

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

Project Name: Post Ranch Expansion

File No: PLN970492

APNs: 419-311-034-000

419-311-035-000

419-311-036-000

Approval by: Planning Commission **Date:** 05/08/02

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

Mitigation Measure Number, Category, Text, and Responsible Land Use Department	Monitoring Actions to be performed or documented	Responsible Party	Monitoring Schedule (Timing)	Verification of Completed or Ongoing Mitigation
MM#1 (Air Quality) To maintain air quality levels that are safe to sensitive receptors, such as nearby residential uses, the applicant shall implement the following measures to ensure that construction activities create minimum adverse air quality impacts (Planning and building Inspection) :	Provide the Director of Planning and Building Inspection written certification regarding how each measure has been implemented or will be implemented during construction.	Applicant	Prior to issuance of building permits	
1. Post the project at two locations with a publicly visible sign during construction operations that specifies the telephone number and person to contact for complaints and/or injuries on dust generation and other air quality problems resulting from project construction.	Provide the Director of Planning and Building Inspection photographs and locations of the posting.	Applicant	Prior to issuance of building permits	

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2. All unpaved construction areas shall be sprinkled with water (at least twice per day) during grading activities.	The contractor shall keep a daily log of each activity performed during construction including date and photographs, as necessary. Monthly reports shall be submitted to the Director of Planning and Building Inspection for approval. Failure to submit a report shall cause all work to be stopped until the report is received and approved by the Planning and Building Inspection Department.	Applicant	During construction	
3. Apply non-toxic tackifier, or other suitable cover (such as jute netting, erosion control fabric, mulch, etc.), to exposed areas immediately after cut-and-fill operations are complete.	See above	Applicant		
4. Trucks hauling dirt and debris must be covered.	See above	Applicant		
5. Immediately sweep up spilled dirt or debris onto paved surfaces.	See above	Applicant		
6. Cover on-site stockpiles of excavated materials.	See above	Applicant		
7. Vacuum (e.g. road sweeper/vacuum) construction-related soils on paved roads whenever soils are visible.	See above	Applicant		
MM#2 (Biological Resources) In consultation with a licensed landscape architect and a qualified biologist, the applicant shall implement the restoration plan for Seacliff buckwheat contained in and in accordance with the guidelines of the revegetation plan prepared by J. Janecki & Associates. (Planning and Building Inspection)	Submit to the Monterey County Planning and Building Inspection department written certification that the required planting has been performed in accordance with the revegetation plan.	Qualified biologist	Prior to final inspection	

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MM#3 (Biological Resources) The applicant shall prepare a monitoring plan specifically for the revegetation and restoration areas as indicated in the Initial Study. The plan shall include an establishment period of three years from the time of planting with a subsequent 5-year monitoring period. (Planning and Building Inspection)	Submit to the Monterey County Planning and Building Inspection Department a detailed monitoring plan that satisfies the mitigation requirements of the biological report prepared by Jeff Norman, including success criteria and contingency planning if those criteria are not met.	Applicant	Prior to issuance of grading or building permits	
	Submit to the Monterey County Planning and Building Inspection Department annual reports on the progress and status of the revegetation during the establishment period and a final report at the end of the 5 year monitoring period.	Applicant	Year1	
			Year 2	
			Year 3	
			Year 8	

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MM#4 (Biological Resources) Fire and construction clearance around existing and proposed units shall retain as much buckwheat as possible while clearing other vegetation. Retain a <i>qualified biologist</i> to prepare a training/educational plan for the maintenance employees of Post Ranch. The plan must include elements about appearance and importance of buckwheat, avoiding any contact with buckwheat, and procedures for removal of existing planted oaks and sycamore, specifically downslope of Cliff Unit A. (Planning and Building Inspection)	Submit the plan to the Monterey County Planning and Building Inspection department for approval.	Applicant	Prior to issuance of building permits	
	Perform training sessions in accordance with the training plan. Attendants to the training sessions shall demonstrate to the satisfaction of the qualified biologist that they can identify sensitive resources and how to protect them. The <i>qualified biologist</i> shall provide written certification to the Director of Planning and Building Inspection that the training has been performed.	Qualified Biologist.	Prior to construction	
MM#5 (Biological Resources) In consultation with a qualified biologist, the applicant shall ensure that no Seacliff Buckwheat plants are damaged during construction activities. (Planning and Building Inspection)	Retain a qualified biologist to inspect and mark seacliff buckwheat plants in the areas where vegetation clearance is to occur and to supervise land clearance and construction operations in those areas where seacliff buckwheat is present. If, during construction, any seacliff buckwheat plants are damaged or removed, the qualified biologist shall document the occurrence and recommend immediate mitigation actions	Applicant	Prior to construction	
	Submit a report to the Monterey County Planning and Building Inspection department to include any additional mitigation required or implemented and certifying that operations were carried out in accordance with this mitigation measure.	Qualified Biologist	Prior to final inspection	

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MM#6 (Biological Resources) The applicant shall ensure that pre-construction surveys for nesting raptors, bats and other birds with likelihood to nest onsite are conducted by qualified wildlife biologists during the nesting season (Planning and Building Inspection)	Retain one or more qualified biologists to carry out pre-construction survey targeted on California spotted owl, purple martin, western bluebird, Cooper's hawk, white-tailed kite, olive-sided flycatcher, Yuma myotis, long-legged myotis, small-footed myotis, fringed myotis, long-eared myotis and pallid bat. If one or more nests are discovered, the applicant shall retain a qualified wildlife biologist to establish an appropriate buffer zone (up to 300' for raptors) and monitor construction activities in these areas during the nesting period.	Applicant	Prior to construction, from March to the end of July	
MM#7 (Cultural Resources) The applicant shall retain a qualified professional archaeologist to monitor construction activities to ensure the protection of archaeological resources. (Planning and Building Inspection)	If archaeological resources or human remains are discovered during construction, work shall be halted within 50 meters (150 feet) of the find until it can be evaluated by the archaeologist. If the find is determined to be significant by the archaeologist, appropriate mitigation measures shall be formulated and implemented. If human remains are encountered, the Monterey County Coroner shall be notified, as required by law.	Qualified professional archaeologist	During Construction	
	Submit to the Director of Planning and Building Inspection Department written certification that no archaeological resources were found during construction or that appropriate mitigation measures were implemented for archaeological resources found during construction.	Qualified professional archaeologist	Prior to final inspection	
MM#8 (Geology and Soils) The structures shall be reinforced to withstand seismic shaking posed by the property's proximity to faults.	Submit to the Planning and Building Inspection Department engineering plans showing seismic and lateral loads for the structures consistent with appropriate UCB codes.	Applicant	Prior to issuance of building permits	
MM#9 (Noise) Construction activities shall be restricted between the hours of 7:00 a.m. and 6:00 p.m. (Planning and Building Inspection)		Applicant	During Construction	

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Mitigation Measure 10: The applicant shall prepare a Facilities Trip Reduction Plan subject to the approval of the Department of Public Works. The plan shall include the following elements: a. Provide ridesharing, public transportation and nearby (within one mile) licensed child care facilities information to tenants as part of move-in materials. A draft informational packet must be provided as part of the project's approval review. b. Print transit schedule information on all promotional materials for the project. Draft printed transit schedules shall be provided as part of the project's approval review. c. Provide pedestrian facilities linking transit stops to common areas. d. Provide transit scheduling information quarterly to employees. e. Provide site amenities that reduce the need for vehicle trips based on documentation of trip reduction. f. Provide an internal shuttle service and shuttle parking areas within the PRI and to and from Highway 1. g. Provide an information package/brochure aimed at informing the PRI guests and employees of the facility's transportation and environmental concerns including: provisions for shuttle service, availability bicycle parking facilities, map of the internal roadway network and information regarding external transit services to nearby recreational and visitor serving facilities. (Public Works Department)	Submit a draft informational packet of item "a" to the Monterey County Public Works Department for approval.	Applicant	Prior to issuance of building permits		
	Provide the Monterey County Public Works Department written and visual certification (samples of brochures, photographs of facilities constructed, etc) that each element has been implemented.	Applicant	Prior to final inspection	a	
				b	
				c	
				d	
				e	
				f	
				g	
Mitigation Measure 11: The applicant shall implement the circulation, parking and trails plan (Sheet 0.6 of submitted plans) including bicycling parking facilities in the vicinity of the employee housing units and new Central Services Building. (Public Works Department)	Provide written certification to the Monterey County Public Works Department that the circulation, parking and trails plan is fully operational.	Applicant	Prior to final inspection		

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Mitigation Measure 12: Subject to the approval by Caltrans, the applicant shall perform the following improvements to the Post Ranch driveway/Highway 1 intersection. a. Install a limit line on the Post Ranch driveway. b. Install a Type “N” marker on the far side of Highway 1 opposite the Post Ranch driveway. c. Provide a Post Ranch sign for southbound traffic. (Public Works Department)	Provide written and/or visual certification to the Monterey County Public Works Department that the intersection improvements have been completed and are fully operational.	Applicant	Prior to final inspection	a	
				b	
				c	