specific BMPs that will be implemented to control wind and water erosion, stormwater runoff, sediment, and other construction-related pollutants during project construction. The plan will also include additional erosion control measures, as required by the Monterey County Erosion Control Ordinance Section 16.12.090, such as use of mulching, construction of sediment catch basins and cessation of operations when soils are saturated and other measures as needed to control erosion. The plan will remain in effect until all areas disturbed during construction have been permanently stabilized. Many of the erosion and sediment control BMPs that will be used during project construction are described in the BMP plan by Questa 2003. Additional measures may be prescribed during the final stages of project design and construction. The Erosion and Sediment Control Plan for each portion of the proposed project will be submitted to Monterey County Building Services Department for review and approval prior to issuance of any grading permit for that portion of the proposed project. This measure can be combined with requirements of MM HWQ C1 to prepare a SWPPP in compliance with NPDES general construction permit requirements.

Compliance or Monitoring Action to be Performed: The applicant with a qualified consultant will prepare and implement an erosion and sediment control plan for proposed development activities. The Erosion and Sediment Control Plan for each portion of the proposed project will be submitted to Monterey County Building Services Department for review and approval prior to issuance of any grading permit for that portion of the proposed project.

94. MM GSS D1. DEWATER EXCAVATIONS AND SHORE TEMPORARY CUTS DURING CONSTRUCTION OF THE UNDERGROU

Responsible Department: Building

Condition/Mitigation Monitoring Measure: MM GSS D1. DEWATER EXCAVATIONS AND SHORE TEMPORARY CUTS DURING CONSTRUCTION OF THE UNDERGROUND FACILITIES.
The applicant will ensure construction specifications require dewatering and shoring as necessary to handle drainage and potential excavation wall stability during construction of underground facilities. Underground facilities include parking structures for the New Resort Hotel at Area M Spyglass Hill under Option 1 and for the Parking and Circulation Reconstruction and the New Colton Building at The Lodge at Pebble Beach. Additionally, there could be underground facilities at new residential development at Area M Spyglass Hill under Option 2.

Compliance or Monitoring Action to be Performed: Prior to approval of construction specifications, the application will ensure the specifications require dewatering and shoring as necessary for underground facilities.

Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans in the New Resort Hotel at Area M Spyglass Hill under Option 1 and for the Parking and Circulation Reconstruction and the New Colton Building at The Lodge at Pebble Beach, as "MM GSS D1 (Dewatering and Shoring) - Building Department Notes".

95. MM GSS E1. CONDUCT PHASE II INVESTIGATION CONSISTING OF SUBSURFACE SOIL BORINGS AND INITIATE REMED

Responsible Department: Building

Condition/Mitigation Monitoring Measure: MM GSS E1. CONDUCT PHASE II INVESTIGATION CONSISTING OF SUBSURFACE SOIL BORINGS AND INITIATE REMEDIAL ACTION IF WARRANTED.

In order to prevent potential worker and or resident exposure to potential hazardous materials that might have been placed in the Corporation Yard fill area, the applicant will hire a qualified consultant to conduct a subsurface soil investigation, including analytical testing of subsurface soil samples from within the fill, for the presence of hazardous constituents. The sampling results will be provided to Monterey County Environmental Health Bureau and the California Department of Toxic Substances Control. If warranted based on the results, the applicant will remediate the site as necessary to prevent significant exposure of workers and or future residents to hazardous constituents, if found. Remedial action, if warranted, will be conducted in compliance with all applicable local, state, and federal regulations regarding hazardous material and hazardous waste. Remedial action, if warranted, will be completed prior to construction of the infrastructure for the residential subdivision at the Corporation Yard.

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans in the Corporation Yard area, as "MM GSS E1 (Subsurface Soil Investigation) - Building Department Notes".

Prior to issuance of any construction permits at the Corporation Yard site, the applicant will conduct a Phase II investigation at the Corporation Yard site as described above. Remedial action, if warranted, will be completed prior to construction of the infrastructure for the residential subdivision at the Corporation Yard.

96. MM GSS E2. ASSESS POTENTIAL FOR METHANE OFF GASSING AT THE CORPORATION YARD FILL AREA AND INCORP

Responsible Department: Building

Condition/Mitigation Monitoring Measure: MM GSS E2. ASSESS POTENTIAL FOR METHANE OFF GASSING AT THE CORPORATION YARD FILL AREA AND INCORPORATE METHANE CONTROLS AND OR VENTING INTO CONSTRUCTION PLANS AND FINAL DESIGN IF WARRANTED.

In order to prevent hazardous conditions such as explosion or asphyxiation, the applicant will hire a qualified consultant to assess the potential for methane off gassing including collection of soil gas samples to result in unsafe conditions for workers during construction and or future residents. The assessment will be provided to the Monterey County Environmental Health Bureau. If warranted based on the assessment, the applicant will incorporate methane control measures such as geomembranes and or venting in design plans as necessary to avert hazardous conditions. Monitoring of methane will be conducted post-construction, if determined necessary by the County, to confirm the effectiveness of any implemented control measures. Design changes will be included in final engineering plans submitted to County prior to issuance of grading permit.

Compliance or Monitoring Action to be Performed: Applicant shall incorporate specification into design and enumerate as notes on plans, final maps, deeds, and subdivision improvement plans in the Corporation Yard area, as "MM GSS E2 (Methane Off Gassing Controls) - Building Department Notes".

Prior to issuing any construction permits at the Corporation Yard, the applicant will hire qualified consultant to assess methane off gassing, and the assessment will be reviewed by the Monterey County Environmental Health Bureau. If warranted based on the assessment, the applicant will incorporate methane control measures such as geomembranes and or venting in design plans as necessary to avert hazardous conditions and will conduct monitoring of methane post-construction.

97. MM HYD A1. ENSURE ONSITE DETENTION OF STORMWATER RUNOFF AT DEVELOPMENT SITES, INSTALL OIL GREASE SEPARATORS AT PARKING LOTS, PREPARE AND IMPLEMENT APPROVED DRAINAGE PLAN.

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: MM HYD A1. ENSURE ONSITE DETENTION OF STORMWATER RUNOFF AT DEVELOPMENT SITES, INSTALL OIL GREASE SEPARATORS AT PARKING LOTS, PREPARE AND IMPLEMENT APPROVED DRAINAGE PLAN.
Prior to filing the subdivision map, the applicant will provide a drainage plan prepared by a registered civil engineer addressing onsite and offsite flow with supporting calculations and construction detail. The drainage plan will include onsite stormwater detention facilities designed to limit the 100 year post development runoff rate to the 10 year pre development rate including supporting flow calculations. It will include oil grease separators for all parking areas with 20 or more parking spaces as required by Monterey County Water Resources Agency. The drainage plan will incorporate the recommendations from the Geotechnical and Geologic Feasibility Update Letters by Haro, Kasunich and Associates 2010 and include closed detention facilities to address soils and subsurface constraints. The final drainage plan will be submitted to MCWRA for review and approval. Once approved by MCWRA, the applicant will implement the final Drainage Plan by including it in the final design, mapping, and construction specifications. Regarding future residential construction contracted by private property owners, the applicant will inform the new property owners of the onsite detention requirements at the time lots are purchased, and the County will include the requirements in the conditions of approval applied to residential development.

Compliance or Monitoring Action to be Performed: Prior to filing the subdivision map, the applicant will provide a drainage plan prepared by a registered civil engineer addressing onsite and offsite flow with supporting calculations and construction detail. Prior to filing the subdivision map, the applicant will provide a drainage plan prepared by a registered civil engineer addressing onsite and offsite flow with supporting calculations and construction detail

98. MM HYD A2. MAINTAIN AND MONITOR DRAINAGE AND FLOOD CONTROL FACILITIES, AND PREPARE ANNUAL REPORT

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: MM HYD A2. MAINTAIN AND MONITOR DRAINAGE AND FLOOD CONTROL FACILITIES, AND PREPARE ANNUAL REPORTS THAT DESCRIBE CONDITION, MAINTENANCE PERFORMED AND REQUIRED IMPROVEMENTS.
The applicant will be responsible for maintenance and reporting responsibilities for all drainage and flood control facilities associated with the proposed project, including the individual stormwater detention systems proposed for future development in the residential lot subdivision areas. The applicant will prepare a Drainage and Flood Control Systems Agreement that includes required annual maintenance activities and provisions for preparation of an annual drainage and flood control report. For future residential construction, the applicant will inform new property owners of the inspection, maintenance and reporting responsibilities at the time lots are purchased. Once sites have been developed, the applicant will hire a registered civil engineer to prepare an annual report that documents the effectiveness of the drainage facilities, the maintenance performed, and any required improvements or additional maintenance required. The MCWRA will notify the applicant if any action is required. If after notice the applicant fails to properly maintain, repair, or operate the drainage and flood control facilities, the MCWRA will be granted the right by property owners to enter property to perform repairs, maintenance, or improvements necessary to properly operate the drainage and flood control facilities. The MCWRA will have the right to collect the cost for said repairs, maintenance, or improvements from the applicant as determined appropriate by the Board of Supervisors. The signed Drainage and Flood Control Systems Agreement will be recorded concurrently with the subdivision map. For future residential construction contracted by private property owners, the applicant will inform the new property owners of the requirements at the time lots are purchased, a modified Drainage and Flood Control Systems Agreement will be signed by applicant and property owner, and County will include the requirements in the conditions of approval applied to residential development.

Compliance or Monitoring Action to be Performed: Prior to filing the subdivision map, the applicant will provide a signed and notarized Drainage and Flood Control Systems Agreement to the MCWRA for review and approval. The applicant will inform the new property owners of the inspection, maintenance and reporting responsibilities at the time lots are purchased. Once sites have been developed, the applicant will hire qualified engineer to prepare annual report that addresses each development site and submit to MCWRA by August 15. The applicant will take actions required by MCWRA.

99. MM HYD C1. PREPARE AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN TO PREVENT AND REDUCE

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

MM HYD C1. PREPARE AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN TO PREVENT AND REDUCE SEDIMENTS AND CONTAMINANTS IN STORMWATER RUNOFF DURING CONSTRUCTION.

Prior to project construction, the applicant will ensure the general contractors prepare a SWPPP to prevent sedimentation or other contamination of stormwater runoff in compliance with NPDES general construction permit requirements. The SWPPP will include standard and site specific measures to address soil stabilization, wind and water erosion, stormwater runoff, sediment, and other construction-related pollutants. Typical BMPs considered for inclusion in the SWPPP include the following. Temporary sediment control with silt fence, sandbag, straw bale, and fiber roll barrier. Temporary soil stabilization with hydraulic or straw mulch, seeding, soil binders, and erosion control mats or blankets. Preservation of existing vegetation. Scheduling to avoid rainfall season. Stockpile management with size restriction, runoff control, and covers. Sediment tracking control with street sweeping and covered hauling trailers. Waste management with spill prevention, concrete waste management, material delivery and storage, vehicle fueling and cleaning. Dewatering with clear water diversion, desilting basins, filter discharges, discharge to grass fields, monitor discharges and restrict if necessary. The SWPPP will include emergency spill control and response measures to reduce the potential for impacts through prevention and rapid cleanup should a spill occur. All elements of the SWPPP will be reviewed by Monterey County staff to ensure that measures are included to conform to the erosion control ordinance and provisions of the CIP. Under the direction of County staff, the general contractors and subcontractor will be responsible for constructing or implementing, regularly inspecting, and maintaining the BMPs in good working order. All construction activities will be subject to this requirement. The number of NOIs and SWPPPs prepared will depend on the phasing of each project element. Applications for various project elements can be separate or combined.

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

Prior to project construction, the applicant will ensure the general contractors prepare a SWPPP in compliance with NPDES general construction permit requirements. All elements of the SWPPP will be reviewed by Monterey County staff. The applicant will require the general contractors to file an NOI to discharge stormwater and an application for the NPDES stormwater permit for general construction activity with the RWQCB before starting construction. The construction specifications will include site specific BMPs.

100. MM HYD C2. PROVIDE REGULAR INSPECTION AND MAINTENANCE OF OPERATIONAL BEST MANAGEMENT PRACTICE

Responsible Department: Water Resources Agency

**Condition/Mitigation
Monitoring Measure:**

MM HYD C2. PROVIDE REGULAR INSPECTION AND MAINTENANCE OF OPERATIONAL BEST MANAGEMENT PRACTICES TO ENSURE FUNCTION AND MINIMIZE DISCHARGE OF POLLUTANTS TO SURFACE WATER.

The applicant will provide inspection and maintenance as needed but no less than annually of all operational best management practices such as sediment traps, vegetated filtering strips, and swales to ensure effectiveness and proper function. Where deficiencies are identified, the applicant will take corrective action to restore the structure to a proper working condition. This mitigation measure could be combined with MM HYD A2 described above.

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

After proposed project elements are constructed, the applicant will provide regular inspection and maintenance of all operational best management practices consistent with conditions of approval for MM HYD A2.

101. MM HYD C3. PREPARE AND IMPLEMENT AN INTEGRATED PEST MANAGEMENT PROGRAM FOR THE RELOCATED PEB

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM HYD C3. PREPARE AND IMPLEMENT AN INTEGRATED PEST MANAGEMENT PROGRAM FOR THE RELOCATED PEBBLE BEACH DRIVING RANGE.
Prior to operation, the applicant will prepare and implement an integrated pest management IPM program that describes irrigation and pesticide application management procedures for the Pebble Beach Driving Range. The IPM program will use the best available monitoring technology to manage course operations and use the smallest amount of pesticides possible. The applicant will identify a selected list of potential pesticides, herbicides, and fungicides and the typical application areas where they would be used. As part of the IPM program and before the relocated driving range begins operating, the applicant will develop a risk management plan pursuant to California Department of Food and Agricultural regulations to manage the risk of pesticides, herbicides and fungicides contaminating surface waters. The plan will describe responsibilities of the Pebble Beach Driving Range management for planning, implementing, and supervising all grounds maintenance activities. Staff organizational structure, professional qualifications, and associated licensing requirements of principal course employees will be identified, including those requiring a Qualified Applicator Certificate QAC as certified by the California Department of Food and Agriculture, and Pest Control Operator licensing. Water quality monitoring and reporting procedures will be addressed for implementation during the winter rainfall season to verify that discharges to Carmel Bay do not contain contaminants at levels harmful to aquatic life. The plan will also include an equipment washdown and recycling system that will be used to clean mowers and other equipment that could be contaminated with driving range chemicals, oils, and grease. The IPM program will use the best available monitoring technology to manage course operations and utilize slow-release fertilizers to limit run-off of nutrients.

Compliance or Monitoring Action to be Performed: Prior to operation of the relocated Pebble Beach Driving Range, the applicant will prepare and implement an integrated pest management program (IPM) that describes irrigation and pesticide application management procedures for the driving range and a risk management plan pursuant to California Department of Food and Agricultural regulations to manage the risk of pesticides, herbicides and fungicides contaminating surface waters. Said IPM shall be reviewed and approved by the Monterey County Agricultural Commissioners Office prior to implementation.

102. MM NOI A1. EMPLOY NOISE REDUCING TREATMENTS ON PARKING STRUCTURE FAN SYSTEMS.

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM NOI A1. The applicant will employ noise reducing treatments on parking structure fan systems such that noise from the fans does not increase the ambient noise level by more than 5 dB at the nearest residences. Noise from the fans and the ambient noise level will be expressed in terms of Ldn. Treatments may include but are not limited to Use of acoustical louvers for the supply and exhaust air vent openings, acoustically lining the ductwork between the inlets and outlets of the fans, and acoustically shielding the fan inlets and outlets from the closest noise sensitive receivers.

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits for the parking facilities, the applicant will submit a report to the County detailing the noise control design of the fan systems and how the appropriate noise reduction will be achieved.

Final building inspection shall include verification that ambient noise levels do not exceed 5dB at the nearest residences.

103. MM NOI B1. LIMIT HOURS OF CONSTRUCTION ACTIVITIES

Responsible Department: Building

Condition/Mitigation Monitoring Measure: The applicant will ensure the construction specifications limit activities to the hours between 8 am and 6 pm on weekdays and between 9 am and 5 pm on Saturdays. Construction will not be allowed on Sundays or national holidays. These requirements will be included in all relevant construction contracts and shown on construction plans.

Compliance or Monitoring Action to be Performed: Applicant shall enumerate as notes on all construction plans as "MM NOI B1 (Hours of Construction) - Building Department Notes".

Prior to approval of all construction plans, the applicant will ensure the construction specifications include the limited hours of construction activities. These requirements will be included in all relevant construction contracts and shown on construction plans, and will be implemented during construction as verifiable upon County inspection.

104. MM NOI B2. LOCATE CONSTRUCTION EQUIPMENT AS FAR FROM NOISE SENSITIVE RECEPTORS AS PRACTICABLE.

Responsible Department: Building

Condition/Mitigation Monitoring Measure: MM NOI B2. LOCATE CONSTRUCTION EQUIPMENT AS FAR FROM NOISE SENSITIVE RECEPTORS AS PRACTICABLE.
The applicant will ensure the construction specifications locate all stationary noise generating equipment, such as pumps and generators as far as possible from nearby noise sensitive receptors as practicable. Where possible, noise generating equipment will be shielded from nearby noise sensitive receptors by noise attenuating buffers such as structures or haul truck trailers. Stationary noise sources located closer than 500 feet from noise sensitive receptors will be equipped with noise reducing engine housings. Portable acoustic barriers will be placed around noise generating equipment located within 200 feet of residences. Water tanks and equipment storage, staging, and warm-up areas will be located as far from noise sensitive receptors as possible. These requirements will be included in all relevant construction contracts and shown on construction plans.

Compliance or Monitoring Action to be Performed: Applicant shall enumerate as notes on construction plans for all sites within 500 feet of a sensitive receptor as "MM NOI B2 (Noise Mitigation) - Building Department Notes".

Prior to approval of construction plans for all sites within 500 feet of a sensitive receptor, the applicant will ensure these requirements will be included in all relevant construction contracts and shown on construction plans, and will be implemented during construction as verifiable upon County inspection.

105. MM NOI B3. USE SOUND CONTROL DEVICES ON COMBUSTION POWERED CONSTRUCTION EQUIPMENT.

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM NOI B3. The applicant will ensure the construction specifications specify 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 will be permitted to have an unmuffled exhaust. These requirements will be included in all relevant construction contracts and shown on construction plans.

Compliance or Monitoring Action to be Performed: Applicant shall enumerate as notes on all construction plans as "MM NOI B3 (Noise Mitigation) - Building Department Notes".

Prior to approval of construction plans for each development site, the applicant will ensure these requirements will be included in all relevant construction contracts and shown on construction plans, and will be implemented during construction as verifiable upon County inspection.

106. MM NOI B4. SHIELD OR SHROUD ANY IMPACT TOOLS USED DURING CONSTRUCTION.

Responsible Department: Building

Condition/Mitigation Monitoring Measure: MM NOI B4. The applicant will ensure the construction specifications specify that any impact tools used during demolition of existing infrastructure are shrouded or shielded. These requirements will be included in all relevant construction contracts and shown on construction plans.

Compliance or Monitoring Action to be Performed: Applicant shall enumerate as notes on all construction plans as "MM NOI B4 (Noise Mitigation) - Building Department Notes".

Prior to approval of all construction plans, the applicant will ensure these requirements will be included in all relevant construction contracts and shown on construction plans, and will be implemented during construction as verifiable upon County inspection.

107. MM NOI B5. SHUT OFF MACHINERY WHEN NOT IN USE DURING CONSTRUCTION

Responsible Department: Building

Condition/Mitigation Monitoring Measure: MM NOI B5. The applicant will ensure the construction specifications specify that any mobile noise-generating equipment or machinery is shut off when not in use. These requirements will be included in all relevant construction contracts and shown on construction plans, and will be implemented during construction.

Compliance or Monitoring Action to be Performed: Applicant shall enumerate as notes on all construction plans involving impact tools as "MM NOI B5 (Noise Mitigation) - Building Department Notes".

Prior to approval of all construction plans, the applicant will ensure these requirements will be included in all relevant construction contracts and shown on construction plans, and will be implemented during construction as verifiable upon County inspection.

108. MM NOI B6. USE SHORTEST PRACTICABLE TRAVELING ROUTES DURING CONSTRUCTION.

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM NOI B6. The applicant will ensure the construction specifications specify that construction vehicles accessing the site use the shortest possible route to and from local freeways, provided the routes do not expose additional receptors to noise. The applicant will ensure that all planned routes are reviewed and approved by the Monterey County Public Works Department. These requirements will be included in all relevant construction contracts and shown on construction plans.

Compliance or Monitoring Action to be Performed: Applicant shall enumerate as notes on all construction plans as "MM NOI B6 (Noise Mitigation) - Public Works Department Notes".

Prior to issuance of any grading or building permits, the applicant shall submit a construction vehicle route plan to Public Works for review and approval. Applicant shall submit vehicle route plan to Pebble Beach Community Services District (PBCSD) for review and recommendation prior to submitting plan to Public Works.

Prior to approval of all construction plans, the applicant will ensure these requirements will be included in all relevant construction contracts and shown on construction plans, and will be implemented during construction as verifiable upon County inspection.

109. MM NOI B7. DISSEMINATE ESSENTIAL INFORMATION TO RESIDENCES AND IMPLEMENT A COMPLAINT RESPONSE TR

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: MM NOI B7. DISSEMINATE ESSENTIAL INFORMATION TO RESIDENCES AND IMPLEMENT A COMPLAINT RESPONSE TRACKING PROGRAM DURING CONSTRUCTION.

The applicant and the construction contractor will ensure that residents within 500 feet of the construction area are notified of the construction schedule in writing before construction begins. The project applicant and construction contractor will designate a noise disturbance coordinator who is responsible for responding to complaints regarding construction noise. The coordinator will determine the cause of any complaint and ensure that reasonable measures are implemented to correct the problem. A contact telephone number for the noise disturbance coordinator will be posted conspicuously on construction site fences and will be included in the written notification of the construction schedule sent to nearby residents. These requirements will be included in all relevant construction contracts and shown on construction plans.

Compliance or Monitoring Action to be Performed: Prior to approval of construction plans, the applicant will ensure these requirements will be included in all relevant construction contracts and shown on construction plans, and will be implemented during construction.

110. MM NOI B8. IMPLEMENT ADDITIONAL MITIGATION MEASURES AS NEEDED TO REDUCE EXPOSURE OF OUTDOOR ACT

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: MM NOI B8. IMPLEMENT ADDITIONAL MITIGATION MEASURES AS NEEDED TO REDUCE EXPOSURE OF OUTDOOR ACTIVITY AREAS OF NOISE SENSITIVE LAND USES TO SUSTAINED CONSTRUCTION NOISE LEVELS GREATER THAN 85 DBA DURING CONSTRUCTION.

Throughout the construction period, the contractor will implement additional noise mitigation measures at the request of the County as needed such that construction noise levels do not exceed 85 dBA at the nearest outdoor activity area of a noise-sensitive land use. Additional measures might 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. These requirements will be included in all relevant construction contracts and shown on construction plans.

Compliance or Monitoring Action to be Performed: Prior to approval of construction plans, the applicant will ensure these requirements will be included in all relevant construction contracts and shown on construction plans, and will be implemented during construction.

111. MM NOI C1. LIMIT CONSTRUCTION ACTIVITIES THAT CAUSE VIBRATION TO SPECIFIED TIMES, PROVIDE ADVANCE NOTICE TO RESIDENTS, AND TEMPORARILY RELOCATE RESIDENTS IF WARRANTED.

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM NOI C1. LIMIT CONSTRUCTION ACTIVITIES THAT CAUSE VIBRATION TO SPECIFIED TIMES, PROVIDE ADVANCE NOTICE TO RESIDENTS, AND TEMPORARILY RELOCATE RESIDENTS IF WARRANTED.
Limit construction activities that result in vibration to specified times, provide advance notice to adjacent residents of such schedules, and temporarily relocate residents if requested and if vibration testing demonstrates that levels exceed Federal Transit Administration vibration thresholds. The applicant and construction contractor will ensure that construction scheduling identifies the times and duration of vibration causing effects due to construction of underground parking garages. These construction activities will be limited to a specified period during the day, as determined by the applicant and construction contractor with approval from the Monterey County Planning Department, with advance notice given to adjacent residents. The project applicant will offer residents who will be exposed to vibration levels exceeding threshold levels temporary relocation offsite during subterranean parking garage construction and excavation activities. These requirements will be included in all relevant construction contracts and shown on construction plans.

Compliance or Monitoring Action to be Performed: Applicant shall enumerate as notes on all construction plans as "MM NOI C1 (Noise Mitigation) - Building Department Notes".
Prior to approval of underground parking garage construction plans, the applicant will ensure these requirements will be included in all relevant construction contracts and shown on construction plans, and will be implemented during construction as verifiable upon County inspection.

112. MM PSU C1. IMPLEMENT VEGETATION MANAGEMENT PLANS AND MAINTENANCE IN HIGH RISK FIRE AREAS.

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: MM PSU C1. The applicant will coordinate with PBCSD Fire Department and the County to develop and implement a fire prevention and management plan for those sites adjacent to open space, or an equivalent mitigation as determined by the fire department, to reduce the risk of wildland fires. Implementation of this plan might include an approved landscape planting list, and or funding by the applicant for ongoing vegetation management, and maintenance of vegetation management zones adjacent to wildland locations with high fire risk.

Compliance or Monitoring Action to be Performed: Prior to issuance of a development permit for development areas adjacent to open space, the applicant will coordinate with PBCSD Fire Department and the County to develop a fire prevention and management plan for those sites.

113. MM PSU C2. IMPLEMENT FIRE SAFETY PRECAUTIONS DURING THE DECLARED FIRE SEASON WHEN PERFORMING MAINTENANCE ON NATURAL OPEN SPACE AREAS.

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: MM PSU C2. IMPLEMENT FIRE SAFETY PRECAUTIONS DURING THE DECLARED FIRE SEASON WHEN PERFORMING MAINTENANCE ON NATURAL OPEN SPACE AREAS. The applicant will implement fire safety precautions during the declared fire season, as determined by the PBCSD Fire Department, when performing maintenance activities within and adjacent to natural open space areas to reduce the risk of wildland fires. These precautions include the following. The applicant or their maintenance contractor will obtain a site inspection and approval by the PBCSD Fire Department during declared fire season prior to using any equipment or performing any maintenance activity that may create an increased fire hazard, such as using chippers and chainsaws, clearing brush, or other vegetation removal efforts. The applicant or maintenance contractor party performing vegetation management will keep adequate and working fire suppressant equipment on site at all times when performing maintenance and vegetation management activities.

Compliance or Monitoring Action to be Performed: During construction and operation, the applicant will implement fire safety precautions when performing maintenance activities within and adjacent to natural open space areas during declared fire season, as verified by the PBCSD Fire Department.

114. MM PSU C3. IMPROVE WATER FLOW REQUIREMENTS WHERE NEEDED TO ENSURE PROPER FIRE FLOW.

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: MM PSU C3. The applicant will coordinate with PBCSD Fire Department to assess existing and planned infrastructure and evaluate water flow requirements for each development site to reduce risk of loss, injury or death from wildland fires. Where the PBCSD Fire Department determines it is needed, the applicant will install adequate infrastructure to ensure water flow requirements are met to ensure proper fire flows exist. In addition, PBCSD will ensure that fire hydrants and or fire valves are installed in accordance with Monterey County Fire Code. Cal Am has stated that it can provide sufficient water flows and pressure when the need for fire protection services arises.

Compliance or Monitoring Action to be Performed: Prior to issuing building permits, the applicant will coordinate with PBCSD Fire Department to assess existing and planned infrastructure and evaluate flow requirements to ensure adequate water flow requirements at each development site, and the applicant will make improvements as determined necessary by PBCSD.

115. MM PSU F1. COORDINATE WITH THE APPROPRIATE UTILITY SERVICE PROVIDERS AND RELATED AGENCIES TO REDU

Responsible Department: Building

Condition/Mitigation Monitoring Measure: MM PSU F1. COORDINATE WITH THE APPROPRIATE UTILITY SERVICE PROVIDERS AND RELATED AGENCIES TO REDUCE SERVICE INTERRUPTIONS PRIOR TO CONSTRUCTION.

Prior to construction, the applicant and or its construction contractor will coordinate with the appropriate utility service providers and related agencies to determine the location of utilities and develop a plan to reduce service interruptions. The plan will be approved by the construction contractor and utility provider, and will be incorporated into the construction specifications. Utilities will include, but may not be limited to water, reclaimed water, sewer, gas, electricity, telephone, cable. This coordination will include the following three steps. 1. The applicant will contact the Underground Service Alert of Northern California and Nevada at least 48 hours before excavation work begins to verify the nature and location of existing underground utilities. The applicant will also notify all public and private utility owners at least 48 hours prior to the commencement of work adjacent to any existing utility, unless the excavation permit specifies otherwise. 2. The applicant will coordinate with Cal Am as the water purveyor and the PBCSD Fire Department to minimize or eliminate potential water interruptions. Such coordination efforts may include requiring the construction contractor to hot-tap existing water lines for new water line connections when possible to maintain service of existing water lines. Another option is to isolate construction areas and back feed water through alternate lines to provide continuous service. Hot-tap means drilling into a pipe that is live, currently providing water, as a means of temporarily providing water, so service is not interrupted when connecting new lines to existing lines. 3. The applicant will coordinate with PBCSD, as the wastewater agency, to minimize or eliminate potential interruptions of service when connections are made between sewer lines. Efforts may include coordination with the construction contractor to bypass sewage flows in the affected areas through use of a portable pipeline that connects to unaffected sewage lines.

Compliance or Monitoring Action to be Performed: Applicant shall enumerate as notes on all construction plans as "MM PSU F1 (Service Interruption Minimization) - Building Department Notes".

Prior to construction, the applicant and or its construction contractor will coordinate with the appropriate utility service providers, Monterey County Building Department and related agencies to determine the location of utilities and develop a plan to reduce service interruptions. The plan will be approved by the construction contractor, utility provider and Building Department, and will be incorporated into the construction specifications.

116. MM TRA A1. SCHEDULE CONSTRUCTION WORK AND TRUCK TRIPS TO COMPLY WITH DEL MONTE FOREST ARCHITEC

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM TRA A1. SCHEDULE CONSTRUCTION WORK AND TRUCK TRIPS TO COMPLY WITH DEL MONTE FOREST ARCHITECTURAL BOARD DESIGN GUIDELINES.

The construction contractor will limit construction activities to between 8 am and 6 pm Monday through Saturday per the Del Monte Forest Architectural Board Design Guidelines which are imposed on development within Pebble Beach. No work is permitted on Sundays or holidays. Workers may be onsite before 8 am and after 6 pm, but no work will be performed that will disturb neighboring residents. This requirement will be incorporated into the traffic control plan required by MM TRA A2.

Compliance or Monitoring Action to be Performed: Applicant shall enumerate as notes on all construction plans as "MM TRA A1 (Construction Schedule) - Building Department Notes".

During construction, the applicant will ensure the construction specifications restrict construction activities to between the hours of 8 am and 6 pm Monday through Saturday as verifiable upon County inspection.

117. MM TRA A2. DEVELOP AND IMPLEMENT A TRAFFIC CONTROL PLAN.

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM TRA A2. A traffic control plan, including a comprehensive set of traffic control measures, will be prepared by the construction contractor, submitted to Monterey County for review and approval, before issuance of grading or building permits. The plan will include procedures for scheduling major truck trips and deliveries to avoid special event activity in Del Monte Forest and minimize peak hour activity on roads operating below LOS significance thresholds. Lane closure procedures, including signs, cones, and other warning devices for drivers, will be identified as appropriate. Use of steel plates to maintain through traffic on roads will be considered, and construction access routes will be identified. Construction staging is anticipated to occur onsite for all project components and will be verified by the County. Onsite parking will be provided for all construction workers to minimize the impact on area roads. When onsite parking cannot be provided, alternative parking and shuttle systems will be developed and verified by the County.

Compliance or Monitoring Action to be Performed: Prior to issuing grading or building permits or construction activities, whichever occurs first, the applicant or construction contractor shall prepare a traffic control plan to be reviewed and approved by Monterey County.

118. MM TRA A3. OBTAIN APPROVAL FOR CONSTRUCTION TRUCK TRAFFIC ROUTES FROM MONTEREY COUNTY AND IN

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM TRA A3. OBTAIN APPROVAL FOR CONSTRUCTION TRUCK TRAFFIC ROUTES FROM MONTEREY COUNTY AND INCLUDE ROUTES IN ALL CONTRACTS. PBC will provide a plan which must be approved by the County that ensures that wherever possible construction truck travel will occur on collector and arterial roads, not on local or resident streets. Traffic control will be used during major off hauling activities. Any damage attributable to haul trucks on haul routes will be repaired to the satisfaction of the appropriate agency by PBC. Approved truck traffic routes will be included in the traffic control plan required by MM TRA A2 and be reviewed and approved by Monterey County prior to issuance of grading or building permits.

Compliance or Monitoring Action to be Performed: Prior to issuance of permits to allow construction activities involving construction truck traffic, the applicant will provide a plan that ensures construction truck traffic travels on collector and arterial roads and not local or residential streets wherever possible. The plan will be reviewed and approved by Monterey County.

119. MM TRA A4. IMPLEMENT INTERSECTION RECONSTRUCTION OF SR 1, SR68 AND 17

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: To address the impacts of construction worker traffic on the surrounding road system, PBC will seek to implement the intersection improvements at the SR 68, SR 1 southbound off-ramp within 6 to 12 months of beginning construction on the developments included in the proposed project. With this improvement in place, traffic flow in and out of Del Monte Forest and traffic flow through the intersection of SR 1, SR 68, 17 Mile Drive will improve over the current deficient conditions. The exact timing of this measure will be based on more refined construction staging during the permit review process and take into consideration factors outside the control of PBC, such as Caltrans approval of the design and supporting documentation.

Compliance or Monitoring Action to be Performed: Prior to construction activities, the applicant shall prepare and submit a Traffic Improvement and Phasing Plan to the County and Caltrans to implement the intersection reconstruction of SR 1, SR 68 and 17 Mile Drive. Improvements shall be constructed in accordance with the Phasing Plan.

120. MM TRA C1. PAY FAIR SHARE CONTRIBUTION TO INSTALL A TRAFFIC SIGNAL AT THE INTERSECTION OF SR 68 AND !

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM TRA C1. PAY FAIR SHARE CONTRIBUTION TO INSTALL A TRAFFIC SIGNAL AT THE INTERSECTION OF SR 68 AND SKYLINE DRIVE, AND WIDEN SR 68 FROM TWO TO FOUR LANES THROUGH THE INTERSECTION.

PBC will make a fair share contribution for a traffic signal at the intersection of SR 68 and Skyline Forest Drive and to widen the intersection to four lanes. The contribution will be made prior to issuance of the first project building permit. The widening is necessary to accommodate traffic signal operations and minimize vehicle queues; it would generally occur within 500 to 600 feet on either side of Skyline Forest Drive. This intersection meets the peak hour traffic signal warrant with the proposed project under 2015 conditions. Based on the project contribution to this intersection over the total traffic, the estimated project share of impact is 1.68 percent. The estimated cost of this mitigation is \$2,444,000 per Fehr and Peers 2011. Thus, the estimated mitigation fair-share fee for this impact is \$41,000. This mitigation measure is not included in any existing local or regional traffic improvement program. The County shall have the discretion to concentrate funds derived from PBC's fair share contributions to other project mitigation measures to accelerate the funding and implementation of one or more mitigation measures.

Compliance or Monitoring Action to be Performed: Prior to issuance of the first project building permit allowing a use that would generate operational daily traffic, the applicant will pay their fair share contribution to install a traffic signal at the intersection of Skyline Drive and SR 68 as described in this condition.

121. MM TRA C2. PAY FAIR SHARE CONTRIBUTION TO CONSTRUCT FULL SR 68 WIDENING PROJECT AS MODIFIED BY CIT'

Responsible Department: Public Works Department

**Condition/Mitigation
Monitoring Measure:**

MM TRA C2. The applicant will make a fair share contribution to construct the full SR 68 Widening Project as modified by the City of Monterey, to eliminate signalization of the SR 68 and Professional Center intersection, eliminate left turns to southbound SR 68 from the CPC, and allow exiting eastbound traffic to make a U turn at the Community Hospital intersection through the TAMC Regional Impact Fee Program as the widening project is included in the TAMC program. The full SR 68 Widening Project as identified in the Regional Transportation Plan extends from the SR 1 southbound off ramp intersection to the Community Hospital intersection and includes signalization of the Carmel Hill Professional Center or CHPC intersection. The full SR 68 Widening Project identified in the RTP includes the following six features. 1. Widen SR 68 from two to four lanes on section from the ramp terminal intersection with SR 1 through the Community Hospital intersection. 2. Widen the SR 68 overcrossing at SR 1. 3. Replace the Scenic Drive overcrossing to accommodate the four lane SR 68. 4. Widen the SR 1 southbound off ramp for more vehicle storage and provide a left-turn lane. 5. Reconfigure the SR 1 southbound on ramp to separate Pebble Beach and highway related traffic. 6. Extend SR 1 southbound on ramp merge from Pebble Beach. The adopted Highway 68 Widening Project also includes signalizing the CHPC at SR 68, but this MM TRA C2 proposed a change to the project to instead eliminate left turns to southbound SR 68 instead of a signal. Consistent with City of Monterey Condition of Approval 19 for CHOMP expansion permit, the intersection of SR 68 and CHPC driveway will be modified to eliminate the southbound left turn movement from the CHPC driveway approach to this intersection. Elimination of this left turn will prohibit left turn movements onto eastbound SR 68. Vehicles will be allowed to turn right on SR 68 and use the CHOMP driveway to make a U turn to turn left onto eastbound SR 68 toward SR 1 at this signalized intersection. The signing and striping required to execute this condition shall be approved by the City of Monterey Traffic Engineer prior to installation. The radius is also subject to Caltrans approved. The 68 Widening Project without the modification described above has an estimated cost of \$25,000,000. Based on the project's portion of total traffic at the PM peak hour of 3.05 percent at the SR 1 and SR 68 interchange, the fair share contribution for this mitigation would be approximately \$762,500. The actual fair share contribution will need to be determined by the County and TAMC, taking into account the Regional Impact Fee Program requirements, the mitigation value of the Phase 1B improvements which are part of the Highway 68 Widening project valued at approximately \$4,000,000, the local access benefit of the Phase 1B improvement to the applicant previously calculated as 25 percent for the prior 2005 project, which would correspond to \$1,000,000 and the calculation of the project's fair share for project impacts to SR 68 West. The fee would also need to be adjusted due to the modifications described above. Fair-share contribution to the TAMC Regional Impact Fee Program relative to the SR 68 Widening project West shall not be redirected to other mitigation measures like for other mitigation measures not related to SR 68 Widening Project as modified above. At this time, the Highway 68 Widening Project includes a 5 leg intersection at the intersection of the SR 1 SB offramp and SR 68 which is the Phase 1B improvement. If a roundabout solution to this intersection were approved by Caltrans and TAMC for inclusion in the regional impact fee program, sufficiently soon such that conditions at the SR1-SR68 intersection are improved without further delay, then the Applicant's fair share contribution can be applied to roundabout improvements.

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

MM TRA C2. PAY FAIR SHARE CONTRIBUTION TO CONSTRUCT FULL SR 68 WIDENING PROJECT AS MODIFIED BY CITY OF MONTEREY.

Prior to issuance of the first project building permit, the applicant will make a fair share contribution to construct the full SR 68 widening project as modified by the City of Monterey, as described in this condition.

122. MM TRA C3. PAY FAIR SHARE CONTRIBUTION TO CONSTRUCT NEW TURN LANES AND ESTABLISH NEW TRAFFIC SIG

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM TRA C3. PAY FAIR SHARE CONTRIBUTION TO CONSTRUCT NEW TURN LANES AND ESTABLISH NEW TRAFFIC SIGNAL TIMINGS AT THE INTERSECTION OF SR 1 AND OCEAN AVENUE.

PBC will make a fair share contribution to construct new turn lanes and establish new traffic signal timing at the intersection of SR 1 and Ocean Avenue. The new turn lanes included in this mitigation are right turn lanes on Ocean Avenue westbound and eastbound approach to SR 1. The eastbound right turn lane at the intersection of SR 1 and Ocean Avenue was also identified in the September Ranch EIR prepared by County of Monterey 2004 as a mitigation measure with the understanding that the September Ranch Project would contribute its fair share to construct the improvement. PBC is responsible for a fair share contribution to this mitigation based on total traffic as the intersection is already deficient under existing conditions. Based on the projects contribution to this intersection over the total traffic, the project's estimated share of impact is 0.66 percent. The estimated cost of this mitigation is \$192,800 per Fehr and Peers 2011. Thus, the estimated mitigation fair share fee for this impact is \$1,200. This mitigation measure is not included in any existing local or regional traffic improvement program. The County shall have the discretion to concentrate funds derived from PBCs fair share contributions to other mitigation measures to accelerate the funding and implementation of one or more mitigation measures.

Compliance or Monitoring Action to be Performed: Prior to issuance of the first project building permit, the applicant will make a fair share contribution to construct new turn lanes and establish new traffic signal timing at the intersection of SR 1 and Ocean Avenue as described in this condition.

123. MM TRA C4. PAY FAIR SHARE TRAFFIC IMPACT FEE FOR VARIOUS IMPROVEMENTS TO SR1, SR 68 AND SR 156 BASE

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM TRA C4. PAY FAIR SHARE TRAFFIC IMPACT FEE FOR VARIOUS IMPROVEMENTS TO SR1, SR 68 AND SR 156 BASED ON CONDITIONS DESCRIBED IN THE TAMC REGIONAL DEVELOPMENT IMPACT FEE PROGRAM.

PBC shall make a contribution to the TAMC Regional Development Impact Fee Program based on the program requirements. The contribution will be made prior to issuance of the first project building permit. Fair share contribution to the TAMC Regional Impact Fee Program shall not be redirected to other mitigation measures. The calculation of the regional impact fee shall take into account the direct fair share for impacts to SR 68 west noted above in MM TRA C2 relative to the Highway 68 Widening Project and any payments made by the Applicant for construction of Phase 1B improvement to ensure that total mitigation requirements for the project do not exceed the Applicant's overall fair share for impacts to regional highways. Monterey County and TAMC shall coordinate on the determination of the amount of the regional impact fee to ensure that no double counting of fair share contributions is made concerning improvements to SR 68 west.

Compliance or Monitoring Action to be Performed: Prior to issuance of the first project building permit, the applicant will make a fair share contribution to the TAMC Regional Development Impact Fee Program based on the program requirements as described in this condition.

124. MM TRA C5. PAY FAIR SHARE CONTRIBUTION TO REPLACE THE SR 1 NORTHBOUND MERGE AT SR 68 WEST WITH AN

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM TRA C5. PAY FAIR SHARE CONTRIBUTION TO REPLACE THE SR 1 NORTHBOUND MERGE AT SR 68 WEST WITH AN AUXILIARY LANE BETWEEN SR 68 WEST AND MUNRAS AVENUE.

Prior to issuance of the first build permit for the proposed project, PBC will make a fair share contribution to replace the SR 1 northbound merge at SR 68 west with an auxiliary lane between SR 68 west and Munras Avenue. An auxiliary lane between SR 68 west and Munras Avenue will alleviate operational problems in the future with the merge. Based on the project's contribution to this intersection over the total traffic, the project's estimated share of impact is 1.37 percent. The estimated cost of this mitigation is \$5,584,800 per Fehr and Peers 2011. Thus, the estimated mitigation fair-share fee for this impact is \$76,000. This mitigation measure is not included in any existing local or regional traffic improvement program. The County will have the discretion to concentrate funds derived from PBC's fair share contributions to several mitigation measures to accelerate the funding and implementation of one or more mitigation measures.

Compliance or Monitoring Action to be Performed: Prior to issuance of the first project building permit, the applicant will make a fair share contribution to replace the SR 1 northbound merge at SR 68 west with an auxiliary lane between SR 68 west and Munras Avenue as described above to alleviate operational problems in the future with the merge.

125. MM TRA C6 C. PAY FAIR SHARE CONTRIBUTION TO RESTRIPE THE WESTBOUND APPROACH AT THE INTERSECTION

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM TRA C6 C. PAY FAIR SHARE CONTRIBUTION TO RESTRIPE THE WESTBOUND APPROACH AT THE INTERSECTION OF SUNSET DRIVE AND CONGRESS AVENUE TO PROVIDE A LEFT TURN POCKET.

PBC will pay a fair-share contribution to restripe the westbound approach at the intersection of Sunset Drive and Congress Avenue to provide a left turn pocket. PBC is responsible for its fair share contribution to this mitigation based on new traffic growth because the intersection operates at acceptable levels under existing conditions. The contribution will be made prior to issuance of the first building permit for this development. Based on the projects contribution to this intersection over new traffic growth, the projects estimated share of impact is 20.82 percent. The estimated cost of this mitigation is \$4,200 per Fehr and Peers 2011. Thus, the estimated mitigation fair share fee for this impact is \$874. This mitigation measure is not included in any existing local or regional traffic improvement program. The County will have the discretion to concentrate funds derived from PBCs fair share contributions to several mitigation measures to accelerate the funding and implementation of one or more mitigation measures.

Compliance or Monitoring Action to be Performed: Prior to issuance of the first building permit for development, the applicant will pay a fair share contribution to restripe the westbound approach at the intersection of Sunset Drive and Congress Avenue to provide a left turn pocket as outlined in this condition.

126. MM TRA C7 C. PAY FAIR SHARE CONTRIBUTION TO OPTIMIZE SIGNAL TIMINGS AND PHASING AT THE INTERSECTION

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM TRA C7 C. PAY FAIR SHARE CONTRIBUTION TO OPTIMIZE SIGNAL TIMINGS AND PHASING AT THE INTERSECTION OF FOREST AVENUE AND DAVID AVENUE. PBC will pay a fair share contribution for new traffic signal timings and phasing for the intersection of Forest Avenue and David Avenue to allow protected left turns with lead lag operations from the westbound and eastbound approaches after the visitor serving uses of the proposed project have been developed. The timings will be adjusted while maintaining the same offsets to the adjacent signalized intersections in the corridor. PBC is responsible for its fair share contribution to this mitigation based on new traffic growth because the intersection operates at acceptable levels under existing conditions. The contribution will be made prior to issuance of the first building permit for this development. Based on the projects contribution to this intersection over new traffic growth, the projects estimated share of impact is 10.94 percent. The estimated cost of this mitigation is \$143,800 per Fehr and Peers 2011. Thus, the estimated mitigation fair share fee for this impact is \$15,732. This mitigation measure is not included in any existing local or regional traffic improvement program. The County will have the discretion to concentrate funds derived from PBC's fair share contributions to several mitigation measures to accelerate the funding and implementation of one or more mitigation measures.

Compliance or Monitoring Action to be Performed: Prior to issuance of the first building permit for development, the applicant will pay a fair share contribution for new traffic signal timings and phasing for the intersection of Forest Avenue and David Avenue as outlined in this condition.

127. MM TRA C8 C. PAY FAIR SHARE FOR THIRD EB LANE ON SR 68 FROM CHPC DRIVEWAY TO SR 1 AND FOR 68 WIDENIN

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: PBC will pay a fair share contribution to construct the full SR 68 Widening Project excluding the signalization of the intersection of Carmel Hill Professional Center CHPC Driveway and SR 68 as modified by MM TRA C2. PBC also will pay a fair share contribution to construct a third eastbound lane on SR 68 from east of the Carmel Hill Professional Center driveway through the SR1 intersection. Of the three eastbound lanes on SR 68, one would become a dedicated lane to the SR 1 southbound on-ramp, and the other two would continue across a widened SR 68 overcrossing and merge into a single lane before the Aguajito Road intersection. PBC is responsible for its fair share contribution to this mitigation based on total traffic because this intersection is deficient under existing conditions. The contribution will be made prior to issuance of the first building permit for this development. The 68 Widening Project is part of the Regional Impact Fee Program with an estimated cost of \$25,000,000 per Fehr and Peers 2011, not including any cost changes relative to the modifications in MM TRA C2. The estimated cost of the Widening Project with the additional third eastbound lane would be \$26,690,000 per Fehr & Peers 2011 for an additional cost of \$1,690,000 for the third eastbound lane. Based on the projects portion of total traffic at the PM peak hour of 3.05 percent at the interchange of SR 1 and SR 68, the fair share contribution for this mitigation would be approximately \$813,029. The actual fair share contribution will need to be determined by the County and TAMC, taking into account the Regional Impact Fee Program requirements, the mitigation value of the Phase 1B improvements which are part of the Highway 68 Widening project valued at approximately \$4,000,000, the local access benefit of the Phase 1B improvement to the applicant previously calculated as 25 percent for the prior 2005 project and thus an estimated \$1,000,000 for the present project the calculation of the fair share, and the costs of the modifications per MM TRA C2. The third eastbound lane is not included in any existing local or regional traffic improvement program. Fair share contribution to the TAMC Regional Impact Fee Program relative to the SR 68 Widening Project west shall not be redirected to other mitigation measures as other mitigation measures not related to SR 68 Widening Project. At this time, the Highway 68 Widening Project includes a 5 legged intersection at the SR 1 southbound offramp and SR 68 intersection, the Phase 1B improvement. If a roundabout solution to this intersection were approved by Caltrans and by TAMC for inclusion in the regional impact fee program sufficiently soon such that conditions at the intersection of SR 1 and SR 68 are improved without further delay, then the Applicant's fair share contribution can be applied to roundabout improvements.

Compliance or Monitoring Action to be Performed: Prior to issuance of the first building permit for development, the applicant will pay its fair share contribution to this mitigation as described in the condition above.

128. MM TRA C9 C. PAY FAIR SHARE CONTRIBUTION TO CONSTRUCT A REFUGE LANE ON SR 68 FOR TRAFFIC TURNING L

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM TRA C9 C. PAY FAIR SHARE CONTRIBUTION TO CONSTRUCT A REFUGE LANE ON SR 68 FOR TRAFFIC TURNING LEFT OUT OF THE AGUAJITO ROAD INTERSECTION. PBC will make a fair-share contribution to construct a refuge lane on SR 68 for traffic turning left out of the Aguajito Road intersection with SR 68. PBC is responsible for its fair share contribution to this mitigation based on new traffic because the intersection operates at acceptable levels under existing conditions. The contribution will be made prior to issuance of the first building permit for this development. Based on the project's contribution to this intersection over new traffic growth, the projects estimated share of impact is 10.80 percent. The estimated cost of this mitigation is \$201,400 per Fehr and Peers 2011. Thus, the estimated mitigation fair-share fee for this impact is \$21,749. This mitigation measure is not included in any existing local or regional traffic improvement program. The County will have the discretion to concentrate funds derived from PBCs fairshare contributions to several mitigation measures to accelerate the funding and implementation of one or more mitigation measures.

Compliance or Monitoring Action to be Performed: Prior to issuance of the first building permit for development allowing a use that would generate operational daily traffic, the applicant shall pay a fair share contribution to the County to this mitigation as described in the condition above.

129. MM TRA C10 C. PAY FAIR SHARE CONTRIBUTION TO OPTIMIZE SIGNAL TIMINGS AT THE INTERSECTION OF SR 1 AND

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM TRA C10 C. PAY FAIR SHARE CONTRIBUTION TO OPTIMIZE SIGNAL TIMINGS AT THE INTERSECTION OF SR 1 AND CARPENTER STREET. PBC will pay a fair share contribution to optimize signal timings at the intersection of SR1 and Carpenter Street. New traffic signal timings will be established by the County and Caltrans at this intersection after the visitor serving uses of the proposed project have been developed. The timings will be adjusted, while maintaining the same offsets to the adjacent signalized intersection at Ocean Avenue. PBC is responsible for its fair share contribution to this mitigation based on total traffic because the intersection operates at deficient levels under existing conditions. The contribution will be made prior to issuance of the first building permit for this development. Based on the projects contribution to this intersection over total traffic growth, the projects estimated share of impact is 0.61 percent. The estimated cost of this mitigation is \$16,900 per Fehr and Peers 2011. Thus, the estimated mitigation fair share fee for this impact is \$100. This mitigation measure is not included in any existing local or regional traffic improvement program. The County will have the discretion to concentrate funds derived from PBC's fair share contributions to several mitigation measures to accelerate the funding and implementation of one or more mitigation measures.

Compliance or Monitoring Action to be Performed: Prior to the issuance of the first building permit for development, the applicant will pay a fair share contribution to optimize timing at the intersection as described above.

130. MM TRA D1. ENSURE COMPLIANCE WITH THE DEL MONTE FOREST TRANSPORTATION POLICY AGREEMENT.

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM TRA D1. PBC will conform all subsequent site plan development and engineering design to the Del Monte Forest Transportation Policy Agreement as it relates to intersections within the forest road system including driveways. General design criteria are described under Regulatory Setting. The County will conduct site plan review as part of the building permit process to ensure compliance.

Compliance or Monitoring Action to be Performed: Prior to issuing a building permit, the applicant will ensure all site plan development and engineering design conforms to the Del Monte Forest Transportation Policy, and the County will review and approve to ensure compliance.

131. MM TRA D2. INCORPORATE A 25 FOOT TRANSITION BETWEEN ALL DRIVEWAYS AND ROADWAYS THAT HAS NO MOR

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM TRA D2. INCORPORATE A 25 FOOT TRANSITION BETWEEN ALL DRIVEWAYS AND ROADWAYS THAT HAS NO MORE THAN 2 PERCENT GRADE. PBC will design all driveway intersections to the Del Monte Forest road system to incorporate a 25 foot transition between the driveway and road that has no more than a 2 percent grade. This will help to ensure that drivers have maximum sight distance. The County will conduct site plan review as part of the building permit process to ensure compliance.

Compliance or Monitoring Action to be Performed: Applicant shall enumerate as notes on all construction plans as "MM TRA D2 (Driveway Transition Grade) ∫ Public Works Department Notes". Applicant shall incorporate this design in all improvement plans.

Prior to issuing building permits for site development, the County will conduct site plan review to ensure that there is a 25 foot transition between the driveway and road that has no more than a 2 percent grade. Adherence to this Measure shall be confirmed upon final County inspection of driveways.

132. MM TRA D3. AT THE LODGE AT PEBBLE BEACH, ADD A CROSSWALK TO ADDRESS A PEDESTRIAN DESIRE LINE WHE

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM TRA D3. AT THE LODGE AT PEBBLE BEACH, ADD A CROSSWALK TO ADDRESS A PEDESTRIAN DESIRE LINE WHERE PEDESTRIANS WILL WALK WHEN CROSSING THE CIRCULATION ROAD. PBC will install a crosswalk at The Lodge at Pebble Beach to facilitate safe pedestrian crossings. The required design modification is shown in Appendix G.3 in the Lodge Circulation Plan figure in EIR Volume II. The County will conduct site plan review as part of the building permit process to ensure compliance.

Compliance or Monitoring Action to be Performed: Pedestrian crossing shall be included in site improvement plans. Applicant shall submit plans to Pebble Beach Community Services District (PBCSD) for review and recommendation prior to submitting plan to Public Works. Prior to issuing building permits for the parking and circulation reconstruction at The Lodge at Pebble Beach, the County will conduct site plan review to ensure there is an adequate crosswalk to facilitate pedestrian crossings. Installation of said crosswalk shall be confirmed prior to final County inspection of the relocated Driving Range.

133. MM TRA D4. AT THE LODGE AT PEBBLE BEACH, MODIFY THE DESIGN OF THE TWO TRAFFIC CIRCLES TO FACILITATE

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM TRA D4. AT THE LODGE AT PEBBLE BEACH, MODIFY THE DESIGN OF THE TWO TRAFFIC CIRCLES TO FACILITATE EFFICIENT VEHICLE FLOW.
PBC will modify the design of the two traffic circles to facilitate efficient vehicle flow. The required design modifications to ensure that vehicle channelization is well defined are shown in Appendix G.3 in the Lodge Circulation Plan figure and the Lodge Area Traffic Circle Review figure in EIR Volume II. The County will conduct site plan review as part of the building permit process to ensure compliance.

Compliance or Monitoring Action to be Performed: Prior to issuing the building permit for the parking and circulation reconstruction at The Lodge at Pebble Beach, the County will conduct site plan review to ensure the design of the two traffic circles has been modified to facilitate efficient vehicle flow.

134. MM TRA D5. AT THE LODGE AT PEBBLE BEACH, INSTALL YIELD SIGNS TO CONTROL THE THREE LEGGED TRAFFIC C

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM TRA D5. AT THE LODGE AT PEBBLE BEACH, INSTALL YIELD SIGNS TO CONTROL THE THREE LEGGED TRAFFIC CIRCLE WHILE THE OTHER TRAFFIC CIRCLE SHOULD HAVE NO VEHICLE TRAFFIC CONTROLS.
PBC will add yield signs to control the three legged traffic circle. The required design modification is shown in Appendix G.3 in the Lodge Area Traffic Circle Review figure, in EIR Volume II. The County will conduct site plan review as part of the building permit process to ensure compliance.

Compliance or Monitoring Action to be Performed: Required improvements shall be shown on plans. Applicant shall submit plans to Pebble Beach Community Services District (PBCSD) for review and recommendation prior to submitting plans to the County. Prior to issuing the building permit for the parking and circulation reconstruction at The Lodge at Pebble Beach, the County will conduct site plan review to ensure yield signs have been installed according to approved plans..

135. MM TRA D6. AT THE LODGE AT PEBBLE BEACH, ADD SIDEWALKS OR PATHS TO SERVE PEDESTRIAN MOVEMENTS B

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM TRA D6. AT THE LODGE AT PEBBLE BEACH, ADD SIDEWALKS OR PATHS TO SERVE PEDESTRIAN MOVEMENTS BETWEEN THE FAIRWAY ONE COMPLEX, PETER HAY GOLF COURSE AND THE LODGE AT PEBBLE BEACH.
PBC will add sidewalks or paths to serve pedestrian movements between Fairway One Complex, Peter Hay Golf Course, and The Lodge at Pebble Beach. Sidewalks or paths along these lines will facilitate pedestrian flows and enhance safety so that pedestrians do not need to walk in the roadway. The required design modifications to connect pedestrian access at the Fairway One site to the nearby crosswalk and other pedestrian facilities are shown in Appendix G.3 in the Fairway One Complex figure in EIR Volume II. The County will conduct site plan review as part of the building permit process to ensure compliance.

Compliance or Monitoring Action to be Performed: Required improvements shall be shown on plans. Applicant shall submit plans to Pebble Beach Community Services District (PBCSD) for review and recommendation prior to submitting plans to the County. Prior to issuing the building permit for improvements at The Lodge at Pebble Beach, the County will conduct site plan review to ensure the design includes sidewalks or paths for pedestrian movement between Fairway One Complex, Peter Hay Golf Course and The Lodge. Installation of said sidewalks or paths shall be confirmed prior to final building inspection of the Lodge improvements.

136. MM TRA D7. AT THE COLTON BUILDING, IMPROVE SIGHT DISTANCE AT THE INTERSECTION BETWEEN THE EXISTING

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM TRA D7. AT THE COLTON BUILDING, IMPROVE SIGHT DISTANCE AT THE INTERSECTION BETWEEN THE EXISTING DRIVEWAY AND CYPRESS DRIVE. PBC will ensure that sight distance at the intersections between the existing driveway and Cypress Drive will be improved. Sight distance will be improved by providing a 2 percent grade for 25 feet connecting Cypress Drive to the driveway as shown in Appendix G.3 Colton Building figure in EIR Volume II. The County will conduct site plan review as part of the building permit process to ensure compliance.

Compliance or Monitoring Action to be Performed: Required improvements shall be shown on plans. Applicant shall submit plans to Pebble Beach Community Services District (PBCSD) for review and recommendation prior to submitting plans to the County. Prior to issuing the building permit for the new Colton Building at The Lodge at Pebble Beach, the County will conduct site plan review to ensure the sight distance between the existing driveway and Cypress Drive will be improved as described in the condition above. Installation of said improvements shall be confirmed prior to final building inspection of the new Colton Building.

137. MM TRA D8. AT THE COLTON BUILDING, INSTALL A WARNING SIGN OR LIGHTS AT THE ENTRY TO THE PARKING FAC

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM TRA D8. AT THE COLTON BUILDING, INSTALL A WARNING SIGN OR LIGHTS AT THE ENTRY TO THE PARKING FACILITY OR WIDEN THE OPENING TO ABOUT 22 FEET. PBC will improve signage or widen the entrance to the Colton Building parking lot. The proposed entry to the parking facility is 18 feet wide, which is too narrow for two cars to pass side by side. Because traffic flow into and out of the garage is expected to be infrequent, the narrow width is adequate as long as a sign or warning light is provided that indicates a car is coming. Alternatively, the opening would need to be increased to about 22 feet, given the driveway grade and tight turning radii as shown in Appendix G.3 in the Colton Building figure in EIR Volume II. Subsequent site plan development and engineering design will identify the preferred option between these two alternatives. The County will conduct site plan review as part of the building permit process to ensure compliance.

Compliance or Monitoring Action to be Performed: Prior to issuing the building permit for the new Colton Building at The Lodge at Pebble Beach, the County will conduct site plan review to ensure a warning sign or lights to the parking entry are included or the opening widened to about 22 feet.

138. MM TRA D9. AT THE INN AT SPANISH BAY, MODIFY THE INTERSECTION OF 17 MILE DRIVE AND CONGRESS ROAD TO

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM TRA D9. AT THE INN AT SPANISH BAY, MODIFY THE INTERSECTION OF 17 MILE DRIVE AND CONGRESS ROAD TO AN ALL WAY STOP CONTROLLED INTERSECTION USING STOP SIGNS AT ALL APPROACHES. PBC will modify the intersection of 17 Mile Drive and Congress Road to an all way stop controlled intersection using stop signs on all approaches. The design modifications for this intersection are illustrated in Appendix G.3 in The Inn at Spanish Bay figure in EIR Volume II. The County will conduct site plan review as part of the building permit process to ensure compliance.

Compliance or Monitoring Action to be Performed: Prior to issuing the building permit for the roadway improvements and the improvements at The Inn at Spanish Bay, the County will conduct site plan review to ensure there is an all way stop at the intersection of 17 Mile Drive and Congress Road.

139. MM TRA D10. AT THE RELOCATED PEBBLE BEACH DRIVING RANGE, ADD A PEDESTRIAN CROSSWALK THAT CONNE

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM TRA D10. AT THE RELOCATED PEBBLE BEACH DRIVING RANGE, ADD A PEDESTRIAN CROSSWALK THAT CONNECTS THE DRIVING RANGE TO THE PETER HAY GOLF COURSE.

PBC will add a pedestrian crosswalk to connect the driving range to the Peter Hay Golf Course. The required design modifications to provide a pedestrian crosswalk that connects the two sites are shown in Appendix G.3 in the Driving Range figure in EIR Volume II. The County will conduct site plan review as part of the building permit process to ensure compliance.

Compliance or Monitoring Action to be Performed: Prior to issuing building permits or approving the improvement plan for the relocation of the Pebble Beach Driving Range, the County will conduct site plan review to ensure there is a pedestrian crosswalk between the relocated driving range and Peter Hay Golf Course. Applicant shall submit plans to Pebble Beach Community Services District (PBCSD) for review and recommendation prior to submitting plan to Public Works. Installation of said crosswalk shall be confirmed prior to final County inspection of the relocated Driving Range.

140. MM TRA G1. PREPARE AND IMPLEMENT AN ALTERNATIVE TRANSPORTATION PLAN EMPHASIZING SPECIFIC TRIP RE

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM TRA G1. PREPARE AND IMPLEMENT AN ALTERNATIVE TRANSPORTATION PLAN EMPHASIZING SPECIFIC TRIP REDUCTION MEASURES FOR PROPOSED VISITOR, RESIDENT AND EMPLOYEE USES.

The applicant will prepare and implement an alternative transportation plan emphasizing specific trip reduction measures for proposed visitor, resident, and employee uses. The plan must also identify a reporting and enforcement mechanism. The plan must be submitted and reviewed by the county prior to issuance of the first building permit.

Compliance or Monitoring Action to be Performed: Prior to issuing the first building permit for the project, the applicant will prepare an alternative transportation plan emphasizing specific trip reduction measures for proposed visitor, resident, and employee uses for County review and approval.

141. MM TRA G2. FOR OPTION 1 ONLY, EXPAND EXISTING SHUTTLE AND VALET SYSTEM TO INCORPORATE THE SPYGLA

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MM TRA G2. FOR OPTION 1 ONLY (APPROVAL AND CONSTRUCTION OF NEW SPYGLASS HOTEL), EXPAND EXISTING SHUTTLE AND VALET SYSTEM TO INCORPORATE THE SPYGLASS HOTEL AS PART OF OVERALL PARKING MANAGEMENT SYSTEM.

If Option 1 New Resort Hotel is approved and constructed, the applicant will expand the existing shuttle and valet system, and incorporate the new Spyglass Hotel in the overall parking management system. Similar to employees at The Inn at Spanish Bay, employees at the Spyglass Hotel would park in remote parking areas and be shuttled to work when parking congestion occurs. The valet system would use special areas on the site for valet parking to increase parking utilization. The applicant will submit a plan for the expanded shuttle and valet system to the County for review and approval prior to issuance of the building permit for the Spyglass Hotel.

Compliance or Monitoring Action to be Performed: Prior to operation of the New Resort Hotel at Spyglass Hill if Option 1 is selected, the applicant will expand the existing shuttle and valet system to incorporate the hotel as part of the overall parking and management system. Implementation of said shuttle and valet expansion according to County-approved plan shall be confirmed prior to final building inspection of the new Spyglass Hotel.

142. MM TRA H1. STENCIL "ROUTE" AFTER BICYCLE SYMBOLS ON THE DESIGNATED ROUTE FOR BICYCLING BETWEEN T

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: MM TRA H1. STENCIL "ROUTE" AFTER BICYCLE SYMBOLS ON THE DESIGNATED ROUTE FOR BICYCLING BETWEEN THE PACIFIC GROVE GATE AND STEVENSON DRIVE AT ONDULADO.

PBC shall be required to further outline the bike route on the pavement between the Pacific Grove Gate and Stevenson Drive at Ondulado Road by adding the word Route after bicycle symbols on the designated route to help bicyclists follow and stay on the bike route. Plans for this improvement would be provided to the County for review and approval prior to issuance of the first building permit for the proposed project.

Compliance or Monitoring Action to be Performed: Prior to issuance of the first building permit for the project, the applicant will prepare and the County will review, approve and install the bicycle route signs.

143. PDSP014 - ADDITIONAL LAND DEDICATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: In the event that an affordable housing site is successfully identified, acquired, entitled, and financed in the Greater Monterey Peninsula Planning Area pursuant to Condition No. 18, and therefore no additional \$2 million in-lieu fee contribution is required of the Applicant under such Condition, the Applicant agrees to make an irrevocable offer to transfer title to approximately 135 acres of land commonly known as the Old Capitol Site in the City of Monterey (Assessor's Parcel Numbers 001-761-015-000, 001-761-035-000, and 001-771-043-000), to the County or an entity approved by the County for parkland purposes, subject to any existing title exceptions and other requirements affecting the land, and pursuant to terms and conditions acceptable to the Applicant, including the County's agreement that preservation of the natural resources on the Old Capitol Site shall be applied or credited as mitigation if needed for any affordable housing or other project identified by the Applicant.

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits for an affordable housing project in the Greater Monterey Peninsula Planning Area pursuant to Condition No. 18, the Applicant shall make an irrevocable offer to transfer the Old Capitol Site to the County of an entity approved by the County.