

2018002994

Stephen L. Vagnini
Monterey County Clerk-Recorder

RECORDING REQUESTED BY)
AND WHEN RECORDED RETURN TO:)
Monterey County Resource Management)
Agency)
Land Use & Community Development Div'n)
Special Programs Section)
1441 Schilling Place South, 2nd Floor)
Salinas, CA 93901)
Attention: G.H. Nichols PE)
)

01/24/2018 03:59 PM
Recorded at the request of:
MONTEREY COUNTY RESOURECE MA
Titles: 1 Pages: 148
Fees: \$0.00
Taxes: \$0.00
AMT PAID: \$0.00



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INDEMNIFICATION AGREEMENT

[File No. PLN030204; Condition of Approval No. 235]

THIS AGREEMENT is made and entered into by and between UCP EAST GARRISON, LLC, a Delaware limited liability company, hereinafter call "Owner", and the COUNTY OF MONTEREY, a political subdivision of the State of California, hereinafter called "County",

WHEREAS, Owner is the record owner of the real property described in Exhibit A attached hereto and made a part hereof, hereinafter referred to as the subject property; and

WHEREAS, the subject property is located within the boundaries of the East Garrison Specific Plan of Monterey County; and

WHEREAS, pursuant to the Plan and other applicable regulations of Monterey County and the State of California, Owner applied to Monterey County for a Combined Development Permit for the development of the subject property; and

WHEREAS, the Combined Development Permit No. PLN030204 was granted on October 4, 2005 by the Monterey County Board of Supervisors pursuant to the Findings contained in Resolution No. 05-267 attached hereto as Exhibit B (126 p) and hereby incorporated by reference ("Project"); and

WHEREAS, Permit No. PLN030204 was subject to certain conditions including but not limited to Condition of Approval No. 235 which states, in part, the following:

"The applicant agrees as a condition and in consideration of the approval of this discretionary development permit that it will defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees in connection with any

erosion, flooding, stormwater runoff, grading or discharge as a result of the project. The indemnification shall include the cost of independent outside counsel if engaged by the County to defend any such action. The property owner will reimburse the County for any and all court costs, fines, penalties or attorney's fees, to the extent allowed by law, which the County may be required to by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action, but such participation shall not relieve applicant of his obligations under this condition. Without limiting the obligation to defend, indemnify, and hold the County harmless, the applicant shall secure this concurrent with applicant entering into defense and indemnity agreement, with a bond or irrevocable letter of credit from an accredited financial institution in the amount of one million dollars (\$1,000,000), in a form acceptable to the County. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof."

WHEREAS, Owner has elected to comply with the aforesaid condition imposed by Permit No. PLN030204 so as to enable Owner to undertake the development authorized by the permit.

WHEREAS, it is contemplated that in the future the ownership of the real property and improvements thereon which are subject to this agreement, will be transferred to the East Garrison Community Services District, and the Community Services District, or any and all other successors in interest will take ownership subject to the obligations and duties established hereunder.

NOW, THEREFORE, in consideration of the granting of Permit No. PLN030204 to the Owner by Monterey County, Owner, for himself/herself and for his/her heirs, assigns, and successors in interest, covenants and agrees as follows:

1. INDEMNIFICATION. The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees (collectively, "County Indemnitees") from any claim, action or proceeding against the any County Indemnatee in connection with any erosion, flooding, stormwater runoff, grading or discharge as a result of the Project; provided, however, the foregoing indemnity shall not apply to claims determined to be solely caused by the gross negligence or willful misconduct of any County Indemnatee. This indemnification includes the cost of independent outside counsel if engaged by the County to defend any such action. The Owner will reimburse the County for any and all court costs, fines, penalties or attorney's fees, to the extent allowed by law, which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action, but such participation shall not relieve Owner of its obligations under this condition. Without limiting the obligation to defend, indemnify, and hold the County harmless, the Owner concurrently with the execution of this indemnity agreement shall secure a bond or irrevocable letter of credit from an accredited financial institution in the amount of one million dollars (\$1,000,000) in a form acceptable to the County, to be used as collateral security to guarantee this indemnification agreement, and shall maintain such bond or letter of credit through the term of this agreement. 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.

2. **BINDING EFFECT.** This agreement shall be effective and binding as of the date the last party executes this agreement (it being acknowledged that it will take effect prior to recordation). This agreement shall bind and inure to the benefit of the respective heirs, personal representatives, successors, and assigns of the parties hereto. Provided, however, that, pursuant to Government Code Section 66474.9, if the County fails to promptly notify the property owner of any claim, action or proceeding to attack, set aside, void or annul this approval, or if the County fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless.

3. **RECORDATION.** Upon execution of this agreement, Owner(s) shall cause recordation thereof with the County Recorder's Office.

4. **NEGOTIATED AGREEMENT.** It is agreed and understood by the parties hereto, that this agreement has been arrived at through negotiations and that neither party is to be deemed the party which prepared this agreement within the meaning of Civil Code Section 1654.

5. **RELEASE OF BOND OR LETTER OF CREDIT UPON TRANSFER OF OWNERSHIP.** It is further agreed that upon transfer of ownership to any and all successors in interest, that the then current owner of the real property and improvements thereon which are subject to this agreement shall concurrently petition County to release the bond and or letter of credit subject to this agreement and that the County shall so release said bond or letter of credit provided that the successor in interest has obtained such security pursuant to this agreement prior to the transfer of ownership and to the satisfaction of the County.


IN WITNESS WHEREOF, the parties hereto have executed this agreement on the day and year set out opposite their respective signatures.

OWNER

UCP East Garrison, LLC
a Delaware limited liability company

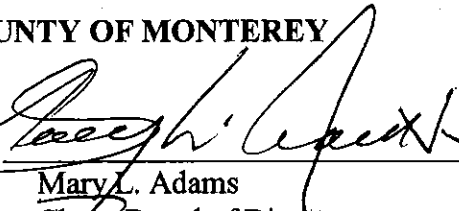
By: UCP, LLC, a Delaware limited liability company
Its: Sole Member

Dated: 10-9-17

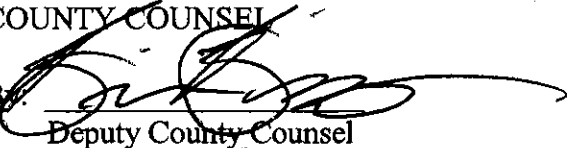
By: 
Dustin L. Bogue
President

COUNTY OF MONTEREY

Dated: 12-14-17

By: 
Mary L. Adams
Chair, Board of Directors

Approved as to Form:
COUNTY COUNSEL

By: 
Deputy County Counsel
Brian P. Briggs

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

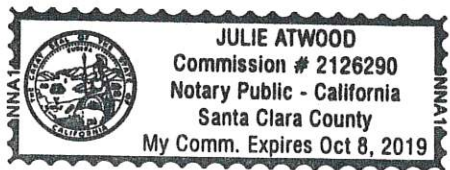
STATE OF CALIFORNIA)
Santa Clara SS. JA
COUNTY OF MONTEREY)

On October 9, 2017 before me, Julie Atwood,
a Notary Public, personally appeared Dustin L. Bogue,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Julie Atwood



(Seal)

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) SS.
COUNTY OF MONTEREY)

On December 14, 2017 before me, Denise Hancock,
a Notary Public, personally appeared MARY L. ADAMS,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

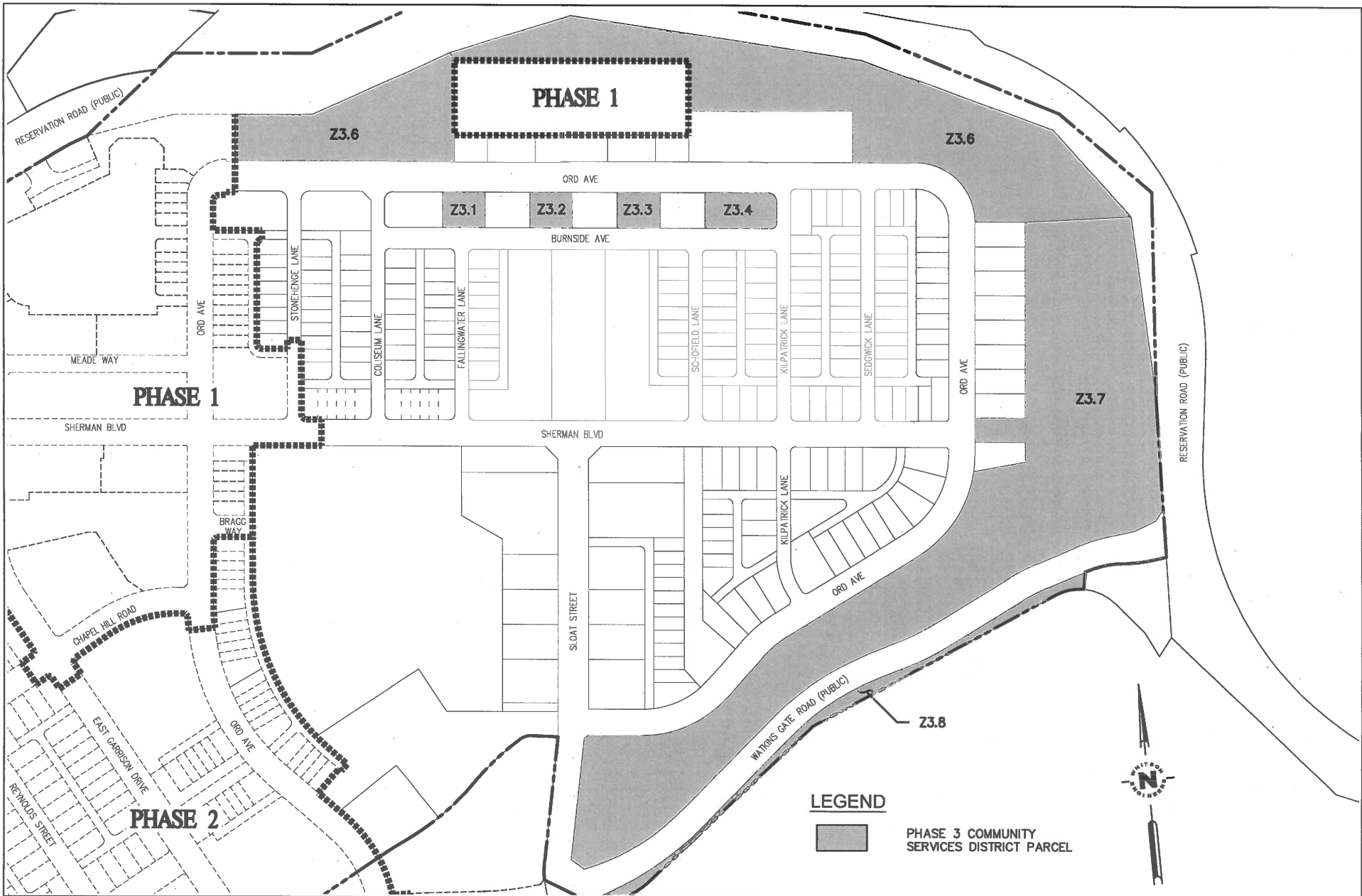
I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Denise Hancock

(Seal)



COMMUNITY SERVICES DISTRICT PROPERTY

MONTEREY COUNTY

CALIFORNIA

EAST GARRISON - PHASE 3

DRAWING PATH: T:\Monterey Projects\2615\CAD\Exhibits-WE\Phase 3\XB-CSD-ph3.dwg

DATE: OCT 3, 2017

EXHIBIT

SCALE: 1" = 300'

DRAWN: JPO

CHECKED: APH

PROJECT No.: 2615.72

A

EXHIBIT B

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

Resolution No. 05-267)
Resolution of the Monterey County)
Board of Supervisors Approving the East)
Garrison Combined Development Permit)

The East Garrison Specific Plan Project (PLN030204) came on for public hearing before the Monterey County Board of Supervisors on October 4, 2005. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Board of Supervisors approves the Combined Development Permit with reference to the following findings:

I. FINDINGS

1. FINDING: The proposed Combined Development Permit application consists of a Vesting Tentative Subdivision Map for the subdivision of 244 acres into parcels to create parcels for up to one thousand four hundred (1,400) dwelling units (plus up to seventy (70) second units, each on the same lot as a residential unit), 75,000 square feet of commercial buildings, 11,000 square feet of public buildings, and 100,000 square feet of artist studio/public uses; use permit for tree removal; general development plan; use permit to allow development on slopes over thirty percent (30%); and Design Approval. As described in Condition #1 and as conditioned, the project will conform with the plans, policies, requirements and standards of the Monterey County Subdivision Ordinance (Title 19), Monterey County General Plan, Greater Monterey Peninsula Area Plan, and Monterey County Zoning Ordinance (Title 21). The property is on parcels occupying approximately 244 acres south of Reservation Road and north of Watkins Gate Road, at the East Garrison gate (Assessor's Parcel Numbers 031-011-038; 031-161-003, 004, 005 and 006). The parcel is zoned PQP-D (Public/Quasi-Public, with Design Overlay District).

EVIDENCE: The Planning and Building Inspection staff reviewed the project, as contained in the application and accompanying materials, for conformity with:

- a) Monterey County General Plan;
- b) Greater Monterey Peninsula Area Plan;
- c) Monterey County Zoning Ordinance (Title 21); and
- d) Monterey County Subdivision Ordinance (Title 19)
- e) Proposed General Plan text amendments

EVIDENCE: The proposed development has been reviewed by the Monterey County Planning and Building Inspection Department, Water Resources Agency, Public Works Department, Environmental Health Division, Parks and Recreation Department, the Housing and Redevelopment

Agency, Sheriff's Department, Tax Collector, Library, and the Salinas Rural Fire District. There has been no indication from these agencies that the site is not suitable for the proposed development. Other federal, state, and local agencies have participated in the design and review of this project. The Draft Subsequent Environmental Impact Report (SEIR) demonstrates that no physical or environmental constraints exist that would indicate the site, as mitigated, is not suitable for the proposed development.

- EVIDENCE:** Written and verbal public testimony submitted at public meetings before the Subdivision Committee, Planning Commission and Board of Supervisors.
- EVIDENCE:** The on-site inspection of the subject parcel by the project planners on multiple dates during 2003 and 2004.
- EVIDENCE:** The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in the project file.
- EVIDENCE:** All structures and infrastructure necessary to serve the project will be installed by the subdivider.
- EVIDENCE:** Draft SEIR Chapters 3.0 and 4.1.
- EVIDENCE:** Draft SEIR Appendix B.
- EVIDENCE:** *Preliminary Hydrology Report for the East Garrison Project, Monterey County, California*, by Balance Hydrologics, Inc. dated October 2003.
- EVIDENCE:** *Water Supply Assessment and Written Verification of Supply, East Garrison Specific Plan Development*, by Byron Buck & Associates, dated June 3, 2004.
- EVIDENCE:** *Preliminary Geotechnical Exploration: East Garrison, Fort Ord—Phase 1, Monterey, California*, by ENGEO Incorporated, dated April 11, 2003.
- EVIDENCE:** *East Garrison Specific Plan Air Quality Analysis, Monterey, California*, by Giroux and Associates, dated May 28, 2004.
- EVIDENCE:** *East Garrison Specific Plan Noise Impact Analysis, Monterey, California*, by Giroux and Associates, dated May 25, 2004.
- EVIDENCE:** *Traffic Impact Study for the East Garrison Development in Monterey County*, by TJKM Transportation Consultants, dated August 10, 2004.
- EVIDENCE:** *Forest Management Plan by Staub Forestry and Environmental Consultants* dated January 2004.
- EVIDENCE:** *East Garrison Specific Plan: Fort Ord, Monterey County, California*, by Urban Design Associates, dated July 12, 2004.
- EVIDENCE:** *Assessment: East Garrison—Parker Flats Land Use Modifications, Fort Ord, California*, by Zander Associates, dated May 2002.
- EVIDENCE:** *Biological Resources Assessment East Garrison Specific Plan*, by Zander Associates, dated January 2004.”
- EVIDENCE:** The project is consistent with the 1982 General Plan, as amended, including the 2001 amendment and amendments adopted of even date herewith.

- 2. FINDING:** The Combined Development Permit is consistent with the Fort Ord Reuse Plan, Redevelopment Plan, and the Monterey County General Plan
- EVIDENCE:** On December 17, 1984, the Board of Supervisors adopted the Greater Monterey Peninsula Area Plan ("Area Plan") as an amendment to the General Plan.
- EVIDENCE:** The Fort Ord Reuse Authority adopted a Fort Ord Reuse Plan in 1997 to guide redevelopment of the former Fort Ord.
- EVIDENCE:** The Board of Supervisors adopted a General Plan Amendment on November 20, 2001 to incorporate the provisions of the Fort Ord Reuse Plan that were applicable to the unincorporated area of the former Fort Ord into the County General Plan.
- EVIDENCE:** On February 19, 2002, the County adopted a Redevelopment Plan for the Fort Ord Redevelopment Area.
- EVIDENCE:** The amendments to the Monterey County General Plan (hereafter "the General Plan Amendments") ensure the Specific Plan and the Combined Development Permit are consistent with the General Plan.
- 3. FINDING:** The Combined Development Permit is consistent with the East Garrison Specific Plan.
- EVIDENCE:** On October 4, 2005, the Board of Supervisors reviewed a Specific Plan for East Garrison (PLN030204), dated July 12, 2004 (hereafter "East Garrison Specific Plan"), including errata for the draft Specific Plan attached to the Specific Plan resolution as Attachment "A." The proposed East Garrison Specific Plan area consists of 244 acres and is located in northwestern Monterey County in a planning region known as the Greater Monterey Peninsula Area. The project site is fronting on, westerly and southerly of Reservation Road, north of Watkins Gate Road, east of West Camp Road, in the former Fort Ord (Assessor's Parcel Numbers 031-011-038; 031-161-003, 004, 005 and 006). The Specific Plan includes up to 1470 residential units (including 70 second units) throughout the development; a town center with up to 75,000 square feet of neighborhood retail space; 11,000 square feet of institutional facilities, 100,000 square feet of existing buildings reused for artist studio and public uses, approximately 50 acres of open space and parks; and installation of infrastructure.
- 4. FINDING:** The total number of new residential units within the former Fort Ord does not exceed 6,160 new units with the addition of the East Garrison Specific Plan units (*Fort Ord Reuse Plan* (FORP), page 197).
- EVIDENCE:** The East Garrison Specific Plan identifies up to 1,470 new residential units out of the FORP allocation of 3,184 new residential units to Monterey County for full buildout of its territory of the former Fort Ord. (*FORP*, page 91, Section 3.3.1, Table 3.3-1, Summary Land Use Capacity Ultimate Development)

- EVIDENCE:** The FORP establishes an interim limit of 6,160 new residential units under the Development and Resource Management Plan (DRMP). (*FORP* page 197, Section 3.11.5.4(b)).
- EVIDENCE:** Residential units proposed by EGSP constitute approximately 46 percent of Monterey County's allocation for new units under Base Reuse Plan, on eighteen percent of the total acreage dedicated to Monterey County for residential use (*FORA Consistency Determination*, Section 2.1.1, page 8, prepared by RBF Consulting, dated October 2004)
- EVIDENCE:** Marina Heights Specific Plan Project -- Local jurisdiction and FORA project approval for 1,050 dwelling units. (City of Marina, FORA)
- EVIDENCE:** Seaside Highlands Project - Local jurisdiction and FORA approval for 380 dwelling units. (City of Seaside, FORA)
- EVIDENCE:** University Villages Project -- Local jurisdiction approval for 1,237 dwelling units; FORA action pending. (City of Marina, FORA)
5. **FINDING:** The project can be served with adequate public services for wastewater, habitat management, and fire protection (*FORP*, page 202).
- EVIDENCE:** FORP, page 197, Section 3.11.5.5 requires FORA to ensure that adopted service levels will not be exceeded.
- EVIDENCE:** Draft SEIR, Section 4.11, Public Services and Utilities.
- EVIDENCE:** New wastewater facilities are proposed to be constructed to serve the EGSP, including a pump station and other facilities, as part of construction of the overall community. (*DSEIR*, Section 4.11.7, page 4.11-23).
- EVIDENCE:** Wastewater flows from the EGSP site through the Marina Coast Water District system to the Monterey Regional Water Pollution Control Authority (MRWPCA) Wastewater Treatment Plant (WTP). The existing WTP can accommodate the increased wastewater that will be generated from the EGSP. The WTP has an additional 8.6 million gallons per day (mgd) of permitted capacity; this project will utilize 0.68 mgd during wet weather conditions (*DSEIR*, Section 4.11.7, page 4.11-23).
- EVIDENCE:** On September 23, 2003, the Board of Supervisors approved a Memorandum of Understanding with Monterey Peninsula College and the Fort Ord Reuse Authority to allow a Land Swap Agreement (LSA), the purpose of which was to resolve land use conflicts and to address impacts associated with development in the East Garrison District (*Assessment of East Garrison -- Parker Flats Land Use Modifications Fort Ord, California; FORA Consistency Determination*, page 13).
- EVIDENCE:** The LSA amended the HMP (1997 *Fort Ord Installation-Wide Multi-species Habitat Management Plan*) to allow an additional 210 acres of development at East Garrison in lieu of intensive development at Parker Flats. The net increase of protected habitat area established by the LSA is approximately 247 acres. (*Assessment of East Garrison --*

Parker Flats Land Use Modifications Fort Ord, California; FORA Consistency Determination, Table 2.3-1, page 14, prepared by RBF Consulting, dated October 2004).

EVIDENCE: The LSA and the EGSP DSEIR include a set of conditions and mitigation measures that provide necessary assurances that the proposed modifications will not compromise the overall goals of the Fort Ord HMP or result in a net loss of HMP species or habitat. (DSEIR, Section 4.7, page 4.7-20).

EVIDENCE: The Salinas Rural Fire District (SRFD) will provide fire protection services to the project site, and mitigation measures are identified by the EGSP DSEIR to ensure adequate levels of protection services, including annexation of the project area to the SRFD and a financial analysis to determine an adequate financing for the ongoing staffing and operational costs of the fire station. (DSEIR Chapter 4, Section 4.11.1, Fire Protection/ Emergency Medical Services. *FORA Consistency Determination, page 17, prepared by RBF Consulting, dated October 2004).*

EVIDENCE: The project site will be annexed into the SRFD, and shall include a financial analysis to adequately determine funding needs and mechanisms to meet adopted service levels (DSEIR Chapter 4, Section 4.11.1, Fire Protection/ Emergency Medical Services).

EVIDENCE: The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in the project file.

6. FINDING: The project is consistent with FORA's CIP or can be served by infrastructure provided to the project from outside the former Fort Ord boundaries. (*Fort Ord Reuse Plan, page 202).*

EVIDENCE: FORP, page 202, Section 3.11.5.6 requires FORA to ensure that the CIP adequately addresses the rate of buildout of the Reuse Plan area so that levels of service are not exceeded.

EVIDENCE: The project applicant, in consultation with the Monterey County Public Works Department (MCPWD), will be responsible for contributing their fair share fees for transportation improvements identified in the FORA CIP associated with the EGSP project. (DSEIR, Section 4.4, page 4.4-28)

EVIDENCE: The fair share of fees for transportation improvements identified in the FORA CIP that are associated with the EGSP project include the following intersection improvements:

- Highway 68 WB ramps/Reservation Road
- Highway 68 EB ramps/Reservation Road
- Highway 1 SB ramps/Reservation Road
- Highway 1 SB ramps/ Imjin Parkway

The following roadway segment improvements, which the project will pay their fair share fee toward, are identified in the FORA CIP:

- Blanco between Reservation and Davis (2 segments)

Davis between Ambrose and Central
Davis between Reservation and Salinas River
Reservation between Watkins Gate and Davis
(DSEIR, Section 4.4, page 4.4-28, Appendix E: Traffic Impact Study)

EVIDENCE: The project applicant, in consultation with Public Works, is expected to make payments over the course of the construction of the different phases of the project except for the improvements at Reservation Road/Davis Road. For this intersection, the applicant will pay for the improvements with reimbursement from future projects.

EVIDENCE: Two road segments, Reservation Road between Portola Drive and SR 68, and SR 183 between Cooper Road and Espinosa Road, are not identified in the FORA CIP, but are needed as a result of cumulative regional growth, including Fort Ord reuse. A condition has been recommended that the County work to include the Fort Ord share of these improvements into the FORA CIP. The project will pay its fair share toward these improvements.

7. FINDING: The project and related land use decision is intended to be carried out in a manner fully in conformity with the Fort Ord Reuse Authority Act (*Fort Ord Reuse Plan*, page 204). The project and related land use decision is consistent with FORA's adopted plans and policies and is otherwise consistent with the Fort Ord Reuse Authority Act (*Fort Ord Reuse Plan*, page 205).

EVIDENCE: FORA is required to determine that projects are consistent with the Reuse Plan (*FORP*, page 204, Section 3.11.6).

EVIDENCE: To implement the *FORP*, *FORA Master Resolution Chapter 8* requires all jurisdictions preparing local plans to make a determination of consistent pursuant to the Fort Ord Reuse Authority Act and with this Chapter (*FORA Master Resolution Chapter 8*, Section 8.01.010(c)).

EVIDENCE: A Consistency Determination analysis was prepared for the East Garrison Specific Plan project and determined the project is in substantial conformance with the Reuse Plan and the *FORA Master Resolution Chapter 8* Consistency Criteria, including legislative land use decision and development entitlement consistency and the inclusion of specific programs and mitigation measures as required by Chapter 8 in the legislative land use decision (*Monterey County East Garrison Specific Plan FORA Consistency Determination*).

EVIDENCE: Consistency Analysis contained in Draft SEIR, Appendix B.

EVIDENCE: Findings and Evidence numbers 1, 2, 3, 4, 5, 9, 13, and 14.

EVIDENCE: Board of Supervisors Resolution No. 05-275, adopted October 4, 2005.

8. FINDING: The development of residential lots at the proposed densities is consistent with the zoning designations of the project site.

EVIDENCE: The Fort Ord Reuse Plan, Table 3.4-1, states that East Garrison is planned for up to 20 dwelling units per acre.

EVIDENCE: Specific Plan, Section 3.1 states the project will have a density of eleven units per net acre.

EVIDENCE: The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in the project file.

EVIDENCE: Monterey County Housing Element adopted November 4, 2003.

EVIDENCE: The rezoning of the site proposed with the application will allow the proposed density described in the Specific Plan.

9. **FINDING:** In approving the vesting tentative map, the decision-making body has balanced the housing needs of the County against the public service needs of its residents and available fiscal and environmental resources.

EVIDENCE: Monterey County General Plan Housing Element.

EVIDENCE: The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in the project file.

EVIDENCE: Disposition and Development Agreement, approved by the Redevelopment Agency of Monterey County by Resolution No. 05-271 on October 4, 2005. This Agreement outlines the requirements for affordable housing, including the 20% inclusionary units and an additional 10% "Workforce II" housing units.

10. **FINDING:** The project complies with the Inclusionary Housing ordinance #4185 (codified at chapter 18.40 of the Monterey County Code), with modifications as applied to this project and as herein approved by the Board. The modifications are justified by the unique facts and circumstances of this project.

1. Section 18.40.050.B.2 of the Monterey County Code allows the Board of Supervisors to modify the requirements of Chapter 18.40 as applied to a particular project if the Board finds, based on substantial evidence, that it would be appropriate to modify the requirements of the Chapter as a result of unusual circumstances.
2. This project is unique because it is within a Redevelopment Area and is subject to the requirements of the Community Redevelopment law (Health and Safety Code secs. 33000 et seq.). In addition, this project is subject to the unusual circumstance that the Agency is conveying the land to the project applicant, and therefore, in compliance with Community Redevelopment Law, the Redevelopment Agency has negotiated a Disposition and Development Agreement (DDA) with project applicant. The DDA contains detailed requirements governing the disposition of land and development of the project, including requirements relating to the building of units affordable to very low, low, and moderate income households and workforce II households. Under the

DDA, 20% of the 1400 units will be affordable deed-restricted housing, with a distribution of 6% very low, 8% low, and 6% moderate income units, which is slightly more units earmarked for low income and fewer for moderate income than the required distribution, thereby meeting a need in the County for units eligible to low income households. The project also provides more affordable units than required by the Inclusionary Housing ordinance. In addition to the 20% inclusionary units, 10% of the 1400 units will be initially sold as Workforce II housing units, affordable to households earning between 150% and 180% of median income. The DDA contains a detailed schedule governing the timing of construction of the inclusionary units and other requirements guaranteeing the provision of the inclusionary housing units.

3. The very low and low income units are to be rental units with a term of affordability of 55 years. The moderate income units will be for sale units for a term of affordability of 45 years. These modifications to the term of affordability are consistent with the requirements of Community Redevelopment law and type of financing which will be sought to develop the affordable units.

County consents under the DDA not to impose local preference policies for eligibility for the very low and low income rental inclusionary housing units or, unless County selects the Workforce II buyers, for the Workforce II homes. This modification is consistent with legal restrictions that may be imposed as a condition of the particular types of financing expected to be obtained to develop these units.

EVIDENCE: The project is in compliance with the requirements of the Inclusionary Housing Ordinance (#4185) based on the requirement that 20 percent of the units be affordable.

EVIDENCE: Chapter 18.40 of the County Code.

EVIDENCE: Disposition and Development Agreement between the Redevelopment Agency and East Garrison Partners I, LLC.

11. **FINDING:** For purposes of the Fish and Game Code, the project will have a potential for adverse impact on fish and wildlife resources upon which the wildlife depends.

EVIDENCE: Draft SEIR, Chapter 4.7, *Biological Resources*, contained in the project file. The project may result in changes to the resources listed in Section 753.5(d) of the Department of Fish and Game regulations.

12. **FINDING:** The 84.5 acres of oak trees to be removed are the minimum under the circumstances and the removal will not involve a risk of adverse environmental impact.

- EVIDENCE:** The removal of any landmark oak trees in any area of the County requires approval of a tree removal permit. Landmark trees are those which are 24 inches or more in diameter when measured two feet above the ground, or trees which are visually significant, historically significant, or exemplary of their species.
- EVIDENCE:** Section 21.64.260 of the Monterey County Zoning Ordinance (Title 21 of the Monterey County Code).
- EVIDENCE:** The proposed tree removals will not involve a risk of adverse environmental impacts such as soil erosion, water quality degradation, ecological impacts upon existing biological or ecological systems, noise pollution, air movement or significant reduction of available wildlife habitat for wildlife existence and reproduction or result in the immigration of wildlife from adjacent or associated ecosystems, as described in the evidence for this finding. The conditions of approval require protection measures for trees to be retained during construction.
- EVIDENCE:** Monterey County Planning and Building Inspection File PLN030204.
- EVIDENCE:** Section 21.64.260.C.5 of the County Code requires that a Use Permit be obtained for the removal of landmark oaks.
- EVIDENCE:** *Forest Management Plan by Staub Forestry and Environmental Consultants* dated January 2004.
- EVIDENCE:** Mitigation Measures of the SEIR require that the County follow the provisions of the basewide Habitat Management Plan, as modified and protect trees that are to remain. In addition, conditions of approval have been recommended to replant the bluff area with some oaks, grown from on-site acorns or trees.
- EVIDENCE:** *Assessment: East Garrison—Parker Flats Land Use Modifications, Fort Ord, California*, by Zander Associates, dated May 2002 (LSA).
- EVIDENCE:** *Biological Resources Assessment East Garrison Specific Plan*, by Zander Associates, dated January 2004.
- EVIDENCE:** *1997 Fort Ord Installation-Wide Multi-species Habitat Management Plan*.
- EVIDENCE:** See discussion in Exhibit “B” of July 13, 2005, Planning Commission staff report describing the oak trees preserved as part of the overall Habitat Management Plan, as modified by the Land Swap Agreement. Development originally planned for Parker Flats was moved to East Garrison and, as a result, an additional 247 acres of habitat will be preserved from the amount identified in the Fort Ord Reuse Plan.
- EVIDENCE:** Findings and Evidence numbers 1 and 10.
- EVIDENCE:** Mitigation Measures of the SEIR require that the County follow the provisions of the LSA. A Forest Management Plan has been prepared that includes provisions for the protection of trees to be retained.

13. FINDING: The project includes three (3) locations where grading will occur on cross slopes in excess of 30%. There is no feasible alternative that would allow development on slopes of less than 30 percent, and the proposed development better achieves the goals, policies and

objectives of the General Plan and the Greater Monterey Peninsula Area Plan than other development alternatives.

EVIDENCE: All substantial development on slopes of 30% or more requires a Use Permit.

EVIDENCE: Section 21.64.230 of the Zoning Ordinance (Title 21 of the Monterey County Code).

EVIDENCE: The East Garrison Specific Plan and Combined Development Permit Application seeks a Use Permit for development on slopes in excess of 30% in order to provide for the creation of a dense, urban community, provide for proper drainage for sewer and stormwater lines, and provide road grades in residential areas that are predominately at 5%, which provides for a walkable community.

EVIDENCE: Monterey County Planning and Building Inspection File PLN030204.

EVIDENCE: The project proposes a dense, urban community on hilly land. The project will require the installation of urban infrastructure, including storm drain and wastewater lines. To create a walkable and accessible community, internal roads are proposed to be at or below five percent grade. With these two limiting factors, extensive grading is proposed. To provide the correct gradients and residential densities, small areas of 30 percent slope or above will be graded in the future Phase 1 area.

EVIDENCE: The areas of 30% slope are 1) man made slopes at the old sewer plant site and along Reservation Road, and 2) the bluff slopes along Watkins Gate Road, where standardizing the road width and installation of drainage facilities may encroach into 30 percent slopes.

EVIDENCE: *East Garrison Specific Plan: Fort Ord, Monterey County, California*, by Urban Design Associates, dated July 12, 2004. The Specific Plan describes the concepts of the dense, walkable community. Figure 2.12 depicts the small areas of 30 percent slope.

EVIDENCE: Vesting Tentative Map, prepared by Carlson, Barbee, & Gibson Inc., dated January, 2004. The Tentative Map depicts the existing slopes and the finished grades needed to achieve the correct slopes for drainage, wastewater flows, and road gradients.

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

EVIDENCE: Preceding and following Findings and supporting Evidence.

14. FINDING: That none of the findings found in Section 19.03.025.F of the Monterey County Code Title 19 (Subdivision Ordinance) can be made.

EVIDENCE: Section 19.03.025.F requires that the subdivision be denied if any one of the findings is made. Planning staff has analyzed the project against the findings for denial outlined in this section. The map and its design and improvements are consistent with the County General Plan, the Greater Monterey Peninsula Area Plan, and the Fort Ord Reuse Plan (see Evidence for Findings 1, 2, 3, 4, 5, and 6). The site has been determined to be physically suitable for the type and density of

development (see Evidence for Findings 1, 3, 6, 9, 10, 13, and 14). The design and improvements, as conditioned, are not likely to cause substantial environmental damage, substantially and avoidably injure fish or wildlife or their habitat, or cause serious public health problems as demonstrated in the Subsequent Environmental Impact Report prepared for this project (See Evidence in Findings 1, 3, 8, and 9). The design and improvements will not conflict with easements for access through or use of property within the proposed subdivision. Planning staff reviewed the Title Report and applicable recorded documents to identify all easements and ensure that the project, as conditioned, does not conflict with existing easements. The easement holders have all been sent copies of the application materials and will be involved with the final map preparation.

EVIDENCE: The property provides for adequate building sites, as mitigated, as evidenced by the application materials submitted for the project and subsequent review in the SEIR. Soils are geotechnically suitable for residential construction and septic systems, as evidenced in the *Preliminary Geotechnical Exploration: East Garrison, Fort Ord—Phase 1, Monterey, California*, by ENGEIO Incorporated, dated April 11, 2003. The project has an adequate source of water as identified in approval of the Water Supply Assessment by MCWD (*Water Supply Assessment and Written Verification of Supply, East Garrison Specific Plan Development*, by Byron Buck & Associates, dated June 3, 2004). Drainage is fully controlled in conformity with county policies and regulations (*Preliminary Hydrology Report for the East Garrison Project, Monterey County, California*, by Balance Hydrologics, Inc. dated October 2003).

EVIDENCE: Biological issues have been addressed in the Fort Ord Reuse Plan, its Habitat Management Plan, Development and Resource Management Plan, and Land Swap Agreement (see Evidence for Finding 3).

EVIDENCE: The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in the project file.

EVIDENCE: See Evidence for Findings 1, 3, and 4 and conditions of approval regarding access and easements.

EVIDENCE: SEIR and Technical Appendices, including preparation of technical reports, and independent peer reviews of applicant-submitted technical reports.

EVIDENCE: Conveyance of the property from the Redevelopment Agency to the developer will occur at one time, with the exception of parcels to be retained by the Agency, as outlined in the Disposition and Development Agreement. Pursuant to Section 66428 of the Government Code (Subdivision Map Act), no map is required for conveyance to or from a governmental agency. For the East Garrison project, public policy does not necessitate the recording of a map for conveyance to the developer of the site excluding land to be retained

by the Agency, or for the land to be retained by the Redevelopment Agency. Subdivision of East Garrison will occur in several phases of final maps. All parcels will be monumented and delineated on the final map recorded for the phase where the parcels are located, including land retained by the Agency. Development of individual parcels is anticipated to occur after the final map describing each parcel separately is recorded. Use of all parcels is controlled by the Development Agreement, Disposition and Development Agreement, Specific Plan, and the Combined Development Permit and its conditions of approval/mitigation measures.

15. FINDING: The subject property is in compliance with all the rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of Title 21 and any zoning violation abatement costs have been paid.

EVIDENCE: Site visit and inspection by Planner, review of county records, and the tentative subdivision map and application materials found in the project file.

16. FINDING: The source capacity and water quality for all lots proposed to be created through the subdivision meets the requirements of all applicable health and safety regulations.

EVIDENCE: The project as described in the application and accompanying materials was reviewed by the Environmental Health Division and the Water Resources Agency and further analyzed in the SEIR. It was determined that sufficient water resources exist to meet the requirements of all applicable health and safety regulations.

EVIDENCE: *Water Supply Assessment and Written Verification of Supply, East Garrison Specific Plan Development*, by Byron Buck & Associates, dated June 3, 2004. The Water Supply Assessment was adopted by the MCWD Board on July 14, 2004.

EVIDENCE: Fort Ord Reuse Plan, including Section 3.11.5.4, Development and Resource Management Plan (DRMP), Management of Water Supply. The DRMP section was adopted as part of the Reuse Plan to ensure that demand on services does not exceed resource constraints. The East Garrison project is consistent with this section.

EVIDENCE: FORA Consistency Analysis prepared by RBF Consulting, dated October, 2004.

EVIDENCE: FORA has allocated 560 acre-feet per year of water use for the County to implement the Development and Resource Management Plan. The original allocation of 545 acre-feet was amended by the FORA Board on October 9, 1998 to provide 560 acre-feet per year to the County. The County has reserved 52.5 acre-feet per year for MPC. The East Garrison Specific Plan area, at buildout, would require 470 acre-feet per year. The amount needed for both projects is 37.5 acre-feet below the allocation.

17. FINDING: The establishment, maintenance, or operation of the uses or structures applied for will not, under the circumstances of the particular case, be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvement in the neighborhood, or to the general welfare of the County.

EVIDENCE: The project as described in the application and accompanying materials was reviewed by the Department of Planning and Building Inspection, Environmental Health Division, Public Works Department, Water Resources Agency, Marina Coast Water District, Sheriff's Department, Tax Collector, and Salinas Rural Fire District as part of the project design process and as part of the environmental review process. The respective departments have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood; or the County in general.

EVIDENCE: Materials in file PLN030204.

EVIDENCE: Preceding Findings and supporting Evidence.

18. FINDING: On November 4, 2004 and November 10, 2004, the East Garrison Combined Development Permit Application was reviewed by the Monterey County Standard Subdivision Committee at a noticed public hearing.

EVIDENCE: Monterey County Planning and Building Inspection File PLN030204; agenda and minutes of November 4, 2004 and November 10, 2004 Subdivision Committee meetings.

19. FINDING: A public hearing before the Monterey County Standard Subdivision Commission was noticed and agendized to consider making recommendations to the Planning Commission on the East Garrison Combined Development Permit Application (PLN030204), including the Vesting Tentative Subdivision Map and two Conditional Use Permits. The Standard Subdivision Committee continued an open public hearing from November 4, 2004 to November 10, 2004. The Standard Subdivision Committee considered the accompanying draft Environmental Impact Report (DEIR #04-04). At the conclusion of the hearing, by a vote of 4 to 0, the Subdivision Committee recommended to the Planning Commission to affirm the design, improvements, and technical feasibility of the Combined Development Permit for the East Garrison Project (PLN030204), subject to the recommended Findings and Evidence and the recommended Conditions of Approval.

EVIDENCE: Monterey County Planning and Building Inspection File PLN030204; records and minutes of Subdivision Committee meeting of November

4, 2004 and November 10, 2004; Subdivision Committee Resolution No. 04022; administrative record.

- 20. FINDING:** On November 17, 2004 and July 13, 2005, the Planning Commission conducted noticed public hearings on the East Garrison Specific Plan and Combined Development Permit.
- EVIDENCE:** Monterey County Planning and Building Inspection File PLN030204; Public Notices and agendas for November 17, 2004 and July 13, 2005 Planning Commission public hearings.
- EVIDENCE:** The Monterey County Planning Commission held duly noticed public hearings to make recommendations to the Board of Supervisors on the following actions and projects: the proposed East Garrison Specific Plan; related proposed amendments to the Monterey County General Plan and County zoning ordinance (Title 21); a proposed Combined Development Permit consisting of a Vesting Tentative Map and use permits for development on 30% slope and tree removal, water allocation, and a proposed development agreement between the County and East Garrison Partners I, LLC. The Planning Commission considered the recommendations from the Historic Resources Review Board and Monterey County Subdivision Committee, as included in the staff report.
- 21. FINDING:** On November 17, 2004, in a Special Meeting of the Planning Commission, the Planning Commission conducted a field trip to East Garrison.
- EVIDENCE:** Monterey County Planning and Building Inspection File PLN030204; Minutes of November 17, 2004 Planning Commission meeting; administrative record.
- 22. FINDING:** On November 17, 2004, the Planning Commission conducted a duly noticed public hearing to begin consideration of the East Garrison Specific Plan and Combined Development Permit. On July 13, 2005, the Planning Commission considered recommendations to the Board of Supervisors, at a duly noticed public hearing, relative to the certification of the Final EIR and consideration of the East Garrison Specific Plan Project, Development Agreement, and Combined Development Permit Application.
- EVIDENCE:** Monterey County Planning and Building Inspection File PLN030204; Public Notice and agenda for November 17, 2004, and July 13, 2005 public hearings.
- EVIDENCE:** The Planning Commission reviewed a draft Specific Plan for East Garrison (PLN030204), dated July 12, 2004 (hereafter "East Garrison Specific Plan"). The proposed East Garrison Specific Plan area consists of 244 acres and is located in northwestern Monterey County in a planning region known as the Greater Monterey Peninsula Area. The project site is fronting on, westerly and southerly of Reservation

Road, north of Watkins Gate Road, east of West Camp Road, in the former Fort Ord (Assessor's Parcel Numbers 031-011-038; 031-161-003, 004, 005 and 006).

23. FINDING: Prior to making a recommendation regarding the East Garrison Specific Plan and Combined Development Permit Application, the Planning Commission considered the draft and final EIR prepared for East Garrison Specific Plan and Combined Development Permit and recommended that the Board of Supervisors certify the final EIR, finding, among other findings, that the EIR had been completed in compliance with CEQA, that the EIR was presented to the Commission and that the Planning Commission reviewed and considered the information in the draft and final EIR, and that the EIR reflects the County's independent judgment and analysis.

EVIDENCE: In accordance with the California Environmental Quality Act (CEQA), a Draft Subsequent Environmental Impact Report (Draft SEIR) was prepared to assess the potential adverse environmental impacts from the project and was circulated starting on September 15, 2004. The public review period ended November 1, 2004. The issues that were analyzed in the Draft SEIR include land use, geology and soils, hydrology/water quality, transportation and circulation, air quality, noise, biological resources, cultural resources, aesthetics, population, housing and employment, public services and utilities, and hazardous materials. Mitigation measures are proposed to mitigate project impacts. A Final EIR was prepared, consisting of the September 2004 Draft SEIR, Comments and Responses Document containing copies of all written and oral comments, a list of commentators, and all responses to oral and written comments, and proposed revisions to the Draft EIR in accordance with CEQA. The Final EIR was made available to the public on July 1, 2005. By separate resolution, the Planning Commission has reviewed and considered the FEIR, and recommended certification of the FEIR (See Resolution No. 05033a).

EVIDENCE: Planning Commission Resolution Number 05033a; Minutes of November 17, 2004, and July 13, 2005 Planning Commission meetings.

24. FINDING: Prior to making a recommendation regarding the East Garrison Specific Plan and Combined Development Permit Application, the Planning Commission made recommendations to the Board of Supervisors concerning proposed amendments to the Monterey County General Plan, proposed amendments to Title 21 (Zoning Ordinance), and the proposed East Garrison Specific Plan, dated July 12, 2004.

EVIDENCE: The Planning Commission recommended approval of proposed ordinances amending Title 21 (County Zoning Ordinance) to create a "Specific Plan" zoning district and ensure that the zoning ordinance is consistent with the Specific Plan.

EVIDENCE: Planning Commission Resolution Numbers 05033b, 05033c, and 05033d; Minutes of November 17, 2004, and July 13, 2005 Planning Commission meetings.

25. FINDING: On October 4, 2005, the Monterey County Board of Supervisors held a duly noticed public hearing on the following actions and the project: the proposed East Garrison Specific Plan; related proposed amendments to the Monterey County General Plan and County zoning ordinance (Title 21); a proposed Combined Development Permit consisting of a Vesting Tentative Map and use permits for development on 30% slope and tree removal, water allocation, and a proposed development agreement between the County and East Garrison Partners I, LLC. The Board of Supervisors considered the recommendations from the Historic Resources Review Board, Monterey County Subdivision Committee, and Monterey County Planning Commission, as included in the staff report.

EVIDENCE: Monterey County Planning and Building Inspection File PLN030204; Public Notices and agendas for October 4, 2005 Board of Supervisors public hearing.

26. FINDING: Prior to approving the East Garrison Specific Plan and Combined Development Permit Application, the Board of Supervisors certified the final EIR prepared for East Garrison Specific Plan and Combined Development Permit, finding, among other findings, that the EIR had been completed in compliance with CEQA, that the EIR was presented to the Board of Supervisors, which reviewed and considered the information in the draft and final EIR, and that the EIR reflects the County's independent judgment and analysis.

EVIDENCE: Board of Supervisors Resolution Number 05-264; Minutes of October 4, 2005 Board of Supervisors meeting.

27. FINDING: Prior to approving the East Garrison Specific Plan and Combined Development Permit Application, the Board of Supervisors approved proposed amendments to the Monterey County General Plan, proposed amendments to Title 21 (Zoning Ordinance), and the proposed East Garrison Specific Plan, dated July 12, 2004, as modified by the resolution.

EVIDENCE: Board of Supervisors Resolution Number 05-265, Ordinance Number 05000, and Resolution Number 05-266; Minutes of October 4, 2005 Board of Supervisors meeting.

II. DECISION

NOW, THEREFORE, BE IT RESOLVED that the Monterey County Board of Supervisors approves the Combined Development Permit and adopts the above findings and conditions of approval set forth in the attached Condition Compliance and/or Mitigation Monitoring Reporting Plan.

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

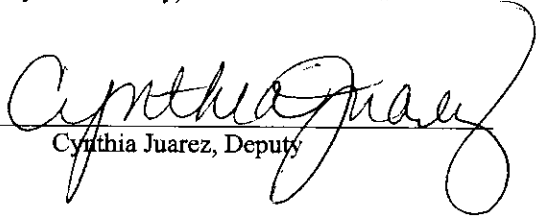
AYES: Supervisors Armenta, Calcagno, Lindley, Potter, and Smith
NOES: None
ABSENT: None

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

Dated: October 13, 2005

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

By


Cynthia Juarez, Deputy

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

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

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

Permit Cond. ber.	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verifica- tion of Compli- ance (name/date)
1		<p>PBD029 - SPECIFIC USES ONLY This permit allows development of the East Garrison area within the former Fort Ord, consisting of the following: 1) specific plan; 2) two general plan text amendments; 3) zoning ordinance amendments; 4) combined development permit consisting of a standard subdivision to create parcels for 1470 dwelling units (including 70 second units), commercial uses, and public uses, use permit for tree removal, general development plan, use permit to allow development on slopes over 30 percent; 5) Development Agreement; 6) allocation of 470 acre-feet of potable water per year; and Design Approval. The project also includes a Disposition and Development Agreement with the Redevelopment Agency of Monterey County. The property is on parcels occupying approximately 244 acres south of Reservation Road and north of Watkins Gate Road, at the East Garrison gate (Assessor's Parcel Numbers 031-011-038; 031-161-003, 004, 005 and 006), Greater Monterey Peninsula area. The Combined Development Permit will be developed pursuant to the East Garrison Specific Plan. The project is in accordance with County ordinances and land use regulations subject to the following terms and conditions. The uses permitted shall be as specified in Table 3.8, Permitted Uses Matrix, in the East Garrison Specific Plan. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of Planning and Building Inspection. Any use or construction not in substantial conformance with the terms</p>		Applicant	On-going	

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

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
3		<p>PBDSP- NON-STANDARD- MITIGATION MEASURES The applicant shall comply with all project-specific mitigation measures as certified and adopted by the County within the East Garrison Final Subsequent EIR, and as specified within the adopted Mitigation Monitoring and Reporting Plan. (Planning and Building Inspection)</p>	Evidence of compliance with the project specific mitigation measures shall be submitted to Planning and Building Inspection	Applicant	On-going	
4		<p>PBD024 - NOTE ON MAP-STUDIES – NON-STANDARD- A note shall be included on the final map or by a separate document that shall indicate its relationship to the final map, recorded simultaneously with the final map, as follows: "Reports have been prepared for this property as listed below, and are on file in the Monterey County Planning and Building Inspection Department. The recommendations contained in said reports shall be followed in all further development of this property.</p> <ul style="list-style-type: none"> • Preliminary Hydrology Report for the East Garrison Project, Monterey County, California, by Balance Hydrologics, Inc. dated October 2003. • Water Supply Assessment and Written Verification of Supply, East Garrison Specific Plan Development, by Byron Buck & Associates, dated June 3, 2004. • Preliminary Geotechnical Exploration: East Garrison, Fort Ord—Phase I, Monterey, California, by ENGEO Incorporated, dated April 11, 2003. • East Garrison Specific Plan Air Quality Analysis, Monterey, California, by Giroux and Associates, dated May 28, 2004. • East Garrison Specific Plan Noise Impact Analysis, Monterey, California, by Giroux and Associates, dated May 25, 2004. • Traffic Impact Study for the East Garrison Development in Monterey County, by TJKM Transportation Consultants, dated August 10, 2004. • Forest Management Plan by Staub Forestry and Environmental Consultants dated January 2004. • East Garrison Specific Plan: Fort Ord, Monterey County, California, by Urban Design Associates, 	<p>Applicant's engineer shall include note on Final Map</p> <p>Final Map with notes shall be submitted to Planning and Building Inspection and Public Works for review.</p>	Applicant's Engineer	Prior to Recordation of Final Map	

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

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		between October 15 and April 15 shall be protected by implementing all applicable Permit Conditions. A note regarding erosion control for Winter season grading operations shall be included on the erosion control plan and the improvement plans." (Planning and Building Inspection)				
7		PBDSP-- NON-STANDARD-- STREET LIGHTS NOTE ON FINAL MAP: A note shall be included on the final map or by a separate document that shall indicate its relationship to the final map, recorded simultaneously with the final map, as follows: "Any street lights in the development shall be consistent with the EG Specific Plan and Patten Book and approved by the Directors of Planning and Building Inspection and Public Works." (Planning and Building Inspection)	Applicant's engineer shall include note on Final Map. Street light location and design shall be included in the Subdivision Improvement Plans.	Applicant's Engineer	Prior to Recordation of Final Map Prior to approval of Subd. Impr. Plans	
8		PBDSP-- NON-STANDARD-- GRADING PERMIT A grading permit shall be required pursuant to the Monterey County Code relative to Grading, Chapter 16.08. (Planning and Building Inspection)	Apply for grading permit.	Applicant/ Engineer	Prior to Recordation of Final Map	
9		PBD022 - MITIGATION MONITORING PROGRAM The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. (Planning and Building Inspection)	Enter into agreement with the County to implement a Mitigation Monitoring Program. Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.	Applicant	Prior to issuance of grading permit or building permit	

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

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
12		PBDSP- NON-STANDARD- EROSION CONTROL Improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of Planning and Building Inspection. (Planning and Building Inspection)	Include notes on plans Evidence of compliance with the Implementation Schedule shall be submitted to Planning and Building Inspection during the course of construction until project completion as approved by the Director of Planning and Building Inspection	Engineer Applicant	Prior to issuance of grading permit or approval of Subd. Impr. Plans During Construction	
13		PBDSP- NON-STANDARD- SCHOOL IMPACT FEES Prior to the issuance of a building permit, the applicant shall pay any applicable school impact fees to the Monterey Peninsula Unified School District. (Planning and Building Inspection)	Pay the required school fees and provide proof of payment to Planning and Building Inspection	Applicant	Prior to issuance of each building permit	
14		PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 05-267 was approved by the Board of Supervisors and Redevelopment Agency of Monterey County for Assessor's Parcel Numbers 031-011-038; 031-161-003, 004, 005 and 006 on October 4, 2005. The permit was granted subject to 265 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (Planning and Building Inspection)	Proof of recordation of this notice shall be furnished to Planning and Building Inspection	Applicant	Prior to issuance of grading and building permits or filing of map.	
15		PBDSP- NON-STANDARD- LIGHTING Prior to issuance of a building permit for parking lot lighting, the applicant shall submit a lighting study to confirm that light within adjacent light-sensitive property complies with Policy 26.1.20 of the General Plan. (Planning and Building Inspection)	Submit three copies of lighting study to Planning and Building Inspection	Applicant	Prior to issuance of building/ electrical permit	

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

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19	4.2-B-1.	<p>GEOLOGY AND SOILS</p> <p>Stormwater runoff systems shall be implemented and maintained by the following procedures so that less runoff is directed over the bluff:</p> <p>Site grading will be accomplished to direct surface water runoff away from the slope crest and include debris bench catchment areas and subdrainage as appropriate.</p> <p>The project engineer shall submit a plan to control stormwater runoff during design phase of the project. This plan shall describe required maintenance by the CSD for the debris bench catchment areas including the removal of soil accumulation from and observation of all subdrain outlets and cleanouts to confirm proper function on an annual basis. During maintenance activities, the need for maintenance including possible regrading, shoring and backfilling shall be assessed. This plan shall be reviewed and approved by the Monterey County Water Resources Agency. (Water Resources Agency)</p>	Submit stormwater runoff plan for review and approval by WRA. Include approved features on Subdivision Improvement Plans and Grading Permit plans.	Engineer	Prior to issuance of grading permits and approval of Subdivision Improvement Plans.	
20	4.2-C-1.	<p>GEOLOGY AND SOILS</p> <p>The Geotechnical Engineer shall observe and document all grading activities and shall be informed when import materials are planned for the site. A sample of such material shall be submitted to the Geotechnical Engineer for evaluation prior to being brought on the site and the import soil shall be in adherence with the guidelines provided in Guide Contract Specifications. (Planning and Building Inspection)</p>	<p>Submit soil samples to engineer.</p> <p>Evaluate grading activities and soil samples of any import soils.</p>	<p>Grading Contractor</p> <p>Geotechnical Engineer</p>	<p>Prior to import of any materials.</p> <p>Continuous monitoring during grading.</p>	
21	4.2-C-2.	<p>GEOLOGY AND SOILS</p> <p>A layer of site strippings, topsoil, other organic soil, or other appropriate erosion control measures, no more than 6 inches in thickness, shall be track-walked onto all graded slopes (cut or fill) following rough grading to promote the growth of vegetation on areas outside of building construction envelopes. Subject to approval by the Landscape Architect, organically contaminated soil material may also be utilized in landscape areas located outside the building footprint. These materials shall be stockpiled in an approved area that is unaffected by grading operations until their future use. The</p>	<p>Grading activities as listed.</p> <p>Stockpile soil with organic material if approved by the Landscape Architect for use in final landscaped areas.</p>	<p>Grading Contractor</p> <p>Grading Contractor in consultation with Landscape Architect</p>	During grading	

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		location of stockpile areas shall be shown on grading plans for the project. (Planning and Building Inspection)	Show stockpile areas on grading plans	Engineer	Prior to issuance of grading permit.	
22	4.2-C-3.	GEOLOGY AND SOILS During grading plan development, selective grading schemes shall be developed to reduce the presence of expansive soil within the upper lot areas by placing the highly expansive materials as engineered fill at the base of deeper fills, or by selectively placing such materials outside building areas. (Planning and Building Inspection)	Explain or demonstrate schemes on grading permit plans or as part of a report submitted with the plans.	Engineer	Prior to issuance of grading permit	
23	4.2-C-4.	GEOLOGY AND SOILS Building damage due to volume changes associated with expansive soils shall be reduced by deepening the foundations to below the zone of significant moisture fluctuation, or by using structural mat foundations which are designed to resist the deflections associated with the expansive soils. The foundations shall be designed to address this potential deflection. A detailed review of fill thickness shall be performed during the preparation of the final 40-scale grading, and fill performance testing on remolded samples of engineered fill materials shall be provided to the County during grading. Additionally, local sub-excavation of soil material and replacement with engineered fill as directed by the Geotechnical Engineer may be necessary. (Planning and Building Inspection)	Include proper fill thickness on grading plans as recommended by the Geotechnical Engineer. Field adjustments can be made at the recommendation of the Geotechnical Engineer and concurrence of County inspectors. Design foundations as recommended by the Geotechnical Report.	Engineer	Prior to issuance of grading permits Prior to issuance of building permits.	
24	4.2-C-5.	GEOLOGY AND SOILS The upper 12 inches (1 foot) of building pad subgrade soils shall be scarified, mixed, and recompacted as engineered fill. If a highly variable subgrade material is encountered at the time of cutting, the depth of subexcavation may be increased to 24 inches (2 feet) if recommended by a geotechnical engineer. This increase shall depend upon review and approval of grading plans at the time of grading by an engineer or geologist based on the swell potential of the surface materials. (Planning and Building Inspection)	Include as note on the grading permit plans. Field adjustments can be made at the recommendation of the Geotechnical Engineer and concurrence of County inspectors.	Engineer	Prior to issuance of grading permits Prior to final inspections.	

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25	4.2-C-6.	Graded cut and fill slopes up to 20 feet in height, shall be no steeper than 2:1 (horizontal:vertical). For slopes between 20 and 30 feet in height, a 2.5:1 or flatter slope gradient shall be provided, while for slopes exceeding these height guidelines, a maximum slope gradient of 3:1 shall be provided. If steeper and/or higher slopes are desired, guidelines for geotextile slope reinforcement shall be developed. (Planning and Building Inspection)	Include on grading permit plans.	Engineer	Prior to issuance of grading permits	
26	4.2-C-7.	GEOLOGY AND SOILS Cut slopes shall be observed by an Engineering Geologist during grading to determine whether any adverse geologic conditions are encountered on the exposed slope. If adverse conditions are noted, additional recommendations, possibly including slope reconstruction, may be required. Additional recommendations to reduce the need for cut slope reconstruction shall be provided during grading plan development. These supplemental recommendations could include measures such as use of flatter slope gradients, modification of the orientation of the slope face, or provisions for a debris bench. (Planning and Building Inspection)	On-site observations by Engineering Geologist.	Engineering Geologist	During excavation activities.	
27	4.2-C-8.	GEOLOGY AND SOILS Differential in fill thickness under individual buildings shall be limited to approximately 10 feet. Local sub-excavation of soil material and replacement with engineered fill may be necessary to achieve this limitation. A detailed review of fill thickness shall be performed during the preparation of the final 40-scale grading, and fill performance testing on remolded samples of engineered fill materials shall be provided during grading. (Planning and Building Inspection)	Include on Subdivision Improvement Plans or grading permit plans, as appropriate. Fill compaction testing results submitted to County.	Engineer Engineer	Prior to issuance of grading permits. Prior to inspections.	

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

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		Inspection)				
31	4.2-D-2.	GEOLOGY AND SOILS Geologic review during remedial grading activities shall be performed by the Geotechnical Engineer, and additional mitigation may be required if adverse field conditions are discovered. (Planning and Building Inspection)	Geotechnical Engineer to observe grading activities and recommend changes if needed.	Engineer	During grading operations.	
32	4.2-D-3.	GEOLOGY AND SOILS Techniques such as over-excavation as necessary to create benches during fill placement shall be implemented during grading to address the potential adverse effects of soil creep on slope areas that are adjacent to residential structures. (Planning and Building Inspection)	Comply with Geotechnical recommendations from Engineer, with concurrence from County inspectors.	Grading Contractor	During grading operations.	
33	4.2-D-4.	GEOLOGY AND SOILS Cut slopes shall be rebuilt as engineered fill if they exceed slope height and gradient recommendations of the geotechnical report. If lots abut open space slopes, especially cut slopes, a debris bench (designated by the Geotechnical Engineer) with a drainage ditch shall be constructed. The need for a debris bench shall be determined by the geotechnical engineer on a case by case basis and will depend on factors such as slope gradient, slope height and geologic conditions. The purpose of this bench is to intercept erosion or slope debris from the uphill area. Access to this bench shall be provided for maintenance purposes. (Planning and Building Inspection)	Include on the grading permit plans. Adjustments may be made in the field if the Engineer determines, with the concurrence of County grading inspectors.	Engineer Engineer	Prior to issuance of grading permits. During grading operations.	
34	4.2-D-5.	GEOLOGY AND SOILS Any graded slopes or localized sections of disturbed or unstable natural slopes shall include erosion control protection by means of jute matting or other synthetic products until mature vegetation occurs. (Planning and Building Inspection)	Include methods to be used on grading permit plans.	Engineer	Prior to issuance of grading permits.	

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35	4.2-E-1.	<p>GEOLOGY AND SOILS</p> <p>Prior to the issuance of building permits, corrosivity tests shall be conducted on subgrade soils following grading and prior to foundation and utility construction. One of the primary purposes for corrosion testing is to establish concrete design parameters for construction, based on the criteria presented in the Uniform Building Code (UBC). This information is also used to establish cathodic protection requirements for buried steel pipelines. This testing is typically performed after rough grading has been completed. If corrosive soils are found on the project site, concrete mixtures resistant to corrosion shall be used in the construction of the project. (Planning and Building Inspection)</p>	<p>Conduct corrosivity tests in a sufficient number to satisfy county requirements</p> <p>Submit tests to County for approval.</p> <p>If special concrete mixture is required, include on building permit plans.</p>	<p>Engineer</p> <p>Applicant/Engineer</p> <p>Architect</p>	<p>After rough grading.</p> <p>Prior to issuance of building permits.</p> <p>Prior to issuance of building permits.</p>	
36	4.4-1-A.	<p>CIRCULATION</p> <p>The County shall work with FORA for the inclusion of the intersection at Reservation Road/Davis Road in the CIP. Please see the project fair share analysis, in Section 4.4 of the DSEIR, for additional information on timing and funding of this improvement.</p> <ul style="list-style-type: none"> Reservation Road/Davis Road/"The Bluffs" Install a traffic signal. (Public Works) 	<p>Work with FORA to include improvement in CIP.</p>	<p>County</p>	<p>Prior to next annual CIP Update.</p>	
37	4.4-2-A.	<p>CIRCULATION</p> <p>The County shall work with FORA for the inclusion of widening of the following roadway segments in the CIP. Please see the project fair share analysis, in Section 4.4 of the DSEIR, for additional information on timing and funding of this improvement.</p> <ul style="list-style-type: none"> Reservation Road between Portola Drive and SR 68. SR 183 between Cooper Road and Espinosa Road. (Public Works) 	<p>Work with FORA to include improvement in CIP.</p>	<p>County</p>	<p>Prior to next annual CIP Update.</p>	

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

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39	4.5-C-1.	<p>AIR QUALITY</p> <p>There are no mitigation measures that will create sufficient emissions reductions to achieve a less-than-significant impact. Impacts should nevertheless be mitigated to the maximum extent feasible. The following measures are recommended:</p> <ul style="list-style-type: none"> • Encourage future site access by transit or para-transit systems, • Incorporate bicycle connections between amenities in the EGSP area, • Wire homes with 220 volts for electrical vehicle charging, • Wire homes with multiple data channel access to assist in in-home employment. (Planning and Building Inspection) 	Include on Subdivision Improvement Plans and on building permit plans, as applicable.	Engineer and Architect.	<p>Prior to Issuance of Grading Permits.</p> <p>Prior to issuance of building permits.</p>	
40	4.6-A-1.	<p>NOISE</p> <p>The following shall be a note on grading permit plans and Subdivision Improvement Plans: "Under geometrical spreading losses, the combined noise level reduces to 85 dB at 118 feet from the center of the activities. The off-site residences may be marginally located at the outer limits of the noise impact zone during brief periods. Noise mitigation is recommended during heavy equipment operations within 118 feet of any occupied residence as follows.</p> <p>a) Construction activities shall be limited to avoid nighttime construction to the hours between 7:00 a.m. and 7:00 p.m. on weekdays and between 8:00 a.m. and 5:00 p.m. on Saturdays. Construction shall not be allowed on Sundays or national holidays.</p> <p>b) The contractor shall locate all stationary noise-generating equipment, such as pumps and generators, as far as possible from nearby noise-sensitive areas and shall be shielded from nearby noise-sensitive receptors by noise-attenuating buffers such as structures or haul</p>	Include notes on grading permit plans and Subdivision Improvement Plans.	Engineer	Prior to issuance of building permits.	

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		<p>truck trailers. Stationary noise sources located less than 500 feet from noise-sensitive receptors would be equipped with noise-reducing engine housings. Portable acoustic barriers shall be placed around noise-generating equipment located within 200 feet of residences. Water tanks and equipment storage, staging, and warm up areas would be located as far from noise-sensitive receptors as possible. The location of staging and storage areas shall be shown on all improvement and grading plans.</p> <p>c) The contractor shall assure that all construction equipment powered by gasoline or diesel engines has sound-control devices at least as effective as those originally provided by the manufacturer, no equipment shall be permitted to have an unmuffled exhaust.</p> <p>d) The contractor shall assure that any impact tools used during demolition of existing infrastructure are shrouded or shielded.</p> <p>e) The contractor shall assure that mobile noise-generating equipment and machinery are shut off when not in use for more than five (5) minutes.</p> <p>f) Throughout the construction period, the contractor shall implement additional noise mitigation measures at the request of Monterey County as needed to comply with the County's noise ordinance. Additional measures may include changing the location of stationary noise-generating equipment, shutting off idling equipment, rescheduling construction activity, installing acoustic barriers around stationary sources of construction noise, using alternative equipment or construction methods that produce less noise, and other site-specific measures as appropriate." (Planning and Building Inspection, Environmental Health)</p>				

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41	4.6-B-1.	NOISE Prior to filing of the final tract map or submittal of subdivision improvement plans, whichever occurs first, an acoustical report shall be prepared by the project applicant to determine requirements for walls, berms, or other barriers to meet the 65 dB CNEL minimum acceptable exterior standard for residential or other noise-sensitive uses. The Monterey County Environmental Health Division (EH) shall review the acoustical report and approve its recommendations. The EH will be responsible for monitoring this mitigation measure. (Environmental Health)	Prepare an acoustical report, subject to approval by EH. Show recommendations on Subdivision Improvement Plans, subject to approval by PBI and PW.	Acoustical Engineer	Prior to filing final map or submittal of subdivision improvement plans, whichever occurs first	
42	4.6-B-2.	NOISE If exterior façade levels are predicted to exceed 60 dB CNEL at area buildout, at plan check for each tract, a final acoustical report shall be submitted by the project applicant to verify structural attenuation capability to achieve 45 dB CNEL. The EH shall review the final acoustical report and approve its recommendations. The EH will be responsible for monitoring this mitigation measure. (Environmental Health)	Prepare final acoustical report subject to approval by EH. Show recommendations on building permit plans.	Acoustical Engineer/ Architect	If exceeds predicted level.	
43	4.6-C-1.	NOISE Prior to the issuance of a building permit, the project applicant shall demonstrate compliance to the satisfaction of the Monterey County Planning and Building Inspection Department with respect to procedures related to the maintenance, operation, and orientation of mechanical equipment, as described below. The PBI is responsible for monitoring the following procedures associated with this mitigation measure: <ul style="list-style-type: none"> • Mechanical equipment shall include specifications of quiet equipment; • Mechanical equipment shall be properly selected and installed, and shall include sound attenuation packages; and • To the extent possible, mechanical equipment shall be 	Include specifications on building permit plans. County verify during site inspections.	Architect/ Engineer County inspector.	Prior to issuance of building permits. During construction.	

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		oriented away from the nearest noise sensitive receptor. (Planning and Building Inspection)				
44	4.7-A-1.	<p>BIOLOGY</p> <p>The County shall ensure compliance with the General Conditions and East Garrison Conditions as outlined in the Land Swap Assessment and listed below. The conditions and compliance status are listed below.</p> <p><i>General Conditions</i></p> <ol style="list-style-type: none"> The County of Monterey shall sign the April 1997 HMP. <i>Compliance status: On July 29, 2003, the Board of Supervisors of the County of Monterey authorized County signature of the April 1997 HMP.</i> FORA, the County, BLM and MPC shall agree, through a Memorandum of Understanding or equivalent binding agreement, to the land use modifications at East Garrison, Parker Flats and the MOUT facility as described in this report. <i>Compliance status: On September 23, 2003, the Board of Supervisors of the County of Monterey approved and authorized the Chair to sign a Memorandum of Understanding on behalf of the County with FORA, BLM, MPC and the Army. The Army signed the MOU in August 2004 and the revised MOU is currently being recirculated for signature by the other agencies.</i> FORA and the County shall revise the cost and funding estimates for habitat management, to include the additional costs associated with prescribed burning and monitoring in the new habitat areas at Parker Flats, in accordance with changed habitat management 	Ensure compliance with Land Swap Assessment.	County County/BLM/ MPC/Army County and FORA in consultation with USFWS.	NA Concurrent with finalizing the HCP	Completed. Completed by all but Army.

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		<p>responsibilities resulting from the proposed modifications described in this report. Funds previously allocated for habitat management shall not be reallocated to accommodate new prescribed burning requirements.</p> <p><i>Compliance status: Representatives of the County and FORA are involved in ongoing discussions with the U.S. Fish and Wildlife Service and others through CRMP regarding the appropriate procedures for prescribed burning and monitoring at Parker Flats. Until the issues regarding prescribed burning are resolved, costs estimates cannot be accurately revised.</i></p> <p>East Garrison Conditions</p> <ol style="list-style-type: none"> Final development siting and boundary adjustments at East Garrison shall be coordinated with the Service, BLM and the CDFG based on a maximum development footprint, exclusive of existing roads, of 451 acres, approximating the limits of development illustrated on Figure 4 in the LSA. Borders between habitat areas and development areas shall be established to allow fire breaks, fire management access and adequate habitat setbacks, all of which shall occur within the developable footprint. <p><i>Compliance status: This condition refers to the final development siting and boundary designations for full buildout of the 451 acres that were identified for development at East Garrison in the Land Swap Assessment. The current development footprint accounts for approximately 240 acres, largely within the existing developed areas of the East Garrison polygon, and does not extend into the southern area of the polygon where there are higher densities of maritime chaparral and other HMP species. The primary purposes of this condition are to assure that the effects of development do not extend beyond the limits presented in the Land Swap</i></p>		<p>County, USFWS, BLM and CDFG</p>	<p>Prior to development of East Garrison outside Track 0.</p>	

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

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

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

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

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

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		<p>shall be avoided. To avoid disturbance of an active nest, ground-disturbing activities shall be initiated between August and January. If these activities are initiated after January and before August, a qualified biologist shall conduct a survey for active nests within a certain radius around the area that will be disturbed. The survey area shall be determined by the biologist considering the nature of the activity and the site characteristics. If active nests are found and the biologist determines that construction activities would remove the nest or have the potential to cause abandonment, then those activities shall be avoided until the young have fledged as determined through monitoring of the nest. Once the young have fledged, construction activities can resume in the vicinity.</p> <p><i>Migratory birds:</i> This survey is focused on the trees that are to be removed and is intended to determine if any active nests are present in the trees at the time they are being proposed for removal. If construction activities are initiated after August 1 and before January 15 (outside of the typical nesting season for the birds-of-prey and migratory birds that may nest in the study area), then pre-construction surveys for active nests shall not be necessary. If activities are initiated before August or after January, then pre-construction surveys for active nests within a certain radius of proposed activities are recommended. If active nests are found and the biologist determines that construction activities would remove the nest or have the potential to cause abandonment, then those activities shall be avoided until the young have fledged as determined through monitoring of the nest. Once the young have fledged, construction activities can resume in the vicinity. (Planning and Building Inspection)</p>	<p>Conduct preconstruction survey. Submit to PBI.</p> <p>If active nests are found, and if nest would be affected, avoid the activity until young have fledged.</p> <p>No survey needed.</p> <p>Conduct preconstruction survey. Submit to PBI.</p> <p>If active nests are found, and if nest would be affected, avoid the activity until young have fledged.</p>	<p>Biologist</p> <p>Biologist</p> <p>Biologist determines if no survey needed.</p> <p>Biologist</p> <p>Biologist</p>	<p>January.</p> <p>February through July.</p> <p>According to biologist.</p> <p>August 1 through January 15</p> <p>February through July</p> <p>According to biologist</p>	

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49	4.7-D-2.	<p>BIOLOGY</p> <p>Within 30 days of building demolition or tree removal, a qualified biologist shall conduct pre-construction surveys for presence of roosting bats. If special-status bat species are present, the following measures shall be implemented:</p> <ul style="list-style-type: none"> • Building removal and/or tree removal shall not occur if maternity bat roosts are present in the building or tree. Maternity roosts are typically present between April 15 and August 1. • No building or tree removal shall occur within 300 feet of the maternity roost until all young bats have fledged—as determined by a qualified biologist. • If special-status bats are present but there is not an active maternity roost, a Memorandum of Understanding (MOU) with the California Department of Fish and Game (CDFG) shall be obtained in order to remove the animals prior to building demolition and/or tree removal. Alternate habitat shall be provided if bats are to be excluded from maternity roosts. A roost with comparable spatial and thermal characteristics shall be constructed as directed by a qualified biologist. In the event that adult bats need to be handled and relocated, a qualified biologist shall prepare and implement a relocation plan subject to approval by CDFG that includes relocating all bats found on-site to an alternate suitable habitat. A Mitigation and Monitoring Plan that mitigates for loss of bat roosting habitat shall be prepared by a qualified biologist and approved by CDFG prior to building/tree removal. (Planning and Building Inspection) 	<p>Conduct preconstruction survey. Submit to PBI.</p> <p>If special status species are found, submit information to PBI on how the contractor will comply with this measure. No activity shall occur until PBI approves the avoidance plan.</p> <p>Obtain MOU if animals need to be removed. MOU shall include provisions outlined in this measure. Provide signed MOU to PBI.</p>	<p>Biologist</p> <p>Biologist</p> <p>Applicant</p>	<p>Within 30 days of building demolition or tree removal.</p> <p>Prior to activity.</p> <p>Prior to demolition and/or tree removal</p>	
50	4.7-D-3.	<p>BIOLOGY</p> <p>Prior to initiation of construction, a qualified biologist shall be designated to monitor construction activities and advise construction personnel of the potential biological issues associated with development of the site. The biological monitor shall attend weekly construction meeting and</p>	<p>Submit contract to PBI.</p> <p>Biologist monitors construction activity.</p>	<p>Applicant</p> <p>Biologist</p>	<p>Prior to issuance of grading permits</p> <p>During grading and</p>	

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		provide onsite direction for addressing habitat- or species-specific issues as they are encountered during construction. If as a result of pre-construction surveys the biologist establishes exclusion zones around trees or buildings to protect nesting birds or roosting bats, the biological monitor should advise the construction crews of those areas and of the importance of respecting and maintaining those zones. (Planning and Building Inspection)	Establish construction meeting with attendance and training by biologist.	Applicant	building demolition. Weekly	
	4.7-D-4.	BIOLOGY The County shall ensure compliance with the restrictions contained in Exhibit "B" of the recorded Memorandum of Agreement Regarding Endangered Species Act Enforcement of Development Restrictions on the East Garrison Portions of The Former Fort Ord. Compliance with these restrictions will render the County, East Garrison Partners, and the Redevelopment Agency of the County of Monterey exempt from the prohibitions against "take" of California tiger salamander under the ESA arising from development within the portions of East Garrison to be transferred to the County prior to approval of the HCP/IA (Track Zero). (Planning and Building Inspection)	Comply with MOA provisions, attached to these conditions.	Applicant	As outlined in the MOA	
52	4.8.1-A.	CULTURAL RESOURCES No demolition of Historic District contributors shall occur until Phase 3 begins or demolition is required for the construction of adjacent properties or infrastructure in Phases 1 and 2. (Planning and Building Inspection)	No demolition of structure until necessary. Submit demolition permits with justification for removal at the time.	PBI	Ongoing.	
53	4.8.1-B.	CULTURAL RESOURCES Prior to demolition of any buildings by the landowner, all buildings (contributing structures that are not to be demolished) shall be maintained per the guidelines found in National Parks Service Preservation Brief #31, Mothballing Historic Buildings. (Planning and Building Inspection)	Maintain contributing structures.	Applicant	Ongoing, until demolished or rehabilitated.	

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54	4.8.1-C.	CULTURAL RESOURCES Prior to the issuance of demolition permits for contributing structures, a preservation consultant shall be hired by the project applicant to create a construction-monitoring plan that will ensure rehabilitation of the Historic District contributors is in compliance with the Guidelines for Rehabilitating Buildings at the East Garrison. (Planning and Building Inspection)	Prepare construction monitoring plan.	Preservation Consultant	Prior to issuance of demolition permit for any contributing structure.	
55	4.8.1-D.	CULTURAL RESOURCES Prior to the issuance of demolition permits for any contributing structures for Phase 1 and 2 construction, HABS/HAER Level I (drawings, photographs, written data) documentation of 1 of each of the major Historic District contributor types (Mess Halls, Latrines, and Warehouses) as well as other types of Historic District contributors shall be prepared by a qualified architectural historian in consultation with the local preservation agencies and the Army. The remaining types of concrete buildings shall be documented to HABS/HAER Level III. <ul style="list-style-type: none">• Oral histories should be included as part of written data.• Distribution of complete HABS/HAER report to local repositories such as:<ul style="list-style-type: none">- East Garrison Library- Monterey County Free Library- Salinas Public Library- Monterey Public Library- Monterey County Parks and Recreation Department- Northwest Information Center (Planning and Building Inspection)	Prepare HABS/HAER Level I documentation. Prepare HABS/HAER Level I documentation. Distribute copies of reports.	Architectural Historian Architectural Historian Applicant	Prior to issuance of demolition permit for any contributing structure during Phase 1 and 2 construction.	
56	4.8.1-E.	CULTURAL RESOURCES Prior to demolition of contributing structures for Phase 3 construction, an Interpretative Exhibit at East Garrison Library shall be created by the project applicant temporarily in the Chapel with graphic panels documenting the history of the military post, Works Progress Administration (WPA)	Prepare an Interpretative Exhibit, subject to approval by PBI. Ultimately, the Exhibit will be located in the Library, when constructed.	Applicant/ Historian	Prior to demolition of any Phase 3 contributing structure.	

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

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		not be issued until Monterey County approves the Plan in consultation with SHPO and until the Redevelopment Agency certifies the feasibility. Prior to demolition, grading or building permits, within the proposed East Garrison Historic District, the County of Monterey and the developer of the Historic District shall execute an agreement to implement the Historic Preservation Plan. The agreement shall include a timetable for completion and method for achieving the timetable commitments. (Planning and Building Inspection)				
60	4.8.1-I.	CULTURAL RESOURCES Phase 3 of East Garrison as determined by the land conveyance the Army and SHPO shall be nominated as a Monterey County Historic District. To nominate a property locally, the applicant fills out Department of Parks and Recreation form 523 (both the Primary Record and the Building Structure Object Record) and submits them to the Historic Resources Review Board (HRRB). The HRRB then makes a recommendation to the Board of Supervisors to list the property. The Board of Supervisors has the final vote. (Planning and Building Inspection, Parks)	Fill out DPR Form 523 and submit to the HRRB. Process nomination through Board of Supervisors	Applicant PBI	Prior to conveyance of Phase 3 property to Applicant.	
61	4.8.1-J.	CULTURAL RESOURCES Wherever feasible, materials from said demolitions shall be stored for future repairs within the district. If reuse is infeasible said materials shall be stored for future repairs or made available for donation to local non-profit agencies. (Planning and Building Inspection)	Preserve materials from demolitions, and reuse or store, where feasible. Provide information to PBI where materials will be used or stored.	Applicant	During demolition and ongoing.	
62	4.8.2-A.	CULTURAL RESOURCES A qualified archaeologist shall monitor the site during all initial ground disturbance activities. The archaeologist shall prepare a monitoring plan that details the procedures that shall occur in the event that cultural resources are uncovered. At a minimum, all excavation shall cease within 50 meters of the discovery until it is evaluated by a qualified cultural resource specialist and/or County coroner, as applicable. (Planning and Building Inspection)	Provide contract to PBI. Prepare monitoring plan.	Applicant Archaeologist	Prior to issuance of grading permit.	

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63	4.8.2-B.	CULTURAL RESOURCES If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The MCPBID and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (Planning and Building Inspection)	Include as note on Subdivision Improvement Plans and grading permit plans. Notify archaeologist and PBI of any find. Develop mitigation actions.	Engineer Grading or Building Contractor Archaeologist in consultation with County	Prior to approval or issuance. Upon discovery. Prior to resuming work.	
64	4.8.2-C.	CULTURAL RESOURCES Prior to the commencement of project excavations, all construction personnel shall read and sign an agreement that describes and protects Native American remains and any/all potential, subsurface cultural resources. (Planning and Building Inspection)	Include as note on Subdivision Improvement Plans and grading permit plans. Sign agreement.	Engineer Construction personnel.	Prior to approval or issuance. Prior to grading activities.	
65	4.8.2-D.	CULTURAL RESOURCES A sensitivity map of East Garrison shall be prepared for historic resource areas. The map shall incorporate former, current, and future theoretical information regarding potential deposits. Existing conditions (i.e. buildings, roads) and future plans (i.e. trenching for residential projects) and potential impacts to resources shall be taken into consideration when developing the map. (Planning and Building Inspection)	Prepare map.	Archaeologist	Prior to issuance of grading permits.	
66	4.8.2-E.	CULTURAL RESOURCES The expertise of local archaeological specialists shall be utilized for the preparation of subsequent cultural resources reports at East Garrison. (Planning and Building Inspection)	See earlier conditions.	Archaeologist	As applicable.	

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67	4.8.2-F.	CULTURAL RESOURCES All future Army documents and related material regarding cultural resources at Fort Ord shall be provided to the California Historical Resources Information System, Northwest Information Center at 1303 Maurice Avenue in Rohnert Park, California 94928-3609. (Planning and Building Inspection)	Provide documents to Northwest Information Center. Provide copy with proof of submittal to PBI.	Archaeologist Applicant	As prepared. As submitted.	
68	4.8.2-G.	CULTURAL RESOURCES If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken: <ul style="list-style-type: none"> • There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until: • The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and • If the coroner determines the remains to be Native American: <ul style="list-style-type: none"> - The coroner shall contact the Native American Heritage Commission and MCPBID within 24 hours. - The Native American Heritage Commission shall identify the person or persons it believes to be most likely descended from the deceased Native American. - The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or - Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance: <ol style="list-style-type: none"> 1. The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a 	Include as note on Subdivision Improvement Plans and grading permit plans. Take steps as outlined in measure.	Engineer Applicant	Prior to approval or issuance. If archaeological resources or human remains are discovered.	

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

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71	4.11.1-A-1.	PUBLIC SERVICES The project proponent shall pursue the application and fulfill the mandated requirements for annexation into the SRFD. (Planning and Building Inspection, Salinas Rural Fire)	Apply for annexation to Salinas Rural Fire District.	Applicant	Prior to filing Final Map	
	4.11.1-A-2.	PUBLIC SERVICES Staffing for the new station shall consist of a minimum of two firefighters on duty at all times by the end of Phase II of the EGSP and a minimum of three firefighters at all times by the end of Phase III of the EGSP. (Fire)	Complete financial analysis	Applicant	Prior to Filing of Final Map	
			Determine tax increment funds for the Fire District	County CAO's Office and Fire District.	Prior to Filing of Final Map	
			Establish Benefit Assessment/Special Tax Zone on parcels within the District	Applicant	Prior to Filing of Final Map	
			Coordinate funding with Fire District and County Treasurer	Fire District	Prior to issuance of building permits	
73	4.11.1-A-3.	PUBLIC SERVICES The apparatus serving the EGSP area shall be a fully equipped 75-foot Quint fire apparatus. (Fire)	Coordinate funding and purchase for equipment and apparatus as detailed in Development and Stipulation Agreement (DSA) between the Fire District and Project Proponents.	Applicant	Prior to issuance of building permits.	
74	4.11.1-A-4.	PUBLIC SERVICES The construction of the station shall meet the needs of the SRFD and fit the character of the community (designed consistent with the EGSP Pattern Book). The details of the construction pertaining to impacts to the environment shall	Collaborate to design, fund and construct the East Garrison Fire Station as detailed in the Development and Stipulation Agreement (DSA) between the Fire District and Project Proponents.	Fire District and Applicant	Prior to issuance of building permits.	

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		follow the general guidelines of the entire project. (Fire)	Coordinate funding, design, and submittal for review of plans to the Planning and Building Department and the Architectural board to ensure consistency with Pattern Book .	Applicant	Prior to issuance of building permits.	
75	4.11.1-A-5.	PUBLIC SERVICES On duty crews from the East Garrison Fire Station shall conduct Fire Prevention Safety Inspections at the commercial facilities and Public Education Safety Programs for the community. (Fire)	Provide inspections and programs.	Fire District	Ongoing	
76	4.11.1-A-6.	PUBLIC SERVICES A financial analysis to determine an adequate financing mechanism for the ongoing staffing and operational costs of the fire station shall be completed. This analysis should address the alternatives of using a combination of a proportionate share of the applicable property tax and/or a developer imposed special tax. This analysis shall address the ongoing costs versus the property tax allocation to the SRFD and determine the amount of any special tax needed to fund any negative difference. This funding mechanism, the stipulations of the annexation process, the fire station site and construction, and the acquisition of the fire apparatus shall be a requirement of the <i>Development Agreement</i> between the County and the project proponents. This shall also be outlined in detail in a <i>Development and Stipulation Agreement</i> between the EGSP project proponents and SRFD. (Fire)	(a) Complete financial analysis. (b) Include terms in Development Agreement. (c) Enter into agreement with Fire District.	(a) Applicant (b) Applicant and County (c) Applicant and Fire District	(a) Prior to development of DSA between Applicant and Fire District (b) Prior to filing of Final Map (c) Prior to filing of Final Map	
77	4.11.6-A-1.	PUBLIC SERVICES Based on MCWD's <i>Water Distribution System Master Plan, Capital Improvement Program</i> , Table 7-1, MCWD will be required to construct a new 4.0 mg reservoirs by Year 2007, or as determined by MCWD, based on water demands modeled within their system. Prior to issuance of the first building permit for commercial development within the EGSP, the project applicant shall be required to obtain written verification from MCWD that sufficient fire flow/fire	Obtain verification from MCWD.	Applicant	Prior to issuance of building permit for commercial development.	

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		suppression capacity is available in the Existing Reservoir "F", or excess storage in Zone C or that the capacity in the new reservoir is available to accommodate the commercial fire flow suppression requirements associated with commercial development of the EGSP. If any portion of the commercial development is accelerated within the EGSP area to occur in earlier phases of project implementation, the project applicant shall be required to coordinate with MCWD to determine whether a portion of the existing excess storage in Zone C could be reserved for commercial fire flow. Such reservation would need to be confirmed and validated in writing by MCWD, and would need to be balanced against any remaining capacity for residential development. (Fire, Planning and Building Inspection)				
78	4.12-B-1.	HAZARDOUS MATERIALS The applicant shall hire a certified hazardous materials consultant to conduct pre-demolition soil removal at one building, perform post demolition soil sampling, and remove hot spots identified in the post-demolition sampling. The applicant shall prepare a Demolition Plan for the abatement and disposal of materials impacted by LBP and asbestos, and for the disposal of building debris. This Demolition Plan will meet permitting and regulatory notification requirements (i.e. Monterey Bay Unified Air Pollution Control District [MBUAPCD], U.S. Army, DTSC, California Department of Health Services [CDHS], and California Division of Occupational Safety and Health [DOSH]). Further, safe demolition of existing structures at the EGSP area will be reviewed and approved by the Monterey County Planning & Building Inspection Department prior to the issuance of demolition permits. (Environmental Health, Planning and Building Inspection)	Conduct soil sampling and removal. Prepare a demolition plan.	Hazardous Materials Consultant Applicant	Prior to and during demolition. Prior to issuance of demolition permits.	
79	4.12-B-2.	HAZARDOUS MATERIALS The Demolition Plan shall include a program of air monitoring for dust particulates and attached contaminants that addresses dust control and suspension of work during dry windy days. (Environmental Health, Planning and Building Inspection)	Include in demolition plan for Mitigation Measure 4.12-B-1.	Applicant	Prior to issuance of demolition permits.	

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80	4.12-B-3.	HAZARDOUS MATERIALS Prior to the issuance of a demolition permit, a lead and asbestos survey shall be conducted in accordance with the requirements set forth by the MBUAPCD. (Environmental Health, Planning and Building Inspection)	Conduct lead and asbestos survey. Submit survey results to PBI and EH.	Applicant	Prior to issuance of demolition permits.	
81	4.12-B-4.	HAZARDOUS MATERIALS All transportation of hazardous or contaminated materials from the project site shall be performed in accordance with a <i>Demolition Plan and Removal Action Workplan</i> approved by the Environmental Health Division of the Monterey County Health Department. The Demolition Plan shall be prepared by a qualified environmental professional and shall address both on-site worker protection and off-site resident protection from both chemical and physical hazards. (Environmental Health, Planning and Building Inspection)	Prepare Demolition Plan and Removal Action Workplan. Submit to EH for approval.	Environmental Professional	Prior to issuance of demolition permits.	
82	4.12-B-5.	HAZARDOUS MATERIALS All contaminated building materials shall be tested for contaminant concentrations and shall be disposed of at appropriately licensed landfills. Prior to demolition of contaminated buildings, hazardous building materials such as peeling, chipping and friable LBP and asbestos containing building materials shall be removed in accordance with all applicable guidelines, laws and ordinances. For the impact of flaking and peeling LBP the requirements of Title 8, California Code of Regulations, §1532.1 must be followed. These include, but are not limited to, the following: <ul style="list-style-type: none"> Loose and peeling LBP shall be removed prior to building demolition. Workers conducting removal of must receive training in accordance with the regulations. The LBP removal project shall be designed by CDHS certified project designer, project monitor or supervisor. Workers conducting removal of LBP must be certified by a CDHS certified lead project designer. Workers that may be exposed above the DOSH action level for lead must have their blood lead levels tested prior to commencement of lead work and at least quarterly 	Test building materials as identified in plans identified Mitigation Measure 4.12-B-4. Remove materials in accordance with plans identified in Mitigation Measure 4.12-B-4 and as outlined in this Mitigation Measure.	Environmental Professional	Prior to disposal. During demolition.	

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		<p>thereafter for the duration of the project. Workers that are terminated from the project shall have their blood lead levels tested within 24 hours of termination.</p> <ul style="list-style-type: none"> • A written exposure assessment must be prepared in accordance with the regulations. • Any amount of lead waste generated from painted building components must be characterized for proper transportation and disposal in accordance with Title 22, §66261.24. (Environmental Health) 				
83		<p>PBDSP– NON-STANDARD– NOISE</p> <p>Prior to issuance of any grading or building permits, such permits shall be conditioned as follows:</p> <ul style="list-style-type: none"> • Temporary berms or noise attenuation barriers shall be utilized when necessary to further reduce noise levels. • Prior to commencement of construction activities, including grading, a publicly visible sign that specifies project noise mitigation measures and the telephone number of the on-site contractor and person to contact regarding noise complaints and take corrective action by the end of the same day, if the complaint is received by 12:00 p.m. and within 24 hours, if the complaint is received later than 12:00 p.m. The telephone number of the Monterey County Planning & Building Inspection Department is on this sign. • All construction equipment operated on the project site shall be equipped to limit noise generation to a maximum of 85 decibels beyond 50 feet of the equipment. The project proponent shall submit a written roster of equipment anticipated to be used on the project site, including noise generation information on each. Only those pieces of equipment meeting the standards of the mitigation measure shall be permitted to operate. If equipment not meeting the noise standards is found to be operating on the project site, work shall be stopped 	<p>Include as notes on grading plans and subdivision improvement plans.</p>	<p>Engineer</p>	<p>Prior to issuance of grading or building permit</p>	

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		<p>until that equipment is removed or made to meet noise standards. (Planning and Building Inspection)</p>				
84		<p>PBDSP- NON-STANDARD- AIR QUALITY Grading permit and Subdivision Improvement plans shall include a construction dust control plan, to include the following measure to be implemented as necessary to adequately control dust:</p> <ul style="list-style-type: none"> • Replace ground cover or apply MBUAPCD-approved chemical soil stabilizers according to manufacturer's specifications to all inactive construction areas (disturbed lands within construction project that are unused for at least four consecutive days). Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations and hydro-seed area. • Plant vegetative ground cover in, or otherwise stabilize, disturbed areas as soon as grading and construction activities in those areas are completed. • Cover material stockpiles that remain inactive for more than 72 consecutive hours. • Post a publicly-visible sign which specifies the telephone number and person to contact regarding dust complaints. This contact person shall respond to complaints and take corrective action by the end of the same day if the complaint is received by 12:00 noon and within 24 hours if the complaint is received later than 12:00 noon. The phone of the MBUAPCD shall be visible to ensure compliance with Rule 402 (Nuisance). • Each developer shall maintain a dumpster on-site. The dumpster shall be emptied periodically whenever debris reaches the rim. <ul style="list-style-type: none"> a. Construction materials shall be kept out of the street rights-of-way and setback areas at all 	<p>Include on grading permit plans. Provide details as to how these will be implemented during grading operations.</p>	<p>Applicant County</p>	<p>Prior to issuance of grading permit or Subdivision Improvement Plan approval. Ensure compliance during inspections.</p>	

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		<p>times.</p> <p>b. Developers shall keep all streets free from dirt, debris and spilled paving materials.</p> <p>c. "Wash-out" areas shall be provided for concrete trucks on all construction sites.</p> <p>d. As soon as earthwork commences, sediment control methods shall be installed in such a way as to filter all stormwater run-off from the track into the drainage areas. The sediment control system shall remain in place and in good repair until construction is complete, landscaping is installed and lawns and landscape areas are established.</p> <p>(Planning and Building Inspection and Public Works)</p>				
85		<p>PBDSP- NON-STANDARD- AIR QUALITY</p> <p>NOTE ON FINAL MAP: Developers shall provide 10 preferentially located carpool/vanpool parking spaces in each Town Center parking lot. These spaces should be located relatively close to the buildings they will serve. U-lock compatible bike parking shall be provided at a rate of 1 per 2000 square feet of commercial space. Public use buildings shall have a minimum of 10 U-lock compatible bike parking spaces, unless waived by the Director of Planning due to the proximity of sufficient number of bike parking spaces near the facility. (Planning and Building Inspection)</p>	<p>Provide note on final maps for Town Center and Phase 3 area.</p> <p>Project engineer shall show facilities on plans submitted with building permit application.</p>	<p>Engineer</p> <p>Applicant</p>	<p>Prior to recordation.</p> <p>Prior to issuance of building permit</p>	
86.		<p>PBDSP- NON-STANDARD- AIR QUALITY</p> <p>NOTE ON FINAL MAP: The applicant shall provide transit design features within the development at a minimum as depicted in the Specific Plan. Facilities shall be installed in coordination with Monterey-Salinas Transit. (Planning and Building Inspection and Public Works)</p>	<p>Project engineer shall show facilities on plans submitted with Subdivision Improvement Plans</p>	<p>Applicant</p>	<p>Prior to issuance of building permit</p>	
87		<p>PBDSP- NON-STANDARD- AIR QUALITY</p> <p>The applicant shall provide transit design features within the development at a minimum as depicted in the Specific Plan. Facilities shall be installed in coordination with Monterey-Salinas Transit. (Planning and Building Inspection)</p>	<p>Project engineer shall show facilities on plans submitted with Subdivision Improvement Plans</p>	<p>Applicant</p>	<p>Prior to approval of Subd. Impr. Plans.</p>	

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88		<p>PBDSP- NON-STANDARD- SOILS AND GEOLOGY</p> <p>Prior to the issuance of a building or grading permit, detailed ground failure/liquefaction investigations shall be conducted by a licensed geologist or geotechnical engineer as part of the soil studies required for Final Tract Maps to identify remedial grading or contour measures, as appropriate. (Planning and Building Inspection)</p>	Licensed geologist or geotechnical engineer shall conduct investigations	Applicant	Prior to issuance of building or grading permit	
7		<p>PBDSP- NON-STANDARD- HYDROLOGY/WATER QUALITY</p> <p>Prior to recordation of a final map, the applicant shall submit a comprehensive drainage control plan for approval by the County. Retention/detention basins should reduce off-site flows to the 10-year pre-development rate. The Plan shall illustrate how the drainage control measures identified in the Specific Plan shall be implemented. At a minimum, the Plan shall include, but not be limited to, the following elements:</p> <ul style="list-style-type: none"> • Retention/detention basins to reduce offsite flows to a level which would not exceed a 10-year storm event; • Grass swales or other biofiltration basins at discharge points of surface parking lots and roadways; • Sedimentation and erosion control plans during construction; and • Permanent landscaping. <p>(Planning and Building Inspection, Public Works, and Water Resources Agency)</p>	Applicant's engineer shall prepare plan	Applicant's Engineer	Prior to recordation of the first phase final map.	
90		<p>PBDSP- NON-STANDARD- HYDROLOGY/WATER QUALITY</p> <p>Prior to issuance of any grading permit, the applicant shall submit an erosion control plan which shall include a series of measures aimed at controlling erosion and sedimentation as well as construction equipment byproducts such as gasoline, oil and grease. Interim landscaping shall be instituted on graded areas as soon as practical to control erosion by minimizing the exposure of bare ground. Sediment would be</p>	Applicant's engineer shall prepare plan	Applicant's Engineer	Prior to issuance of grading permit	

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

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93		<p>PBDSP- NON-STANDARD- LANDSCAPE PLANS The applicant shall landscape the model homes with native and drought tolerant landscaping consistent with the Monterey County Landscaping Ordinance. Prior to issuance of a building permit for any phase of development, the applicant shall submit a detailed landscape plan for the model homes. The applicant shall submit a model home plan showing the locations of models and how parking will be accommodated. The detailed plan shall be submitted for review and approval by the Monterey County Planning and Building Inspection Department and shall comply with the requirements of the East Garrison Specific Plan. (Planning and Building Inspection)</p>	<p>Landscape architect shall prepare landscape plan for review and approval by Planning and Building Inspection.</p> <p>The plan shall be reviewed and approved by PBI prior to issuance of building permits.</p>	Landscape Architect	Prior to issuance of building permit	
94		<p>PBDSP- NON-STANDARD- PHASING PLAN Prior to recordation of the first final map, the applicant shall submit a detailed phasing plan for review and approval by the Monterey County Public Works Department and Planning and Building Inspection Department. The detailed phasing plan shall be consistent with the illustrative phasing plan described in Section 5.4 of the East Garrison Specific Plan. (Planning and Building Inspection and Public Works)</p>	Applicant's engineer shall prepare detailed phasing plan	Applicant's Engineer	Prior to recordation of final map	
95		<p>PBDSP- NON-STANDARD- LANDSCAPE PLAN Prior to recordation of the final map, the applicant shall submit a conceptual landscape plan, for common areas and streets, for review and approval by the Monterey County Planning and Building Inspection Department. The conceptual landscape plan shall be consistent with the applicable landscape standards outlined in the East Garrison Specific Plan. The detailed landscape plan shall include the following techniques:</p> <ol style="list-style-type: none"> a. Use of drought tolerant and native plants to conserve water. b. Protection of oak trees to be retained. c. Installation of various biofiltration and other stormwater treatment methods, including roadway swales and detention basins to improve water quality and promote aquifer recharge. d. Creation of defined gateways and neighborhood entries. 	Landscape architect shall prepare plan. Submit three copies to Planning and Building Inspection for review and approval.	Landscape Architect	Prior to recordation of final map	

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		e. Preservation of natural open space areas. (Planning and Building Inspection)				
5		PBDSP- NON-STANDARD- RECYCLED WATER Prior to recordation of each final map, the applicant shall include all recycled water infrastructure if required by the Marina Coast Water District. (Public Works and Water Resources Agency)	Applicant shall include all required infrastructure on the Subdivision Improvement Plans.	Applicant	Prior to recordation of final map	

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

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

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

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verifica- tion of Compli- ance (name/date)</i>
97		WR36 - HOMEOWNERS ASSOCIATION CC&R'S A homeowner's association or Community Service District shall be formed for the maintenance of roads, drainage facilities, and open spaces. The Director of Public Works, the Director of Planning and Building Inspection, and the County Water Resources Agency, prior to filing of final map, shall approve documents for formation of association. The covenants, conditions and restrictions shall include provisions for a yearly report by a registered civil engineer and the monitoring of impacts of drainage and maintenance of drainage facilities. Report shall be approved by the County Water Resources Agency. (Water Resources Agency)	Submit the CC&R's to the Water Resources Agency for review and approval.	Applicant	Prior to filing of final map	WRA
98		WR37 - DRAINAGE & FLOOD CONTROL SYSTEMS AGREEMENT If the homeowners' association or Community Service District after notice and hearing fails to properly maintain, repair or operate the drainage and flood control facilities in the project, Monterey County Water Resources Agency shall be granted the right by the property owners to enter any and all portions of the property to perform repairs, maintenance or improvements necessary to properly operate the drainage and flood control facilities in the project. The County Water Resources Agency shall have the right to collect the cost for said repairs, maintenance or improvements from the property owners upon their property tax bills. A hearing shall be provided by the Board of Supervisors as to the	Submit the signed and notarized original Agreement to the Water Resources Agency for review and approval prior to recordation. (A copy of the County's standard agreement can be obtained at the Water Resources Agency.)	Applicant	The agreement shall be recorded concurrently with the final map	WRA

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

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

		materials such as petroleum products, fertilizers, solvents, pesticides, paints and cleaners. (Water Resources Agency, Planning and Building Inspection)				
105		WR6 - STORMWATER DETENTION - NON-STANDARD - The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer addressing on-site and off-site impacts to include oil-grease water separators or other storm water quality BMP's, with supporting calculations and construction details. The plan shall include detention facilities to mitigate the impact of impervious surface stormwater runoff. Pond(s) shall be fenced for public safety. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.	Applicant	Prior to filing of the final map	
106		WR8 - COMPLETION CERTIFICATION Certification that stormwater detention facility has been constructed in accordance with approved plans shall be provided to the County Water Resources Agency by a registered civil engineer or licensed contractor who constructed the facility. (Water Resources Agency)	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Applicant	Prior to issuance of any building permits.	
107		WR9 - SLOPE STABILITY ANALYSIS The applicant shall provide the Water Resources Agency a slope stability analysis performed for detention basin #3, by a registered geologist or geotechnical engineer. The analysis shall be submitted to the Water Resources Agency for approval. (Water Resources Agency)	Submit the analysis to the Water Resources Agency for review and approval.	Applicant	Prior to recordation of final map	
108		WRSP - NON-STANDARD - DRAINAGE NOTE A note shall be recorded on the final map stating that stormwater runoff from any future development on these parcels shall be conveyed to the subdivision drainage improvements in a way that mitigates impacts to adjacent properties. (Water Resources Agency)	Submit a copy of the final map to be recorded, with appropriate note, to the Water Resources Agency for review and approval.	Applicant	Prior to recordation of the final map	

109		<p>HRSP - NON-STANDARD – INCLUSIONARY HOUSING CONDITION</p> <p>The project shall provide a minimum of 20% of the total number of residential units as inclusionary housing units to be located on the project site. Of the required 20%, a minimum of 6% shall be in the very low-income category, 8% in the low-income category, and 6% in the moderate-income category. Prior to the recordation of the final subdivision map that will cover the entire development, the Applicants and property owners shall execute a Master Developer Inclusionary Housing Agreement with the County that will provide the specific requirements for the project's Inclusionary Housing component, in compliance with Ordinance #04185 and the adopted Inclusionary Housing Administrative Manual, including such modifications to the requirements of the ordinance as are indicated in the findings supporting this permit and as are set forth in the Disposition and Development Agreement. (Housing and Redevelopment)</p>	<p>Applicant shall execute a Master Developer Inclusionary Housing Agreement or Development Agreement with the County that will provide the specific requirements for the project's Inclusionary Housing component, in compliance with Ordinance #04185 and the adopted Inclusionary Housing Administrative Manual.</p> <p>Include note on map in compliance with County Code Section 18.40.100.C.</p>	<p>Applicant</p> <p>Engineer</p>	<p>Prior to recordation of final map</p> <p>Prior to recordation of final map</p>	
110		<p>EH3 – WATER SYSTEM IMPROVEMENTS (STATE PERMITTED SYSTEM)</p> <p>Design the water system improvements to meet the standards as found in Titles 17 and 22 of the California Code of Regulations and as found in the Residential Subdivision Water Supply Standards and the Marina Coast Water District Standards. (Environmental Health)</p>	<p>Submit engineered plans for the water system improvements to the Marina Coast Water District, and other agencies as may be required for review and approval. Submit evidence to the Director of Environmental Health that the proposed water system improvements have been approved by the Marina Coast Water District, and other agencies as may be required prior to installing or bonding the improvements. The applicant is required to also follow the requirements of MCWD's <i>Standard Plans and Specifications For Construction of Domestic Water, Sewer and Recycled Water Facilities, and Procedures, Guidelines and Design Requirements.</i></p>	<p>CA Licensed Engineer/ Applicant</p>	<p>Prior to filing final map</p>	
111		<p>EH4 – FIRE FLOW STANDARDS</p> <p>Design the water system improvements to meet fire flow standards as required and approved by the local fire protection agency. (Environmental Health)</p>	<p>Submit evidence to the Division of Environmental Health that the proposed water system improvements have been approved by the local fire protection agency. The applicant is required to also</p>	<p>Applicant</p>	<p>Prior to recordation of final map</p>	

			follow the requirements of MCWD's <i>Procedures, Guidelines and Design Requirements</i> .			
112		EH5 – INSTALL/BOND WATER SYSTEM IMPROVEMENTS The Applicant shall install the water system improvements to and within the subdivision and any appurtenances needed or shall enter into a Subdivision Improvement Agreement with the County to install the water system improvements and provide security guaranteeing the performance of the Agreement. (Environmental Health)	Submit evidence to the Division of Environmental Health that the water system improvement installation has been accepted by the regulating agency or that the Applicant has entered into a Subdivision Improvement Agreement and has provided security acceptable to the County.	CA Licensed Engineer /Applicant	Prior to filing final map	
113		EH6 – WATER SERVICE CAN/WILL SERVE Provide to the Division of Environmental Health written certification that the Marina Coast Water District can and will supply sufficient water flow and pressure to comply with both Health and fire flow standards. (Environmental Health)	Submit written certification to the Division of Environmental Health for review and approval.	Applicant	Prior to filing a final map and/or issuance of a building permit	
114		RECYCLED WATER If and when recycled water becomes available, wastewater applied for landscape irrigation shall meet or exceed the requirements of Title 22, Division 4, Chapter 3 of the California Code of Regulations or subsequently amended rules and regulations of the Department of Health Services. Specifically, water used for irrigation shall meet the standards of Section 60304 (Use of Recycled Water for Irrigation) & 60310 (Use Area Requirements) of the California Code of Regulations. (Environmental Health)	Submit plans to the California Department of Health Services (CDHS) for review and approval. The applicant is required to also follow the requirements of MCWD's <i>Standard Plans and Specifications For Construction of Domestic Water, Sewer and Recycled Water Facilities, and Procedures, Guidelines and Design Requirements</i> .	CA Licensed Engineer /Applicant	Prior to filing a final map and/or issuance of building permits.	
115		EH24 – SEWER SERVICE CAN/WILL SERVE Provide certification to the Division of Environmental Health that the Marina Coast Water District can and will provide sewer service for the proposed property/project. (Environmental Health)	Submit certification to Environmental Health for review and approval.	Applicant	Prior to issuance of a building permit.	
116		EH25 - INSTALL/BOND SEWER SYSTEM IMPROVEMENTS The Applicant shall install the sewer system improvements to and within the subdivision and any appurtenances needed or shall enter into a Subdivision Improvement Agreement with the County to install the sewer system improvements and	Submit evidence to the Division of Environmental Health that the sewer system improvement installation has been accepted by the regulating agency or that the Applicant has entered into a Subdivision Improvement Agreement	CA Licensed Engineer /Applicant	Prior to filing the final parcel map.	

		provide security guaranteeing the performance of the Agreement. (Environmental Health)	and has provided security acceptable to the County.			
117		EH27 - SEWER SYSTEM IMPROVEMENTS Engineered plans for the sewage disposal system including all necessary redundancies shall be submitted to and approved by the Marina Coast Water District. (Environmental Health)	Submit written verification to the Division of Environmental Health that plans have been reviewed and approved by the appropriate sewer service district.	Applicant	Prior to filing the final/parcel map or issuance of a building permit.	
118		EH28 - HAZ MAT BUSINESS RESPONSE PLAN The following language shall be included on a deed restriction filed on all commercial parcels concurrent with recordation of the final map: "Comply with Title 19 of the California Code of Regulations and Chapter 6.95 of the California Health and Safety Code (Hazardous Material Registration and Business Response Plans) as approved by the Director of Environmental Health. (Environmental Health) "	Contact the Hazardous Materials Program of the Division of Environmental Health. Record deed restrictions	Applicant	Prior to Final Occupancy of Commercial Buildings/ Continuous. Concurrent with recording final map	
119		EH30 - HAZARDOUS WASTE CONTROL The following language shall be included on a deed restriction filed on all commercial parcels concurrent with recordation of the final map: "Comply with Title 22, Division 4.5 of the California Code of Regulations and Chapter 6.50 of the California Health and Safety Code (Hazardous Waste Control) as approved by the Director of Environmental Health. (Environmental Health) "	Contact the Hazardous Materials Program of the Division of Environmental Health. Record deed restrictions	Applicant	Prior to Final Occupancy of Commercial Buildings/ Continuous. Concurrent with recording final map	
120		EH35 - CURFFL The following language shall be included on a deed restriction filed on all commercial parcels concurrent with recordation of the final map: "All improvements shall comply with the California Uniform Food Facilities Law as approved by the Director of Environmental Health. (Environmental Health) "	Submit plans and necessary review fees to the Division of Environmental Health for review and approval. Record deed restrictions	Applicant	Prior to issuance of building permits for Commercial buildings. Concurrent	

					with recording final map.	
121		<p>EHSP - NON-STANDARD - LAFCO/PUC ANNEXATION Provide evidence from the C.P.U.C. and LAFCO that the property or appropriate portions thereof, has been annexed into the Marina Coast Water District. (Environmental Health)</p>	Submit certification to Environmental Health for review and approval.	Applicant	Prior to recordation of final map	
122		<p>PKS003 – RECREATION REQUIREMENTS/LAND DEDICATION The Applicant shall comply with Section 19.12.010 - Recreation Requirements, of the County Subdivision Ordinance, Title 19, Monterey County Code, by dedicating land and recreation improvements in accordance with the provisions contained in Section 19.12.010(D) for park and recreation purposes reasonably serving the residents of the subdivision. The applicant shall also provide the Parks Department with a recreation plan and cost estimate for the improvements to be made on the dedicated parcels(s). (Parks Department)</p> <p>1) Park and Recreation Facilities Plan - A park and recreation plan, for buildout of the entire Specific Plan park system, shall be prepared by the applicant for review and approval by the Director of Parks. The final approved park and recreation plan shall be recorded as part of the Final Map documents. The Plan shall delineate park and recreation structures, park improvements and landscaping components with a cost estimate for each park site. The Recreation Plan shall also indicate the phasing and construction schedule for each park site. Each park shall be developed and recreation equipment installed by the time fifty percent (50%) of the</p>	<p>The applicant shall submit a recreation plan and cost estimate for the improvements to be made on the dedicated parcels(s) to Parks Department for review and approval.</p> <p>Record plan.</p>	Applicant	<p>Prior to the Record-ation of the Final Map, first phase.</p> <p>Concurrent with final map, first phase.</p>	
			Construct parks in each phase.	Applicant	Prior to final on	

		<p>residential dwelling units within the same phase of development have been constructed or occupied.</p> <p>2) Park and Recreation Facilities Performance Bond - The applicant shall provide the County with adequate security in the form of a performance bond or other suitable security acceptable by the County of Monterey in the amount of 100% of the costs for the park and recreation improvements shown on the Recreation Plan.</p> <p>3) Park and Recreation Facilities Maintenance and Operation Plan - The applicant shall provide the Director of Parks/County of Monterey with a park and recreation facilities maintenance and operation plan. The purpose of this plan is to assure the County that the park and recreational facilities will be maintained and operated for the enjoyment and health and safety of the residents of the Subdivision.</p>	Provide security		building permit for half of units in the associated phase.	
123		<p>PKSSP - NON-STANDARD - ACCESS The west end of Watkins Gate Road shall be open to provide access to the Youth Camp and restricted to emergency vehicle access from that point west. Figure 4.5, Public/Private Streets, of the Draft Specific Plan shall be revised accordingly. (Parks Department)</p>	<p>Revise Specific Plan.</p> <p>Submit revised page to PBI.</p>	Applicant	Within one day of final approval.	
124		<p>PWSP - NON-STANDARD – TRENCH PLANS Prior to approval of the Subdivision Improvement Plans or recordation of the final map, common joint trench plans shall be designed and submitted to the appropriate utility providers to include telecommunications infrastructure.</p> <p>Prior to the final lift of asphalt for the streets the common joint trench plans shall be approved by the appropriate utility providers to include telecommunications infrastructure.</p> <p>(Public Works)</p>	<p>Show on plans. Build infrastructure as part of subdivision improvements.</p> <p>Submittal of approval letter by utility provider</p>	<p>Engineer</p> <p>Developer</p> <p>Developer</p>	<p>Prior to approval of the Subdivision Improvement Plans or recordation of the final map. Prior to final lift of asphalt paving.</p>	

125		PBDSP - NON-STANDARD – RIGHT-OF-WAY Sufficient right-of-way shall be reserved along Reservation Road for a future trail connecting East Garrison to the City of Marina. (Fort Ord Reuse Plan, page 141). (Planning and Building Inspection)	Show adequate provision within the right-of-way on Subdivision Improvement Plans for a future trail. The recorded map shall include an easement for the future trail.	Engineer	Prior to approval of Subdivision Improvement Plans and recordation of the final map.	
126		PBDSP - NON-STANDARD – ANNUAL REPORT The Master Developer shall submit an annual report by December 14 of each year until all residential units are constructed. If the Master Developer is no longer associated with the project, the annual report shall be submitted by the Homeowners Association. The report shall include the number of housing units started, the number of housing units with occupancy approved by the County, the number of newly constructed housing units sold to individuals, and the type of units started, built and sold. In addition, the report shall include the number of existing and projected jobs and any new commercial construction details. The report shall also include whether the residential units were served by water from the FORA allocation. The report shall be sent to the County Planning and Building Inspection Department, TAMC, and FOR A. (Fort Ord Reuse Plan—Sections 3.11.2, 3.11.5.3(d), 3.11.5.4(c)(3), 3.11.5.4(d)(6)). (Planning and Building Inspection)	Submit annual report.	Master Developer or Homeowners Association	Annual, prior to November 1, until the residential units are fully constructed.	
127		PBDSP - NON-STANDARD – CONSISTENCY DETERMINATION The final map shall not be recorded, nor grading, demolition, or building permits issued, until the Fort Ord Reuse Authority has certified the Consistency Determination pursuant to Section 3.11.6 of the Fort Ord Reuse Plan. (Planning and Building Inspection)	Submit Consistency Determination to FORA.	County	Prior to issuance of any permits or recording of the final map.	
128		PWSP - NON-STANDARD –BIKE LANES All Class I bike lanes shall be constructed as part of the improvements for the Phase of the project where they are located. All other Classes of bike lanes shall be shown on the Subdivision Improvement Plans and constructed. (Planning and Building Inspection, Public Works)	Show construction detail on Subdivision Improvement Plans. Construct bike lanes.	Engineer Applicant	Prior to approval. Concurrent with other improvements of that phase.	

129		<p>PBDSP - NON-STANDARD – SIDEWALK ENHANCEMENT Provide enhanced sidewalk treatment between the Town Center Parcel B4 and Arts District Parcel G1 on the North side of Sherman Avenue. The intent is to provide a visual connection of the Arts District to the Town Center. Provide a minimum 8 foot wide sidewalk between the Town Center and Parcel A4. Reserve pedestrian connection between the multi-family Parcel A4 and Sloat Street in the area of Parcels E17 or E24. The intent is to provide a more direct access from Parcel A4 to the bluff open space area. (Planning and Building Inspection)</p>	<p>Include details on Improvement Plans.</p> <p>Design shall be approved by PBI.</p>	<p>Engineer</p> <p>County</p>	<p>Prior to approval.</p> <p>Prior to approval.</p>	
30		<p>PBDSP - NON-STANDARD – SUBDIVISION IMPROVEMENT PLANS Include the following information on the Subdivision Improvement Plans, subject to approval by PBI and PW:</p> <p>Entryway enhancements and design.</p> <p>Design for the Reservation Road/Intergarrison connector intersection that accommodates pedestrian and bike connections to the future UC MBEST property.</p> <p>A street lighting plan shall be included on the Subdivision Improvement Plans. Lighting shall be as unobtrusive as practical, while providing a safe level of lighting within the community. Manufacturer's cut sheets shall be submitted showing the type of fixture and its light cut-off capabilities. The plan shall include the cut-off details for all street lighting along the perimeter of the community and explain the cut off program for the interior lights. Perimeter lights shall not be allowed to substantially shine light off the developed area, except where future East Garrison development may occur. Especially critical is protecting the habitat areas and Youth Camp parcel. Lighting shall be constructed and located so that only the intended area is illuminated and off-sight glare is fully controlled. The lighting shall be arrayed in such a manner that it cannot be mistaken for airport approach or runway lights by pilots.</p> <p>Landscaping plan and irrigation plan in conformance with the Specific Plan (landscaping) and County and WRA ordinances</p>	<p>Include details on Subdivision Improvement Plans.</p> <p>Design shall be approved by PBI and PW.</p>	<p>Engineer</p>	<p>Prior to approval of Subd. Imp. Plans.</p>	

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

135		EHSP - NON-STANDARD – DEED NOTIFICATION Deeds transferring property shall contain notification to future owners regarding information in the Remedial Action Record of Decision to alert of the potential for remediation and OE presence. (Environmental Health, Planning and Building Inspection)	Prepare deed disclosure and attach to all sale transactions and deeds.	Applicant	Prior to conveyance of any individual parcel.	
136		PBDSP - NON-STANDARD – REVIEW IMPROVEMENT PLANS Submit Subdivision Improvement Plans to the Presidio of Monterey, Directorate of Environmental and Natural Resources Management to determine if construction is planned within known or potential OE areas. (Planning and Building Inspection)	Submit Plans. Obtain written verification that site is clear for development as proposed.	Engineer Applicant	Prior to approval of Subd. Impr. Plans.	
137		PBDSP - NON-STANDARD – SAFETY TRAINING Prior to commencing grading or demolition, all contractor supervisors and crews shall attend an Army sponsored OE safety briefing. (Planning and Building Inspection)	Submit evidence of compliance to PBI.	Applicant	Prior to grading or demolition.	
138		PWSP - NON-STANDARD – TRANSPORT PERMITS Submit permits from all Hazardous remediation contractors and pay all fees for the transport of hazardous materials. The permit will require disclosure of the type, volume, risk factor, transport routes and any other such information deemed necessary by the County. (Public Works)	Submit permits.	Contractor/ Applicant	Prior to transport.	
139		PBDSP - NON-STANDARD – DESIGN APPROVAL NOTE ON MAP AND INCLUDE IN CC&Rs: “Initial buildout of the project will involve design approval by a board that includes the Pattern Book designers to ensure that the community is built as envisioned and to help interpret intent. The County’s responsibility in the design process is to check for conformance with the Pattern Book. All building permits must be consistent with the Pattern Book. Any exterior changes to materials, additions, or reconstruction of “contributing structures” shall be subject to review by the HRRB prior to issuance of any demolition or building permits. After each parcel has been built on, all subsequent construction will be subject to the County’s Design Approval process in place at that time.” (Planning and Building Inspection)	Put text as note on final map and CC&Rs.	Applicant	Prior to recordation of final map.	

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

147		SP - NON-STANDARD – PATH LIGHTING All lighting of paths and walkways used by the residents shall be on from dusk until dawn. (Sheriff)	Homeowner's Association shall work with the Sheriff's Office to ensure safe lighting of public areas.	HOA	Ongoing	
148		SP - NON-STANDARD – EMERGENCY ACCESS Ensure that parking lots provide adequate access for public safety equipment. (Sheriff, Fire)	Include in design, subject to approval by Fire District and Sheriff's Office.	Applicant	Prior to issuance of building permits.	
149		PBDSP - NON-STANDARD – DEMOLITION PERMITS Prior to issuance of demolition permits for pre-2000 structures, the applicant shall submit demolition and removal plans and obtain all appropriate permits from the MBUAPCD. (Planning and Building Inspection)	Submit Plan Obtain Air District approval.	Applicant	Prior to issuance of demolition permit.	
150		PBDSP - NON-STANDARD – IMPACT FEES The applicant shall pay all applicable impact fees prior to issuance of building or grading permits, as applicable. (Planning and Building Inspection)	Pay impact fees.	Applicant	Prior to issuance of permits.	
151		PBD007 – EASEMENT - AVIGATION The Applicant shall convey an overflight easement to the Marina Municipal Airport owner. (Planning and Building Inspection)	Include language as note on each final map and include in the CC&Rs. The easement language shall be agreed to by the airport owner, Airport Land Use Commission and applicant. An easement deed shall be recorded on the property prior to subdivision, if required by the Redevelopment Agency.	Applicant	Prior to recordation of any final map, or issuance of any grading or building permit.	

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

157		<p>PBDSP - NON-STANDARD – OPEN SPACE The proposed open space and common area parcels (C and D parcels) and private roads shall be conveyed to the Homeowners' Association, non-profit organization, or CSD, as appropriate. (Planning and Building Inspection, Public Works)</p>	Convey parcels to appropriate organization.	Redevelopment Agency	After recording the final map.	
158		<p>PKSSP - NON-STANDARD – UTILITY STUB OUTS Prior to approval of the Final Maps for Phase 1 and Phase 2, whichever is applicable, the Applicant shall construct, at no cost to the County Parks Department, utility stub-outs for future water, sewer and electrical service to the Youth Camp (Travel Camp) development area as shown on maps provided by the County Parks Department. Said stub-outs shall be extended to the Youth Camp property line at specific locations to be agreed upon by East Garrison Partners and by the County Parks Department. (Parks)</p>	<p>Include in Subdivision Improvement Plans.</p> <p>Construct improvements</p>	<p>Engineer</p> <p>Applicant</p>	<p>Prior to approval of Subd. Impr. Plans or recordation of final map, whichever occurs first.</p> <p>As part of Subdivision Improvements.</p>	
159		<p>FIRE030 –NON-STANDARD– HYDRANTS AND FIRE FLOW Hydrants for fire protection shall be provided at locations approved by the Salinas Rural Fire District and shall conform to the following requirements:</p> <p>a. FIRE FLOW - BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLINGS - Pursuant to Uniform Fire Code Appendix III-A, the minimum fire flow requirement for buildings other than one- and two-family dwellings with automatic fire sprinkler systems installed is 1,500 gallons per minute with a duration of 20 psi under normal operating conditions for a duration of 2 hours. Buildings with Type V-N construction that are greater than 20,600 square feet shall require up to 2,000 gallons per minute with a residual pressure of 20 psi under normal operating conditions for a duration of up to 4 hours, as prescribed by the Uniform Fire Code..</p> <p>b. FIRE FLOW - ONE- AND TWO-FAMILY DWELLINGS - Pursuant to Uniform Fire Code</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. The applicant is required to also follow the requirements of MCWD's <i>Procedures, Guidelines and Design Requirements</i>.</p> <p>Applicant shall provide improvement plans to the fire district and MCWD. Applicant shall schedule fire dept. clearance inspection for each phase of development.</p>	Applicant	Prior to issuance of grading and/or building permit.	

		<p>Appendix III-A, the basic minimum fire flow requirement for one- and two-family dwellings with automatic fire sprinkler systems installed is 500 gallons per minute with a residual pressure of 20 psi under normal operating conditions for a duration of 2 hours.</p> <p>c. TIMING OF INSTALLATION - Approved fire protection water supply systems must be installed and made serviceable prior to the time of construction.</p> <p>d. HYDRANT/FIRE VALVE (LOCATION) - The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway.</p> <p>e. FIRE HYDRANTS - Hydrants shall be installed in accordance with spacing set forth in Uniform Fire Code Appendix III-B and in accordance with the following specifications:</p> <p>f. HYDRANT SIZE - The hydrant shall have a minimum of two (2) 2-1/2 inch outlets NST and one (1) 4-1/2 inch outlet NST. The riser shall be a minimum of six (6) inches and shall be wet barrel type with a coefficient of 0.9.</p> <p>g. SIGNING OF WATER SOURCES - Hydrant or fire valve identification may be allowed as specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. (Salinas Rural Fire District.)</p>	<p>The applicant is required to follow the requirements of MCWD's <i>Standard Plans and Specifications For Construction of Domestic Water, Sewer and Recycled Water Facilities</i>, Figure W-8.</p>			
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160		<p>FIRE002 - ROADWAY ENGINEERING The grade for all roads shall not exceed 15 percent. Where road grades exceed 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The length of vertical curves in roadways, exclusive of gutters, ditches and drainage structures designed to hold or divert water, shall not be less than 100 feet. No roadway turn shall have a horizontal inside radius of less than 50 feet. A roadway turn radius of 50 to 100 feet is required to have an additional 4 feet of roadway surface, or as approved by the Salinas Rural Fire District. A roadway turn radius of 100 to 200 feet is required to have an additional 2 feet of roadway surface, or as approved by the Salinas Rural Fire District. Roadway turnarounds shall be required on dead-end roads in excess of 150 feet of surface length. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Salinas Rural Fire District.)</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Applicant	Prior to issuance of grading and/or building permit.	
			<p>Applicant shall schedule fire dept. clearance inspection for each phase of development.</p>	Applicant	Prior to final building inspection.	
161		<p>FIRE030 - NON-STANDARD - ROAD ACCESS Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum width of 20 feet with an</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Applicant	Prior to issuance of grading and/or building permit.	

	<p>unobstructed vertical clearance of not less than 15 feet. The width may be reduced to 18 feet on neighborhood streets when rolled curb and drivable sidewalks have been provided with the approval of the Salinas Rural Fire District. One-way roads shall be not less than 14 feet wide, shall be connected to two-way roads on both ends, shall have rolled curbs and drivable sidewalks. Additional width shall be provided for on-street parking. Roads with street widths of less than 20 feet shall have signs and other street furniture on only one side of the street. Drivable sidewalks shall be constructed to support the weight of the fire engine (22 tons). The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. (Salinas Rural Fire District)</p>	<p>Applicant shall schedule fire dept. clearance inspection for each phase of development.</p>	<p>Applicant</p>	<p>Prior to final building inspection.</p>	
162	<p>FIRE010 -ROAD SIGNS All newly constructed or approved roads and streets shall be designated by names or numbers, posted on signs clearly visible and legible from the roadway. Size of letters, numbers and symbols for street and road signs shall be a minimum 4-inch letter height, ½-inch stroke, and shall be a color that is reflective and clearly contrasts with the background color of the sign. All numerals shall be Arabic. Street and road signs shall be non-combustible and shall be visible and legible from both directions of vehicle travel for a distance of at least 100 feet. Height, visibility, legibility, and orientation of street and road signs shall be meet the provisions of Monterey County Ordinance No. 1241. This section does not require any entity to rename or renumber existing roads or streets, nor shall a roadway providing access only to a single commercial or industrial occupancy require naming or numbering. Signs required under this section identifying intersecting roads, streets and private lanes shall be placed at the intersection of those roads, streets and/or private lanes. Signs identifying traffic access or flow limitations (i.e., weight or vertical clearance limitations, dead-end road, one-way road or single lane conditions, etc.) shall be placed: (a) at the intersection preceding the traffic access limitation; and (b) not more than 100 feet before such traffic access limitation. Road, street and private lane signs required by this article shall be installed</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on improvement plans.</p> <p>Applicant shall schedule fire dept. clearance inspection for each phase of development.</p>	<p>Applicant</p> <p>Applicant</p>	<p>Prior to filing of final map.</p> <p>Prior to issuance of building permit(s) for development on individual lots within the phase of the subdivision.</p>	

		prior to final acceptance of road improvements by the Reviewing Fire Authority. (Salinas Rural Fire District.)				
163		<p>FIRE011 - ADDRESSES FOR BUILDINGS – ALL OCCUPANCIES</p> <p>All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site.</p>	<p>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.</p>	Applicant	Prior to issuance of building permit.	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	Applicant	Prior to final building inspection	

		Permanent address numbers shall be posted prior to requesting final clearance. (Salinas Rural Fire District.)				
164		<p>FIRE030 - SINGLE FAMILY DWELLINGS -- The single family dwellings and two-family dwellings (i.e., “duplexes”) that are classified as Group R, Division 3 occupancies under the California Building Code shall comply with the following requirements:</p> <p>a. <u>Fire Sprinkler Systems</u> - The single family dwellings and two-family dwellings, including attached garages, shall be fully protected with automatic fire sprinkler systems. Installation, approval and maintenance shall be in compliance with applicable National Fire Protection Association and/or Uniform Building Code Standards, the editions of which shall be determined by the enforcing jurisdiction. Four (4) sets of plans for fire sprinkler systems must be submitted and approved prior to installation. Rough-in inspections must be completed prior to requesting a framing inspection. (Salinas Rural Fire District.)</p>	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant	Prior to final building inspection	
165		<p>FIRE030 - SINGLE FAMILY DWELLINGS -- The single family dwellings and two-family dwellings (i.e., “duplexes”) that are classified as Group R, Division 3 occupancies under the California Building Code shall comply with the following requirements: All new structures, and all existing structures receiving new</p>	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant	Prior to issuance of building permit.	

		roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class B roof construction.: (Salinas Rural Fire District.)				
166		<p>FIRE030 - SINGLE FAMILY DWELLINGS – The single family dwellings and two-family dwellings (i.e., “duplexes”) that are classified as Group R, Division 3 occupancies under the California Building Code shall comply with the following requirements: Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the “T” shall be a minimum of 60 feet in length. (Salinas Rural Fire District.)</p>	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	Applicant	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant	Prior to final building inspection	
167		FIRE030 – MULTI-FAMILY RESIDENTIAL BUILDINGS –	Applicant shall schedule fire dept. rough sprinkler inspection	Applicant	Prior to framing inspection	

		The buildings with three or more dwelling units (i.e., "triplexes" and larger) that are classified as Group R, Division 1 occupancies under the California Building Code, shall comply with the following requirements: FIRE SPRINKLER SYSTEMS - The buildings shall be fully protected with automatic fire sprinkler systems. Installation, approval and maintenance shall be in compliance with applicable National Fire Protection Association and/or Uniform Building Code Standards, the editions of which shall be determined by the enforcing jurisdiction. Four (4) sets of plans for fire sprinkler systems must be submitted and approved prior to installation. Rough-in inspections must be completed prior to requesting a framing inspection (Salinas Rural Fire District.)	Applicant shall schedule fire dept. final sprinkler inspection	Applicant	Prior to final building inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant	Prior to final building inspection	
168		FIRE030 – MULTI-FAMILY RESIDENTIAL BUILDINGS – The buildings with three or more dwelling units (i.e., "triplexes" and larger) that are classified as Group R, Division 1 occupancies under the California Building Code, shall comply with the following requirements: ROOFING - All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class B roof construction. (Salinas Rural Fire District.)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant	Prior to issuance of building permit.	
169		FIRE030 -- MULTI-FAMILY RESIDENTIAL BUILDINGS – The buildings with three or more dwelling units (i.e., "triplexes" and larger) that are classified as Group R, Division 1 occupancies under the California Building Code, shall comply with the following requirements: FIRE ALARM SYSTEM – The multi-family dwelling buildings shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72. Plans and	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant	Prior to issuance of building permit.	
			Applicant shall submit fire alarm plans and obtain approval	Applicant	Prior to issuance of building permit.	

		specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. All fire alarm system inspections and acceptance testing shall be done in accordance with Chapter 7 of NFPA 72. (Salinas Rural Fire District)	Applicant shall schedule fire alarm system acceptance test.	Applicant	Prior to final building inspection	
170		FIRE030 – COMMERCIAL BUILDINGS – Buildings that are occupancies other than Group R and buildings that have mixed use with a Group R occupancy as classified under the California Building Code shall comply with the following requirements: HISTORIC BUILDINGS – Existing buildings that are under the jurisdiction of state and/or federal historic preservation agencies shall be retrofitted with fire protection systems in accordance with the applicable state or federal historic preservation technical procedures. Fire protection systems for historic building include but are not limited to fire sprinkler systems and fire alarm systems. All buildings shall comply with the applicable requirements of the Uniform Fire Code, California Fire Code, Uniform Building Code, California Building Code, and the health and safety code requirements of the applicable federal Historic Preservation Technical Procedures. (Salinas Rural Fire District.)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant	Prior to issuance of building permit	
171		FIRE030 – COMMERCIAL BUILDINGS – Buildings that are occupancies other than Group R and buildings that have mixed use with a Group R occupancy as classified under the California Building Code shall comply with the following requirements: a. FIRE SPRINKLER SYSTEMS - The buildings shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Salinas Rural Fire District)	Applicant shall schedule fire dept. rough sprinkler inspection	Applicant	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant	Prior to final building inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant	Prior to final building inspection	
172		FIRE030 – COMMERCIAL BUILDINGS –	Applicant shall enumerate as "Fire Dept.	Applicant	Prior to	

	Buildings that are occupancies other than Group R and buildings that have mixed use with a Group R occupancy as classified under the California Building Code shall comply with the following requirements: b. FIRE ALARM SYSTEM (COMMERCIAL) - Any sprinklered building having 50 or more fire sprinklers shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72. Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. (Salinas Rural Fire District)	Notes” on plans.	or Owner	issuance of building permit.	
		Applicant shall submit fire alarm plans and obtain approval	Applicant or Owner	Prior to rough sprinkler or framing inspection	
		Applicant shall schedule fire alarm system acceptance test.	Applicant or Owner	Prior to final building inspection	
173	FIRE030 – COMMERCIAL BUILDINGS – Buildings that are occupancies other than Group R and buildings that have mixed use with a Group R occupancy as classified under the California Building Code shall comply with the following requirements: ROOFING - All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class B roof construction. (Salinas Rural Fire District.)	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant	Prior to issuance of building permit.	
174	FIRE030 – COMMERCIAL BUILDINGS – Buildings that are occupancies other than Group R and buildings that have mixed use with a Group R occupancy as classified under the California Building Code shall comply with the following requirements: FIRE DEPARTMENT ACCESS ROAD - Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum width of 20 feet with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. (Salinas Rural Fire District.)	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	Applicant	Prior to issuance of grading and/or building permit.	
		Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant	Prior to final building inspection.	

175		FIRE030 – COMMERCIAL BUILDINGS – Buildings that are occupancies other than Group R and buildings that have mixed use with a Group R occupancy as classified under the California Building Code shall comply with the following requirements: c. EMERGENCY ACCESS KEYBOX – Emergency access keybox shall be installed and maintained. The type and location shall be approved by the fire department. The fire department shall be notified when locks are changed so that the emergency access keybox can be maintained with current keys. (Salinas Rural Fire District.)	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	Applicant	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant	Prior to final building inspection.	
176		FIRE030 – NON-STANDARD– PORTABLE FIRE EXTINGUISHERS – Portable fire extinguishers shall be installed and maintained in accordance with Uniform Fire Code Standard 10-1. (Salinas Rural Fire District.)	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	Applicant	Prior to issuance of building permit	
			Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant	Prior to final building inspection.	
177		FIRE030 – NON-STANDARD – VEGETATION MANAGEMENT – The common areas of the development shall be maintained so as to provide a greenbelt between wildland fuels and structures. Such greenbelt areas may include landscaping, ornamental shrubbery, and specimen trees that are maintained. Other vegetation management would include but not be limited to annual mowing of roadside vegetation along both public and private roads. (Salinas Rural Fire District.)	Applicant shall incorporate the vegetation management plan in the document which governs the entity in charge of maintaining the vegetation and landscaping in the common areas.	Applicant	Ongoing condition	
178		FIRE030 – NON-STANDARD – RECREATIONAL VEHICLE PARKING – All parking of recreational vehicles is not permitted within the East Garrison development except in designated recreational vehicle parking areas that have been approved by the Salinas Rural Fire District. Recreational vehicles shall include but not be limited to travel trailers, motor homes, boats, and any trailers used for transporting other recreational vehicles. (Salinas Rural Fire District.)	Applicant shall incorporate this requirement in the CC&R’s for East Garrison and indicate the location of the designated recreational vehicle parking area(s) if any are proposed.	Applicant	Ongoing condition	
179		FIRE030 – NON-STANDARD – DEED RESTRICTION PROHIBITING RECREATIONAL VEHICLE PARKING – Prior to filing of Final Map, a	Applicant shall execute and record a deed restriction	Applicant	Prior to filing of Final Map	

		deed restriction shall be executed and recorded prohibiting the parking of recreational vehicles within the East Garrison development except in designated recreational vehicle parking areas that have been approved by the Salinas Rural Fire District. Recreational vehicles shall include but not be limited to travel trailers, motor homes, boats and any trailers used for transporting other recreational vehicles. (Salinas Rural Fire District)				
180		FIRE030 – NON-STANDARD – PARKING SIGNAGE – “No Parking” areas shall be designated with painted curbs and/or signs as required by the Salinas Rural Fire District. Signs and curb painting shall be maintained in a clear and legible condition. (Salinas Rural Fire District)	Applicant shall incorporate this requirement into the improvement plans.	Applicant	Prior to issuance of grading and/or building permit	
			The entity in charge of maintaining street signs and curbs shall maintain the “No Parking” signs and curb painting.	Applicant	Ongoing condition	
181		FIRE030 – NON-STANDARD – WATER SYSTEM AND ROADWAY IMPROVEMENT PLANS – Prior to filing of Final Map, the improvement plans for water system and roadway improvements shall be approved by the Salinas Rural Fire District. (Salinas Rural Fire District)	Applicant shall submit the water system and roadway improvement plans to the Salinas Rural Fire District for approval	Applicant	Prior to filing of Final Map.	
182		FIRE030 – NON-STANDARD – TRAFFIC SIGNAL PREEMPTION DEVICES - Traffic signal preemption devices shall be installed and maintained where traffic signals are located within the East Garrison project and at the three intersections on Reservation Road (Intergarrison, Town Center entry road, and Watkins Gate) and in front of the Fire Station on Intergarrison Road. Responsible Land Use Department: Salinas Rural Fire District.	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to final building inspection.	

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

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

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

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
183		PWSP –NON–STANDARD - TRAFFIC AND CIRCULATION – FORA FEES The applicant shall pay the FORA impact fee (Fort Ord Reuse Plan, Section 3.11.4). The applicant will be entitled to credit for improvements completed as part of the East Garrison project that are included in the FORA CIP. (Public Works)	Applicant shall pay required fees and provide proof of payment to Planning and Building Inspection.	Applicant	Prior to Issuance of Building Permit	
184		PWSP –NON–STANDARD - TRAFFIC AND CIRCULATION – AIR QUALITY FEES The applicant shall pay the Planning and Building Inspection Department \$1,857.14 per residential unit for a total not to exceed \$2,600,000 for Air Quality mitigation. The \$2,600,000 will be distributed by the Air District as follows: \$1,565,806 for funding agricultural pump retrofits and \$1,034,194 for purchase of school buses. (Public Works)	Applicant shall pay required fees and provide proof of payment to Planning and Building Inspection.	Applicant	The fees shall be paid at the time of issuance of building permits.	
185		PWSP –NON–STANDARD - TRAFFIC AND CIRCULATION In addition to the FORA impact fee, the applicant shall construct at its cost or cause to be constructed all streets and roads within the Project. All roads shall be maintained by a Community Services District (CSD) or other suitable or appropriate entity. All roads and traffic improvements shall be constructed in accordance with acceptable local engineering standards and Specific Plan standards. (Public Works)	Applicant shall construct all streets and roads within the project.	Applicant	Prior to Issuance of Building Permit	

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

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

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

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193		PW0027 – CUT/FILL SLOPE (2:1) Cut and fill slopes shall not exceed 2 to 1 except as specifically approved in concurrence with the geo-technical report. (Public Works)	Applicant's Engineer shall include notes on Improvement Plans.	Applicant's Engineer	Prior to Recordation of Final Map or approval of grading permit (whichever occurs first)	
194		PWSP0001 – BICYCLE/PEDESTRIAN PATHS Include streetlights for bicycle/pedestrian paths identifying locations and proposed lighting on improvement plans subject to the approval of the Public Works Director. (Public Works)	Applicant's Engineer shall include the location and type of bicycle/pedestrian streetlights in the improvement plans.	Applicant's Engineer	Prior to approval of Subd. Improv. Plans	
195		PWSP0002 – COMMUNITY SERVICES DISTRICT Prior to recordation of a Final Map, complete all Local Agency Formation Commission (LAFCO) requirements and create a CSD for operation and maintenance of specified infrastructure as required by DPW. The LAFCO submittal shall include a detailed written detailed inventory of CSD maintained infrastructure with specific locations, limits, areas, dimensions, and miscellaneous information to clearly identify all facilities to be operated and maintained by the CSD. Infrastructure to be included is not limited to, but shall include all public roads, streetlights, storm water, parks, open space, and other miscellaneous public improvements. (Public Works)	Applicant's Attorney and Engineer shall submit documents to LAFCO.	Applicant's Attorney/Applicant's Engineer	Prior to Recordation of Final Map	
196		PWSP0004 – COMMUNITY SERVICES DISTRICT Prepare an OMP for all CSD facilities subject to the approval of the Director of Public Works. Said OMP shall include a detailed inventory of all facilities, operating requirements of each item, schedules, and proposed maintenance strategies for perpetuation of the facilities. The OMP shall take into account the phasing of the project over time and the financial needs for completion of the work on schedule. The OMP shall include an estimated cost for completion of the operating and maintenance strategy requirements, capital replacement, and an operating reserve over time for completion of each	Applicant's Engineer shall prepare an OMP.	Applicant's Engineer	Prior to Recordation of Final Map	

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

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201		PWSP0009 – GRADING The Registered Engineer that prepared the final geotechnical report shall submit a statement that the grading plan is in conformance with the geotechnical recommendation. (Public Works)	Applicant's Engineer shall submit a statement that the grading plan is in conformance with the geotechnical recommendation.	Applicant's Engineer	Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).	
202		PWSP0010 – GRADING Submit documents certifying acquisition of public right-of-way or right of possession of all off-site and emergency access improvements presented in the form of a title report or preliminary title report. (Public Works)	Applicant's Engineer shall present title report or preliminary title report documenting ownership of right-of-way.	Applicant's Engineer	Prior to Issuance of a Grading Permit for any off-site grading.	
203		PWSP0011 – GRADING Applicant shall provide Vista hazardous materials or approved equal report for the site and submit to Environmental Health for review and approval. (Public Works and Environmental Health)	Applicant's Engineer shall provide hazardous materials report.	Applicant's Engineer	Prior to Issuance of a Grading Permit	
204		PWSP0012 – GRADING Grading plan shall indicate proposed design grades for access improvements, including emergency fire access roads. (Public Works)	Applicant's Engineer shall provide grading plans.	Applicant's Engineer	Prior to Issuance of a Grading Permit for off-site grading	
205		PWSP0013 – GRADING Prior to grading of each phase, applicant shall submit final plans and specifications for approval for the off-site access improvements. (Public Works)	Applicant's Engineer shall provide final plans and specifications.	Applicant's Engineer	Prior to Issuance of a Grading Permit for off-site grading	
206		PWSP0014 – GRADING Prior to off-site grading, letters from adjacent property owners providing permission for grading shown on their property shall be notarized and submitted to the County. In the event that the applicant notifies the County that it is unable to timely	Applicant shall provide to the County notarized grading letters.	Applicant	Prior to Issuance of a Grading Permit for off-site grading	

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

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

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

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

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

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		Index (TI) and the recommendations of the geotechnical report. (Public Works)			Map (whichever comes first).	
223		PWSP0030 – IMPROVEMENT PLANS – STREETS Plan and Profile sheets shall be produced at a horizontal scale of 1"=20' and a vertical scale of 1"=2'. The plan view shall delineate the general roadway improvements and pavement dimensions. Geometric information, tied to the project control points, shall be shown to sufficiently describe both the horizontal and vertical alignments. (Public Works)	Applicant's Engineer shall prepare improvement plans as indicated in this condition.	Applicant's Engineer	Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).	
224		PWSP0031 – IMPROVEMENT PLANS – STREETS A Superelevation Diagram Sheet for horizontal curve treatment shall be prepared at a horizontal scale of 1"=40' where required. (Public Works)	Applicant's Engineer shall prepare improvement plans as indicated in this condition.	Applicant's Engineer	Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).	
225		PWSP0032 – IMPROVEMENT PLANS – STREETS The public roadway Construction Detail Sheets shall be prepared at appropriate scales. Utility locations, grading and geometric details shall be shown. Specific improvement details may also be shown on the Construction Details Sheets. (Public Works)	Applicant's Engineer shall prepare improvement plans as indicated in this condition.	Applicant's Engineer	Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).	
226		PWSP0033 – IMPROVEMENT PLANS – STREETS An engineers report shall be submitted analyzing sight distance at crest, sag vertical curves, and horizontal curves as well as public intersections. Sight distance shall be subject to approval by DPW. (Public Works)	Applicant's Engineer shall prepare an engineers report with the information stated in this condition.	Applicant's Engineer	Prior to Issuance of a Grading Permit or Recordation of Final	

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					Map (whichever comes first).	
227		<p>PWSP0034 – IMPROVEMENT PLANS – GENERAL</p> <p>Provide the County with AutoCAD (latest version) compatible files (DXF or DWG) for all computer-generated mapping, construction plans and graphic information related to project and mylars for improvement plans. (Public Works)</p>	<p>Applicant's Engineer shall provide the County with AutoCAD (latest version) compatible files (DXF or DWG) for all computer generated mapping, construction plans, and graphic information and mylars for improvement plans.</p>	<p>Applicant's Engineer</p>	<p>Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).</p>	
228		<p>PWSP0035 – IMPROVEMENT PLANS - SURVEYS</p> <p>Horizontal and vertical datum for surveys and deliverables shall be compiled using NAD 83 and NAVD 88 respectively. This control system information shall be shown on the plans as well as the NGS control points used to develop the network. A digital copy of the plans, survey control and layer list used is required. The coordinate system for the project shall be based upon California Coordinate System, Zone 4. Conventional survey techniques or GPS shall be utilized to bring control to the project area. (Public Works)</p>	<p>Applicant's Engineer shall prepare improvement plans as indicated in this condition.</p>	<p>Applicant's Engineer</p>	<p>Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).</p>	
229		<p>PWSP0036 – IMPROVEMENT PLANS - SURVEYS</p> <p>Plans submitted shall use existing centerline alignments, stationing and monuments that are of record with the Monterey County Survey Division. Station and offset, and bearing and distances shall be provided for right-of-way location. Bearing and distances and coordinates shall be shown for centerline. Description, coordinates and elevation of the control points used for this project shall be shown and described on the plans. A survey control sheet may be used for listing required horizontal and vertical control coordinates and elevation information or references to the County's benchmarks, or monument ties. (Public Works)</p>	<p>Applicant's Engineer shall prepare improvement plans as indicated in this condition.</p>	<p>Applicant's Engineer</p>	<p>Prior to Issuance of a Grading Permit or Recordation of Final Map (whichever comes first).</p>	

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

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

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

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

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

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

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

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

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

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

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		improvements and sanitary sewers, pump stations, wastewater treatment facilities, and disposal facilities to provide for operation, maintenance, replacement, or improvement of the facilities. Each Final Map shall provide that all storm water drainage facilities be located within roadway right-of-way or drainage easements. (Public Works)	Map for all water system improvements and sanitary sewers, pump stations, wastewater treatment facilities, and disposal facilities located in easements or fee parcels. Applicant will have to comply with easement requirements included in the Infrastructure Agreement with MCWD and with the latest version of MCWD's <i>Standard Plans and Specifications For Construction of Domestic Water, Sewer and Recycled Water Facilities, and Procedures, Guidelines and Design Requirements.</i>		of Each Final Map	
244		<p>PWSP0070 – WASTEWATER COLLECTION SYSTEM</p> <p>Complete design in phases, prepare improvement plans and specifications, obtain appropriate permits, and construct a wastewater collection system to include manholes, mains, pump stations, and cleanouts within East Garrison meeting CRWQCB and MCWD requirements and subject to the approval of the Directors of Environmental Health and Public Works. The design shall accommodate the full build out of the East Garrison Specific Plan area. Design and construction shall be completed under the supervision of a registered California Professional Engineer in Civil Engineering. Said Engineer shall certify that all facilities have been completed in accordance with the improvement plans, specifications, and approved change orders. The following shall be incorporated into the wastewater collection system design:</p> <ol style="list-style-type: none"> 1. Standby Generators at all pump stations 2. Standardized and redundant wastewater pumps 3. Enlarged collection facilities to allow for connection of the phases of the East Garrison Specific Plan 	Applicant's Engineer shall complete design in phases, prepare improvement plans and specifications, obtain appropriate permits, and construct a wastewater collections system to include manholes, mains, pump stations, and cleanouts. In addition, Applicant shall provide bonds.	Applicant's Engineer/Applicant	Prior to Recordation of Final Map	

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

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

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

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

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

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

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		Garrison Portions of the Former Fort Ord, California (MOA) and, in particular, must comply with the Restrictions found in Exhibit B. Upon approval of a Habitat Conservation Plan covering the property by the US Fish and Wildlife Service, the HCP Requirements, to the extent feasible and appropriate, as determined by the County and the Service in consultation with the East Garrison Developer (as defined in the MOA), and the authorization for "take" provided by associated Incidental Take Permits, shall apply in lieu of the MOA Restrictions and the California Tiger Salamander Incidental Take Statement.	this document. Should an HCP be approved by the US Fish and Wildlife Service, Restrictions from that Plan shall be followed by the Developer	MOA.		
265		PBD—NON STANDARD—MCWD MOU If necessary to enact a transfer of MCWD's parcels within Track 0, a Memorandum of Understanding shall be completed between the County and MCWD prior to transfer of the property to the applicant. The MOU is to facilitate transfer of four parcels that were to be owned by MCWD within the project site.	Complete MOU	County, with assistance from applicant in working with MCWD	Prior to conveyance of property to applicant	

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

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

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

A. DEFINITIONS

The following definitions apply to this Exhibit B:

1. **Borderland**. Parcels within the Developer Property, which border the Conserved Habitat Areas on the former Fort Ord as delineated in Attachment 1 of this Exhibit B.
2. **Conserved Habitat Areas**. The portion of the former Fort Ord as delineated in Attachment 1 to this Exhibit B.
3. **Project Site**. The portion of the Developer Property on which project development activities are being conducted by the Developer including surveying, demolition, clearing, grading, excavation, and construction.
4. **Service-Approved Biologist**. A person approved by the U.S. Fish and Wildlife Service ("Service") under a biological opinion covering activities on the Developer Property, or other written approval document, to perform the activities as required in this Exhibit B. To identify a Service-Approved Biologist, the Developer shall submit, to the Service, the credentials of the biologist who they wish to conduct the work. These should be provided for the Service's review and written approval at least 30 days prior to the planned onset of any such activities.
5. **Covered Species**. Those species addressed in the Installation-Wide Multispecies Habitat Management Plan for Former Fort Ord, California, dated December 1994, as revised and amended by the "*Installation-Wide Multispecies Habitat Management Plan for Former Fort Ord, California*" dated April 1997 ("HMP").

B. GENERAL PROJECT DEVELOPMENT REQUIREMENTS

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

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

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

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

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

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

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

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

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

Service-Approved Biologist. If alive, the California tiger salamander(s) shall be relocated to the appropriate pre-determined area outside the Developer Property boundaries.

7. **Reporting (RP: Developer)**. The Developer shall report the results of its salvage operations (e.g., number, size, condition, location, and dates of capture and release of individual California tiger salamanders; problems encountered during capture, handling, or release) to the Service upon completion of each salvage operation conducted on a Project Site. Developer shall report on Developer's compliance with these Restrictions within 90 days of the completion of all planned development on the Developer Property.

C. **BORDERLAND MANAGEMENT**

The designated RP(s), as set forth below, shall be responsible for funding and implementation of all long-term Borderland management requirements. Long-term Borderland management addresses construction and management of development to minimize impacts of Borderland development on adjacent Conserved Habitat Areas. Long-term management requirements for Borderland parcels are described below. Wherever Developer is referred to in this Section C, it shall include its successors and assigns, Community Service Districts, Homeowners Associations, and other responsible entities, created to carry out Developer responsibilities in this Section C.

1. **Borderland Management Plan (RP: Fort Ord Reuse Authority ("FORA"))**.

OBJECTIVE: To provide a greater level of detail about environmental conditions, project impacts, and site-specific management actions

FORA shall develop a Borderland Management Plan, which shall include the following:

- a. Specific Action: Describe existing environmental conditions within the Borderland, including habitat types, hydrological resources, topography, and fuel loads.
- b. Specific Action: Describe procedures for controlling non-native invasive plants and exotic animals within the Borderland.
- c. Specific Action: Describe long-term development plans for the Borderland.
- d. Specific Action: Describe how firewise planning is incorporated into development plans for the Borderland and encouraged within Borderland management activities.
- e. Specific Action: Describe how development plans incorporate the long-term management activities discussed in Section C.2 of these Restriction consistent with the objectives and requirements of these Restrictions.

2. **Long Term Management Activities (RP: as designated)**.

- a. **Access Control**.

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

- i. Specific Action: Coordinate with the adjacent Conserved Habitat Area manager to identify levels and locations of public and other access from the Borderland into Conserved Habitat Areas. **RP: Developer.**
- ii. Specific Action: Except for roads that are managed for public access, secure any points of entry that could be used by motorized vehicles from the Borderland into Conserved Habitat Areas with either a gate or a vehicle barrier. **RP: Developer**
- iii. Specific Action: Where fencing is utilized along the perimeter of a Conserved Habitat Area, gates shall be installed at appropriate points in the barrier between the Conserved Habitat Area and the Borderland to allow for emergency access. The managing agency, the Developer, and other appropriate agencies shall be provided keys to the gates. **RP: Developer**
- iv. Specific Action: Trails extending from the boundary of the Borderland into the Conserved Habitat Area that are officially closed to public use, as determined by the Service and/or the California Department of Fish & Game ("CDFG"), shall be made inaccessible through the use of "Trail Closed" signs, brush piles, or fencing at appropriate points along the boundary of the Borderland. **RP: Developer**
- v. Specific Action: Maintain regular security patrols to help control pedestrian, pet, bicycle, and motorized vehicle trespass from the Borderland onto Conserved Habitat Area. **RP: FORA**
- vi. Where pedestrian access is permitted from the Borderland onto the Conserved Habitat Area, as determined by the RP in cooperation with the Service and the CDFG, install interpretive signs/displays that describe the importance of the Conserved Habitat Area and methods for maintaining values such as trash removal, limiting ground disturbance, restraining pets, discouraging capture or harassment of wildlife, and prohibiting the collection of Covered Species. **RP: Developer**

b. Non-native Species Control.

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

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

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

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

c. Fuelbreaks.

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

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

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

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

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

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

d. Storm Water Control and Groundwater Recharge.

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

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

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

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

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

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

e. Firewise Planning.

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

- i. **Specific Action:** The Developer shall illustrate to the County how firewise planning principles are incorporated in the project design for development projects in the Borderland. **RP: Developer**
- ii. **Specific Action:** The Developer shall develop and implement an educational program to encourage ongoing maintenance and construction, such as landscaping, fencing, outbuildings, and housing additions, be done in a firewise manner. **RP: Developer**

f. Facilities Planning.

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

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

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

g. Facilities Maintenance.

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

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

h. Construction Activities.

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

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

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

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

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

PARCEL SUMMARY

PARCEL	ACRES	USE	SHEET NO.
A1	2.22	APARTMENT SITE	1
A2	1.22	APARTMENT SITE	2
A3	1.66	APARTMENT SITE	3
A4	1.19	APARTMENT SITE	4
A5	7.34	APARTMENT SITE	5
B1	0.53	MIXED USE	1
B2	2.27	MIXED USE	2
B3	1.12	MIXED USE	3
B4	0.55	MIXED USE	4
B5	2.28	MIXED USE	5
B6	1.17	MIXED USE	6
C1	0.99	IMPROVED PARK	1
C2	0.99	IMPROVED PARK	2
C3	0.85	IMPROVED PARK	3
C4	0.28	IMPROVED PARK	4
C5	0.79	IMPROVED PARK	5
C6	1.01	IMPROVED PARK	6
C7	1.00	IMPROVED PARK	1
C8	0.18	OPEN SPACE	4
D1	0.24	OPEN SPACE	4
D2	0.05	OPEN SPACE	4
D3	0.05	OPEN SPACE	4
D4	0.20	OPEN SPACE	4
D5	1.24	OPEN SPACE	4
D6	0.07	OPEN SPACE	4
D7	0.61	OPEN SPACE	4
D8	0.42	OPEN SPACE	4
D9	0.06	OPEN SPACE	4
D10	0.93	OPEN SPACE	4
D11	0.10	OPEN SPACE	4
D12	7.17	OPEN SPACE	3
D13	0.72	OPEN SPACE	3
D14	0.03	OPEN SPACE	3
D15	0.03	OPEN SPACE	3
D16	0.62	OPEN SPACE	3
D17	0.22	OPEN SPACE	3
D18	0.16	OPEN SPACE	3
D19	0.11	OPEN SPACE	3
D20	0.17	OPEN SPACE	3
D21	0.17	OPEN SPACE	3
D22	0.17	OPEN SPACE	3
D23	0.29	OPEN SPACE	3
D24	0.08	OPEN SPACE	3
D25	0.09	OPEN SPACE	3
D26	0.17	OPEN SPACE	3
D27	0.55	OPEN SPACE	3
D28	21.13	OPEN SPACE	3
D29	1.24	OPEN SPACE	3
D30	0.40	OPEN SPACE	3
E1	0.33	CULTURAL	6
E2	0.12	CULTURAL	6
E3	0.32	CULTURAL	6
E4	0.18	CULTURAL	6
E5	0.18	CULTURAL	6
E6	0.18	CULTURAL	6
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E12	0.16	CULTURAL	6
E13	0.25	CULTURAL	6
E14	0.23	CULTURAL	6
E15	0.23	CULTURAL	6
E16	0.23	CULTURAL	6
E17	0.35	CULTURAL	6
E18	0.35	CULTURAL	6
E19	0.21	CULTURAL	6
E20	0.21	CULTURAL	6
E21	0.29	CULTURAL	6
E22	0.46	CULTURAL	6
E23	0.27	CULTURAL	6
E24	0.27	CULTURAL	6
E25	0.24	CULTURAL	6

PARCEL SUMMARY CONT.

PARCEL	ACRES	USE	SHEET NO.
F1	1.16	PUBLIC USE	4
F2	0.05	PUBLIC USE	6
G1	0.97	ART HABITAT	5
G2	0.92	ART HABITAT	5
H1	3.03	*OPEN SPACE	5
H2	0.89	*OPEN SPACE	5
H3	0.04	*OPEN SPACE	5
H4	0.01	*OPEN SPACE	5
H5	0.02	*OPEN SPACE	5
H6	0.28	*OPEN SPACE	5
H7	0.17	*OPEN SPACE	5
H8	1.99	*OPEN SPACE	5
H9	0.04	*OPEN SPACE	5

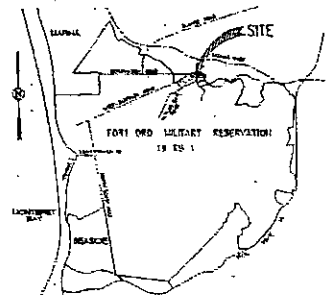
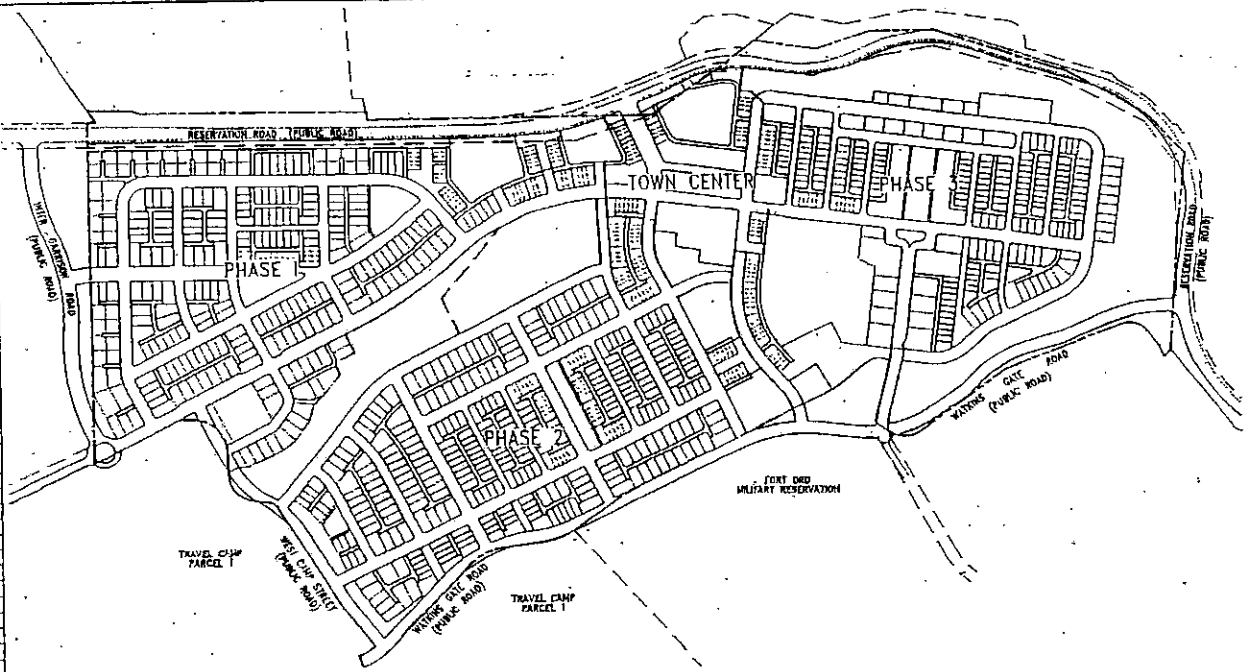
* THESE PARCELS ARE LOCATED OUTSIDE THE ZERO TRACT BOUNDARY AND WILL NEED TO BE ACQUIRED.

SHEET INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	VESTING TENTATIVE MAP - DETAILS AND SECTIONS
3	VESTING TENTATIVE MAP - BOUNDARY MAP
4	VESTING TENTATIVE MAP - PHASE 1, LOTS AND PARCELS
5	VESTING TENTATIVE MAP - PHASE 2, LOTS AND PARCELS
6	VESTING TENTATIVE MAP - PHASE 3 AND TOWN CENTER, LOTS AND PARCELS
7	VESTING TENTATIVE MAP - PHASE 1, PRELIMINARY GRADING & DRAINAGE PLAN
8	VESTING TENTATIVE MAP - PHASE 2, PRELIMINARY GRADING & DRAINAGE PLAN
9	VESTING TENTATIVE MAP - PHASE 3 AND TOWN CENTER, PRELIMINARY GRADING & DRAINAGE PLAN
10	VESTING TENTATIVE MAP - PHASE 1, PRELIMINARY UTILITY PLAN
11	VESTING TENTATIVE MAP - PHASE 2, PRELIMINARY UTILITY PLAN
12	VESTING TENTATIVE MAP - PHASE 3 AND TOWN CENTER, PRELIMINARY UTILITY PLAN
13	VESTING TENTATIVE MAP - GRADING PLAN CROSS-SECTIONS
14	VESTING TENTATIVE MAP - SLOPE ANALYSIS MAP

GENERAL NOTES

- OWNER: U.S. ARMY
675 FORT ORD BRAC OFFICE
ARMY BASE REALIGNMENT AND CLOSURE
P.O. BOX 3008
MONTREY, CA 93944-5008
(831) 242-1981
- SUBDIVIDER: EAST GARRISON PARTNERS I, LLC
24574 SILVER CLOUD COURT, SUITE 101
MONTREY, CA 93940-6544
(831) 477-2440
- CIVIL ENGINEER: CARLSON, BARBER & GIBSON, INC.
3003 CLAYTON RANCHO, SUITE 109
SAN RAFAEL, CA 94583
(925) 968-0322
- GEOTECHNICAL ENGINEER: ENCO, INC.
24101 CROW CANYON BLVD., SUITE 100
SAN RAFAEL, CA 94583
(925) 011-0310 (PORTHOLE)
031-011-0311 (PORTHOLE)
- ASSESSOR'S PARCEL NUMBERS (APN): 214-432 AC
- SITE AREA: 5 FOOT
- CONTAIN INTERVAL: 5 FOOT
- GENERAL PLAN DESIGNATION: PLANNED DEVELOPMENT MIXED USE
- CURRENT LAND USE: FORT ORD MILITARY RESERVATION (NOT IN USE)
PUBLIC/PLANS-PUBLIC
PROPOSED LAND USE: PLANNED DEVELOPMENT INCLUDING TOWN CENTER, RESTORED HISTORIC BUILDINGS, RESIDENTIAL, ART HABITAT, PARKS, AND OPEN SPACES.
- UTILITIES: MARINA COAST WATER DISTRICT
SANITARY SEWER: MARINA COAST WATER DISTRICT
POTABLE WATER: CONSISTENT FACILITIES DISTRICT
STORM DRAIN: PACIFIC GAS & ELECTRIC
ELECTRIC: PACIFIC GAS & ELECTRIC
GAS: PACIFIC GAS & ELECTRIC
50C
TELEPHONE: SBC
FIRE: SISKIYOU RURAL FIRE DISTRICT



LEGEND

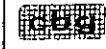
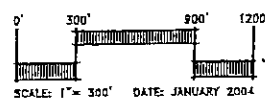
EXISTING	PROPOSED	DESCRIPTION
+	+ 20	SPOT ELEVATION
+	+ HP 20	HIGH POINT ELEVATION
+	+ LP 20	LOW POINT ELEVATION
X	X	TREE OR BUSHING TO BE REMOVED
12	12	LOT NUMBER
▲	▲	FIRE HYDRANT
●	●	MANHOLE
---	---	SIDEWALK
---	---	CAULD BASTI
---	---	FIELD PAULT
---	---	SUBDIVISION BOUNDARY
---	---	LOT LINE
---	---	CENTERLINE
---	---	EASEMENT LINE
---	---	GAS LINE
---	---	TELEPHONE LINE
---	---	WATER LINE
---	---	SANITARY SEWER MAIN
---	---	SANITARY SEWER FORCE MAIN
---	---	STORM DRAIN LINE
---	---	DIRECTION/SLOPE OF FLOW
---	---	CEFTVAL
---	---	CULVERT

DWELLING UNIT SUMMARY

LAND USE	DWELLING UNITS
SINGLE FAMILY DETACHED HOMES	780
TOWNHOUSE	340
APARTMENTS	280
TOTAL	1400

**VESTING TENTATIVE MAP
EAST GARRISON**

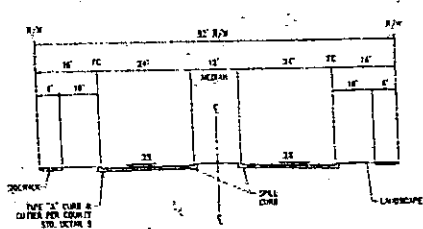
MONTREY COUNTY CALIFORNIA



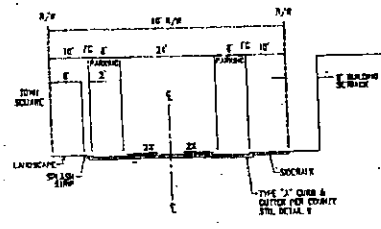
Carlson, Barber & Gibson, Inc.
3003 Clayton Ranch, Suite 109 • San Rafael, CA 94583
(925) 968-0322

SHEET NUMBER
1
OF 14

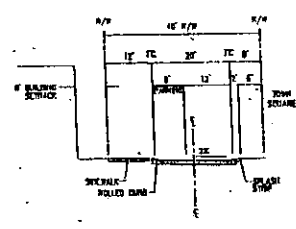
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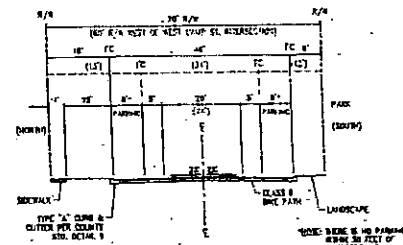
ENTRY STREET
(A1 STREET)
NOT TO SCALE



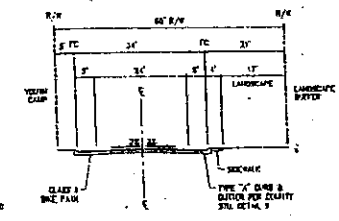
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TYPE A (60' R/W)
(B1 STREET)
NOT TO SCALE



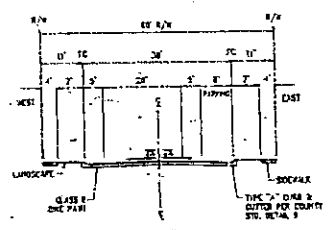
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(C1 STREET)
NOT TO SCALE



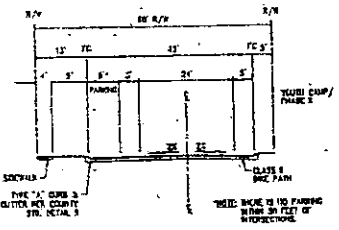
COMMUNITY STREET
TYPE A (70' R/W)
(D1 STREET)
NOT TO SCALE



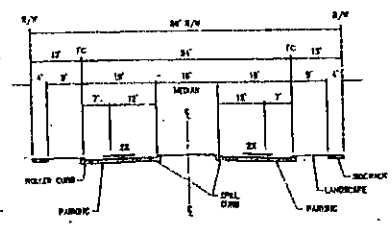
COMMUNITY STREET
TYPE B (60' R/W)
(WEST CAMP STREET)
NOT TO SCALE



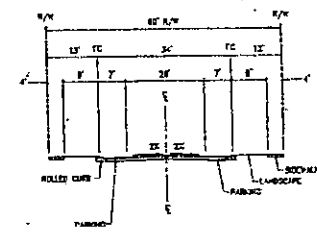
COMMUNITY STREET
TYPE C (60' R/W)
(E1 STREET)
NOT TO SCALE



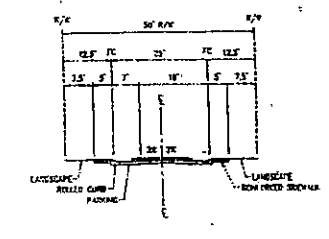
COMMUNITY STREET
TYPE D (60' R/W)
(WATKINS GATE ROAD BETWEEN
WEST CAMP ST. & SLOAT ST.)
NOT TO SCALE



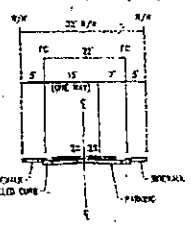
NEIGHBORHOOD STREET
TYPE A
(F1 STREET)
NOT TO SCALE



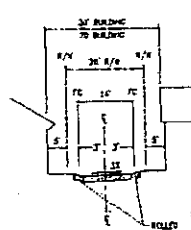
NEIGHBORHOOD STREET
TYPE B (60' R/W)
(G1-H1 STREETS, E1 STREET
NORTH OF SHERMAN STREET)
NOT TO SCALE



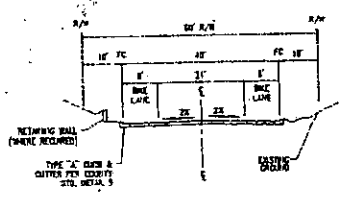
NEIGHBORHOOD STREET
TYPE C (50' R/W)
(H1-I1 STREETS)
NOT TO SCALE



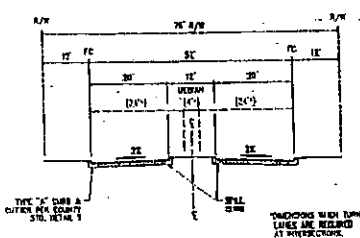
NEIGHBORHOOD STREET
TYPE D (32' R/W)
(J1-K1 STREETS)
NOT TO SCALE



LANE
(30' R/W)
NOT TO SCALE



WATKINS GATE ROAD
(BETWEEN SLOAT STREET AND
RESERVATION ROAD)
NOT TO SCALE

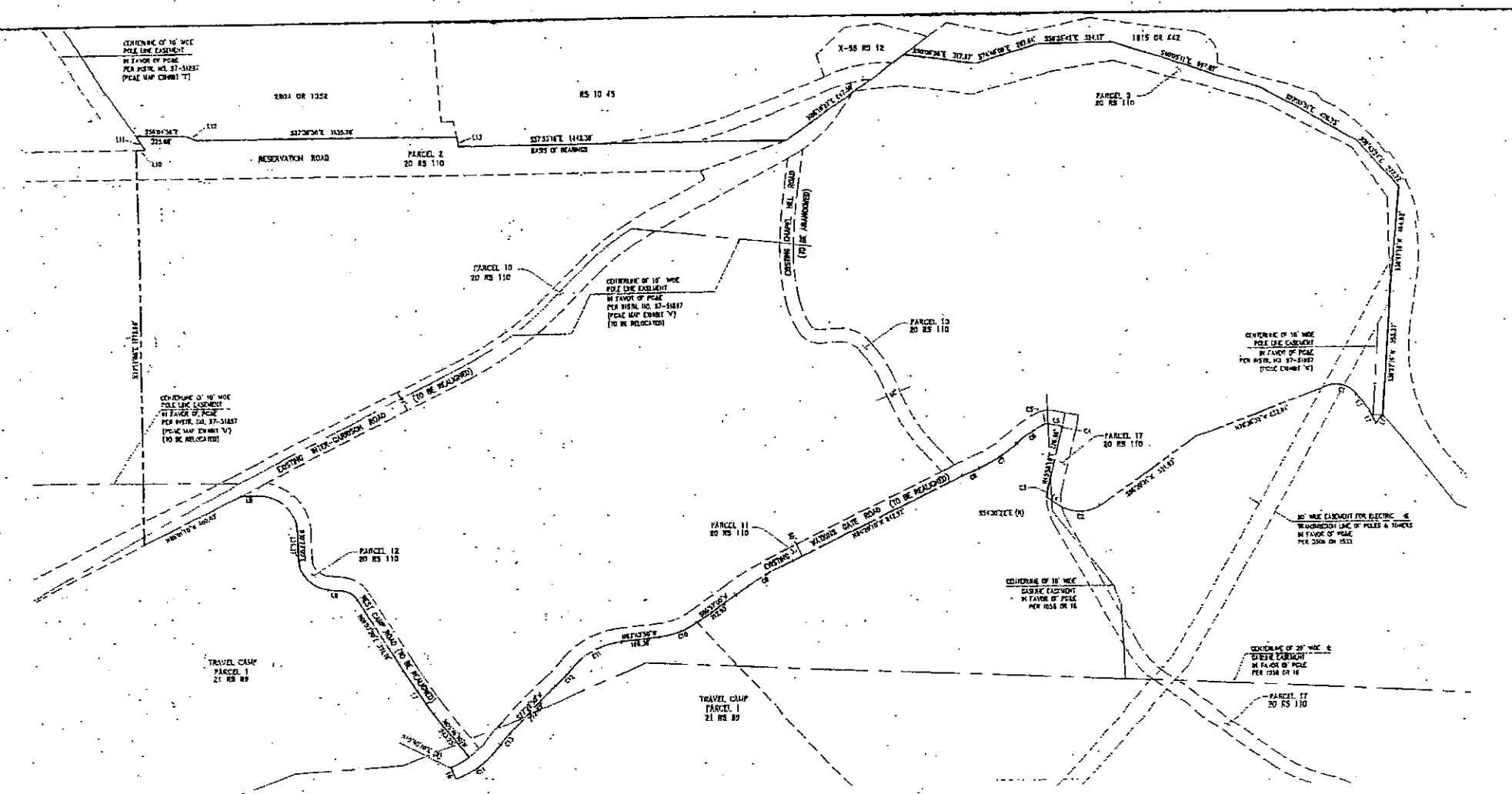


INTER-GARRISON ROAD
(CONNECTING EXISTING RIVER - GARRISON ROAD
TO RESERVATION ROAD)
NOT TO SCALE

DETAILS AND SECTIONS VESTING TENTATIVE MAP EAST GARRISON

MONTEREY COUNTY CALIFORNIA

Cartoon, Barber & Gibson, Inc.
PLANNING - ENGINEERING - SURVEYING
1000 California Street, Suite 400 - San Francisco, CA 94108
415.774.1100



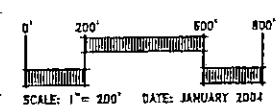
NO.	RADIUS	DELTA	LENGTH
C1	125.00	7321.05	147.23
C2	350.00	7153.51	186.57
C3	250.00	1033.70	42.05
C4	870.00	003713	8.10
C5	45.00	1824.00	30.34
C6	570.00	1478.00	141.83
C7	560.00	1929.50	202.37
C8	1220.00	0342.40	79.07
C9	1870.00	0824.50	289.61
C10	355.00	2875.10	181.66
C11	370.00	1428.30	151.00
C12	1030.00	0603.10	106.81
C13	370.00	0930.40	83.87
C14	145.00	3398.00	257.34
C15	385.00	1327.81	83.83
C16	530.00	0412.50	57.48
C17	500.00	0010.40	58.50
C18	30.00	5727.20	83.97
C19	140.00	8247.00	202.28
C20	370.00	0897.10	124.42

NO.	BEARING	LENGTH
L1	S53°07'44" W	50.80
L2	N08°08'04" E	52.51
L3	N03°15'27" W	84.71
L4	N27°23'36" W	71.82
L5	N47°43'00" W	58.69
L6	N10°40'19" E	80.00
L7	N00°26'40" E	123.80
L8	N52°20'00" W	57.85
L9	N18°40'10" W	70.02
L10	S37°45'52" E	40.07
L11	N00°40'31" W	73.86
L12	S24°20'16" E	39.45
L13	S21°35'28" W	41.84

EXCEPT FOR 20' WIDE GAS TRANSMISSION LINE AND 40' WIDE POLE & TOWER TRANSMISSION LINE EASEMENTS, ALL EASEMENTS SHALL BE DEDICATED, ABANDONED OR RELOCATED.

BOUNDARY MAP VESTING TENTATIVE MAP EAST GARRISON

MONTEREY COUNTY CALIFORNIA



Carlson, Barbee & Gibson, Inc.
Surveyors - Civil Engineers - Professional Planners

SHEET NUMBER
3
 OF 14

ACROSSROAD ROAD RIGHT-OF-WAY
TO BE OWNED AND MAINTAINED
BY MONTEREY COUNTY

EASTING EASEMENT RIGHT-OF-WAY
TO BE GRANTED TO
LAFAYETTE COUNTY

RESERVATION ROAD (PUBLIC ROAD)

PARCEL 68 (OPEN SPACE)
1.77 AC

PARCEL 29
PARCEL 32
(APARTMENTS-30 UNITS)
1.22 AC

PARCEL A1
(APARTMENTS-35 UNITS)
2.23 AC

PARCEL 16
(TO BE ACQUIRED FROM
MONTEREY COUNTY)
2.92 AC

TOWN CENTER
SEE SHEET 6

E OF 1/2 SEC
AC & E 1/4 SEC
(TO BE ABANDONED)

PARCEL C3
(PARK/DEVENTION BASIN)
5.88 AC

PARCEL C1
(PARK)
6.80 AC

PARCEL D12
(OPEN SPACE)
1.17 AC

PARCEL T1
(TRAVEL CAMP)
1.17 AC

PARCEL D1
(TO BE DELETED TO
COUNTY TRAVEL CAMP)
4.16 AC

E OF 1/2 SEC
AC & E 1/4 SEC
(TO BE ABANDONED)

PARCEL N3
(TO BE ACQUIRED FROM
COUNTY TRAVEL CAMP)
8.04 AC

TRAVEL CAMP
PARCEL 1
81.25 AC

PARCEL D11
(TO BE DELETED TO
COUNTY TRAVEL CAMP)
0.30 AC

PHASE 2
SEE SHEET 5

TOWNHOUSE DETAIL
NOT TO SCALE

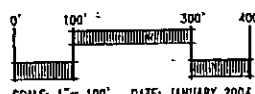
LOT DIMENSION DETAIL
NOT TO SCALE

§ 5405 LINES INDICATE NUMBER OF UNITS
TOWNHOUSE OR CO-OP UNIT NOT YET ESTABLISHED.

§ 5406 LINES INDICATE WIDTH AND DEPTH
IF THE TOTAL POLYGONAL DISTANCE.

PHASE 1 LOTS AND PARCELS VESTING TENTATIVE MAP EAST GARRISON

MONTEREY COUNTY CALIFORNIA



SHEET NUMBER
4
OF 14

PHASE 1
SEE SHEET 4

PARCEL D11
210 AC

TRAVEL CAMP
PARCEL I
21 RS 89

PARCEL D12
(OPEN SPACE)
7.07 AC

PARCEL C1
(PARK/RETENTION BASIN)
2.84 AC

1/4" OF 10' HOE
FOR A 3" PALE LIFE CASHEAT
(TO BE RECORDED)

TOWN CENTER
SEE SHEET 6

PHASE 3
SEE SHEET 6

PARCEL A3
(24 APARTMENT UNITS)
1.86 AC

PARCEL A4
(31 APARTMENT UNITS)
1.44 AC

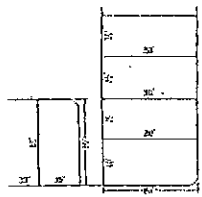
PARCEL A7
(70 AC SETBACK FROM
UNITED STATES ARMY)
8.17 AC

TRAVEL CAMP
PARCEL I
21 RS 89

PARCEL I10
(TO BE RECORDED IN
COUNTY TRUST CAMP)
0.04 AC

FORT ORD
MILITARY RESERVATION
19 RS 1

PHASE 2
LOTS AND PARCELS
VESTING TENTATIVE MAP
EAST GARRISON
MONTEREY COUNTY CALIFORNIA

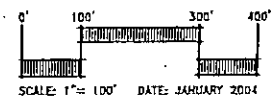


LOT DIMENSION DETAIL
NOT TO SCALE

TOWNHOUSE DETAIL
NOT TO SCALE

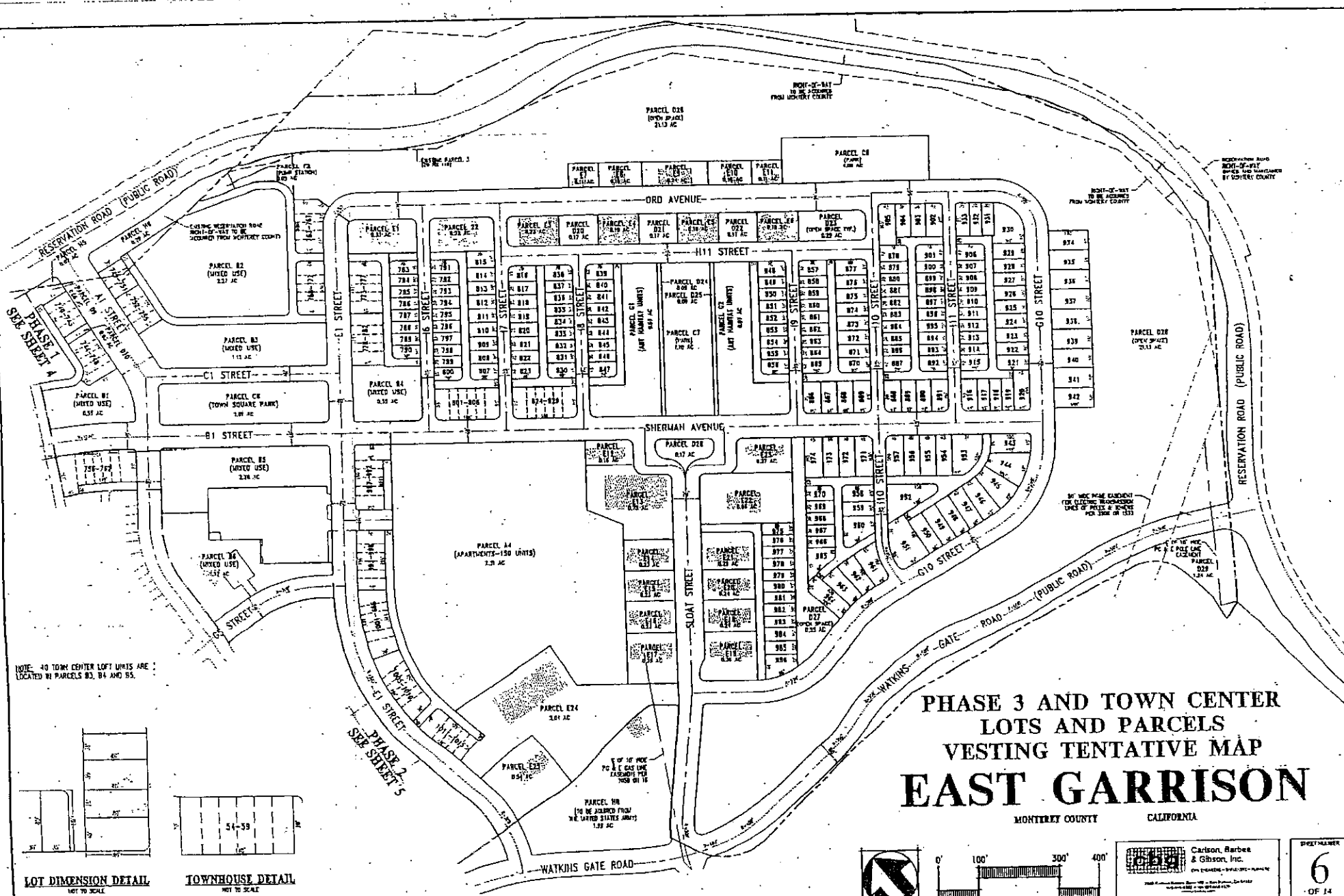
1. THE LOT WIDTH AND AREA SHOWN IS THE TOTAL PORTION OF THE DISTANCE.

2. 3-DIGIT CODES INDICATE NUMBER OF UNITS. TOWNHOUSE OR OTHER UNIT NOT YET DETERMINED.

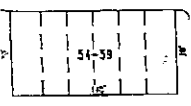
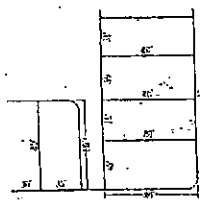


CBG Carlson, Barbee & Gibson, Inc.
2005 California State Bar, Inc. in San Francisco, CA 94104
Professional Seal No. 123456789

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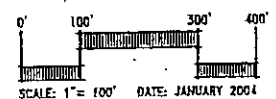


NOTE: 40 TOWN CENTER LOFT UNITS ARE LOCATED IN PARCELS 83, 84 AND 85.



PHASE 3 AND TOWN CENTER LOTS AND PARCELS VESTING TENTATIVE MAP EAST GARRISON

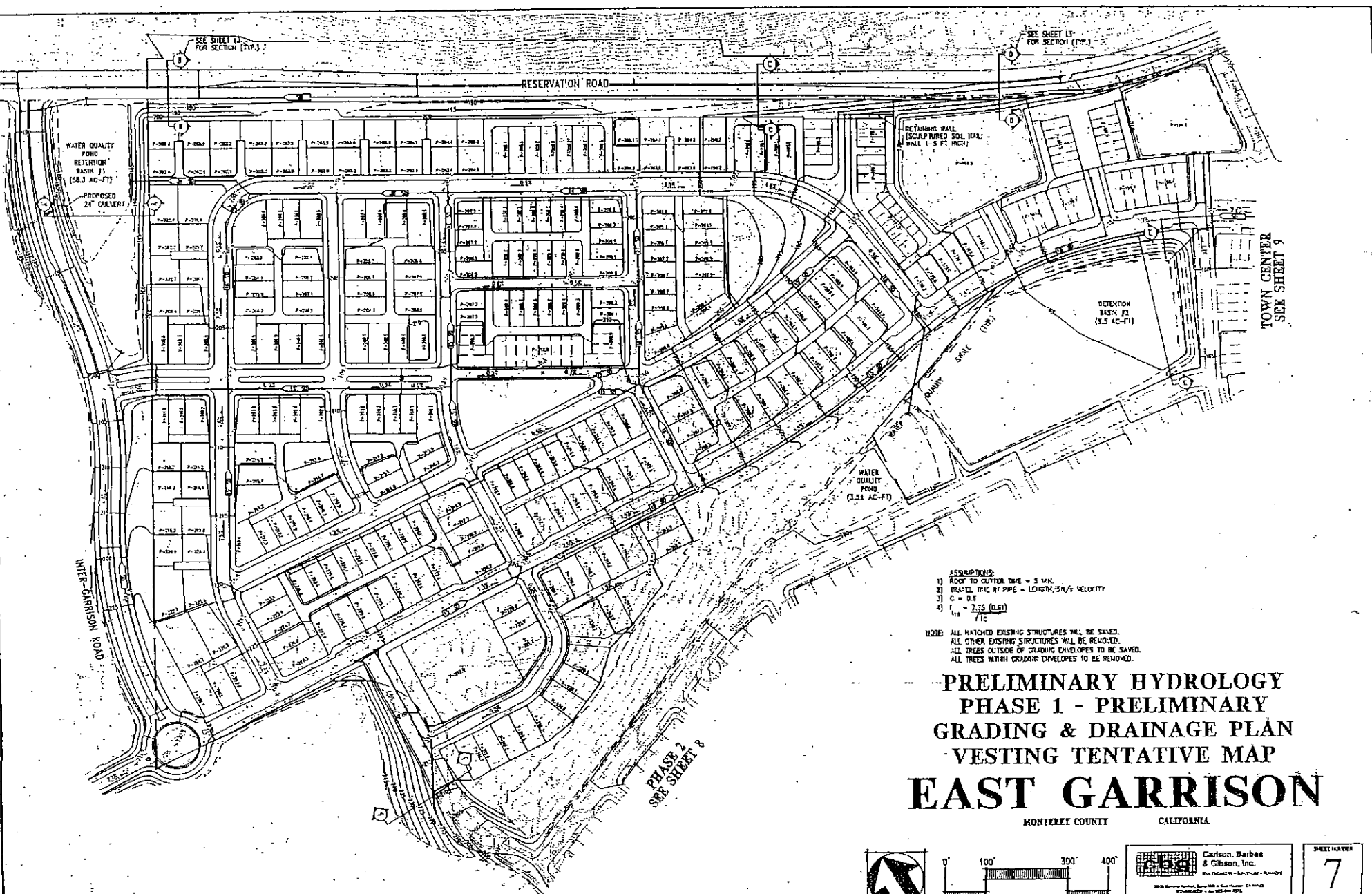
MONTREY COUNTY CALIFORNIA



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415.774.8888

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OF 14

* WE LEFT HEIGHTS AND WIDTH UNLINED TO BE DETERMINED FROM THE TOTAL PROPERTY AREA.
* DIMENSIONS INDICATE NUMBER OF UNITS. DIMENSIONS DO NOT APPLY TO THE ENTIRE PARCEL.



SEE SHEET 13 FOR SECTION (TOP)

SEE SHEET 17 FOR SECTION (TOP)

RESERVATION ROAD

WATER QUALITY POND RETENTION BASIN #1 (58.3 AC-FT) PROPOSED 24" CULVERT

RETAINING WALL (SCALP PURED SOIL HAIL WALL 1-5 FT. HIGH)

DETENTION BASIN #2 (3.5 AC-FT)

TOWN CENTER SEE SHEET 9

WATER QUALITY POND (3.33 AC-FT)

INTER-GARRISON ROAD

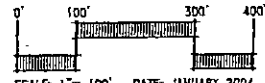
PHASE 2 SEE SHEET 8

- ASSUMPTIONS:**
- 1) ROOF TO GUTTER TIME = 5 MIN.
 - 2) TRAVEL TIME IN PIPE = LENGTH/50% VELOCITY
 - 3) C = 0.8
 - 4) $n = 7.25 (0.6)$

NOTE: ALL HATCHED EXISTING STRUCTURES WILL BE SAVED.
ALL OTHER EXISTING STRUCTURES WILL BE REMOVED.
ALL TREES OUTSIDE OF GRADING ENVELOPES TO BE SAVED.
ALL TREES WITHIN GRADING ENVELOPES TO BE REMOVED.

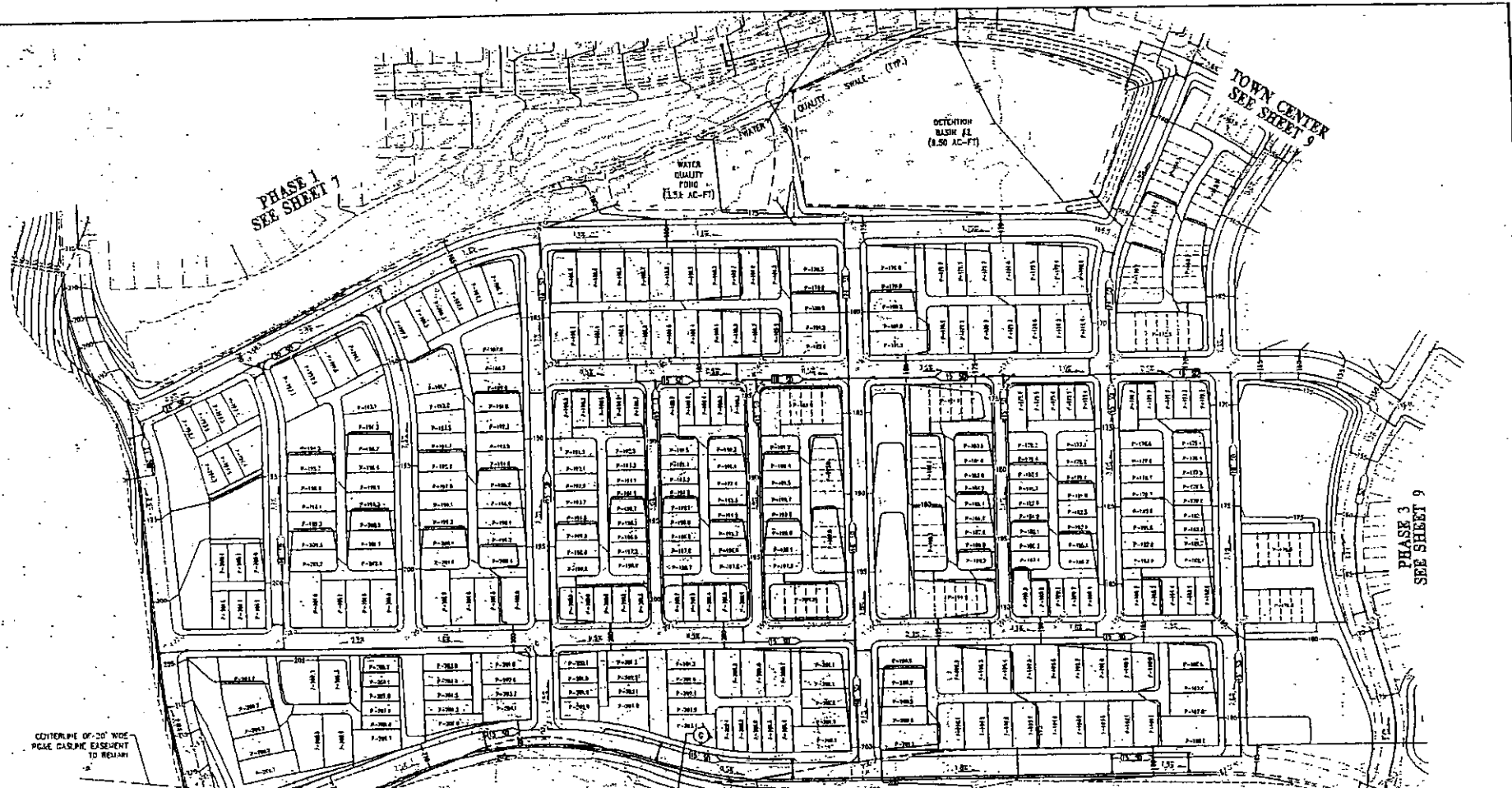
**PRELIMINARY HYDROLOGY
PHASE 1 - PRELIMINARY
GRADING & DRAINAGE PLAN
VESTING TENTATIVE MAP
EAST GARRISON**

MONTESQUE COUNTY CALIFORNIA



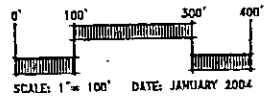
Carlson, Barbee & Gibson, Inc.
REGISTERED PROFESSIONAL ENGINEERS
10000 S. GARRISON ROAD, SUITE 100, GARRISON, CA 94530
TEL: 925-461-1000 FAX: 925-461-1001

SHEET NUMBER
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OF 14



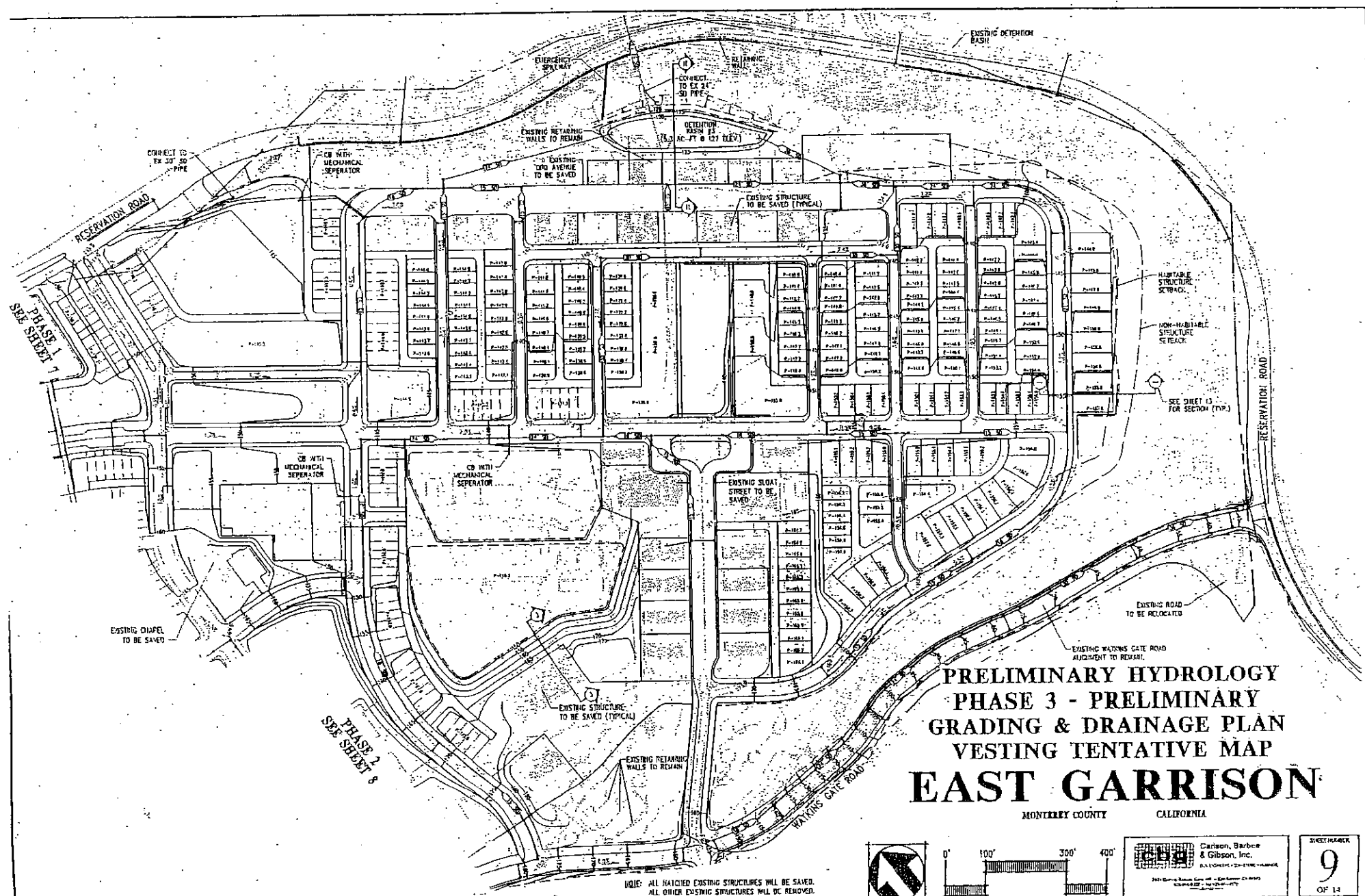
PRELIMINARY HYDROLOGY
 PHASE 2 - PRELIMINARY
 GRADING AND DRAINAGE PLAN
 VESTING TENTATIVE MAP
EAST GARRISON
 MONTEREY COUNTY CALIFORNIA

NOTE: ALL HATCHED EXISTING STRUCTURES WILL BE SAVED.
 ALL OTHER EXISTING STRUCTURES WILL BE REMOVED.
 ALL TREES OUTSIDE OF GRADING ENVELOPES TO BE SAVED.
 ALL TREES WITHIN GRADING ENVELOPES TO BE REMOVED.



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 CIVIL ENGINEERS AND ARCHITECTS
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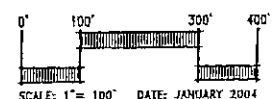
SHEET NUMBER
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**PRELIMINARY HYDROLOGY
 PHASE 3 - PRELIMINARY
 GRADING & DRAINAGE PLAN
 VESTING TENTATIVE MAP
 EAST GARRISON**

MONTEREY COUNTY CALIFORNIA

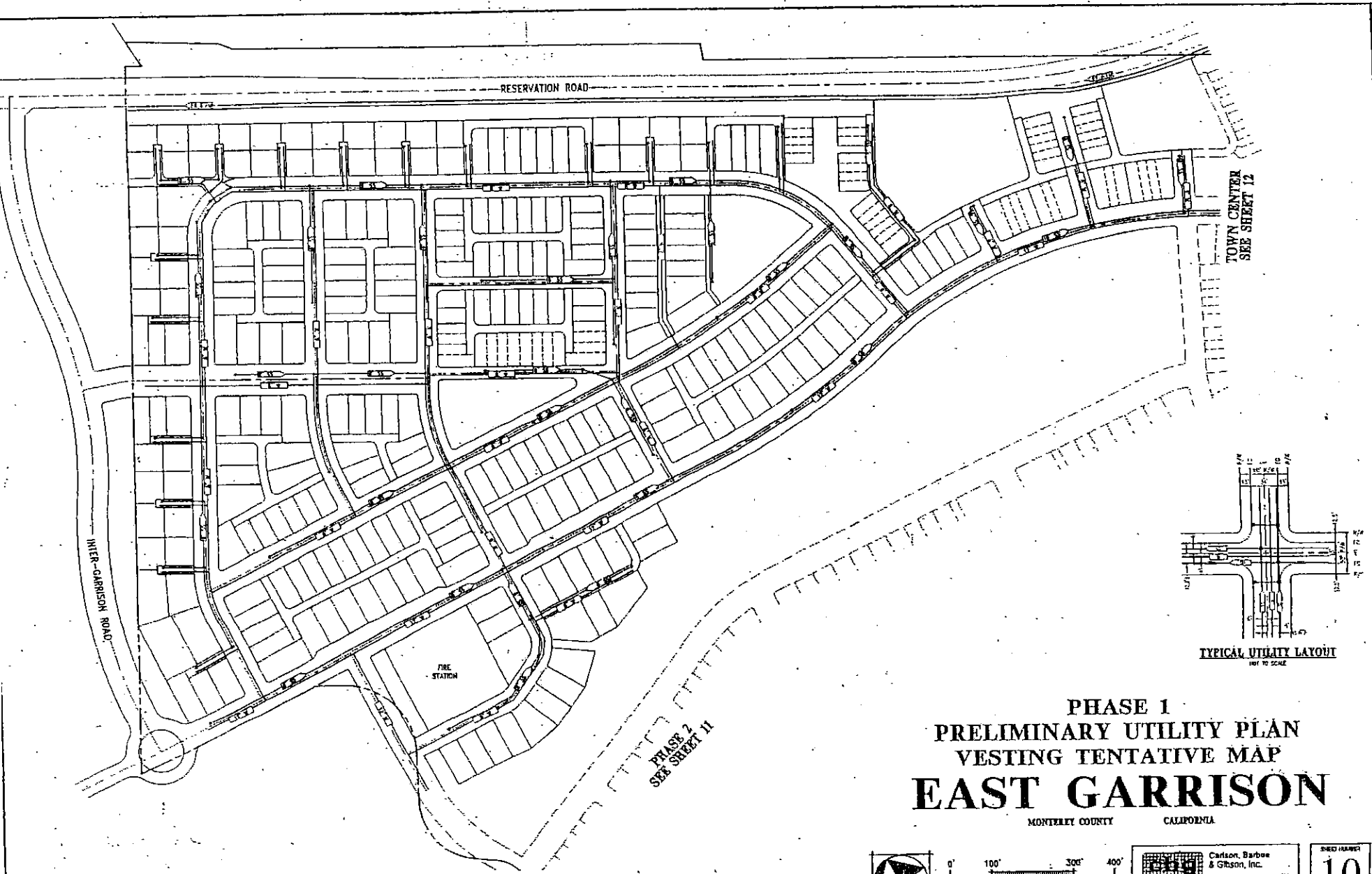
NOTE: ALL HATCHED EXISTING STRUCTURES WILL BE SAVED.
 ALL OTHER EXISTING STRUCTURES WILL BE REMOVED.
 ALL TREES OUTSIDE OF GRADING ENVELOPES TO BE SAVED.
 ALL TREES WITHIN GRADING ENVELOPES TO BE REMOVED.



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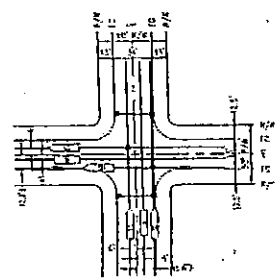
SHEET NUMBER
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 OF 14

DATE: JANUARY 2004



TOWN CENTER
SEE SHEET 12

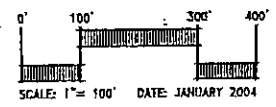
PHASE 2
SEE SHEET 11



TYPICAL UTILITY LAYOUT
NOT TO SCALE

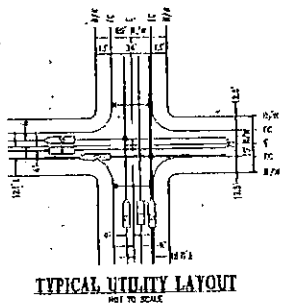
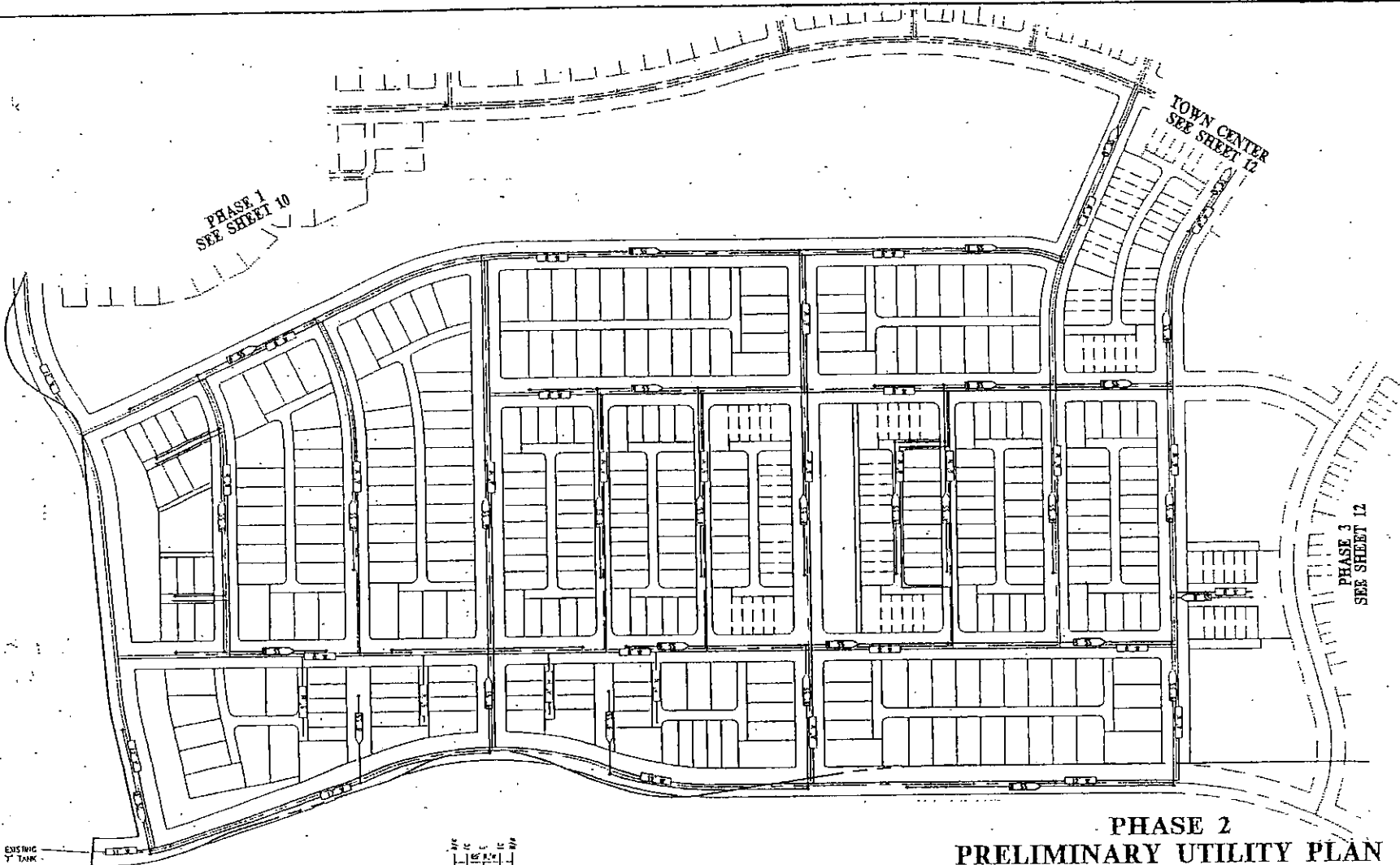
PHASE 1
PRELIMINARY UTILITY PLAN
VESTING TENTATIVE MAP
EAST GARRISON

MONTEREY COUNTY CALIFORNIA

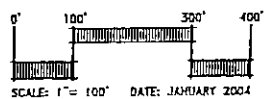


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PHASE 2
PRELIMINARY UTILITY PLAN
VESTING TENTATIVE MAP
EAST GARRISON
 MONTEREY COUNTY CALIFORNIA



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	<small>UNINCORPORATED ARCHITECTS</small> <small>2000 Camino Real, Suite 100 - San Ramon, CA 94583</small> <small>925.754.2200 • Fax 925.754.4111</small> <small>www.carlsonbarbragibson.com</small>
	<small>REGISTERED PROFESSIONAL ENGINEERS</small>

SHEET NUMBER 11 OF 14

EXISTING
SEWERY SEWER
PUMP STATION
(TO RELAY)

RESERVATION ROAD

PHASE 1
SEE SHEET 10

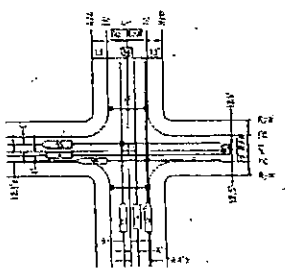
RESERVATION ROAD

PHASE 2
SEE SHEET 11

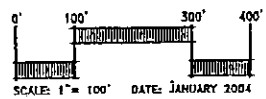
WATKINS GATE ROAD

PHASE 3 PRELIMINARY UTILITY PLAN VESTING TENTATIVE MAP EAST GARRISON

MONTEREY COUNTY CALIFORNIA



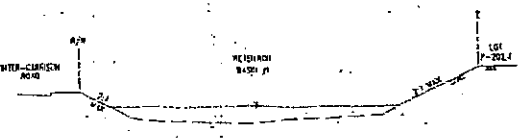
TYPICAL UTILITY LAYOUT
NOT TO SCALE



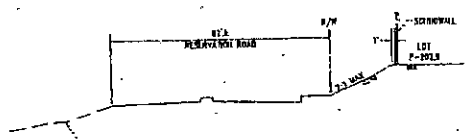
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& Gibson, Inc.
REGISTERED PROFESSIONAL ENGINEERS
1000 Lakeside Drive, Suite 100 • San Jose, CA 95128
408-938-4400 • 408-938-4415

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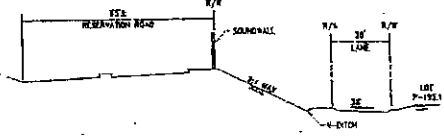
DATE: JANUARY 2004



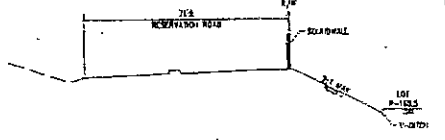
SECTION A-A
NOT TO SCALE



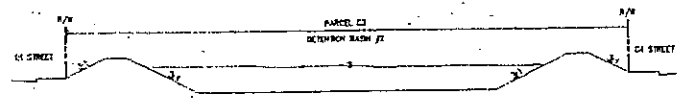
SECTION B-B
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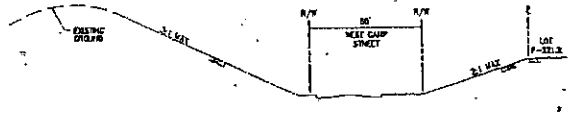
SECTION C-C
NOT TO SCALE



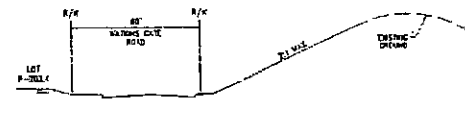
SECTION D-D
NOT TO SCALE



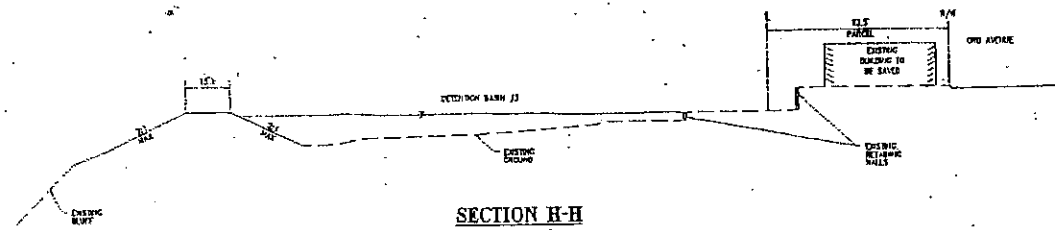
SECTION E-E
NOT TO SCALE



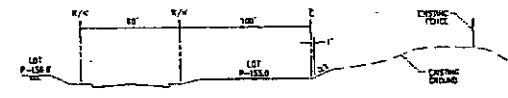
SECTION F-F
NOT TO SCALE



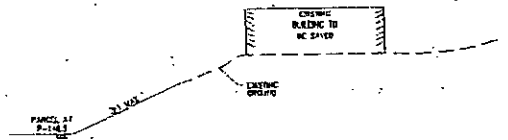
SECTION G-G
NOT TO SCALE



SECTION H-H
NOT TO SCALE



SECTION I-I
NOT TO SCALE



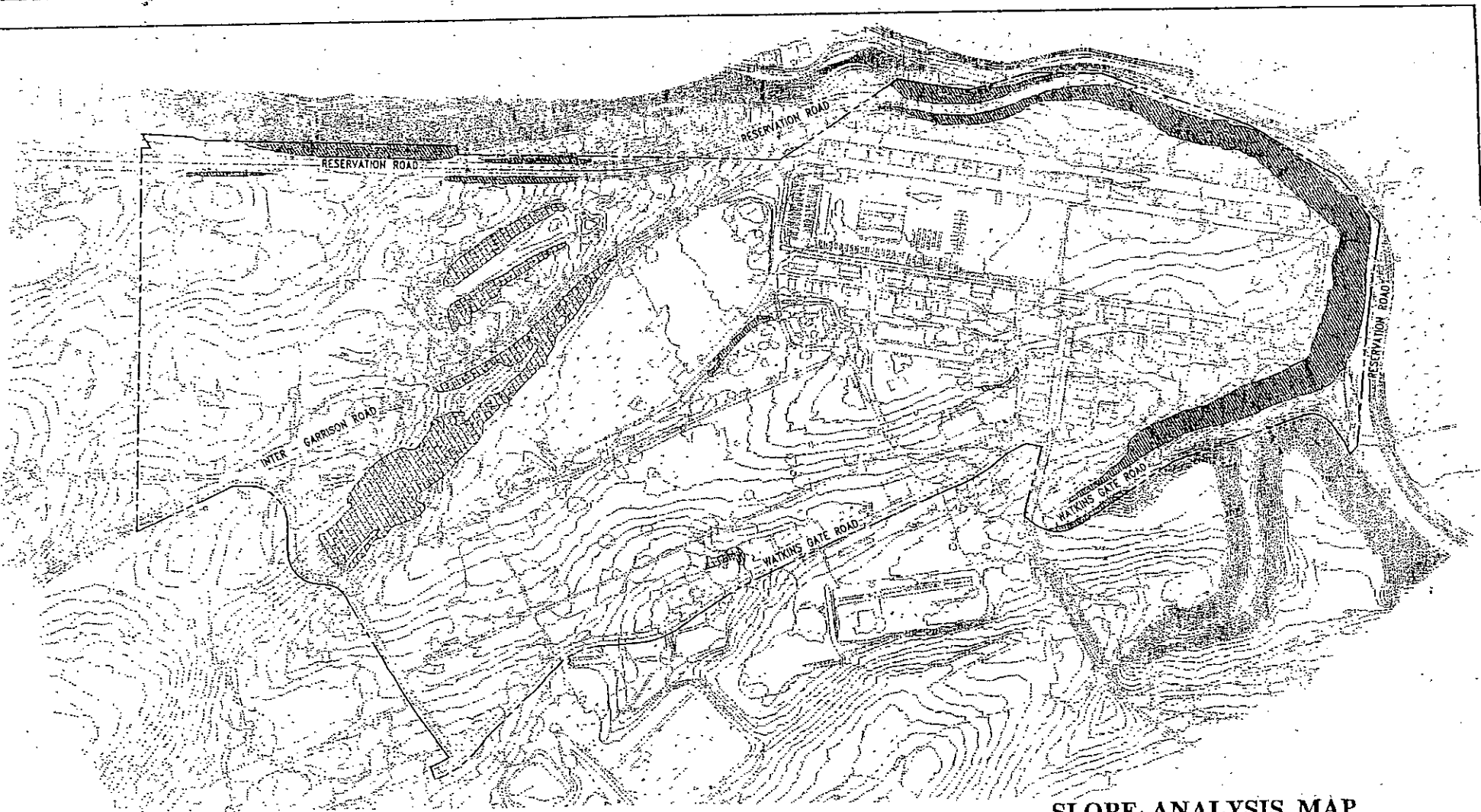
SECTION J-J
NOT TO SCALE

GRADING PLAN CROSS-SECTIONS
VESTING TENTATIVE MAP
EAST GARRISON




MONTEREY COUNTY CALIFORNIA

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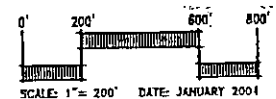


LEGEND

-  0-19.9% SLOPE
-  20-29.9% SLOPE
-  30% PLUS SLOPE

**SLOPE ANALYSIS MAP
VESTING TENTATIVE MAP
EAST GARRISON**

MONTEREY COUNTY CALIFORNIA



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