

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

Project Name: Kleissner

File No: PLN010280APNs: 417-021-035-000; 417-021-038-000

Approval by: Planning Commission Date: 07/10/02

**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, Impact Addressed and Responsible Land Use Department	Cond. Num.	Monitoring Actions to be performed or documented including performance measures if applicable	Responsible Party	Monitoring Schedule (Timing)	Verification of Completed or Ongoing Mitigation or of Non-Compliance	Action to Achieve Compliance
Mitigation Measure 1 (Biological Resources) In order to mitigate for impacts that occurred to Central Maritime Chaparral to a less than significant level, the applicant shall, in consultation with a qualified biologist, restore the areas at trench swales and utility boxes located between points 0 and 6, and at the parking area identified as point 3 shown on the “As-Built Drawing for access Road for Parcel APN: 417-021-035” (Exhibit “A”, Project Plans). Restoration shall include planting of 47 Little Sur manzanita plants and as many mock heather and Monterey manzanita plants as recommended by the biologist, in addition to eradication of exotic invasive species such as Kikuyu grass and Bermuda buttercup. Plants for the restoration shall be obtained from cuttings of other plants from the site as indicated in the November 3, 2001 biology report by Jeff Norman.		Submit a report <u>prepared by the qualified biologist</u> to the Director of Planning and Building Inspection Department, certifying that all planting has been made consistent with the recommendations of the qualified biologist and in accordance with the guidelines in the November 3, 2001 biology report by Jeff Norman.	Applicant	<u>Prior to final inspection</u>		
		Report in writing to the Director of Planning and Building Inspection Department on the status of the restoration. The reports shall be prepared by a qualified biologist and shall include performance measures and corrective measures as needed. Planting shall be sufficient to replace lost vegetation (1:1 ratio) with a 100% success criterion. Failure to meet the success standard in any given year shall require immediate replacement planting and shall extend the monitoring period for an additional year.	Applicant	<u>Every four months, for a period of five years</u>		
Mitigation Measure 2 (Biological Resources) In order to minimize potential adverse impacts to Redwood trees, all activities along the lower road shall avoid severing major roots of redwoods. No excavated or otherwise disturbed soil shall be allowed to accumulate beneath the canopies of these trees.		Include a section in the report required under Mitigation Measure 1 addressing the condition of this mitigation measure	Applicant	<u>Every four months, for a period of five years</u>		

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Mitigation Measure 3 (Biological Resources) In order to mitigate for loss of riparian vegetation associated with the construction of the gabion wall, placement of riprap, and installation of French drains, the applicant shall, in consultation with a qualified biologist, replant the affected area in accordance with the recommendations contained in the biology report by Jeff Norman dated November 3, 2001. Planting shall be sufficient to replace lost vegetation (1:1 ratio) with a 100% success criterion. Failure to meet the success standard in any given year shall require immediate replacement planting and shall extend the monitoring period for an additional year.		Include the progress of this mitigation measure in the report to be submitted every four months per Mitigation Measure 1	Applicant	<u>Every four months, for a period of five years</u>			
Mitigation Measure 4 (Biological Resources, Geology and Soils, Hydrology and Water Resources) In order to prevent erosive material from the road entering Joshua Creek, the applicant shall, in consultation with the National Marine Fisheries Service and the Garrapata Creek Watershed Council, complete road improvements following the recommendations of the Watershed Management Plan, the Hydrology and Drainage Report, and related plans prepared by Ifland Engineers (See Exhibits D and E of the Initial Study). These recommendations include keeping the existing gabion basket wall on Joshua Creek, additional culverts (5), retaining walls and erosion control measures such as Best Management Practices (BMPs) and outlet protection measures. In addition, the applicant shall implement and follow all recommendations by consulting biologist Jeff Norman in his November 3, 2001 Biological Report.		Submit a culvert evaluation plan prepared by a qualified civil engineer or hydrologist to the Director of Planning and Building Inspection Department for approval. The plan shall be reviewed by the California Regional Water Quality Control Board, National Marine Fisheries Service, and Garrapata Creek Watershed Council and must include performance standards and variables to be monitored in addition to sediment capturing devices such as water course screens.	Applicant	<u>Prior to the issuance of building or grading permits</u>			
		Submit <u>yearly</u> reports prepared by a qualified civil engineer or hydrologist to be approved by the Director of Planning and Building Inspection Department to evaluate the performance of the road improvements as they relate to the watershed. The reports shall also be submitted to the California Regional Water Quality Control Board, California Department of Fish and Game, National Marine Fisheries Service, and Garrapata Creek Watershed Council for comment. Each report shall include a pre-winter assessment of the site and a post winter evaluation of the installed components. The reports shall specifically address culvert adequacy and energy dissipater performance. Evidence of significant hillside erosion at culvert outlets and energy dissipaters shall require corrective measures as recommended by the civil engineer. These measures shall be implemented on a schedule submitted by the civil engineer. Failure to implement subsequent recommended measures shall constitute a violation of project conditions. Concurrently, the biologist shall review sediment loading and sediment impacts on steelhead habitat with related measures to be implemented as necessary consistent with the requirements for subsequent measures outlined above.	Applicant	<u>Beginning on May 1, 2003 and until the end of the revegetation reporting period indicated in Mitigation Measure 1,</u>	5/2003		
					5/2004		
					5/2005		
					5/2006		
					5/2007		

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Mitigation Measure 5 (Biological Resources, Hydrology and Water Resources) In order to minimize impacts to Joshua Creek from surface water diversion, upon completion of the road improvements, in consultation with the Department of fish and Game, the applicant shall remove the water tanks located on the lower road near the sawmill. Until removed, the applicant shall install float shut-off valves in the water tanks to prevent unnecessary bypassing of water between the intakes and the tanks.		Provide evidence to the Director of Planning and Building Inspection Department that float shut-off valves have been installed in the water tanks.	Applicant	<u>Prior to construction</u>		
		Provide the Director of Planning and Building Inspection Department, proof that consultation with the Department of Fish and Game has occurred regarding tank removal and that the water tanks have been removed from the site.	Applicant	<u>Prior to final inspection</u>		
Mitigation Measure 6 (Biological Resources) In order to mitigate for potential adverse impacts to the Federally-listed Smith's blue butterfly and its host plant seacliff buckwheat from road opening activities, the applicant shall, in consultation with a qualified biologist and per the recommendations of the November 3, 2001 report by consulting biologist Jeff Norman, plant a total of 1,126 seacliff buckwheat plants. Planting shall be limited to Coastal Sage Scrub habitat where impact has occurred and where necessary to stabilize erosive conditions. All planted areas shall be monitored for exotic invasive plants as described in the biological report; when encountered, exotic plants shall be eradicated.		Progress of revegetation and exotic invasive plant control shall be included in a report prepared by a qualified biologist and will be subject to a 70% success criterion, or 788 seacliff buckwheat plant specimens at the end of the five-year monitoring period. Failure to meet the success criterion for seacliff buckwheat in any given year shall require immediate replanting of lost plants and will extend the monitoring period for an additional year. Reporting and monitoring required under this action may be combined with the report required under mitigation measure 1.	Applicant	<u>Every four months, for a period of five years</u>		
Mitigation Measure 7 In order to avoid adverse impacts to sensitive plants such as seacliff buckwheat, the applicant shall retain a qualified biologist to identify and mark all sensitive plants to be avoided during construction. If avoidance is not possible, replacement planting shall be implemented per mitigation measure 5 and its monitoring action.		Provide the Director of Planning and Building Inspection Department for approval, a copy of the contract with a qualified biologist to carry out this mitigation measure.	Applicant	<u>Prior to construction</u>		
		Submit to the Director of Planning and Building Inspection Department written certification by the qualified biologist that construction activities were carried out in accordance with this mitigation measure and that any required replacement planting has been done or that no additional mitigation measures are required.	Applicant	<u>Prior to final inspection</u>		