

Appendix B
East Garrison Specific Plan EIR
Mitigation Monitoring and Reporting Program (MMRP)

**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:** 031-011-030; 031-011-031
Approval by: Board of Supervisors **Date:** 12/14/2004

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

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		<p>This permit allows development of the East Garrison area within the former Fort Ord, consisting of the following: 1) general plan amendment to adopt a specific plan; 2) two general plan text amendments; 3) 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; 4) Development Agreement; 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 031-011-030 and 031-011-031), 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 and conditions of the Specific Plan, as modified by this permit, and this permit is a violation of County regulations and may result in</p>		Applicant	On-going	

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		<p>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>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>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>	Applicant	<p>Within five days of project approval and prior to filing Notice of Determination</p>	
		<p>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 Program. (Planning and Building Inspection)</p>	<p>Evidence of compliance with the project specific mitigation measures shall be submitted to Planning and Building Inspection</p>	Applicant	On-going	

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		<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: "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"> • <i>Preliminary Hydrology Report for the East Garrison Project, Monterey County, California</i>, by Balance Hydrologics, Inc. dated October 2003. • <i>Water Supply Assessment and Written Verification of Supply, East Garrison Specific Plan Development</i>, by Byron Buck & Associates, dated June 3, 2004. • <i>Preliminary Geotechnical Exploration: East Garrison, Fort Ord—Phase 1, Monterey, California</i>, by ENGEO Incorporated, dated April 11, 2003. • <i>East Garrison Specific Plan Air Quality Analysis, Monterey, California</i>, by Giroux and Associates, dated May 28, 2004. • <i>East Garrison Specific Plan Noise Impact Analysis, Monterey, California</i>, by Giroux and Associates, dated May 25, 2004. • <i>Traffic Impact Study for the East Garrison Development in Monterey County</i>, by TJKM Transportation Consultants, dated August 10, 2004. • <i>Forest Management Plan by Staub Forestry and Environmental Consultants</i> dated January 2004. • <i>East Garrison Specific Plan: Fort Ord, Monterey County, California</i>, by Urban Design Associates, dated July 12, 2004, as modified by Board of Supervisors Resolution No. [REDACTED]. • <i>Assessment: East Garrison—Parker Flats Land Use Modifications, Fort Ord, California</i>, by Zander Associates, dated May 2002. • <i>Biological Resources Assessment East Garrison Specific Plan</i>, by Zander Associates, dated January 	<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	

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		2004.” The note shall be located in a conspicuous location, subject to the approval of the County Surveyor. (Planning and Building Inspection)				
		NOTE ON FINAL MAP AND IMPROVEMENT PLANS: 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)	Applicant’s engineer shall include note on Subdivision Improvement Plans and Final Map	Applicant’s Engineer	Prior to Recordation of Final Map	
		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 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 and incorporated in the CC& R’s.” (Planning and Building Inspection)	Applicant’s engineer shall include note on Subdivision Improvement Plans and Final Map.	Applicant’s Engineer	Prior to Recordation of Final Map	

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		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 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	
		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	
		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	

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		<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>	Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to PBI.	Applicant	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	
		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>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>	
		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	Include notes on plans	Engineer	Prior to issuance of grading permit or approval of Subd. Impr.	

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		Building Inspection)	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	Applicant	Plans During Construction	
		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	
		The applicant shall record a notice which states: "A permit (Resolution [REDACTED]) was approved by the Board of Supervisors for Assessor's Parcel Numbers 031-011-030 and 031-011-031 on December 14, 2004. The permit was granted subject to [REDACTED] 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.	
		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	
		BIOLOGY Prior to recordation of each phase of the final map, all land designated as open space (C and D parcels) shall be placed in an open space easement. (Planning and Building Inspection)	Submit open space easement to PBI. Record easement.	Applicant	Prior to recordation of final map Concurrent with recordation.	

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	4.2-A-1.	Appropriate setbacks shall be maintained from the existing top of slope for the perimeter bluff areas as recommended by a licensed geotechnical engineer for permanent improvements and structures. The setback area shall be placed in a conservation easement. Proposed fill slopes shall also be adequately keyed into competent older dune deposits and subdrained. (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	
	4.2-A-2.	Final plans shall include establishment of setbacks for structures and other improvements from the natural bluff in the eastern portion of the site, based upon slope stability analysis (static and pseudo-static) of existing materials. For interior slopes to remain and proposed new slopes, additional stability analysis shall be performed and stabilizing techniques shall be developed based upon the results of the analysis. This analysis shall be performed by a licensed geotechnical engineer during review of 40-scale grading plans; the final setbacks shall be depicted on the 40-scale grading plans. (Public Works, Planning and Building Inspection)	Show setbacks on Subdivision Improvement Plans and Grading Permit plans. Final setbacks shall also be shown Prepare final geotechnical report	Engineer Geotechnical Engineer	Prior to issuance of grading permits	
	4.2-B-1.	Stormwater runoff systems shall be implemented and maintained by the following procedures so that less runoff is directed over the bluff: Site grading will be accomplished to direct surface water runoff away from the slope crest and include debris bench catchment areas and subdrainage as appropriate. The project engineer shall submit a plan to control stormwater runoff during design phase of the project. This plan shall describe required maintenance by the CSD for the	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.	

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		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)				
	4.2-C-1.	The Geotechnical Engineer shall observe and document all grading activities and shall be informed when import materials are planned for the site. A sample of such material shall be submitted to the Geotechnical Engineer for evaluation prior to being brought on the site and the import soil shall be in adherence with the guidelines provided in Guide Contract Specifications. (Planning and Building Inspection)	Submit soil samples to engineer. Evaluate grading activities and soil samples of any import soils.	Grading Contractor Geotechnical Engineer	Prior to import of any materials. Continuous monitoring during grading.	
	4.2-C-2.	A layer of site strippings, topsoil, other organic soil, or other appropriate erosion control measures, no more than 6 inches in thickness, shall be track-walked onto all graded slopes (cut or fill) following rough grading to promote the growth of vegetation on areas outside of building construction envelopes. Subject to approval by the Landscape Architect, organically contaminated soil material may also be utilized in landscape areas located outside the building footprint. These materials shall be stockpiled in an approved area that is unaffected by grading operations until their future use. The location of stockpile areas shall be shown on grading plans for the project. (Planning and Building Inspection)	Grading activities as listed. Stockpile soil with organic material if approved by the Landscape Architect for use in final landscaped areas. Show stockpile areas on grading plans	Grading Contractor Grading Contractor in consultation with Landscape Architect Engineer	During grading Prior to issuance of grading permit.	
	4.2-C-3.	During grading plan development, selective grading schemes shall be developed to reduce the presence of expansive soil within the upper lot areas by placing the highly expansive materials as engineered fill at the base of deeper fills, or by selectively placing such materials outside building areas. (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	

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	4.2-C-4.	Building damage due to volume changes associated with expansive soils shall be reduced by deepening the foundations to below the zone of significant moisture fluctuation, or by using structural mat foundations which are designed to resist the deflections associated with the expansive soils. The foundations shall be designed to address this potential deflection. A detailed review of fill thickness shall be performed during the preparation of the final 40-scale grading, and fill performance testing on remolded samples of engineered fill materials shall be provided to the County during grading. Additionally, local sub-excavation of soil material and replacement with engineered fill as directed by the Geotechnical Engineer may be necessary. (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.	
	4.2-C-5.	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.	
	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	
	4.2-C-7.	Cut slopes shall be observed by an Engineering Geologist during grading to determine whether any adverse geologic conditions are encountered on the exposed slope. If adverse conditions are noted, additional recommendations, possibly including slope reconstruction, may be required. Additional recommendations to reduce the need for cut slope reconstruction shall be provided during grading plan	On-site observations by Engineering Geologist.	Engineering Geologist	During excavation activities.	

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		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)				
	4.2-C-8.	Differential in fill thickness under individual buildings shall be limited to approximately 10 feet. Local sub-excavation of soil material and replacement with engineered fill may be necessary to achieve this limitation. A detailed review of fill thickness shall be performed during the preparation of the final 40-scale grading, and fill performance testing on remolded samples of engineered fill materials shall be provided during grading. (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.	
	4.2-C-9.	The exposed soils shall be compacted and moisture conditioned as directed by the Geotechnical Engineer. In general, they shall be kept moist by occasional sprinkling. If the re-moisturizing of silty soils is required, it shall be done through excavation, moisture conditioning, and recompaction. (Planning and Building Inspection)	Include as notes on grading plans.	Engineer	Prior to issuance of grading permits	
	4.2-C-10.	The Geotechnical Engineer shall prepare a remedial grading plan that will depict all the anticipated area of remedial grading, including areas of sub-excavation, keyways, subdrainage, etc. The extent of the localized existing fills shall be evaluated during grading operations, and the existing fills shall be removed and replaced with engineered fill. All soft/compressible materials (such as residual soil, colluvium, and undocumented fill) shall be removed and replaced with engineered fill to provide a more stable base material for the proposed overlying fill. The general depth of removal of unsuitable materials in developable areas may be around 2 to 3 feet in thickness, with isolated identified areas that may require up to an additional 3 to 6 feet of additional sub-excavation to achieve a competent base. Anticipated areas of mitigation for compressible materials that extend beyond	Prepare grading plan and include these requirements. Evaluate fill during grading operations.	Engineer Engineer	Prior to issuance of grading permits. During grading.	

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		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)				
	4.2-D-1.	Additional slope stability analysis shall be performed once 40-scale grading plans are developed. The additional analysis will be performed for selected major cut and fill slopes as well as additional slopes along the existing bluff. Remolded samples for additional shear tests shall be performed if deemed appropriate by the Geotechnical Engineer. Based on the slope stability analyses, the required size of keyways and the extent of slide excavation will be determined to obtain a static factor of safety of 1.5 and a seismic factor of safety of 1.1. (Planning and Building Inspection)	Analyze slope stability and present to County with grading permit plans.	Engineer	Prior to issuance of grading permits.	
	4.2-D-2.	Geologic review during remedial grading activities shall be performed by the Geotechnical Engineer, and additional mitigation may be required if adverse field conditions are discovered. (Planning and Building Inspection)	Geotechnical Engineer to observe grading activities and recommend changes if needed.	Engineer	During grading operations.	
	4.2-D-3.	Techniques such as over-excavation as necessary to create benches during fill placement shall be implemented during grading to address the potential adverse effects of soil creep on slope areas that are adjacent to residential structures. (Planning and Building Inspection)	Comply with Geotechnical recommendations from Engineer, with concurrence from County inspectors.	Grading Contractor	During grading operations.	
	4.2-D-4.	Cut slopes shall be rebuilt as engineered fill if they exceed slope height and gradient recommendations of the geotechnical report. If lots abut open space slopes, especially cut slopes, a debris bench (designated by the Geotechnical Engineer) with a drainage ditch shall be constructed. The need for a debris bench shall be determined by the geotechnical engineer on a case by case basis and will depend on factors such as slope gradient, slope height and geologic conditions. The purpose of this bench is to intercept	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.	

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		erosion or slope debris from the uphill area. Access to this bench shall be provided for maintenance purposes. (Planning and Building Inspection)				
	4.2-D-5.	Any graded slopes or localized sections of disturbed or unstable natural slopes shall include erosion control protection by means of jute matting or other synthetic products until mature vegetation occurs. (Planning and Building Inspection)	Include methods to be used on grading permit plans.	Engineer	Prior to issuance of grading permits.	
	4.2-E-1.	Prior to the issuance of building permits, corrosivity tests shall be conducted on subgrade soils following grading and prior to foundation and utility construction. One of the primary purposes for corrosion testing is to establish concrete design parameters for construction, based on the criteria presented in the 1997 Uniform Building Code (UBC). This information is also used to establish cathodic protection requirements for buried steel pipelines. This testing is typically performed after rough grading has been completed. If corrosive soils are found on the project site, concrete mixtures resistant to corrosion shall be used in the construction of the project. (Planning and Building Inspection)	Conduct corrosivity tests in a sufficient number to satisfy county requirements Submit tests to County for approval. If special concrete mixture is required, include on building permit plans.	Engineer Applicant/ Engineer Architect	After rough grading. Prior to issuance of building permits. Prior to issuance of building permits.	
	4.4-1-A.	The County shall work with FORA for the inclusion of the intersection at Reservation Road/Davis Road in the CIP. Please see the project fair share analysis, in Section 4.4 of the DSEIR, for additional information on timing and funding of this improvement. <ul style="list-style-type: none"> Reservation Road/Davis Road/"The Bluffs" Install a traffic signal. (Public Works) 	Work with FOR A to include improvement in CIP.	County	Prior to next annual CIP Update.	

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	4.4-2-A.	<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) 	Work with FOR A to include improvement in CIP.	County	Prior to next annual CIP Update.	
	4.5-B-1.	<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. • Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph. (Planning and 	Include on grading permit plans. Provide details as to how these will be implemented during grading operations.	Engineer	Prior to issuance of grading permits.	

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		Building Inspection)				
	4.5-C-1.	<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>	
	4.6-A-1.	<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 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-</p>	Include notes on grading permit plans and Subdivision Improvement Plans.	Engineer	Prior to issuance of building permits.	

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		<p>generating equipment, such as pumps and generators, as far as possible from nearby noise-sensitive and shall be shielded from nearby noise-sensitive receptors by noise-attenuating buffers such as structures or haul truck trailers. Stationary noise sources located less than 500 feet from noise-sensitive receptors would be equipped with noise-reducing engine housings. Portable acoustic barriers shall be placed around noise-generating equipment located within 200 feet of residences. Water tanks and equipment storage, staging, and warm up areas would be located as far from noise-sensitive receptors as possible. The location of staging and storage areas shall be shown on all improvement and grading plans.</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, temporarily relocating residents were practicable, using alternative equipment or construction methods that produce less noise, and other site-specific measures as</p>				

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		appropriate.” (Planning and Building Inspection, Environmental Health)				
	4.6-B-1.	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	
	4.6-B-2.	If exterior façade levels are predicted to exceed 60 dB CNEL at area buildout, at plan check for each tract, a final acoustical report shall be submitted by the project 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.	
	4.6-C-1.	Prior to the issuance of a building permit, the project applicant shall demonstrate compliance to the satisfaction of the Monterey County Planning and Building Inspection Department with respect to procedures related to the maintenance, operation, and orientation of mechanical equipment, as described below. The 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; 	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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		<p>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> <p>1. Final development siting and boundary adjustments at East Garrison shall be coordinated with the Service, BLM and the CDFG based on a maximum development footprint, exclusive of existing roads, of 451 acres, approximating the limits of development illustrated on Figure 4 in the LSA. Borders between habitat areas and development areas shall be established to allow fire breaks, fire management access and adequate habitat setbacks, all of which shall occur within the developable footprint.</p> <p><i>Compliance status: This condition refers to the final development siting and boundary designations for full buildout of the 451 acres that were identified for development at East Garrison in the Land Swap Assessment. The current development footprint accounts for approximately 240 acres, largely within the existing developed areas of the East Garrison polygon, and does not extend into the southern area of the polygon where there are higher densities of maritime chaparral and other HMP species. The primary purposes of this condition are to assure that the effects of development do not extend beyond the limits presented in the Land Swap Assessment for the East Garrison polygon and that the</i></p>		County, USFWS, BLM and CDFG	Prior to development of East Garrison outside Track 0.	

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		<p><i>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 prepared through CRMP.</p> <p><i>Compliance status: No minor roads leading out of East Garrison into habitat reserve areas (e.g. Watkins Gate</i></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>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.</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>	Comply with requirements of US Fish and Wildlife Service	County or Developer	<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>	
	4.7-B-1.	<p>As outlined in the FMP, project implementation shall include the following:</p> <ul style="list-style-type: none"> To maximize tree retention and protection, 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 	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, and that tree protection measures have been included on the plans.	Forester/Engineer	Prior to approval of Sub. Improv. Plans or issuance of grading permit.	

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		<p>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.</p> <ul style="list-style-type: none"> • Protective fencing shall be erected along the approximate driplines around each tree or group of trees to be preserved. • Where guidance of a tree professional is used to evaluate conditions and to establish the location of protective fencing, encroachment within the dripline of retained trees may occur in order to minimize tree removals. • No storage of equipment, construction materials, or parking of vehicles is permitted within the tree-rooting zone, which is defined by the fencing of the construction boundary. • No soil shall be removed from within the dripline of any retained tree and no fill of additional soil shall exceed two inches (2") within the driplines of retained trees, unless it is part of approved construction and is approved by a qualified forester, arborist, or other tree care professional. • Fill shall not be allowed to be placed against the base of any tree. Permanent wells shall be constructed at original grade out from the trunk at a minimum distance of one foot. • Before commencement of construction, a qualified arborist or other tree professional should identify trees where significant pruning will be necessary and make recommendations to help protect the tree. • Onsite consultation with a qualified forester, arborist, or other tree care professional shall occur to establish the operating parameters and protective measures. These would include exclusionary fencing whenever operations commence and occur in the northeast corner of the project 	<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>Identify trees for significant pruning.</p>	<p>Forester or Biologist</p> <p>Forester or Biologist</p> <p>Arborist or tree professional.</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> <p>Prior to commencement of grading or activities that could harm trees.</p>	

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		<p>where the removal of existing facilities, installation of a detention basin, and site landscaping beyond shown grading limits is proposed.</p> <ul style="list-style-type: none"> • 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>Consult with Agricultural Commissioners office and include requirements on grading permit plans.</p> <p>Remove eucalyptus.</p>	<p>Engineer</p> <p>Applicant</p>	<p>Prior to issuance of grading permits.</p> <p>Prior to final on grading permit.</p>	
	4.7-C-1.	<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 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. Monitoring will be required for a minimum of five years following transplantation and/or seeding. (Planning</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>Provide mitigation as outlined in the agreement.</p>	<p>Applicant</p> <p>Engineer</p> <p>Applicant</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> <p>As outlined in the agreement.</p>	

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		and Building Inspection)				
	4.7C-2.	Independent take authorization from the Service would not be required for the removal of the Monterey spineflower plants in the EGSP area. However, if there is a federal nexus (e.g. Army granting of Right of Entry in areas occupied by spineflower) to actions that might affect spineflower or critical habitat for spineflower, the federal entity involved would likely need to consult (Section 7) with the Service to comply with the federal Endangered Species Act (ESA). In similar situations on development parcels at Fort Ord in the past, the consultation process is a formality that does not result in additional mitigation requirements. (Planning and Building Inspection)	Obtain incidental take authorization. Show locations of plant on all applicable grading permit plans.	Applicant	Prior to issuance of grading permits for affected areas.	
	4.7-D-1.	To comply with the Fish and Game Code and the Migratory Bird Treaty Act, pre-construction surveys for active bird nests are recommended as follows: <i>California horned lark and northern harrier:</i> Both of these species are ground nesters and if active nests are present they shall be avoided. To avoid disturbance of an active nest, ground-disturbing activities shall be <u>initiated</u> 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	Initiate ground disturbance to avoid impacts. Conduct preconstruction survey. Submit to PBI. If active nests are found, and if nest would be affected, avoid the activity until	Biologist Biologist	Between August and January. February through July. According to biologist.	

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		<p>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>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 determines if no survey needed.</p> <p>Biologist</p> <p>Biologist</p>	<p>August 1 through January 15</p> <p>February through July</p> <p>According to biologist</p>	
	4.7-D-2.	<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 	<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>	

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		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)				
	4.7-D-3.	<p>Within 30 days of building demolition or tree removal, a qualified biologist shall conduct pre-construction surveys for active bird nests and survey the buildings and trees for presence of roosting bats. If special-status bat species are present, the following measures should be implemented:</p> <ul style="list-style-type: none"> • Building removal and/or tree removal shall not occur if maternity bat roosts are present (between April 15 and August 1) in the building or tree. • 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 in adjacent open space land managed by Monterey County 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 	<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>	

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		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)				
	4.7-D-4.	Prior to initiation of construction, a qualified biologist shall be designated to monitor construction activities and advise construction personnel of the potential biological issues associated with development of the site. The biological monitor shall attend weekly construction meeting and provide onsite direction for addressing habitat- or species-specific issues as they are encountered during construction. If as a result of pre-construction surveys the biologist establishes exclusion zones around trees or buildings to protect nesting birds or roosting bats, the biological monitor should advise the construction crews of those areas and of the importance of respecting and maintaining those zones. (Planning and Building Inspection)	Submit contract to PBI. Biologist monitors construction activity. Establish construction meeting with attendance and training by biologist.	Applicant Biologist Applicant	Prior to issuance of grading permits During grading and building demolition. Weekly	
	4.7-D-5.	This mitigation measure could be achieved through completion of the HCP/IA for former Fort Ord, issuance of incidental take authorization specific to the project, or other activities demonstrated to comply with the ESA. Because of the potential for the project area to provide upland habitat for CTS, compliance with the ESA will be required. Alternatively, protocol-level surveys for CTS could be conducted to demonstrate that CTS are not present in the project area. Assuming that the surveys show no CTS using the project area, take authorization may not be required. (Planning and Building Inspection)	Obtain take authorization unless surveys show take will not occur.	Applicant	Prior to grading or construction activities in areas where the biologist determines the potential for take.	
	4.8.1-A.	No demolition of Historic District contributors shall occur until Phase 3 begins or demolition is required for the construction of adjacent properties or infrastructure in Phases 1 and 2. (Planning and Building Inspection)	No demolition of structure until necessary. Submit demolition permits with justification for removal at the time.	PBI	Ongoing.	

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	4.8.1-B.	Prior to demolition of any buildings by the landowner, all buildings shall be maintained per the guidelines found in National Parks Service Preservation Brief #31, Mothballing Historic Buildings. (Planning and Building Inspection)	Maintain contributing structures.	Applicant	Ongoing, until demolished or rehabilitated.	
	4.8.1-C.	Prior to the issuance of demolition permits for contributing structures, a preservation consultant shall be hired by the project applicant to create a construction-monitoring plan that will ensure rehabilitation of the Historic District contributors is in compliance with the Guidelines for Rehabilitating Buildings at the East Garrison. (Planning and Building Inspection)	Prepare construction monitoring plan.	Preservation Consultant	Prior to issuance of demolition permit for any contributing structure.	
	4.8.1-D.	<p>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.</p> <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) 	<p>Prepare HABS/HAER Level I documentation.</p> <p>Prepare HABS/HAER Level I documentation.</p> <p>Distribute copies of reports.</p>	<p>Architectural Historian</p> <p>Architectural Historian</p> <p>Applicant</p>	Prior to issuance of demolition permit for any contributing structure during Phase 1 and 2 construction.	

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	4.8.1-E.	Prior to demolition of contributing structures for Phase 3 construction, an Interpretative Exhibit at East Garrison Library shall be created by the project applicant temporarily in the Chapel with graphic panels documenting the history of the military post, Works Progress Administration (WPA) involvement, and construction techniques. Said Exhibit shall be reviewed and approved by the PBI. (Planning and Building Inspection)	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.	
	4.8.1-F.	Prior to demolition, copies of plans, photographs, research material and other documentation shall be collected by the project applicant and donated to a repository with professional archival staff and storage. (Planning and Building Inspection)	Collect information as explained in measure.	Applicant	Prior to issuance of demolition permit for first contributing structure	
	4.8.1-G.	Prior to demolition, an East Garrison History Walk Plan interpreting the development of site and the role of WPA and Army shall be created and implemented 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	
	4.8.1-H.	Prior to issuance of grading permits for Phases 1 and 2, the subdivider/developer 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	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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		Agency of Monterey County to the MCPBID that the proposed plan is financially feasible. Grading permits shall not be issued until Monterey County approves the Plan in consultation with SHPO and until the Redevelopment Agency certifies the feasibility. Prior to demolition, grading or building permits, within the proposed East Garrison Historic District, the County of Monterey and the developer of the Historic District shall execute an agreement to implement the Historic Preservation Plan. The agreement shall include a timetable for completion and method for achieving the timetable commitments. (Planning and Building Inspection)				
	4.8.1-I.	Phase 3 of East Garrison as determined by the land conveyance the Army and SHPO shall be nominated as a Monterey County Historic District. To nominate a property locally, the applicant fills out Department of Parks and Recreation form 523 (both the Primary Record and the Building Structure Object Record) and submits them to the Historic Resources Review Board (HRRB). The HRRB then makes a recommendation to the Board of Supervisors to list the property. The Board of Supervisors has the final vote. (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 developer.	
	4.8.1-J.	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.	
	4.8.2-A.	A qualified archaeologist shall monitor the site during all potential ground disturbance activities. The archaeologist shall prepare a monitoring plan that details the procedures that shall occur in the event that cultural resources are uncovered. At a minimum, all excavation shall cease within 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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	4.8.2-B.	Prior to the issuance of grading permits, the applicant shall obtain current status of Letters of Intent to Petition from the Bureau of Indian Affairs, for federal recognition by the following entities: Costanoan Band of Carmel Mission Indians, Ohlone/Costanoan Muwekma Tribe, Indian Canyon Band of Costanoan/Mutsun Indians, Salinan Nation, Amah Band of Ohlone/Costanoan Indians, Esselen Tribe of Monterey County, Ohlone/Costanoan-Esselen Nation, the Ensen Tribe, Salinan Tribe of Monterey County, Costanoan-Rumsen Carmel Tribe, and Costanoan Ohlone Rumsen-Mutsun Tribe. (Planning and Building Inspection)	Obtain Letters of Intent to Petition	Applicant	Prior to issuance of grading permits.	
	4.8.2-C.	A Memorandum of Agreement shall be prepared between the County, recognized local Native American descendants, the State Historic Preservation Officer, and the Advisory Council on Historic Preservation regarding the presence/absence of Traditional Cultural Properties (TCP) at East Garrison. If TCPs are found to exist therein, ensure that the protection covenants, discussed under Program A-2.2 of the FORA EIR, are in place prior to project commencement. (Planning and Building Inspection)	Prepare MOA. Record covenants.	Applicant	Prior to recordation of final map.	
	4.8.2-D.	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.	

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	4.8.2-E.	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.	
	4.8.2-F.	An archaeological sensitivity map of East Garrison shall be prepared. The map shall incorporate former, current, and future theoretical information regarding potential prehistoric deposits. Existing conditions (i.e. buildings, roads) and future plans (i.e. trenching for residential projects) and potential impacts to archaeological resources shall be taken into consideration when developing the map. (Planning and Building Inspection)	Prepare map.	Archaeologist	Prior to issuance of grading permits.	
	4.8.2-G.	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.	
	4.8.2-H.	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.	
	4.8.2-I.	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 	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>Commission and MCPBID within 24 hours.</p> <ul style="list-style-type: none"> - 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: <ul 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 recommendation within 24 hours after being notified by the commission. 2. The descendent identified fails to make a recommendation; or 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) 				
	4.9-2-A.	A landscaping plan incorporating trees plantings to reduce the visibility of structures shall be prepared. The landscaping plan for the bluff open space shall be submitted to the Monterey County Planning and Building Inspection Department (PBI) for approval. (Planning and Building Inspection)	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	Applicant	Prior to issuance of grading permits for Phase 3.	

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			provide some visual variety from the roads below. 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.		Start nursery prior to removal of trees.	
	4.9-3-A.	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)	Include in design of building permit plans. NOTE ON MAP?	Architect	Prior to issuance of building permits for outer edge of development along the bluff.	
	4.11.1-A-1.	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.	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		

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					building permits	
	4.11.1-A-3.	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.	
	4.11.1-A-4.	The construction of the station shall meet the needs of the SRFD and fit the character of the community (designed consistent with the EGSP Pattern Book). The details of the construction pertaining to impacts to the environment shall follow the general guidelines of the entire project. (Fire)	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.	
			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.	
	4.11.1-A-5.	On duty crews from the East Garrison Fire Station shall conduct Fire Prevention Safety Inspections at the commercial facilities and Public Education Safety Programs for the community. (Fire)	Provide inspections and programs.	Fire District	Ongoing	
	4.11.1-A-6.	A financial analysis to determine an adequate financing mechanism for the ongoing staffing and operational costs of the fire station shall be completed. This analysis should address the alternatives of using a combination of a proportionate share of the applicable property tax and/or a developer imposed special tax. This analysis shall address the ongoing costs versus the property tax allocation to the SRFD and determine the amount of any special tax needed to fund any negative difference. This funding mechanism, the stipulations of the annexation process, the fire station site and construction, and the acquisition of the fire apparatus shall be a requirement of the	(a) Complete financial analysis.	(a) Applicant	(a) Prior to development of DSA between Applicant and Fire District	
			(b) Include terms in Development Agreement.	(b) Applicant and County	(b) Prior to filing of Final Map	

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		<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)	(c) Enter into agreement with Fire District.	(c) Applicant and Fire District	(c) Prior to filing of Final Map	
	4.11.6-A-1.	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 reservoir by Year 2007, or as determined by MCWD, based on water demands modeled within their system. Prior to issuance of the first building permit for commercial development within the EGSP, the project applicant shall be required to obtain written verification from MCWD that sufficient fire flow/fire suppression capacity is available in the Existing Reservoir "F", or excess storage in Zone C or that the capacity in the new reservoir is available to accommodate the commercial fire flow suppression requirements associated with commercial development of the EGSP. If any portion of the commercial development is accelerated within the EGSP area to occur in earlier phases of project implementation, the project applicant shall be required to coordinate with MCWD to determine whether a portion of the existing excess storage in Zone C could be reserved for commercial fire flow. Such reservation would need to be confirmed and validated in writing by MCWD, and would need to be balanced against any remaining capacity for residential development. (Fire, Planning and Building Inspection)	Obtain verification from MCWD.	Applicant	Prior to issuance of building permit for commercial development.	
	4.12-B-1.	The applicant shall hire a certified hazardous materials consultant to conduct pre-demolition soil removal at one building, perform post demolition soil sampling, and remove hot spots identified in the post-demolition sampling. The applicant shall prepare a Demolition Plan for the abatement and disposal of materials impacted by LBP and asbestos, and for the disposal of building debris. This Demolition Plan will meet permitting and regulatory notification requirements (i.e. Monterey Bay Unified Air Pollution Control District [MBUAPCD], U.S. Army, DTSC, California Department of	Conduct soil sampling and removal. Prepare a demolition plan.	Hazardous Materials Consultant Applicant	Prior to and during demolition. Prior to issuance of demolition permits.	

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		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)				
	4.12-B-2.	The Demolition Plan shall include a program of air monitoring for dust particulates and attached contaminants that addresses dust control and suspension of work during dry windy days. (Environmental Health, Planning and Building Inspection)	Include in demolition plan for Mitigation Measure 4.12-B-1.	Applicant	Prior to issuance of demolition permits.	
	4.12-B-3.	Prior to the issuance of a demolition permit, a lead and asbestos survey shall be conducted in accordance with the requirements set forth by the MBUAPCD. (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.	
	4.12-B-4.	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.	
	4.12-B-5.	All contaminated building materials shall be tested for contaminant concentrations and shall be disposed of at appropriately licensed landfills. Prior to demolition of contaminated buildings, hazardous building materials such as peeling, chipping and friable LBP and asbestos containing building materials shall be removed in accordance with all applicable guidelines, laws and ordinances. For the impact of flaking and peeling LBP the requirements of Title 8, California Code of Regulations, §1532.1 must be followed. These include, but are not limited to, the	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>following:</p> <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 thereafter for the duration of the project. Workers that are terminated from the project shall have their blood lead levels tested within 24 hours of termination. A written exposure assessment must be prepared in accordance with the regulations. Any amount of lead waste generated from painted building components must be characterized for proper transportation and disposal in accordance with Title 22, §66261.24. (Environmental Health) 				
		<p>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. 	<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>later than 12:00 noon. The phone of the MBUAPCD shall be visible to ensure compliance with Rule 402 (Nuisance).</p> <ul style="list-style-type: none"> • 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 times. b. Developers shall keep all streets free from dirt, debris and spilled paving materials. c. "Wash-out" areas shall be provided for concrete trucks on all construction sites. 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>(Planning and Building Inspection and Public Works)</p>				
		<p>AIR QUALITY 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>	
		<p>AIR QUALITY 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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		<p>SOILS AND GEOLOGY Prior to the issuance of a building or grading permit, detailed ground failure/liquefaction investigations shall be conducted by a licensed geologist 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 shall conduct investigations	Applicant	Prior to issuance of building or grading permit	
		<p>HYDROLOGY/WATER QUALITY 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.	
		<p>HYDROLOGY/WATER QUALITY 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</p>	Applicant's engineer shall prepare plan	Applicant's Engineer	Prior to issuance of grading permit	

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		<p>minimizing the exposure of bare ground. Sediment would be 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>				
		<p>HYDROLOGY/WATER QUALITY 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 of approval of Subdivision Improvement Plan.	
		<p>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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		The applicant shall landscape the model homes with native and drought tolerant landscaping consistent with the Monterey County Landscaping Ordinance. Prior to issuance of a building permit for any phase of development, the applicant shall submit a detailed landscape plan for the model homes. The applicant shall submit a model home plan showing the locations of models and how parking will be accommodated. The detailed plan shall be submitted for review and approval by the Monterey County Planning and Building Inspection Department and shall comply with the requirements of the East Garrison Specific Plan. (Planning and Building Inspection)	Landscape architect shall prepare landscape plan for review and approval by Planning and Building Inspection. The plan shall be reviewed and approved by PBI prior to issuance of building permits.	Landscape Architect	Prior to issuance of building permit	
		Prior to recordation of the first final map, the applicant shall submit a detailed phasing plan for review and approval by the Monterey County Public Works Department and Planning and Building Inspection Department. The detailed phasing plan shall be consistent with the illustrative phasing plan described in Section 5.4 of the East Garrison Specific Plan. (Planning and Building Inspection and Public Works)	Applicant's engineer shall prepare detailed phasing plan	Applicant's Engineer	Prior to recordation of final map	
		Prior to recordation of the final map, the applicant shall submit a conceptual landscape plan, for common areas and streets, for review and approval by the Monterey County Planning and Building Inspection Department. The conceptual landscape plan shall be consistent with the applicable landscape standards outlined in the East Garrison Specific Plan. The detailed landscape plan shall include the following techniques: a. Use of drought tolerant and native plants to conserve water. b. Protection of oak trees to be retained. c. Installation of various biofiltration and other stormwater treatment methods, including roadway swales and detention basins to improve water quality and promote aquifer recharge. d. Creation of defined gateways and neighborhood entries. e. Preservation of natural open space areas. (Planning and Building Inspection)	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	

Comment: recordation

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		PLANNING AND BUILDING INSPECTION Prior to recordation of each final map, the applicant shall include all recycled water infrastructure as 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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