

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

Project Name: <u>Investmark Tree Removal</u>	
File No: <u>PLN980621</u>	APN: <u>007-103-004 thru -012</u>
Approval by: <u>Planning Commission</u>	Date: <u>Aug. 14, 2002</u>

LEGEND

PBI <i>Planning & Building Inspection</i>	WRA <i>Water Resources Agency</i>	EH <i>Environmental Health</i>	AG <i>Ag Commissioner</i>
FD <i>Fire District</i>	PW <i>Public Works</i>	RA <i>Redevelopment Agency</i>	PD <i>Parks Department</i>
CC <i>County Counsel</i>	MMR <i>Mitigation Monitoring Reporting Team</i>	CE <i>Code Enforcement</i>	Other <i>State which agency</i>

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

Mitigation Measures

Mit. Mon. No.	Final Signoff Date	Conditions of Approval	Standard	Orig. Dept. or Agcy	Schedule (Prior to/Continuous) (Report due?) Fill in timeframe ↓	Person/Agency responsible for Inspection/Monitoring/Review What is to be reviewed? Who is the preparer?
4.5		An erosion control plan shall be submitted to the Water Resources Agency for approval. The plan shall focus on applying erosion control measures in conjunction with any access roads used in the clearing process.	Water Resources	WRA	Prior to issuance of building permit	Applicant submits engineered plan for WRA approval
6.2		Meet requirements of Erosion Control Ordinance.	Chapter 16.12	P&BI	Prior to issuance of building permit	Applicant submits engineered plan for P&BI approval
7.2		That a Scenic Easement for the purpose of maintaining a continuous tree canopy across the subject parcels be conveyed to the County over those areas of the subject parcels outside the building envelopes as shown on Exhibit "G" attached hereto and made a part of this by reference. A minimum number of trees to be retained for each lot shall be based on the existing number of trees outside of all the individual footprints, totaling 591 coast live oaks and 167 Monterey pines, as inventoried by Glenn Flamik (June 14, 2002) and made a part of this by reference. The Scenic Easement Deed may provide exceptions for driveways, fences, and removal of hazardous vegetation subject to the review and approval of the local fire district and Director of Planning and Building Inspection Department. The scenic easement deed shall be submitted to and approved by the Director of Planning and Building Inspection, and conveyed to the County of Monterey prior to the removal of trees and prior to the issuance of any building permits.	Per County approved form	P&BI	Prior to issuance of building permit	Applicant submits easement form for P&BI and CC approval. Applicant records approved documents
7.3		That prior to tree removal and/or the issuance of building permits, a landscape/forest management plan be prepared for each parcel that addresses the concerns identified in the Biological Study. Any additional plantings that need to occur should follow the recommendations contained in the Forest Management Plan.	Per County approved standards for biological reports	P&BI	Prior to issuance of building permit	Applicants submit Plan for P&BI approval per Biological Report recommendations. P&BI determines needs and required additional tree planting
Per court stipulation		Prior to the removal of the Monterey Pines, the applicant shall have a qualified Biologist survey the site for the potential of Pitch Canker on site. The survey shall be submitted to the Director of Planning and Building Inspection prior to removal of the Monterey Pines. If Pitch Canker is identified on site, the applicant	Per court stipulation	P&BI	Prior to issuance of building permit	Applicant submits survey to P&BI. If survey indicates there are Monterey Pines not infected with Pitch Canker,

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		shall include the recommendations of the qualified Biologist in the removal of the Monterey Pines, subject to the approval of the Director of Planning and Building Inspection. If at the time of the removal of the Monterey Pine trees, the biologic survey indicates there are Monterey Pine trees which exhibit no symptoms whatsoever of pine pitch canker, Investmark shall make any pine cones such trees available for collection by the Elkhorn Native Plant Nursery LLC. In doing so, Investmark shall instruct the individuals or entities removing any pine pitch canker symptom free trees to collect and set aside any pine cones from such trees in order that Elkhorn Native Plant Nursery LLC can pick up, store, and/or propagate any such Monterey Pine seeds contained in the cones at their facility in Moss Landing.					Investmark shall contact Elkhorn Native Plant Nursery for collection, storage and propagation.
7.2 and 7.3		That a notice be recorded for each lot stating the requirements of item 7.2 and 7.3 above.	Recorder's Office standards	P&BI	Prior to issuance of building permit		Applicant submits form for P&BI and CC approval. Applicant records approved documents
8.1 and 8.2		Same as 7.2 and 7.3	Same as 7.2 and 7.3	Same as 7.2 and 7.3	Same as 7.2 and 7.3		Same as 7.2 and 7.3