

**Monterey County Planning & Building Inspection  
Program for Monitoring or Reporting\* on  
Conditions of Approval**

**Project Name: Aromas Community Park**

**File No: PLN970585**

**APN: 267-081-014,  
267-111-002,  
and portion of  
267-111-003.**

**Approval by: Planning Commission Date: January 8, 2003**

**LEGEND**

<b>PBI</b>	<b>Planning &amp; Building Inspection</b>	<b>WRA</b>	<b>Water Resources Agency</b>	<b>EH</b>	<b>Environmental Health</b>	<b>AG</b>	<b>Ag Commissioner</b>
<b>FPD</b>	<b>Fire Protection District</b>	<b>PW</b>	<b>Public Works</b>	<b>RA</b>	<b>Redevelopment Agency</b>	<b>PKS</b>	<b>Parks Department</b>
<b>CC</b>	<b>County Counsel</b>	<b>MMR</b>	<b>Mitigation Monitoring Reporting Team</b>	<b>CE</b>	<b>Code Enforcement</b>	<b>Other</b>	<b>State which agency</b>

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

<b>Mit. Mon. No.</b>	<b>Final Signoff Date</b>	<b>Mitigation Measures</b>	<b>Orig. Dept. or Agency</b>	<b>Schedule (Prior to/Continuous) (Report due?) Fill in timeframe</b>	<b>Person/Agency responsible for Inspection/Monitoring/Review What is to be reviewed? Who is the preparer?</b>
1		Condition 20: An agricultural buffer easement shall be conveyed to the County over those portions of the property which are located within 200 feet of lands zoned "F/40" (Farmlands) and as shown on the plans labeled "A. R. Wilson Quarry Park, dated November 15, 1999, prepared by Ken Lewis Surveying and Civil Engineering, Aromas, California." The agricultural buffer easement deed shall be submitted to and approved by Director of Planning and Building Inspection prior to issuance of any grading or building permits. (Planning and Building Inspection).	PBI	Prior to issuance of grading or building permits	One time  Planning and Building Inspection and County Counsel/  Easement Deed signed by property owner submitted to County.
2		Condition 19a: During construction, grading of the project site shall be limited to 8.1 acres per day. (Planning and Building Inspection)	PBI	During construction	Planning and Building Inspection/ Grading Plans submitted by applicant
3		Condition 17: Prior to issuance of grading or building permits, the applicant, in consultation with a qualified biologist or botanist, shall conduct a wetland delineation study of the depression and adjacent drainage swales located in the north-east corner of the project site (and as generally designated on the project plans as "retention area") as per U. S. Army Corps of Engineers criteria. If wetlands are determined to exist and are delineated, ball field activities and other related uses of the site shall be	PBI	Prior to issuance of grading or building permits	One time  Planning and Building Inspection/  Wetland delineation study submitted by applicant's biologist;  Map of wetland area and drainage retention area submitted by applicant;

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		designed to avoid the wetland area. A separate drainage retention area shall be delineated contiguous with the wetland area. The drainage retention area shall have a higher elevation than the wetland area, with the outlet from the retention area above the level needed to maintain the wetland. The drainage facility shall be designed so that regular maintenance activities do not harm the wetland area. A map showing the boundaries of the wetland area and drainage retention area shall be submitted to the Director of Planning and Building Inspection. If necessary, the U. S. Army Corps of Engineers shall be contacted to determine if the designated wetland area and any associated drainage swales fall under Federal jurisdiction. (Planning and Building Inspection)			Grading plans submitted by applicant to incorporate map of wetland area and drainage retention area.
4		Condition 11: Drainage improvements shall be constructed and maintained in accordance with plans by a registered civil engineer addressing on-site and off-site impacts, and the design of stormwater detention/sediment facilities to include oil-grease/water separators for parking area stormwater runoff before discharge offsite. The plans shall be approved by the Water Resources Agency. (Water Resources)	WRA	Prior to issuance of grading or building permits; ongoing during construction	One time  Water Resources Agency/  Drainage plan submitted by registered civil engineer/  Drainage improvements constructed by applicant
5		Condition 12: To ensure that the 100-year flood elevation (94.9 feet msl) as determined by the Tunstall Engineering Drainage Study for this property is not exceeded, if needed, spillway onto Aromas Road shall be constructed with crest elevation no higher than 94.4 feet msl. (Water Resources)	WRA	Prior to issuance of grading or building permits;	One time  Water Resources Agency/  Drainage plan submitted by registered civil engineer/  Spillway constructed by applicant
6		Condition 13: To ensure that the 100-year flood elevation (94.9 feet msl) as determined by the Tunstall Engineering Drainage Study for this property is not exceeded, the naturally existing flood storage volume below elevation 94.9 feet msl shall not be decreased by importation of fill. Grading for the ball fields and parking areas below this elevation may cut and remove from below elevation 94.9 to increase flood storage volume; or else cut and fill shall be balanced in the flood storage space. (Water Resources)	WRA	Prior to issuance of grading or building permits; ongoing during construction	One time  Water Resources Agency/  Grading plans submitted by applicant
7		Condition 31: Certification that drainage and stormwater detention/retention-percolation facilities have been constructed and grading volumes are in accordance with approved plans, shall be provided to the County Water Resources Agency by a registered civil engineer or licensed contractor who constructed the facility. (Water Resources)	WRA	Prior to commencement of use	One time  Water Resources Agency/  Certification by registered civil engineer or licensed contractor

8		<p>Condition 33: The project shall comply with the Noise Element of the Monterey County General Plan and with Chapter 10.60 (Noise Control) of the Monterey County Code. In particular, the community park shall be operated so that the noise levels at the nearest residential property line remain within Category II of the Noise Element of the Monterey County General Plan (Policy 22.2.3; Table 6). In the event evidence indicates that this standard is being exceeded, noise monitoring reports may be required. If the report confirms that this standard is being exceeded, noise mitigations shall be implemented as necessary to comply with this standard. Signs shall be posed at the site stating the name and phone number of the property owner or agent to be contacted to address noise complaints; the property owner shall notify the Director of Environmental Health of any such complaints. (Environmental Health; Planning and Building Inspection) 8]</p>	PBI	Ongoing		<p>Planning and Building Inspection/  Noise monitoring report if necessary.</p>
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