

**Monterey County Planning & Building Inspection
Program for Mitigation Monitoring and Reporting***

General Note: The subject property is located within the Santa Lucia Preserve, Monterey California and is subject to all conditions, mitigation measures and applicable requirements of the Santa Lucia Preserve Comprehensive Development Plan, Resource Management Plan, Mitigation Monitoring Program, Environmental Impact Report, Addendum to the Environmental Impact Report, and Supplement to the Environmental Impact Report.

Project Name: WATSON, Steve and Janet

File No: PLN010562 / PLN010491 **APN:** 239-031-006

Reviewed by: Subdivision Committee and Planning Commission

Approval by: Board of Supervisors **Date:** _____

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

<i>Mitigation Measure Number, Category, Text, Impact Addressed and Responsible Land Use Department</i>	<i>Cond. Num.</i>	<i>Monitoring Actions to be performed or documented including performance measures if applicable</i>	<i>Responsible Party</i>	<i>Monitoring Schedule (Timing)</i>	<i>Verification of Completed or Ongoing Mitigation or of Non-Compliance</i>	<i>Action to Achieve Compliance</i>
<p>Mitigation Measure 1 (Biological Resources) In order to mitigate potential impacts to species identified as a candidate, sensitive or special status species, Pre-construction surveys for nesting raptors are required if construction is to occur during the nesting season (April 15-August 1). If raptor nests are located during pre-construction surveys, a qualified biologist shall establish a 300-foot buffer around each nest for the duration of the breeding season (until such time as the young are fully fledged) to prevent nest harassment and brood mortality. Work may proceed prior to August 1 only if a qualified biologist conducts nest checks and establishes that the young are fully fledged. Every effort shall be made to avoid removal or impact to known raptor nests within project boundaries. If trees known to support raptor nests cannot be avoided, removal of these trees may only occur during the non-breeding season.</p>	8	The applicant shall contract with a qualified biologist for purposes of pre-construction surveys and nesting raptor protection if construction is to occur during the nesting season for raptors (April 15- August 1).	Applicant	<u>Prior to tree removal and issuance of Grading Permits</u>		
		If construction work is to occur during the April 15- August 1 nesting season time frame, the applicant shall submit written and photographic evidence from the qualified biologist to the Planning and Building Inspection Department that adequate protection has been provided to prevent harassment and brood mortality to areas with known raptor nests.	Applicant	<u>Prior to tree removal and issuance of Grading Permits</u>		
<p>Mitigation Measure 2 (Biological Resources) In order to mitigate potential adverse effect on any riparian habitat or other sensitive natural community, all grading, excavating, and other activities involving substantial soil disturbance shall be planned and carried out in accordance with the Lot 17 Geotechnical Engineering Investigation, and standard erosion control techniques (as established within the Santa Lucia Preserve mitigation monitoring program) shall be utilized to minimize erosion and sedimentation impacts to water resources, native vegetation and other biological resources.</p>	9	The applicant shall demonstrate to the satisfaction of the Planning and Building Inspection Department and the Department of Environmental Health, that <u>all plans</u> submitted for review and approval for grading, excavating and building that would disturb soils, have been reviewed by a registered civil engineer and are “wet stamped” as consistent with the Geotechnical Engineering Investigation and Supplemental Geotechnical Engineering Investigation prepared by Twining Laboratories, Inc. and the Santa Lucia Preserve mitigation monitoring program.	Applicant	<u>Prior to Issuance of Grading, Excavation and Building Permits</u>		