

EXHIBIT A Monterey County Resource Management Agency Housing and Redevelopment Department Condition Compliance & Mitigation Monitoring Reporting Plan	Project Name: Castroville Community Plan Assessors Parcel Numbers: N/A Approval by the Board of Supervisors Date:
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**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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1.	MM-3.1-3a	The County of Monterey shall require that the project applicant(s), for General Development Plans and other discretionary approvals associated with the proposed Community Plan prepare a detailed exterior lighting plan that indicates the location and type of lighting that will be used and ensure that all exterior lighting is consistent with Policy 26.1.20 of the Monterey County General Plan. All exterior lighting shall be indicated on final improvement plans, subject to review and approval by the County of Monterey.	Future development within the planning area shall submit a detailed exterior lighting plan and shall note all exterior lighting details on final improvement plans subject to review by County of Monterey.	Monterey County Housing and Redevelopment Department and Monterey County Planning and Building Inspection Department	Prior to recording final improvement plans for all General Development Plans or other discretionary approvals.	
2.	MM-3.1-3b	The County of Monterey shall require that the project applicant(s), for General Development Plans and other development approvals associated with the proposed Community Plan restrict the use of reflective materials to minimize daytime glare within the planning area.	Future development within the planning area shall restrict the use of reflective materials into the building design subject to review	Monterey County Housing and Redevelopment Department and Monterey County Planning and Building	Prior to approval of building permits.	

*Castroville Community Plan
Mitigation Monitoring and Reporting Program
March 6, 2007*

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			and approval by the County of Monterey.	Inspection Department		
3.	MM 3.2-2	<p>The County of Monterey shall require that the project applicant(s), as a condition of approvals for General Development Plans and other discretionary approvals for the North Entrance Opportunity Area, Commuter Train Station Opportunity Area, Cypress Residential Opportunity Area, and New Industrial Opportunity Area, record permanent conservation easements on farmland adjacent to the proposed developments or within the required agricultural buffer areas in order to ensure a permanent limit to urban development. The conservation easements shall be generally located as depicted on Figure 3.2-2, Proposed Locations of Agricultural Easements and shall be dedicated to an appropriate non-profit land or resource conservation organization. Roadways, trails, and drainage facilities may be located within the easements that are to be located within the buffer areas as determined appropriate during the approval process for the General Development Plans and/or other discretionary permits for the above referenced Opportunity Areas.</p> <p>Within the Cypress Residential Opportunity Area, the County of Monterey shall require the project applicant(s) dedicate a 200-foot agricultural buffer along the boundary with adjacent farmland, as a condition of project approval. The extent of this</p>	<p>Future development within the North Entrance, Commuter Train Station, Cypress Residential, and New Industrial Opportunity Areas shall record permanent conservation easements on farmland adjacent to the proposed developments or within the required agricultural buffer areas. Permanent conservation easements shall be noted on final improvement plans, subject to review and approval by County of Monterey.</p>	<p>Monterey County Housing and Redevelopment Department and Monterey County Planning and Building Inspection Department</p>	<p>As a condition of approval for General Development Plans or other discretionary approvals within the North Entrance, Commuter Train station, Cypress Residential, and New Industrial Opportunity Areas.</p>	

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		buffer can be partially fulfilled by incorporating the width of the Tembladero Slough, the planned 100-foot wetlands restoration area along the banks of the slough, and planned roadways. The exact width of the buffer will be determined through the General Development Plan process when final site design features are established, subject to review and approval by the County of Monterey.				
4.	MM 3.3-1a	<p>The County of Monterey shall require that the project applicant(s), for General Development Plans and other discretionary approvals associated with the proposed Community Plan, implement best-available control measures (BACM) to reduce emissions of particulate matter, as recommended by the MBUAPCD and in accordance with Policy 20.2.5 of the <i>Monterey County General Plan</i> during construction activities. BACM typically recommended by the MBUAPCD include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • Water all active construction areas at least twice daily. Frequency should be based on the type of operation, soil and wind exposure; • Prohibit all grading activities during periods of high wind (over 15 mph); • Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days); • Apply non-toxic binders (e.g., latex acrylic 	Future development within the planning area shall implement best-available control measures (BACM) to reduce emissions of particulate matter during construction activities.	Monterey County Housing and Redevelopment Department and Monterey County Planning and Building Inspection Department	During construction activities associated with all General Development Plans or other discretionary approvals.	

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		<p>copolymer) to exposed areas after cut and fill operations and hydroseed areas;</p> <ul style="list-style-type: none"> • Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard; • Replant vegetation in disturbed areas as quickly as possible; • Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles, such as dirt, sand, etc; • 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; • Limit traffic speeds on unpaved roads to 15 mph; • Install sandbags or other erosion control measures to prevent silt runoff to public roadways; and • Limit areas of active disturbance to no more than 2.2 acres per day for initial site preparation activities that involve extensive earth-moving activities (grubbing, excavation, rough grading), or 8.1 acres per day for activities that involve minimal earth moving (e.g., finish grading). 				
5.	MM 3.3-1b	The County of Monterey shall require that the	Future development	Monterey County	During construction	

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		<p>project applicant(s), for General Development Plans and other discretionary approvals associated with the proposed Community Plan, implement best-available control measures (BACM) to reduce emissions of toxic air contaminants, as recommended by the MBUAPCD and in accordance with Policy 20.2.5 of the <i>Monterey County General Plan</i> during construction activities. Examples of BACM typically recommended by the MBUAPCD include, but are not limited to, the following:</p> <p>Diesel equipment used onsite should be year 2003, or newer, equipped with emission control technology (e.g., diesel-oxidation catalyst), or use alternative fuels (e.g., biodiesel) that sufficiently reduces diesel-exhaust emissions at nearby receptors to within acceptable levels, as defined by the MBUAPCD. For equipment retrofitted to operate with diesel exhaust emissions control technology, the CERP shall include verification of installation or presence of these devices for review by the MBUAPCD. Additional controls may be required, such as restrictions on equipment use/location, construction phasing, and/or hours of construction, to be determined on a project-by-project basis.</p>	<p>within the planning area shall implement best-available control measures (BACM) to reduce emissions of toxic air contaminants during construction activities.</p>	<p>Housing and Redevelopment Department, Monterey County Planning and Building Inspection Department, and Monterey Bay Unified Air Pollution Control District (MBUAPCD)</p>	<p>activities associated with all General Development Plans or other discretionary approvals.</p>	
6.	MM 3.3-2	<p>The County of Monterey shall require that project applicant(s), for General Development Plan and other discretionary approvals associated with the proposed Community Plan, implement best-</p>	<p>Future development within the planning area shall implement best-</p>	<p>Monterey County Housing and Redevelopment Department; Monterey</p>	<p>During operations associated with all General Development Plans</p>	

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		<p>available control measures to reduce criteria air pollutants of ROG, NO_x, CO and PM₁₀ as recommended by the MBUAPCD and in accordance with Policy 20.2.5 of the <i>Monterey County General Plan</i> (1982), during operations. Best available control measures typically recommended by the MBUAPCD include, but are not limited to, the following:</p> <p><u>Commercial and Industrial Uses</u></p> <ul style="list-style-type: none"> • Provide preferential carpool/vanpool parking spaces; • Provide facilities that encourage the use of alternative transportation sources (e.g., public transportation, bicycle and pedestrian access), such as transit bus pullouts shelters, and onsite showers, lockers and bicycle storage/parking; • Provide onsite child care centers; • Develop park-and-ride lots; • Employ a transportation/rideshare coordinator; • Implement a rideshare program • Provide incentives to employees to rideshare or take public transportation; • Implement compressed work schedules; and • Implement telecommuting program. <p><u>Residential Uses</u></p> <ul style="list-style-type: none"> • Use gas-fired fireplaces; • Provide pedestrian sidewalks and bicycle paths 	<p>available control measures to reduce criteria air pollutants of ROG, NO_x, CO and PM₁₀ into final improvement plans subject to review and approval by the County of Monterey Planning and Building Inspection Department.</p>	<p>County Planning and Building Inspection Department; and Monterey Bay Unified Air Pollution Control District (MBUAPCD)</p>	<p>or other discretionary approvals.</p>	

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		<p>that link to adjacent land uses and external networks; and</p> <ul style="list-style-type: none"> • Incorporate energy-efficient appliance into residential uses. <p><u>All Uses</u></p> <ul style="list-style-type: none"> • Orient buildings to minimize heating and cooling needs; • Provide shade trees to reduce cooling needs; • Include energy-efficient lighting systems; • Include solar water heaters or centralized water heating systems; and • Increase insulation beyond Title 24 requirements to minimize heating and cooling needs. 				
7.	MM 3.3-3	The County of Monterey shall require that project applicant(s), for General Development Plans or other discretionary approvals associated with the proposed Community Plan that consists of non-residential uses, coordinate with the MBUAPCD to assess the potential for the proposed non-residential use(s) to generate airborne emissions that may affect nearby receptors, in accordance with <i>Monterey County General Plan Policy 20.2.1</i> . New facilities in which sensitive receptors are located (e.g., residential subdivisions, schools, childcare centers, playgrounds, retirement homes, and hospitals) shall be sited away from significant sources of air pollution.	Future non-residential development within the planning area shall coordinate with the MBUAPCD to assess the potential for the proposed non-residential use(s) to generate airborne emissions that may affect nearby receptors as during preparation	Monterey County Housing and Redevelopment Department; Monterey County Planning and Building Inspection Department, and Monterey Bay Unified Air Pollution Control District (MBUAPCD)	Prior to approval of all General Development Plans or other discretionary approvals.	

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			of site plans.			
8.	MM 3.4-1	The County of Monterey shall require that the project applicant(s), as a condition of approval for General Development Plans and other discretionary approvals, contract with a qualified biologist to prepare a biological assessment of the area proposed for development. As part of the biological assessment, pre-construction surveys for special status plant species shall be conducted within each Opportunity Area as shown in Table 3.4-1 of the Draft EIR. Surveys shall occur during the flowering period for each species as noted in Table 3.4-1. If any special status species are detected during pre-construction surveys, the size and distribution of the population(s) shall be determined and recorded, and the project applicant(s) shall consult with DFG. The DFG may authorize “taking” of a special status plant species if an approved habitat management plan or management agreement that avoids or compensates for possible jeopardy of these species is implemented prior to approval of a General Development Plan for each Opportunity Area.	Future development within the planning area shall contract with a qualified biologist to prepare a biological assessment of the area proposed for development. The biological assessments shall include pre-construction surveys for special status plant species during the flowering period and consultation with DFG if any of the special status species are identified during the pre-construction survey.	Monterey County Housing and Redevelopment Department and Monterey County Planning and Building Inspection Department	Biological assessment shall be required as a condition of approval for all General Development Plans or other discretionary approvals. Pre-construction surveys shall occur during the flowering period for each special status species as noted in Table 3.4-1 in the EIR.	
9.	MM 3.4-3	The County of Monterey shall require that the project applicant(s), as a condition of approval for General Development Plans and other discretionary approvals, contract with a qualified biologist to prepare a biological assessment for the area	If the biological assessment (MM 3.4-1) determines the potential for steelhead trout to	Monterey County Housing and Redevelopment Department and Monterey County	Surveys for Steelhead trout shall be performed on the Tembladero Slough within the Cypress	

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		<p>proposed for development, as required by mitigation measure MM 3.4-1. If the biological assessment identifies the potential for Steelhead trout to exist in the Tembladero Slough at the time development is proposed, the County of Monterey shall require the project applicant(s) within the Cypress Residential Opportunity Area and Merritt Street Corridor Opportunity Area to contract with a qualified biologist to perform surveys on the Tembladero Slough during spawning season (December to April) to determine if Steelhead trout are present and/or could use the waterway to reach spawning grounds upstream. If there is a potential for Steelhead trout to occur within the Tembladero Slough, the project applicant(s) shall consult with NOAA Fisheries Service regarding the potential for Steelhead trout to occur in the Tembladero Slough prior to undertaking any restoration and/or construction activities within and adjacent to the slough. If NOAA Fisheries Service determines that there would be no possible adverse affect on Steelhead trout, no action is necessary. However, if NOAA Fisheries Service determines that Steelhead trout may be adversely affected by restoration and/or construction activities adjacent to the Tembladero Slough then the project applicant(s) shall obtain an incidental take permit from NOAA Fisheries Service under Section 10(a)(1)(B) of the Endangered Species Act and submit a habitat management plan or management agreement prepared by a qualified biologist in consultation</p>	<p>exist in the Tembladero Slough within the Cypress Residential and Merritt Street Corridor Opportunity Areas, the project applicant(s) shall contract with a qualified biologist to perform surveys on the Tembladero Slough during spawning season and consult with NOAA fisheries Service accordingly.</p>	<p>Planning and Building Inspection Department</p>	<p>Residential and Merritt Street Corridor Opportunity Areas during spawning season (December to April) if identified as part of the biological assessment (MM 3.4-1) prior to approval of General Development Plans and other discretionary approvals.</p>	

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		with NOAA Fisheries Service and/or the United States Fish and Wildlife Service.				
10.	MM 3.4-4	The County of Monterey shall require that the project applicant(s), as a condition of approval for General Development Plans and other discretionary approvals associated with the proposed Community Plan, retain a qualified biologist to prepare a detailed biological assessment for the area to be developed, as required by mitigation measure MM 3.4-1. If listed migratory bird species or suitable breeding habitats is identified in the biological assessment, the project applicant(s) shall hire a qualified biologist to conduct a focused survey for active nests of raptors and migratory birds within and in the vicinity (i.e., any suitable breeding habitat in accessible parcels adjacent to the project area that the biologist deems could be disturbed by construction activities) of the construction area. Surveys shall be conducted no more than 30 days prior to ground disturbance during the nesting seasons for local avian species (typically February 1st through August 31st). If active nests are located during preconstruction surveys, USFWS and/or DFG (as appropriate) shall be notified regarding the status of the nests and agency recommendations regarding nest avoidance measures implemented. Furthermore, construction activities shall be restricted as necessary to avoid disturbance of the nest until it is abandoned or the biologist deems disturbance potential to be minimal. Restrictions	If the biological assessment (MM 3.4-1) determines that listed migratory bird species or suitable breeding habitats exists, then a qualified biologist shall conduct a focused survey for active nests of raptors and migratory birds within and in the vicinity of proposed construction area and notify the USFWS and/or DFG accordingly.	Monterey County Housing and Redevelopment Department and Monterey County Planning and Building Inspection Department	Surveys shall be conducted no more than 30 days prior to ground disturbance during the nesting seasons for local avian species (typically February 1st through August 31st) if identified as part of the biological assessment (MM 3.4-1) prior to approval of future development.	

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		may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 100-feet around the nest) or alteration of the construction schedule. No action is necessary if construction will occur during the non-breeding season (generally September 1st through February 28th).				
11.	MM 3.4-5	The County of Monterey shall require that the project applicant(s), as a condition of approval for General Development Plans and other discretionary approvals associated with the proposed Community Plan, retain a qualified biologist to prepare a detailed biological assessment for the area to be developed, as required by mitigation measure MM 3.4-1. If the biological assessment identifies the potential for California red-legged frog species and/or California Tiger Salamander or their associated habitat exists within the area proposed for development, the County of Monterey shall require the project applicant(s) to contract with a qualified biologist to conduct pre-construction surveys no more than 30-days prior to grading or construction in or within 100 feet of potential habitat areas to determine if California red-legged frogs occur within the Cypress Residential Opportunity Area and at various sites within the Merritt Street Corridor Opportunity Area and/or if California Tiger Salamanders are located within the Commuter Train Station Opportunity Area. If California red-legged frog species and/or California	If the biological assessment identifies the potential for California red-legged frog species and/or California Tiger Salamander or their associated habitat to exist within the Cypress Residential, Merritt Street Corridor, and Commuter Train Station Opportunity Areas, the project applicant(s) shall hire a qualified biologist to conduct pre-construction surveys for California red-legged frog species	Monterey County Housing and Redevelopment Department and Monterey County Planning and Building Inspection Department	Pre-construction surveys for California red-legged frog species and/or California Tiger Salamander within the Cypress Residential, Merritt Street Corridor, and Commuter Train Station Opportunity Areas shall occur no more than 30-days prior to grading or construction in or within 100 feet of potential habitat areas if identified as part of the biological assessment (MM 3.4-1) prior to approval of future development.	

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		<p>Tiger Salamanders are present during the pre-construction surveys, any improvements proposed in or adjacent to the aquatic and riparian habitats shall be done in consultation with the USFWS and the DFG to determine whether incidental take authorization is required. The following avoidance measures shall be implemented including, but not be limited to the following:</p> <ul style="list-style-type: none"> • Heavy equipment operators shall be instructed to identify and avoid aquatic and riparian habitats; • Temporary sediment settling basins and structures such as sediment fencing, straw bales, or other appropriate erosion control measures shall be used to delineate the project area boundaries and prevent sediment-laden runoff from entering the drainage channels and riparian corridors; • Construction activities occurring adjacent to the aquatic and riparian habitat shall occur during the summer months when the drainage corridors are dry or nearly dry and rain is unlikely; • Before construction begins, a qualified biologist shall inform grading equipment operators of the potential presence of the California red legged frog and California Tiger Salamander, its protected status, work boundaries, and measures to be implemented to avoid the incidental take; • A qualified biologist shall monitor grading activities occurring within 100 feet of the aquatic 	<p>and/or California Tiger Salamander or their associated habitat exists. If California red-legged frog species and/or California Tiger Salamanders are present during the pre-construction surveys, the USFWS and the DFG shall be consulted to determine whether incidental take authorization is required.</p>			

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		<p>and riparian habitats;</p> <ul style="list-style-type: none"> • Food and food related trash items associated with construction workers shall be enclosed in sealed containers and regularly removed from the project site to deter potential predators; • Pets shall not be permitted on the construction site; • All staging areas and all refueling and maintenance of vehicles and other equipment shall occur at least 20 meters (60 feet) from any riparian habitat, pond, stream, creek, or other water body to ensure that habitat contamination does not occur from such activities. 				
12.	MM 3.4-6	The County of Monterey shall require that the project applicant(s), as a condition of approval for General Development Plans and other discretionary approvals associated with the proposed Community Plan, retain a qualified biologist to prepare a detailed biological assessment for the area to be developed, as required by mitigation measure MM 3.4-1. If the biological assessment identifies the potential for Least Bell's Vireo (<i>Vireo bellii pusillus</i>) or associated habitat to exist within the Cypress Residential Opportunity Area, then the County of Monterey shall require the project applicant(s) to contract with a qualified biologist to perform protocol level surveys for the Least Bell's Vireo between April 10th and July 31st to determine presence or absence of the species, and if	If the biological assessment identifies the potential for Least Bell's Vireo (<i>Vireo bellii pusillus</i>) or associated habitat to exist within the Cypress Residential Opportunity Area, then the project applicant(s) shall contract with a qualified biologist to perform protocol level surveys for the	Monterey County Housing and Redevelopment Department and Monterey County Planning and Building Inspection Department	Protocol level surveys for Least Bell's Vireo within the Cypress Residential Opportunity Area shall occur between April 10th and July 31 st if identified as part of the biological assessment (MM 3.4-1) prior to approval of future development within the planning area.	

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		<p>present, the size and distribution of the population(s). If Least Bell's Vireo is identified during the pre-construction surveys, the habitat occupied shall be avoided to the maximum extent feasible to ensure that there is no net loss of habitat. If impacts cannot be avoided, the County of Monterey shall require the project applicant(s) to contact USFWS and DFG to discuss project permitting options and to implement appropriate mitigation measures such as avoidance, project design, construction timing, and compensatory mitigation. The following requirements shall apply if Least Bell's Vireo are present within the planning area:</p> <ul style="list-style-type: none"> • Occupied habitat shall not be removed during the breeding season (April 10th and July 31st). If Least Bell's Vireo are not present, then no additional mitigation is required. • If construction activities are proposed during the Least Bell's Vireo breeding season and they are found within 500 feet of the grading limits based on the survey to determine presence/absence an acoustical technician shall be consulted to identify appropriate measures for reducing construction noise levels to 60 dBA hourly Leq during the part of the breeding season when active nests are most likely. If ambient noise levels currently exceed this level, then noise attenuation measures shall be implemented to prevent construction noise from exceeding 	<p>Least Bell's Vireo. If Least Bell's Vireo is identified and habitat cannot be avoided to ensure that there is no net loss of habitat, the project applicant(s) shall contact USFWS and DFG to discuss project permitting options and to implement appropriate mitigation measures.</p>			

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		ambient levels during this period. If noise reduction measures are determined to be necessary, the acoustical technician shall confirm through noise measurements, that noise attenuation measures are effective at maintaining the noise below the specified threshold.				
13.	MM 3.4-7	<p>The County of Monterey shall require that the project applicant(s), as a condition of approval for General Development Plans and other discretionary approvals associated with the proposed Community Plan, retain a qualified biologist to prepare a detailed biological assessment for the area to be developed, as required by mitigation measure MM 3.4-1. If the biological assessment identifies the potential for burrowing owl habitat within the Commuter Train Station Opportunity Area, the project applicant(s) shall contract a qualified biologist to complete a pre-construction survey for burrowing owl. The pre-construction surveys shall occur no more than 30-days prior to grading and construction within the Commuter Train Opportunity Area and surrounding areas (up to 150 feet outside the project area). If no burrowing owls are detected during the pre-construction surveys, no action is necessary. However, if burrowing owls are detected within the planning area, the following shall apply (as outlined in DFG guidance):</p> <ul style="list-style-type: none"> • During the nonbreeding season (September 1st through January 31st), no disturbance should occur within approximately 160-foot radius of an 	If the biological assessment identifies the potential for burrowing owl habitat within the Commuter Train Station Opportunity Area, the project applicant(s) shall contract a qualified biologist to complete a pre-construction survey for burrowing owl and implement appropriate mitigation measures based on findings of pre-construction survey.	Monterey County Housing and Redevelopment Department and Monterey County Planning and Building Inspection Department	Pre-construction surveys of Burrowing owl shall occur no more than 30-days prior to grading and construction within the Commuter Train Station Opportunity Area and surrounding areas (up to 150 feet outside the project area) if identified as part of the biological assessment (MM 3.4-1) prior to approval of future development within the planning area.	

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		<p>occupied burrow. During the nesting season (February 1st through August 31st), occupied burrows should not be disturbed within a 250-foot radius unless a qualified biologist approved by the DFG verifies through noninvasive methods that either: (1) the birds have not begun egg-laying and incubation or (2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival;</p> <ul style="list-style-type: none"> • The project applicant shall acquire and permanently protect, either through conservation easement or through an approved mitigation bank, a minimum of 6.5 acres (amount established by the DFG) of foraging habitat (calculated on an approximate 300-foot foraging radius around the burrow) per pair or unpaired resident bird to offset the loss of foraging and burrow habitat on the project site. The protected lands should be adjacent to occupied burrowing owl habitat and at a location acceptable to the DFG. Protection of additional habitat acreage per pair or unpaired resident bird may be applicable based on DFG guidance; • When destruction of occupied burrows is unavoidable, existing unsuitable burrows should be enhanced (enlarged or cleared of debris) or new burrows created (by installing artificial burrows per DFG design specifications) at a ratio of 2:1 on the protected lands site; • If owls must be moved away from the disturbance area, passive relocation techniques (as 				

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		<p>outlined by the DFG [i.e., use of one-way doors]) should be used rather than trapping. At least one or more weeks will be necessary to accomplish this and allow the owls to acclimate to alternate burrows;</p> <ul style="list-style-type: none"> The project applicant(s) shall provide funding for long-term management and monitoring of the protected lands. The monitoring plan should include success criteria, remedial measures, and an annual report to the DFG. 				
14.	MM 3.4-8a	<p>The County of Monterey shall require that the project applicant(s), for General Development Plans and other discretionary approvals within the Cypress Residential and Commuter Train Station Opportunity Areas, contract with a registered Civil Engineer and certified biologist to prepare a slough enhancement plan for the Tembladero and Castroville sloughs prior to any disturbance of land that would affect the riparian habitat along the sloughs. The project applicant(s) shall implement slough enhancement plans concurrent with flood improvement projects along the sloughs and adjacent to the area proposed for development. Slough enhancement plans shall include details regarding slough modification and enhancement, as well as habitat restoration and management in accordance with the Resource Management component of the proposed Community Plan. The slough enhancement plan shall identify grading and realignment proposed within the floodway, the</p>	<p>Future development within the Cypress Residential and Commuter Train Station Opportunity Areas shall contract with a registered Civil Engineer and Qualified Biologist to prepare a slough enhancement plan for the Tembladero and Castroville sloughs, subject to review and approval by the County of Monterey.</p>	<p>Monterey County Housing and Redevelopment Department and Monterey County Planning and Building Inspection Department</p>	<p>Prior to any disturbance of land that would affect the riparian habitat along the sloughs within the Cypress Residential, and Commuter Train Station Opportunity Areas.</p>	

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		exact amount and location of impacted riparian and wetland habitat that would be disturbed, and identify the proposed locations for replacement or restoration of this habitat along the respective slough within each Opportunity Area at an overall ratio of 3:1; of which at least 1:1 must be comprised of wetland creation. A lower overall ratio may be undertaken with the concurrence of the DFG. The slough enhancement plans shall specify an appropriate plant palette and provide specifications for installation and maintenance of the habitat subject to review and approval by the County of Monterey. The plan shall specify the use of locally-obtained native species, including arroyo willow, as appropriate.				
15.	MM 3.4-8b	The County of Monterey shall prepare and implement a slough enhancement plan for the portion of the Tembladero Slough within the Merritt Street Corridor Opportunity Area prior to approval of development within this Opportunity Area. Project applicant(s) within the Merritt Street Corridor Opportunity Area shall contribute all adopted development impact fees towards the preparation and implementation of the slough enhancement plan. The slough enhancement plan shall include details regarding slough modification and enhancement, as well as habitat restoration and management in accordance with the Resource Management component of the proposed Community Plan. The slough enhancement plan	The County of Monterey shall prepare and implement a slough enhancement plan for the portion of the Tembladero Slough within the Merritt Street Corridor Opportunity Area. Future development shall contribute all adopted development impact	Monterey County Housing and Redevelopment Department and Monterey County Planning and Building Inspection Department	Prior to approval of General Development Plans or other discretionary approvals within the Merritt Street Corridor Opportunity Area	

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		shall identify grading and realignment proposed within the floodway, the exact amount and location of impacted riparian and wetland habitat that would be disturbed, and identify the proposed locations for replacement or restoration of this habitat along the respective slough within each Opportunity Area at an overall ratio of 3:1; of which at least 1:1 must be comprised of wetland creation. A lower overall ratio may be undertaken with the concurrence of the DFG. The slough enhancement plans shall specify an appropriate plant palette and provide specifications for installation and maintenance of the habitat. The plan shall specify the use of locally-obtained native species, including arroyo willow, as appropriate.	fees towards the preparation and implementation of the slough enhancement plan. The County of Monterey shall consult with DFG if wetlands are to be replaced at an overall ratio of less than 3:1.			
16.	MM 3.4-8c	The County of Monterey shall require that the project applicant(s), for General Development Plan and other discretionary approvals within the Cypress Residential, Merritt Street Corridor, and Commuter Train Station Opportunity Areas, install orange plastic and/or other temporary demarcation within 100-feet of riparian habitat prior to initiation of grading. The fencing shall be in place until all construction activities within 100-feet of riparian habitat are complete. Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/or dumping of materials shall not be allowed within the Tembladero and Castroville sloughs.	Future development within the the Cypress Residential, Merritt Street Corridor, and Commuter Train Station Opportunity Areas shall require installation of orange plastic and/or other temporary demarcation within 100-feet of riparian habitat prior to	Monterey County Housing and Redevelopment Department and Monterey County Planning and Building Inspection Department	The initiation of grading activities within the Cypress Residential, Merritt Street Corridor, and Commuter Train Station Opportunity Areas	

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			initiation of grading.			
17.	MM 3.4-9	<p>As a condition of approval for General Development Plans and other discretionary approvals, the County of Monterey shall require that the project applicant(s) contract with a qualified biologist to perform a jurisdictional wetland delineation within the Commuter Train Station, Cypress Residential, and Merritt Street Corridor Opportunity Areas if development is proposed in the vicinity of vegetation that is mapped as a potential wetland or the project site contains or is located immediately adjacent to a natural drainage course. Wetland delineations may be required at: Collins Road and across Castroville Boulevard in the Commuter Train Opportunity Area; between Haro Street and the Tembladero Slough, and between the railroad and Highway 183 within the Cypress Residential Opportunity Area; near the end of Speegle Street in the Merritt Street Corridor Opportunity Area. The wetland delineation shall identify the presence of any federally protected wetlands, if any, and the potential for development to adversely effect wetlands. If no wetland determination is made, no further action is required; however, if a jurisdictional wetland determination is made within the planning area the following shall apply:</p> <ul style="list-style-type: none"> • Upon obtaining a USACE jurisdictional wetland delineation for areas within the Commuter Train Station, Merritt Street Corridor, and Cypress 	<p>Future development within the Commuter Train Station, Cypress Residential, and Merritt Street Corridor Opportunity Areas shall require project applicant(s) to contract with a qualified biologist to perform a jurisdictional wetland delineation. The project applicant shall establish a 'no net loss of wetlands' policy, obtain the appropriate regulatory permits (i.e., Sections 401 and 404 of the Clean Water Act), and develop a Wetlands Mitigation Plan in consultation with the San</p>	<p>Monterey County Housing and Redevelopment Department and Monterey County Planning and Building Inspection Department</p>	<p>As a condition of approval for General Development Plans or other discretionary approvals within the Cypress Residential, Merritt Street Corridor, and Commuter Train Station Opportunity Areas.</p>	

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		<p>Residential Opportunity Areas, the County of Monterey shall require that the project applicant establish a ‘no net loss of wetlands’ policy and develop a Wetlands Mitigation Plan (to be reviewed by the County of Monterey) in association with obtaining the appropriate regulatory permits (i.e., Sections 401 and 404 of the Clean Water Act). A wetland restoration plan shall be prepared to ensure there is no loss of wetland habitat. This plan shall include but not be limited to the following:</p> <ul style="list-style-type: none"> • Baseline site information, • Goals and objectives of mitigation, • Considerations for site selection, • Mitigation work plan, • Performance standards, • Responsible party information, • Site protection measures, • Contingency plan, • Monitoring and long-term management plan, and • Financial assurances. <p>The San Francisco District of the USACE should be consulted for additional guidance regarding the Wetland Mitigation Plan.</p>	Francisco District of the USACE and subject to review and approval by the County of Monterey.			
18.	MM 3.4-10	As a condition of approval for General Development Plans and other discretionary	Future development within the Cypress	Monterey County Housing and	As a condition of approval for	

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		approvals within the Cypress Residential and Merritt Street Corridor Opportunity Areas, the County of Monterey shall require that the project applicant(s) obtain the appropriate permits (e.g. Individual permit or Nationwide 404 Permit from the U.S. Army Corps of Engineers; Streambed Alteration Agreement from the CDF; and/or obtain Section 401 Water Quality Certification from the Central Coast Regional Water Resources Control Board) prior to any disturbance and/or realignment of the Castroville and Tembladero Sloughs that would impact jurisdictional waters of the U.S. and/or wetlands. Permits will be required prior to the Cypress Residential Opportunity Area General Development Plan approval and prior to the approval of either phase of the proposed Artichoke Avenue project within the Merritt Street Corridor Opportunity Area.	Residential and Merritt Street Corridor Opportunity Areas shall obtain the appropriate permits (e.g. Individual permit or Nationwide 404 Permit from the U.S. Army Corps of Engineers; Streambed Alteration Agreement from the CDF; and/or obtain Section 401 Water Quality Certification from the Central Coast Regional Water Resources Control Board)	Redevelopment Department and Monterey County Planning and Building Inspection Department	General Development Plans or other discretionary approvals within the Cypress Residential, and Merritt Street Corridor Opportunity Areas.	
19.	MM 3.5-1a	The County of Monterey prior shall require the project applicant(s), for General Development Plan and other discretionary approvals associated with the proposed Community Plan, contract with a certified archaeologist to perform an archaeological evaluation in accordance with <i>Monterey County General Plan</i> Policy 12.1.3. If no archaeological	Future development within the Community Plan area shall contract with a certified archaeologist to perform an	Monterey County Housing and Redevelopment Department and Monterey County Planning and Building Inspection Department	Prior to approval of all General Development Plans or other discretionary approvals.	

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		resources are identified no further action is required. However, if archaeological resources are discovered, the project applicant shall be subject to goals, objectives, and policies identified in <i>Monterey County General Plan</i> and Section 15064.5(b)3, (c), and (f) of the CEQA Guidelines for the identification and protection of cultural resources and human remains. If construction on archaeological or other types of cultural sites is unavoidable, adequate preservation measures shall be required. Site specific mitigation shall be designed in accordance with guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission.	archaeological evaluation.			
20.	MM 3.5-1b	In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery during future development activities, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of Monterey County has determined whether the remains are subject to the coroner's authority. This is in accordance with Section 7050.5 of the California Health and Safety Code. If the human remains are of Native American origin, the coroner must notify the Native American Heritage Commission within 24 hours of identification. Pursuant to Section 5097.98 of the Public Resource Code, the Native American Heritage Commission will identify a "Native	During development within the planning area, if discovery or recognition of any human remains in any location other than a dedicated cemetery the coroner of Monterey County shall be consulted. If the human remains are of Native American origin, the coroner must notify the Native American	Monterey County Housing and Redevelopment Department and Monterey County Planning and Building Inspection Department	During construction activities.	

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		American Most Likely Descendent” to inspect the site and provide recommendations for the proper treatment of the remains and any associated grave goods.	Heritage Commission.			
21.	MM 3.6-1	The County of Monterey shall require project applicant(s), for General Development Plans and other discretionary approvals associated with the proposed Community Plan contract with a registered geologist to prepare a preliminary seismic and geologic hazard report consistent with Policy 15.1.4 in the <i>Monterey County General Plan</i> . This report may include, but not be limited to the potential for surface ruptures, ground shaking, liquefaction, landsliding and other geologic and soils hazards. All final engineering and improvement plans shall be prepared in accordance with Monterey County standards and shall be submitted to the County for review and approval prior to issuance of building permits. All future development shall be designed in accordance with the current edition of the California Building Code.	Future development within the Community Plan area shall contract with a registered geologist to prepare a preliminary seismic and geologic hazard report subject to review and approval by the County of Monterey.	Monterey County Housing and Redevelopment Department and Monterey County Planning and Building Inspection Department	Prior to issuance of building permits.	
22.	MM 3.7-1	The County of Monterey shall require the project applicant(s), for General Development Plan and other discretionary approvals associated with the proposed Community Plan, contract with a qualified professional to conduct a site-specific Phase I Environmental Site Assessment (Phase I ESA) to assess whether soils have been contaminated by the storage of hazardous materials	Future development within the Community Plan area shall contract with a qualified professional to conduct a site-specific Phase I	Monterey County Housing and Redevelopment Department and Monterey County Planning and Building Inspection Department	Phase I ESA shall be required prior to approval of all General Development Plans or other discretionary approvals.	

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		or use of pesticides. To the extent that soil contamination is detected during the initial assessment or during subsequent investigations, the project applicant(s) shall develop a remediation program to ensure that the hazardous materials contamination is remediated to the standards of the Monterey County Environmental Health Department; Regional Water Quality Control Board and DTSC prior to grading activities.	Environmental Site Assessment (Phase I ESA). Based on findings of the Phase I ESA, a Phase II ESA and subsequent remediation program may be required to be submitted for review and approval by the Monterey County Environmental Health Department; Regional Water Quality Control Board and DTSC if hazardous materials are found.		If contamination is detected during the initial assessment or during subsequent assessments, remediation would be required to the standards of the Monterey County Environmental Health Department; Regional Water Quality Control Board and DTSC prior to issuance of a grading permit.	
23.	MM 3.8-1a	The County of Monterey shall require that the project applicant(s), for General Development Plans within the Cypress Residential, North Entrance, Commuter Train Station, and New Industrial Opportunity Areas, submit a water use analysis that demonstrates the associated water use is within the maximum allowable water budget for the proposed Community Plan upon completion of the Salinas Valley Water Project's diversion project. The sum of	Future development within the Cypress Residential, North Entrance, Commuter Train Station, and New Industrial Opportunity Areas, shall submit a water	Castroville Water District; Monterey County Housing and Redevelopment Department; Monterey County Planning and Building Inspection Department; and Monterey County	Prior to approval of General Development Plans or other discretionary approvals within the Cypress Residential, North Entrance, Commuter Train	

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		<p>groundwater demand sources shall be subtracted from the maximum allowable consumption within the planning area, using the water consumption estimates in the proposed Community Plan, to determine the amount of supply available for development within the proposed Community Plan. The water use analysis shall be submitted to the Castroville Water District and Monterey County Water Resources Agency for review and shall identify the agricultural land currently in production that would be annexed into Zone 2B in order to meet the CSIP replacement acreage requirement, which may be phased.</p> <p>The CSIP replacement requirement is as follows: For every acre of existing farmland currently using recycled water for irrigation within Zone 2B that is converted to urban uses, two acres of farmland shall be annexed into Zone 2B. The farmland to be annexed into Zone 2B must be currently and historically in production, and currently using groundwater, not recycled water, to irrigate. Upon annexation into Zone 2B, farmland shall receive recycled water through turnouts to be constructed by the project applicant(s). Project applicant(s) shall provide any required right-of-way to ensure that at least one turnout is provided for every 100 acres annexed into Zone 2B. The project applicant(s) for new development shall be responsible for engineering and installing the new CSIP transmission lines and associated equipment (i.e. piping, booster</p>	use analysis to the Castroville Water District and Monterey County Water Resources Agency for review and approval.	Water Resources Agency	Station, and New Industrial Opportunity Areas.	

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		<p>pumps, and connections), to serve the replacement acreage, in accordance with current CSIP standards and removing the existing CSIP transmission lines to be abandoned. The acreage to be annexed into Zone 2B and the CSIP transmission lines to be removed and installed shall be noted on the General Development Plan prior to recordation of the Final Maps for each Opportunity Area. All plans and specifications shall be submitted to the Water Resources Agency for review and approval.</p> <p>The project applicant(s) for new development shall demonstrate, through an agreement with MCWRA, the ability to annex two acres of farmland for every one acre of existing farmland to be removed from Zone 2B; however, the annexation of new farmland to Zone 2B can be phased. Prior to approval of development for the Cypress Residential, North Entrance, Commuter Train Station, and New Industrial Opportunity Areas, the project applicant(s) shall annex into Zone 2B half of the total required acreage and provide appropriate connections for distribution of CSIP water to the annexed land. An agreement between the project applicant and MCWRA shall require annexation of the remaining acreage (and installation of associated infrastructure) into Zone 2B within one year after the completion of the Salinas Valley Water Project's diversion project as a condition of project approval of the General Development Plan. The first half of the acreage shall receive CSIP water prior to completion of the Salinas</p>				

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		Valley Water Project's diversions project. However, the second half of the acreage identified to be annexed into Zone 2B will continue to pump irrigation water from groundwater resources until completion of the Salinas Valley Water Project. The water use analysis shall reflect both components of the replacement acreage related to the annexation of acreage into Zone 2B.				
24.	MM 3.8-1b	The County of Monterey shall require that the project applicant(s), for General Development Plans within the Commuter Train Station and New Industrial Opportunity Areas, consult with Castroville Water District regarding installation of a new production well within the eastern portion of either of the Opportunity Areas. This additional production well will help to broaden the concentration of groundwater pumping over a wider area and move groundwater pumping further away from the path of seawater intrusion. The project applicant for the Opportunity Area selected to provide the additional well site shall be required to install the new production well at their expense during the annexation of the Opportunity Area into Castroville Water District's service area. The cost associated with the installation of the new well shall be reimbursed to the project applicant upon collection of development impact fees from other project applicants. The new production well shall be perforated in the 400-foot aquifer, and possibly the deep aquifer. The location, design, and	Future development within the Commuter Train Station and New Industrial Opportunity Areas shall consult with Castroville Water District regarding a new production well site. The project applicant for the Opportunity Area selected to provide the additional well site shall install the new production well subject to review and approval by Castroville Water District.	Monterey County Housing and Redevelopment Office and Castroville Water District	Prior to approval of General Development Plans or other discretionary approvals within the Commuter Train Station and New Industrial Opportunity Areas. Install new production well during annexation of selected Opportunity Area into CWD's service area.	

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		installation of the well shall be subject to approval by Castroville Water District. Upon installation, the project applicant shall deed the well and associated infrastructure over to Castroville Water District.				
25.	MM 3.8-2	Prior to the completion of the Salinas Valley Water Project diversion project in 2008, the County of Monterey shall require that the project applicant(s), for discretionary approvals within the Merritt Street Corridor Opportunity Areas and in-fill development areas, submit a water use analysis to Castroville Water District that demonstrates the associated water use is within the maximum allowable water budget for near-term development. The sum of groundwater demand sources shall be subtracted from the maximum allowable consumption of 108 AFY for near-term development to ensure there is adequate supply. If development exceeds the maximum allowable consumption for near-term, development shall be postponed until the Salinas Valley Water Project diversion project is complete.	Future development within the Merritt Street Corridor Opportunity Area and in-fill development areas shall submit a water use analysis to Castroville Water District.	Monterey County Housing and Redevelopment Department; Castroville Water District; and Monterey County Water Resources Agency	Prior to approval of General Development Plans or other discretionary approvals within the Merritt Street Corridor Opportunity Area and in-fill development areas	
26.	MM 3.9-1	The County of Monterey shall require that the project applicant(s), for General Development Plans and other discretionary approvals associated with the proposed Community Plan in the Cypress Residential, Merritt Street Corridor, New Industrial, Commuter Train Station, and North Entrance Opportunity Areas contract with a registered Civil Engineer to prepare a detailed comprehensive	Future development within the Cypress Residential, Merritt Street Corridor, New Industrial, Commuter Train Station, and North Entrance	Monterey County Housing and Redevelopment Department; Monterey County Public Works Department; Monterey County Water Resources Agency;	Detailed comprehensive drainage study and drainage control plan shall be required prior to recording the final map. Submit	

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		<p>drainage study and drainage control plan that is generally consistent with the drainage concepts developed for the proposed Community Plan and the Environmental Protection Agency's Low Impact Development (LID) design techniques or equivalent methods. The drainage control plans for the New Industrial, Commuter Train Station, and North Entrance Opportunity Areas shall incorporate detention basins, which limit stormwater discharge to the 10-year and the 2-year pre-development flow rates in order to ensure that the Castroville Pump Station does not run longer than estimated increased duration of 182 hours per year. Drainage plans shall identify the direction of flow of runoff towards proposed detention areas within each Opportunity Area. Stormwater runoff control measure that use natural and engineered infiltration and storage techniques to provide detention areas, increase infiltration, allow for pollutant removal, and control the release of stormwater into adjacent waters are recommended.</p> <p>The drainage study and drainage control plan shall be submitted for review and approval by the Monterey County Public Works Department; Monterey County Water Resources Agency; Castroville Water District, and the Environmental Health Division prior to recording the final map. Prior to final inspection, the project applicant(s) shall submit to Monterey County Water Resources Agency a certification prepared by a registered civil</p>	<p>Opportunity Areas shall contract with a registered Civil Engineer to prepare a detailed comprehensive drainage study and drainage control plan subject to review and approval by the Monterey County Public Works Department; Monterey County Water Resources Agency; Castroville Water District, and the Environmental Health Division.</p> <p>Project applicant(s) shall submit to Monterey County Water Resources Agency a certification prepared by a registered civil engineer or licensed contractor.</p>	Castroville Water District; and Monterey County Environmental Health Division	certification prior to final inspection.	

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		engineer or licensed contractor that stormwater detention facilities have been constructed in accordance with approved plans.				
27.	MM 3.9-2	The County of Monterey shall require that the project applicant(s), for General Development Plans and other discretionary approvals associated with the proposed Community Plan that will result in grading or excavation that disturb an area greater than or equal to one acre, obtain coverage under the NPDES General Permit, in accordance with current State regulations. Concurrent with preparation of drainage plan and prior to issuance of a grading permit, the project applicant(s) shall prepare a Stormwater Pollution Prevention Plan (SWPPP) that documents best management practices (filters, traps, bio-filtration swales, etc.) to ensure that urban runoff contaminants and sediment are minimized. The erosion and sediment control plan shall specify which erosion control measures necessary to control runoff shall be in place during the rainy season (November 1 through April 15) and which measures shall be in place year round. The SWPPP shall be consistent with CCWQCB standards.	Future development with the Community Plan area that will result in grading or excavation that disturbs an area greater than or equal to one acre, shall obtain coverage under the NPDES General Permit and prepare a Stormwater Pollution Prevention Plan (SWPPP).	Monterey County Housing and Redevelopment Department and Monterey County Planning and Building Inspection Department	Prior to issuance of grading permits for all General Development Plans or other discretionary approvals that will result in grading or excavation that will disturb an area greater than or equal to one acre within the Community Plan planning area	
28.	MM 3.9-4a	The County of Monterey shall require the project applicant(s), for General Development Plans and other discretionary approvals associated with the proposed Community Plan which propose future development within a Special Flood Hazard Area	Future development with the Community Plan area within a Special Flood Hazard Area shall	Monterey County Housing and Redevelopment Department; Monterey County Water	Prior to issuance of building permit.	

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		(e.g. Flood Zones A, AO, AH, AE, and A1 through A30 as delineated on the FIRM), to construct structures in accordance with Flood Insurance Rate Map building guidelines (e.g. lowest floor is at or above the Base Flood Elevation level), and Monterey County Code Chapter 16.16, subject to review and approval by the Monterey County Water Resources Agency. Structures within the Special Flood Hazard Area in a community participating in the National Flood Insurance Program are subject to floodplain management regulations that affect building standards and are designed to minimize flood risk. These building requirements include but are not limited to Title 44 CFR 60.3(c)(2) which requires that the lowest floor of a residential structure, including basement, built within the Special Flood Hazard Area be at or above the base flood elevation.	construct structures in accordance with Flood Insurance Rate Map building guidelines and Monterey County Code Chapter 16.16, subject to review and approval by the Monterey County Water Resources Agency.	Resources Agency; and Monterey County Planning and Building Inspection Department		
29.	MM 3.9-4b	The County of Monterey shall require that the project applicant(s), for General Development Plans and other discretionary approvals associated with the proposed Community Plan and within Special Flood Hazard Area, submit two copies of the FEMA a Conditional Letter of Map Revision (CLOMR) application including all supporting documentation to the Monterey County Water Resources Agency with discretionary permit applications or sooner. All flood studies, site plans, topography, and other elevation data should reference the datum on the effective FEMA Flood	Future development with the Community Plan area within Special Flood Hazard Area shall submit copies of FEMA Conditional Letter of Map Revision (CLOMR) application including all supporting	Monterey County Housing and Redevelopment Office and Monterey County Water Resources Agency	Submit copies of FEMA CLOMR application with discretionary permit applications (or sooner). Submit copies of FEMA LOMR application prior to final grading inspection.	

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		Insurance Rate Maps. Prior to final inspection of the project's grading permit the applicant shall submit two copies of the FEMA Letter of Map Revision (LOMR) application including all supporting documentation to the Monterey County Water Resources Agency.	documentation to Monterey County Water Resources Agency with discretionary permit. Submit copies of FEMA Letter of Map Revision (LOMR) and supporting documentation to Monterey County Water Resources Agency prior to final grading inspection.			
30.	MM 3.9-4c	Prior to Monterey County Planning Department deeming applications complete for General Development Plans and other discretionary approvals within the Merritt Street Corridor, Cypress Residential and Commuter Train Station Opportunity Areas, the County of Monterey shall require that the project applicant(s) contract with a professional civil engineer or licensed land surveyor to determine the top of bank of the Castroville and Tembladero Sloughs in accordance with Chapter 16 of the Monterey County code. Cross sections shall be submitted to Monterey County Water Resources Agency for review and approval and the "top of	Future development within the Merritt Street Corridor, Cypress Residential and Commuter Train Station Opportunity Areas shall contract with a professional civil engineer or licensed land surveyor to determine the top of bank of the	Monterey County Housing and Redevelopment Office and Monterey County Water Resources Agency	Prior to deeming application complete for General Development Plans or other discretionary approvals within the Merritt Street Corridor, Cypress Residential and Commuter Train Station Opportunity	

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		bank” shall be noted on the site plans. Any development proposed within the required 50-foot setback shall provide supporting evidence satisfactory to the Monterey County Water Resources Agency that: (1) the proposed development will not significantly reduce the capacity of the existing watercourse or otherwise adversely affect any other properties by increasing stream velocities or depths, or diverting the flow; and/or (2) the proposed new development will be safe from flow-related erosion and will not cause flow-related erosion hazards or otherwise aggravate flow-related erosion hazards.	Castroville and Tembladero Sloughs. Cross sections shall be submitted for review and approval by Monterey County Water Resources Agency.		Areas.	
31.	MM 3.9-4d	Prior to recording the Final Maps for General Development Plans within the Cypress Residential and Merritt Street Corridor Opportunity Area, the County of Monterey shall require that the project applicant(s) dedicate to the Monterey County Water Resources Agency any necessary easement, within the project site, required for levee maintenance. Required easements shall be recorded on the final map. Prior to recordation, the applicant shall provide the final map to the Water Resources Agency for review and approval. Maintenance of any proposed levees outside of the easement shall be the responsibility of the project applicant(s), developer homeowners or other maintenance entity created and funded by the homeowners, and may be funded through establishment of a new benefit assessment zone.	Future development within the Cypress Residential and Merritt Street Corridor Opportunity Areas shall dedicate to Monterey County Water Resources Agency a levee maintenance easement. The project applicants shall construct channel improvements capable of	Monterey County Housing and Redevelopment Office and Monterey County Water Resources Agency	Prior to recording the final improvement maps for General Development Plans or other discretionary approvals within the Cypress Residential and Merritt Street Corridor Opportunity Areas.	

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		Adequate access shall be provided within the 100-year channel. The developer shall construct channel improvements capable of conveying 100-year flows identified in the FEMA Flood Insurance Study, with maintenance and access roads. The levee side slopes shall be a minimum of 2:1. The proposed channel alignment and maintenance easement shall be shown on the General Development Plan. All necessary improvements shall be constructed in accordance with plans approved by the Water Resources Agency.	conveying 100-year flows in accordance with plans approved by the Monterey County Water Resources Agency.			
32.	MM 3.11-1	<p>Prior to approval of any General Development Plan or other discretionary approvals, the County of Monterey shall review and assess the potential noise impacts to nearby noise-sensitive land uses and project specific mitigation measures shall be implemented to reduce significant noise impacts to noise-sensitive land uses during future construction activities associated with general development plan and other development approvals within the proposed Community Plan planning area. Measures for attenuating noise during construction shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> • Limit noise-generating construction operations to between the least noise-sensitive periods of the day (e.g., 7 A.M. to 7 P.M.); • Locate construction equipment and equipment staging areas at the furthest distance possible from nearby noise-sensitive land uses; • Ensure that construction equipment is properly 	Future development within the Community Plan area shall be reviewed and assessed by the County of Monterey for the potential noise impacts to nearby noise-sensitive land uses and project specific mitigation measures shall be implemented.	Monterey County Housing and Redevelopment Office and Monterey County Planning and Building Inspection Department	Prior to approval of all General Development Plans or other discretionary approvals.	

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		<p>maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds should be closed during equipment operation;</p> <ul style="list-style-type: none"> • When not in use, motorized construction equipment should not be left idling; and • Install temporary noise barriers when activities would affect daytime noise-sensitive receptors (e.g., residential uses, schools, and churches). 				
33.	MM 3.11-2	<p>The County of Monterey shall require that project applicant(s), for any General Development Plan or other discretionary approvals associated with the proposed Community Plan, prepare site-specific acoustical analyses for future development within the Community Plan. Future development shall be required to comply with the Monterey County's noise criteria for land use compatibility. The acoustical analyses prepared for future development shall evaluate resultant noise impacts in comparison to established noise standards, including, but not limited to, the land use compatibility noise criteria identified in the <i>Monterey County General Plan</i>. Feasible project specific mitigation measures shall be required to reduce significant noise impacts at noise-sensitive land uses. Noise-related mitigation measures shall include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • <u>Site Design</u>: Locate noise/vibration sensitive land 	<p>Future development within the Community Plan area shall prepare site-specific acoustical analyses and shall incorporate feasible measures into site design and operations.</p>	<p>Monterey County Housing and Redevelopment Office and Monterey County Planning and Building Inspection Department</p>	<p>Prior to approval of all General Development Plans or other discretionary approvals and issuance of building permits.</p>	

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		<p>uses at the furthest distance from noise sources;</p> <ul style="list-style-type: none"> • Operational Restrictions: Limit noise-generating operational activities associated with the proposed commercial and industrial land uses, including truck deliveries, landscape maintenance, and waste collection activities to the least noise-sensitive hours of the day; • Barriers: Include noise/vibration -reduction features (e.g., sound walls, berms, or combinations of) in the design to shield sensitive land uses; • Setbacks: Increase setback distances from noise/vibration sources (i.e., roads, commercial/industrial uses, recreational uses) for sensitive land uses; • Insulation: Incorporate noise/vibration-reduction features for noise sources (e.g., rubberized asphalt paving, dock seals, equipment enclosures, vibration insulation pads). Use of increased noise-attenuation measures in building construction (e.g., dual-pane, sound-rated windows; mechanical air systems; exterior wall insulation, etc.). 				
34.	MM 3.11-4	Prior to General Development Plan approval, the County of Monterey shall require environmental review of all proposed new development that could result in a potential increase in ground-borne vibration levels at nearby land uses. Feasible project specific measures shall be identified and	Future development within the Community Plan area that could result in a potential increase in ground-	Monterey County Housing and Redevelopment Office and Monterey County Planning and Building	Prior to approval of all General Development Plans or other discretionary	

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		incorporated to reduce significant impacts to within acceptable levels at nearby land uses.	borne vibration levels at nearby land uses shall be subject to subsequent environmental review.	Inspection Department	approvals.	
35.	MM 3.14-1a	Prior to approval of any General Development Plan or discretionary approval for new development, the County of Monterey shall require that a traffic impact analysis be prepared for future development within each Opportunity Area. The traffic impact analysis shall refine the roadway or intersection improvements associated with each Opportunity Area and shall define the proportionate “fair share” traffic impact fees on a per trip basis that would be applicable for subsequent development within the proposed Community Plan.	Future development within the Community Plan area shall prepare a traffic impact analysis.	Monterey County Housing and Redevelopment Office and Monterey County Planning and Building Inspection Department	Prior to approval of all General Development Plans or other discretionary approvals.	
36.	MM 3.14-1b	Construct Artichoke Avenue between Highway 1 and Poole Street, and add improved right-turn lanes/ramps at the existing Highway 1/Merritt Street (Highway 183) intersection. Prior to commencement of development within any Opportunity Area in the proposed Community Plan, the project applicant(s) of the first Opportunity Area shall execute an agreement with the County of Monterey, which provides for the funding of the portion of the construction of Artichoke Avenue between Highway 1 and Mead Street (Phase I) attributable to the future developments impact and	The first Opportunity Area to be developed shall execute an agreement with the County of Monterey, which provides for the funding of the portion of the construction of Artichoke Avenue	Monterey County Housing and Redevelopment Office; Monterey County Planning and Building Inspection Department and Monterey County Public Works Department	<u>Artichoke Avenue between Highway 1 and Mead Street.</u> Construction of Artichoke Avenue between Highway 1 and Mead Street shall be completed prior to occupancy of any development within the North Entrance, New	

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		<p>phased reimbursement by subsequent development within the planning area for contribution in excess of the development's fair-share. Reimbursement may be obtained from future adopted traffic impact fees paid by new development within the planning area benefiting from the improvement and/or other funding sources.</p> <p><u>Artichoke Avenue between Highway 1 and Mead Street.</u> Construction of Artichoke Avenue between Highway 1 and Mead Street (Phase I of the proposed Artichoke Avenue Improvement Project) shall be completed prior to occupancy of any development within the North Entrance, New Industrial, and Commuter Train Station Opportunity Areas; the Tottino Subarea of the Commuter Train Station Opportunity Area; and full occupancy of the Cypress Residential Opportunity Area, Merritt Street Corridor Opportunity Area and/or the Infill Sites.</p> <p><u>Artichoke Avenue between Mead Street and Poole Street.</u> Construction of Artichoke Avenue between Mead Street and Poole Street (Phase II of the proposed Artichoke Avenue Improvement Project) shall be constructed when project conditions warrant construction of this improvement as buildout of the Community Plan occurs. The subsequent traffic impact analysis, required under mitigation measure MM 3.14-1a for each Opportunity Area, would determine the timing of this improvement under project conditions for a</p>	<p>between Highway 1 and Mead Street (Phase I) attributable to the future developments impact and phased reimbursement by subsequent development within the planning area for contribution in excess of the development's fair-share.</p>		<p>Industrial, and Commuter Train Station Opportunity Areas; the Tottino Subarea of the Commuter Train Station Opportunity Area; and full occupancy of the Cypress Residential Opportunity Area, Merritt Street Corridor Opportunity Area and/or the Infill Sites.</p> <p><u>Artichoke Avenue between Mead Street and Poole Street.</u> Construction of Artichoke Avenue between Mead Street and Poole Street shall be constructed when project conditions warrant construction of this improvement as buildout of the Community Plan</p>	

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		<p>particular Opportunity Area.</p> <p><u>Highway 1/Merritt Street (Highway 183) Intersection Improvements.</u> The Highway 1/Merritt Street (Highway 183) intersection improvements shall be constructed concurrent with development and completed prior to full occupancy of the Tottino Subarea of the Commuter Train Station Opportunity Area, the Merritt Street Corridor Opportunity Area, the North Entrance Opportunity Areas, and the Infill Sites.</p>			<p>occurs. The subsequent traffic impact analysis, required under mitigation measure MM 3.14-1a for each Opportunity Area, would determine the timing of this improvement under project conditions for a particular Opportunity Area.</p> <p><u>Highway 1/Merritt Street (Highway 183) Intersection Improvements.</u> The Highway 1/Merritt Street (Highway 183) intersection improvements shall be constructed concurrent with development and completed prior to full occupancy of the Tottino Subarea of the Commuter Train Station</p>	

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					Opportunity Area, the Merritt Street Corridor Opportunity Area, the North Entrance Opportunity Areas, and the Infill Sites.	
37.	MM 3.14-1c	Construct a northbound Merritt Street right-turn lane at Highway 156. To fund these new improvements (included in the proposed Community Plan as planned mitigation), the County of Monterey shall require that the project applicant(s), for General Development Plan(s) and other discretionary approvals within the proposed Community Plan planning area, contribute to all adopted traffic impact fees. Anticipated adopted traffic impact fees include: the regional traffic impact fee, Castroville Community Plan traffic impact fee, and other fair-share fees for regional improvements as adopted and shown to have nexus. The northbound right-turn lane on Merritt Street shall be constructed concurrent with development and completed prior to buildout and full occupancy of the Cypress Residential, Merritt Street Corridor, North Entrance, New Industrial, or Commuter Train Station Opportunity Areas; the Tottino Subarea of the Commuter Train Station Opportunity Area; and/or the Infill Sites.	Future development within the Community Plan shall contribute to all adopted traffic impact fees for construction of proposed improvements.	Monterey County Housing and Redevelopment Office; Monterey County Planning and Building Inspection Department; and Monterey County Public Works Department	Contribute all traffic impact fees prior to approval of all General Development Plans or other discretionary approvals. The northbound right-turn lane on Merritt Street shall be constructed concurrent with development and completed prior to buildout and full occupancy of the Cypress Residential, Merritt Street Corridor, North Entrance, New Industrial, or Commuter Train	

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					Station Opportunity Areas; the Tottino Subarea of the Commuter Train Station Opportunity Area; and/or the Infill Sites.	
38.	MM 3.14-1d	Construct a second northbound Merritt Street through-lane at the intersection of Merritt Street and Oak Street/Blackie Road. To fund these new improvements (included in the proposed Community Plan as planned mitigation), the County of Monterey shall require that the project applicant(s), for General Development Plan(s) and other discretionary approvals within the proposed Community Plan planning area, contribute to all adopted traffic impact fees. Anticipated adopted traffic impact fees include: the regional traffic impact fee, Castroville Community Plan traffic impact fee, and other fair-share fees for regional improvements as adopted and shown to have nexus. Construction of the northbound Merritt Street through-lane shall be constructed concurrent with development and completed prior to buildout and full occupancy of the New Industrial Opportunity Areas.	Future development within the Community Plan shall contribute to all adopted traffic impact fees for construction of proposed improvements	Monterey County Housing and Redevelopment Office; Monterey County Planning and Building Inspection Department; and Monterey County Public Works Department	Contribute to all adopted traffic impact fees prior to approval of all General Development Plans or other discretionary approvals. Construction of the northbound Merritt Street through-lane shall be constructed concurrent with development and completed prior to buildout and full occupancy of the New Industrial Opportunity Areas.	
39.	MM 3.14-2	Construct the southerly extension of Castroville Boulevard, realign the existing Castroville	Future development within the	Monterey County Housing and	Contribute to all adopted traffic	

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		<p>Boulevard north of Highway 156, and relocate the at-grade intersection just east of the existing Castroville Boulevard/Highway 156 intersection to connect with southerly extension with the following signal and lane operations as an interim improvement until the proposed interchange is constructed:</p> <ul style="list-style-type: none"> • Signalized intersection, with protected signal phasing on eastbound and westbound Highway 156, Permitted signal phasing on northbound and southbound Castroville Boulevard, and a southbound right-turn overlap signal phase. • Northbound: one left-, one through-, and one right-turn lane. • Southbound: one left-, one through-, and one right-turn lane. • Eastbound: two left-turn lanes, two through-lanes, and one right-turn lane. • Westbound: one left-turn lane, two through-lanes, and one right-turn lane. <p>To fund these new improvements (included in the proposed Community Plan as planned mitigation), the County of Monterey shall require that the project applicant(s), for General Development Plan(s) and other discretionary approvals within the proposed Community Plan planning area, contribute to all adopted traffic impact fees. Anticipated adopted traffic impact fees include: the regional traffic impact fee, Castroville Community</p>	<p>Community Plan shall contribute to all adopted traffic impact fees for construction of proposed improvements.</p>	<p>Redevelopment Office; Monterey County Planning and Building Inspection Department; and Monterey County Public Works Department</p>	<p>impact fees prior to approval of all General Development Plans or other discretionary approvals.</p> <p>Construction of the southerly extension of Castroville Boulevard as a two lane divided arterial roadway shall be completed prior to occupancy of any new development in the New Industrial Opportunity Area.</p> <p><u>Left-turn channelization and frontage improvements</u>, including left-turn lanes, sidewalks, and bicycle lanes, shall be installed along the southerly extension of Castroville Boulevard</p>	

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		<p>Plan traffic impact fee, and other fair-share fees for regional improvements as adopted and shown to have nexus. Construction of this improvement could require a Caltrans Project Study Report, which shall be determined during the design phase of the improvement.</p> <p><u>Castroville Boulevard Two Lane Roadway.</u> Construction of the southerly extension of Castroville Boulevard as a two lane divided arterial roadway shall be completed prior to occupancy of any new development in the New Industrial Opportunity Area.</p> <p><u>Castroville Boulevard Left-turn Channelization and Frontage Improvements.</u> Left-turn channelization and frontage improvements, including left-turn lanes, sidewalks, and bicycle lanes, shall be installed along the southerly extension of Castroville Boulevard concurrent with development and completed prior to buildout and full occupancy of the New Industrial Opportunity Area.</p> <p><u>Realignment of Castroville Boulevard/Highway 156 Intersection.</u> Realignment of the existing Castroville Boulevard north of Highway 156 and relocation of the intersection with revised traffic control configuration and lane configurations shall be completed prior to occupancy of any new development in the New Industrial or Commuter Train Station Opportunity Areas.</p>			<p>concurrent with development and completed prior to buildout and full occupancy of the New Industrial Opportunity Area.</p> <p><u>Realignment of the existing Castroville Boulevard north of Highway 156 and relocation of the intersection with revised traffic control configuration and lane configurations shall be completed prior to occupancy of any new development in the New Industrial or Commuter Train Station Opportunity Areas.</u></p>	
40.	MM 3.14-3	Widen Castroville Boulevard to a four-lane arterial	Future development	Monterey County	Contribute to all	

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		street, between Highway 156 and the primary entrance for the Commuter Train Station Opportunity Area. To fund these new improvements (included in the proposed Community Plan as planned mitigation), the County of Monterey shall require that the project applicant(s), for General Development Plan(s) and other discretionary approvals within the proposed Community Plan planning area, contribute to all adopted traffic impact fees. Anticipated adopted traffic impact fees include: the regional traffic impact fee, Castroville Community Plan traffic impact fee, and other fair-share fees for regional improvements as adopted and shown to have nexus. Widening the realigned Castroville Boulevard to four lanes, between Highway 156 and the entrance to the Commuter Train Opportunity Area, shall be constructed concurrent with development and prior to buildout and full occupancy of development within the Commuter Train Station Opportunity Area.	within the Community Plan shall contribute to all adopted traffic impact fees for construction of proposed improvements.	Housing and Redevelopment Office; Monterey County Planning and Building Inspection Department; and Monterey County Public Works Department	adopted traffic impact fees prior to approval of all General Development Plans or other discretionary approvals. Widening the realigned Castroville Boulevard to four lanes, between Highway 156 and the entrance to the Commuter Train Opportunity Area, shall be constructed concurrent with development and prior to buildout and full occupancy of development within the Commuter Train Station Opportunity Area.	
41.	MM 3.14-4a	Widen Merritt Street (Highway 183) to four lanes with left turn channelization between Highway 156 and Blackie Road; add left turn channelization where feasible between Highway 1 and Crane	Future development within the Community Plan shall contribute to	Monterey County Housing and Redevelopment Office; Monterey County	Contribute to all adopted traffic impact fees prior to approval of all	

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		<p>Street, and Blackie Road and Del Monte Avenue; extend the second northbound and southbound through lanes on Merritt Street (Highway 183) between Union and Poole Street; and add a second northbound through lane on Merritt Street (Highway 183) just south of Blackie Road. To fund these new improvements (included in the proposed Community Plan as planned mitigation), the County of Monterey shall require that the project applicant(s), for General Development Plan(s) and other discretionary approvals within the proposed Community Plan planning area, contribute to all adopted traffic impact fees. Anticipated adopted traffic impact fees include: the regional traffic impact fee, Castroville Community Plan traffic impact fee, and other fair-share fees for regional improvements as adopted and shown to have nexus. Construction of this improvement could require a Caltrans Project Study Report, which shall be determined during the design phase of the improvement.</p> <p><u>Widen Merritt Street to Four Lanes between Highway 156 and Blackie Road and Install Northbound Through-Lane with Left-turn Channelization Between Blackie Road & Del Monte Avenue. Widening Merritt Street (Highway 183) to four lanes with left-turn channelization between Highway 156 and Blackie Road, and installation of a second northbound through-lane with left-turn channelization between Blackie Road</u></p>	all adopted traffic impact fees for construction of proposed improvements.	Planning and Building Inspection Department; and Monterey County Public Works Department	<p>General Development Plans or other discretionary approvals.</p> <p><u>Widening Merritt Street (Highway 183) to four lanes with left-turn channelization between Highway 156 and Blackie Road, and installation of a second northbound through-lane with left-turn channelization between Blackie Road and Del Monte Avenue shall be completed prior to occupancy of any new development within the New Industrial, Cypress Residential, North Entrance, Commuter Train Station, or Merritt</u></p>	

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		<p>and Del Monte Avenue (where feasible) shall be completed prior to occupancy of any new development within the New Industrial, Cypress Residential, North Entrance, Commuter Train Station, or Merritt Street Corridor Opportunity Areas; the Tottino Subarea of the Commuter Train Station Opportunity Area; and/or the Infill Sites.</p> <p><u>Second Northbound and Southbound Through-Lanes between Union Street and Poole Street.</u> Extension of the second northbound and southbound through lanes on Merritt Street (Highway 183) between Union Street and Poole Street shall be constructed when project conditions warrant construction of this improvement as buildout of the Community Plan occurs. The subsequent traffic impact analysis, as required under mitigation measure MM 3.14-1a for each Opportunity Area, would determine the timing of this improvement under project conditions for a particular Opportunity Area.</p> <p><u>Left-turn Channelization between Highway 1 and Crane Street.</u> Left-turn channelization between Highway 1 and Crane Street (where feasible) shall be completed prior to buildout and full occupancy of the New Industrial, Cypress Residential, Commuter Train Station, North Entrance or Merritt Street Corridor Opportunity Areas; the Tottino Subarea of the Commuter Train Station Opportunity Area; and/or the Infill Sites.</p>			<p>Street Corridor Opportunity Areas; the Tottino Subarea of the Commuter Train Station Opportunity Area; and/or the Infill Sites.</p> <p><u>Extension of the second northbound and southbound through lanes on Merritt Street (Highway 183) between Union Street and Poole Street</u> shall be constructed when project conditions warrant construction of this improvement as buildout of the Community Plan occurs.</p> <p><u>Left-turn channelization between Highway 1 and Crane Street</u> shall be completed prior to buildout and</p>	

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					full occupancy of the New Industrial, Cypress Residential, Commuter Train Station, North Entrance or Merritt Street Corridor Opportunity Areas; the Tottino Subarea of the Commuter Train Station Opportunity Area; and/or the Infill Sites.	
42.	MM 3.14-4b	Prior to approval of a General Development Plan within the Cypress Residential Opportunity Area, the County of Monterey shall require that the project applicant(s) preserve the necessary right-of-way to eventually extend Artichoke Avenue southward across Highway 156 to Merritt Street (Highway 183) near Del Monte Boulevard. Construction of this improvement would not occur within the 20-year horizon of the proposed Community Plan.	Future development within the Cypress Residential Opportunity Area shall preserve the necessary right-of-way to eventually extend Artichoke Avenue southward across Highway 156 to Merritt Street (Highway 183) near Del Monte Boulevard.	Monterey County Housing and Redevelopment Office	Prior to approval of a General Development Plan within the Cypress Residential Opportunity Area.	
43.	MM 3.14-5	Construct the Castroville Boulevard/Highway 156	Future development	Monterey County	Contribute to all	

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		<p>Interchange Ramps in conjunction with the upgrade of Highway 156 to a four-lane freeway. The Castroville Boulevard/Highway 156 Interchange Ramps shall be constructed as a bridge over Highway 156, with two northbound through lanes, one left-turn lane, and one southbound lane. The following traffic controls and lane configurations shall be implemented:</p> <p><u>Castroville Boulevard/Westbound Highway 156 Ramps:</u></p> <ul style="list-style-type: none"> • Stop control on only the Westbound Highway 156 Ramp approach • Northbound: one left and two through lanes • Southbound: one through and one right turn lane • Eastbound: none (this leg would be the westbound on-ramp) • Westbound: one left-through lane and one right turn lane <p><u>Castroville/Eastbound Highway 156 Ramps:</u></p> <ul style="list-style-type: none"> • Signalized intersection, with Protected signal phasing on northbound and southbound Castroville Boulevard, and Split phasing on the eastbound Highway 156 off-ramp • Northbound: one through and one right turn lane • Southbound: one left and one through lane • Eastbound: one left turn lane, one left-through lane, and one right turn lane 	<p>within the Community Plan shall contribute to all adopted traffic impact fees for construction of proposed improvements.</p>	<p>Housing and Redevelopment Office; Monterey County Planning and Building Inspection Department; and Monterey County Public Works Department</p>	<p>adopted traffic impact fees prior to approval of all General Development Plans and other discretionary approvals.</p>	

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		<ul style="list-style-type: none"> Westbound: none (this leg would be the eastbound on-ramp) <p>To fund this improvement, the County of Monterey shall require that the project applicant(s), for General Development Plan(s) and other discretionary approvals within the proposed Community Plan planning area, contribute to all adopted traffic impact fees for this improvement. Anticipated adopted traffic impact fees include: the TAMC regional impact fee, Castroville Community Plan traffic impact fee, and other fair-share fees for regional improvements as adopted and shown to have nexus as determined in project specific traffic impact reports prepared for subsequent development within the proposed Community Plan.</p>				
44.	MM 3.14-7	Repair and replace missing sections of curb, gutter, sidewalk and street lighting missing along Merritt Street (west side north of Sanchez Street and south of Highway 156 to Walsh Street); construct sidewalk improvements; provide crosswalks and pedestrian signal phases; and provide bicycle lanes and/or bicycle paths along all primary streets within each Opportunity Area. The County of Monterey shall require that the project applicant(s), for General Development Plans and other discretionary improvement contribute their fair share towards pedestrian and bicycle improvements and install improvements within each Opportunity Area. All pedestrian and bicycle improvements shall be constructed concurrent with development with each	Future development within the Community Plan shall contribute to all pedestrian and bicycle improvements and install improvements within each Opportunity Area.	Monterey County Housing and Redevelopment Office; Monterey County Planning and Building Inspection Department; and Monterey County Public Works Department	Construct pedestrian and bicycle improvements concurrent with development with each Opportunity Area and completed prior to buildout of each Opportunity Area.	

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		opportunity area and completed prior to build out of each Opportunity Area.				
45.	MM 3.14-8	The County of Monterey shall require that the project applicant(s), for General Development Plans and other discretionary approvals contribute their proportionate fair share towards providing additional bus shelters along northbound Merritt Street at the intersections of Mead and Union Streets and along southbound Merritt Street at the intersection with Pajaro Street in accordance with the development standards and guidelines cited in the latest version of Monterey-Salinas Transit <i>Designing for Transit Manual</i> .	Future development within the Community Plan shall contribute their proportionate fair share towards providing additional bus shelters along northbound Merritt Street at the intersections of Mead and Union Streets and along southbound Merritt Street at the intersection with Pajaro Street.	Monterey County Housing and Redevelopment Office	Prior to approval of all General Development Plans and other discretionary approvals.	
46.	MM 3.14-9	The County of Monterey shall prepare the Downtown Parking Program to ensure that adequate parking is provided as new development occurs in the downtown area and prohibit truck activity in residential and downtown commercial areas. The County of Monterey shall require the project applicant(s), for General Development Plans and other discretionary approvals within the Merritt Street Corridor Opportunity Area provide	The County of Monterey Housing and Redevelopment Office shall prepare the Downtown Parking Program Future development within the the Merritt Street	Monterey County Housing and Redevelopment Office	Prior to issuance of building permit associated with General Development Plans and other discretionary approval within the Merritt Street	

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		adequate parking for proposed uses if parking demands cannot be met by existing facilities. Project applicants are encouraged to incorporate carpool parking spaces within proposed parking areas. To fund additional parking facilities, the County of Monterey shall require that the project applicant contribute towards capital costs of additional parking facilities. A reasonable allowance is about \$5,000 per surface parking space. This would include grading, paving, drainage, parking lot lighting, frontage improvements, driveways and landscaping. Each parking space requires about 350 square feet of land area including aisles and landscaping. Contribution shall be collection prior to issuance of building permit. The County of Monterey shall install and/or coordinate with Caltrans the installation of no truck parking signs in areas where truck parking is occurs along Merritt Street and within residential areas.	Corridor Opportunity Area shall provide adequate parking for proposed uses and contribute towards capital costs of additional parking facilities.		Corridor Opportunity Area. Provide adequate parking prior to approval of General Development Plans and other discretionary approvals within the Merritt Street Corridor Opportunity Area. Contribute towards capital costs prior to issuance of building permit.	
47.	MM 3.14-10	Install emergency vehicle detection at the existing Highway 156 interchange and other traffic signals along Merritt Street (Highway 183), and mount emitters on fire trucks and ambulances to allow preemption of normal signal operations by emergency vehicles. To fund installation of preemption system, the County of Monterey shall require that the project applicant(s), for General Development Plans and other discretionary approvals, contribute their fair share towards	Future development within the Community Plan area shall contribute their fair share towards installation of emergency vehicle preemptive system.	Monterey County Housing and Redevelopment Office	Prior to approval of all General Development Plans and other discretionary approvals.	

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		installation of emergency vehicle preemptive system.				
48.	MM-3.14-11	Construct a second southbound lane at the realigned Castroville Boulevard/Highway 156 intersection. To fund this improvement, the County of Monterey shall require that the project applicant(s), for General Development Plan(s) and other discretionary approvals within the proposed Community Plan planning area, contribute to all adopted traffic impact fees for this improvement. Anticipated adopted traffic impact fees include: the regional traffic impact fee, Castroville Community Plan traffic impact fee, and other fair-share fees for regional improvements as adopted and shown to have nexus as determined in project specific traffic impact reports prepared for subsequent development within the proposed Community Plan. Construction of this improvement could require a Caltrans Project Study Report; which shall be determined during the design phase of the improvement.	Future development within the Community Plan area shall contribute to all adopted traffic impact fees.	Monterey County Housing and Redevelopment Office	Prior to approval of all General Development Plans and other discretionary approvals.	
49.	MM 3.14-14	The County of Monterey shall require that the project applicant(s), for General Development Plan(s) and other discretionary approvals associated with the proposed Community Plan, contribute their proportionate fair share to the County of Monterey (or at the discretion of the County) to the Transportation Agency of Monterey County (TAMC) in order to mitigate for impacts to the	Future development within the Community Plan area shall contribute their proportionate fair share towards regional roadway network	Monterey County Housing and Redevelopment Office; Monterey County Planning and Building Inspection Department; and Monterey County Public Works	Prior to approval of all General Development Plans and other discretionary approvals.	

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		<p>regional roadway network. Although TAMC does not have the mechanism in place to implement specific projects, the County of Monterey has been collecting regional traffic impact fees for other projects based on the Nexus Study for a Regional Development Impact Fee (TAMC 2004) prepared by TAMC for regional traffic impacts throughout the County. Therefore, the project applicant(s) shall contribute their fair share to the regional traffic impact fee. Through the payment of the regional traffic impact fees, the proposed Community Plan would thus directly contribute to the following improvements:</p> <ul style="list-style-type: none"> • U.S. Prunedale Freeway Project – Construct a four-lane bypass of Prunedale, or add new capacity to the existing U.S. Highway 101 alignment between Echo Valley Road and Russell Road-Espinosa Road. Upgrade interchange and reroute roadways as necessary. • Route 156 widening and 101/156 Interchange – Widen Highway 156 to four lanes and upgrade to freeway status with appropriate interchanges. Interchange modifications at the U.S. Highway 101 and Highway 156; • Airport Boulevard Interchange at U.S. Highway 101 – Rebuild existing Airport interchange and make related improvements to nearby roads and intersections; • Salinas Road interchange at Highway 1 – Build 	<p>improvements to the County of Monterey (or at the discretion of the County) to the Transportation Agency of Monterey County (TAMC).</p>	<p>Department</p>		

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		<p>new interchange at Highway 1 and Salinas Road and add frontage roads.</p> <ul style="list-style-type: none"> • U.S. Highway 101 Corridor – Evaluate the need to improve capacity along the U.S. Highway 101 corridor through or around the City of Salinas. • Highway 1 widening Sand City, Seaside – Widen Highway 1 to six lanes between Fremont Boulevard and Canyon Del Rey Boulevard (Route 218) and make associated roadway improvements. • Widen Highway 1 to a four-lane expressway between Highway 156 and Merritt Street (Highway 183) and a four lane expressway north of Merritt Street (Highway 183); • Widen Espinosa Road to a four lane expressway between Highway 183 and Highway 101; • Widen Highway 183 to a four lane expressway between Castroville (south of Del Monte Avenue) and Salinas (Davis Road); • Signalize and construct associated roadway improvements at the Highway 183/Espinosa Road; • Widen San Miguel Canyon Road to a four lane expressway between Highway 101 and Hall Road; and • Construct the Prunedale Improvement Plan (PIP) improvements, specifically the grade separation between Highway 101 and Espinosa and Russell Roads. <p>Contribution to the regional traffic impact fees</p>				

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		program would off-set any traffic impact on the regional roadway network caused by increased trip volume associated with the proposed Community Plan.				
50.	MM 3.15-1a	Upon approval of the proposed Community Plan, the County of Monterey shall require that the Opportunity Areas are annexed to the CWD's Sphere of Influence (SOI) upon approval of a General Development Plan for the respective Opportunity Area. CWD shall submit an application to the Local Agency Formation Commission of Monterey County (LAFCO) to revise their Sphere of Influence to include all of the Opportunity Areas.	Future development within the Community Plan area shall be annexed to the Castroville Water District's Sphere of Influence	Monterey County Housing and Redevelopment Office and Castroville Water District	Upon approval of all General Development Plans.	
51.	MM 3.15-1b	The County of Monterey shall require that project applicant(s), for General Development Plans or other discretionary approvals associated with the proposed Community Plan, contract with certified engineer to prepare wastewater system plans in accordance with CSA-14 guidelines. These plans shall confirm that the estimated amount of wastewater flow generated by proposed development does not exceed the projected 0.64 MGD of additional flow to the Castroville Regional Pump Station.	Future development within the Community Plan area shall contract with certified engineer to prepare wastewater system plans in accordance with CSA-14 guidelines. These plans shall be submitted to Castroville Water District for review and approval.	Monterey County Housing and Redevelopment Office; Monterey County Planning and Building Inspection Department; and Castroville Water District	Prior to approval of all General Development Plans and other discretionary approvals.	

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52.	MM 3.15-1c	The County of Monterey shall require that project applicant(s), for General Development Plans or other discretionary approvals associated with the proposed Community Plan, pay connection fees to Monterey Regional Water Pollution Control Agency and Castroville Water District. The MRWPCA connection fees are based on type of use. The CWD fees are to be determined during the wastewater system master planning level analysis to be prepared by Castroville Water District.	Future development within the Community Plan area shall pay connection fees to Monterey Regional Water Pollution Control Agency and Castroville Water District.	Monterey County Housing and Redevelopment Office; Castroville Water District; and Monterey Regional Water Pollution Control District	Prior to issuance of building permits.	
53.	MM 3.15-2	The County of Monterey shall require that the project applicant(s), for General Development Plans and other discretionary approvals associated with the proposed Community Plan, contract with a certified engineer to determine the amount of water supply, and water treatment and distribution improvements required by proposed development to meet the requirements of Castroville Water District and North County Fire Protection District.	Future development within the planning area shall contract with a certified engineer to determine the amount of water supply, and water treatment and distribution improvements required by proposed development to meet the requirements of Castroville Water District and North	Monterey County Housing and Redevelopment Office; Castroville Water District; and North County Fire Protection District	Prior to approval of all General Development Plans and other discretionary approvals.	

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			County Fire Protection District.			