

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

Project Name: Hinman/Skees

File No: PLN010079

APN: 151-011-025-000

Approval by: Planning Commission Date: 06/12/02

**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 Measures 1, 2 & 5 (Aesthetic Resources) In order to mitigate for visual impact that might impart a significant alteration of the view shed from Laureles Grade Road and to reduce the potential to a less than significant level, the applicant shall, apply for a grading permit that will work to reduce visibility from Laureles Grade Road. Said permit shall include measures for screening and lowering the profile of the completed home including, but not limited to berms and vegetation restoration. Grading will be limited to 6,000 yards of cut and 10,000 yards of fill [including berms]. No more than 4,000 cubic yards of imported material. (Mitigation measure</p>	8	Submit a proposed grading plan that indicates with elevations verifiable in field conditions, the reduction in the visibility of elevations visible from Laureles Grade Road, and submit a contract for the import of fill to the Monterey County Planning and Building Inspection Department. Contact the staff planner upon start of grading and install a story pole as a datum to verify the reduction of visibility before the grading is finished. Submit a final report on the effectiveness of screening and landscaping prior to final occupancy.	Applicant	<u>Throughout grading and prior to final inspection</u>	County Grading Engineer and Planner	
<p>Mitigation Measure 3 (Aesthetic Resources) In order to further minimize potential adverse impacts to the view shed the landscaping plan shall incorporate native, compatible vegetation to restore graded areas and/or berms to a vegetated state compatible with existing vegetation. The purpose of the vegetation will be to screen and soften any visibility of the house from Laureles Grade Road.</p>	45	Include a section in the report required under Mitigation Measure 1 addressing the condition of this mitigation measure	Applicant	<u>Prior to final occupancy</u>	Assigned County Planner or compliance team	
<p>Mitigation Measure 4 (Aesthetic Resources) In order to mitigate for a potential impact from glare and night lighting of a natural landscape, the owner shall submit a lighting plan that indicates the manner in which lighting will be directed away from Laureles Grade Road. Said plan shall also indicate how light will be minimized at night so that it is not visible from Laureles Grade Road.</p>	5	Staff review of the lighting plans for orientation, wattage, fixture design. A night time sighting experience must be done prior to final sign-off of the lighting plan, prior to issuance of the building permit(s)	Applicant	<u>Prior to issuance of Building permits</u>	Assigned County Planner or compliance team	

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<p>Mitigation Measure 6 (Aesthetic Resources) In order to minimize the visual impact on the visible The color scheme of the house, roof, siding materials and fencing will be approved by the Director of Planning and Building Inspection. The intent is that the materials and colors blend into the natural colors and textures of the vegetation as much as possible. Earth tone colors will be mandatory for all areas visually exposed to views from Laureles Grade Road. Colors shall adhere to those required and approved in the design Approval application submitted as part of this application. (P&BI)</p>	6	Field review of the completed construction after paint and trim have been completed, but prior to a request for final inspection or occupancy. Staff must confirm that the colors and materials applied are those approved in the hearing and upon the Design Approval form.	Applicant	<u>Prior to final of any building permit and prior to occupancy</u>	Project planner or compliance team	
<p>Mitigation Measures 7-13 (Air Quality) In order to prevent erosive material from becoming airborne, all truckloads of imported fill shall be covered or contained in a manner approved by the Monterey Bay Unified Air Pollution Control District. Provisions for covering loads shall be made a part of the contract submitted with the grading plan required as part of mitigation measure number 1 above. A note that all loads are to be covered shall be included on the grading plans and permit. Other means of wetting down the construction site shall be included on the grading plans to preclude wind erosion and blowing dust. Grading plans shall include provisions for covering stockpiles to prevent blowing dirt (P&BI)</p>	15	County Grading Engineers shall monitor the truckloads arriving during the import phase of the grading operation. The staff planner shall also note the compliance or absence thereof of the covered truck provision	Applicant, County Staff, Contractor	<u>Monitoring to begin upon issuance of grading permit and continue until grading has been completed and finalized.</u>	Project planner or compliance team	
<p>Mitigation Measures 16 & 18 (Biological Resources) In order to provide for the preservation of the Toro Manzanita, a rare and endangered species, the owner shall offer and record, and grant a botanical easement in to the County of Monterey over an area containing the existing plant population and extending fifteen feet beyond the plants in all directions. The content of the easement deed and the mapped area over which it applies shall be reviewed and approved by the Director of Planning and Building Inspection prior to acceptance by the Board of Supervisors. (P&BI) Note: Measures 14, 15, and 17 19, and 20 are no longer necessary pursuant to the report of May 24, 2002 submitted by Biotic Resources Group</p>	14	Provide a map of the botanical easement of the area to be set aside for preservation of the Toro Manzanita. Provide the text of a botanical easement deed in favor of the County of Monterey. Staff will review, approve, or return for modifications and ultimately prepare a report for the Board of Supervisors to accept the approved dedication.	Applicant	<u>Prior to issuance of grading or building permits</u>	P&BI staff	
<p>Mitigation Measure 21 (Archaeological Resources) In order to mitigate for potential adverse impacts to undiscovered archaeological resources, all work shall stop upon discover of artifacts, midden or skeletal remains, and the Planning staff shall be immediately contacted. If a significant find has been unearthed, adequate evaluation and protection of recoverable material shall be provided prior to recommencement of construction. A standard condition to this effect has been included in Exhibit "C", Resolution of approval.</p>	51	The project planner should view the site during the grading phases. The applicant shall notify the grading contractor and specify in the contract that work is to cease pursuant to planning permit if any archaeological, historical or paleontological remains are uncovered during the course of grading.	Applicant	<u>During active grading</u>	P&BI staff	

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<p>Mitigation Measures 22 and 23 (Geology and Soils) In order to avoid adverse impacts due to geologic and soils hazards, all of the recommendations in the reports submitted by Steven Raas and Associates, Inc. in March 2001 and Rogers E. Johnson and Associates submitted on February 14, 2001, shall be incorporated into the grading plans, construction drawings and foundation design as appropriate to reduce potential impacts from seismic or soils actions to an insignificant level of hazard to the proposed improvements,</p>	12 & 13	Provide the Director of Planning and Building Inspection Department building and grading plans with certification stamps from the consultants stating that appropriate recommendations from their studies have been incorporated into said plans. Have the engineering geologist certify that the as built construction was constructed according to the recommendations of the reports.	Applicant	<u>Prior to construction/ prior to final inspection</u>	Certification stamps as determined by P&BI staff. Certification by geologist	
<p>Mitigation Measures 24 (Hydrology) In order to prevent the soil erosion possible due to soils disturbed by grading, construction and development of the new home and amenities, the owner shall submit a drainage plan to the satisfaction and approval of the Monterey County Water Resources Agency prior to issuance of any grading or building permits. The recommendations of said drainage plan shall be incorporated as appropriate in all grading and building permits. Where appropriate notes on plans shall indicate 'pursuant to adopted drainage plan'. The plans shall be implemented and verified prior to final inspections.</p>	10	A drainage plan shall be prepared by a registered civil engineer and shall be developed based upon drainage and construction plans for the project. Said plan shall be submitted to and be approved by the County Water Resources Agency prior to the issuance of grading or building permits. The staff of planning and building inspection shall review any grading and building permits to ascertain that pertinent details of the erosion control plan have been included in the grading and building permits.	Applicant	<u>Prior to issuance of permits/ prior to final inspection.</u>	Staff of the Planning and Building Inspection Department	
<p>Mitigation measure 25 To limit the impact of noise, construction hours are to be limited to 7:00am until 7:00pm Monday through Friday.</p>	47	Applicant shall submit copies of construction contracts specifying that the working hours are to be not longer than 7:00am through 7:00pm Monday through Saturday.	Applicant	<u>Prior to issuance of grading or building permits</u>	Staff review of evidence of compliance with this condition.	