

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

Project Name: Monterey Peninsula Country Club

File No: PLN010276

APNs: 007-361-003-000; 007-361-007-000; 007-371-005-000; 007-371-006-000
007-371-011-000

Approval by: Planning Commission **Date:** August 28, 2002

**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>Monitoring Actions to be performed or documented, including performance measures, if applicable.</i>	<i>Responsible Party for Monitoring</i>	<i>Monitoring Schedule (Timing)</i>	<i>Verification of Completed or Ongoing Mitigation or of Non-Compliance</i>	<i>Action to Achieve Compliance</i>
MM# 1 (Aesthetics) In order to mitigate adverse impacts to the public views from 17-Mile Drive because of tree removal at the proposed 7th, 8th, and 11th fairways, the applicant shall relocate or replace each tree proposed for removal in accordance with the ratios and locations as outlined in the June 6, 2002 recommendations letter submitted by Stephen R. Staub, consulting forester and attached as Exhibit J in this Initial Study. These recommendations state that replacement planting at fairways 7, 8, and 11 will be done in areas west of the tree removal at a 3:1 ratio for Monterey pines and 3:1 for Monterey Cypressess that are not to be relocated.	Provide the Director of Planning and Building Inspection Department written certification by a qualified arborist that replacement planting has been performed in accordance with Mitigation Measure 1. Relocated and planted trees shall be included in the reports required under Mitigation Measure 3 of this Initial Study. If any relocated tree fails to establish within a reporting period, the applicant shall immediately replace that tree at a 3:1 ratio. If any newly planted tree fails to establish within a reporting period, the applicant shall immediately replant that tree at a 1:1 ratio.	Applicant; qualified arborist	Prior to final inspection		
MM# 2 (Air Quality) To maintain inhalable particulate matter (PM ₁₀) levels that are safe to sensitive receptors, such as nearby residential uses, 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 grading or building permits		
a. 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 grading or building permits		

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b. 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 including dates and photographs, as necessary. Monthly reports shall be submitted by the applicant 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		
c. Seed and landscape exposed areas immediately following grading operations. If immediate seeding and landscaping cannot be accomplished, apply non-toxic tackifier, or other suitable cover (such as jute netting, erosion control fabric, mulch, etc.) to exposed areas until seeded or landscaped.	See above	Applicant	During construction		
d. Trucks hauling dirt and debris must be covered.	See above	Applicant	During construction		
e. Immediately sweep up spilled dirt or debris onto paved surfaces.	See above	Applicant	During construction		
f. Cover on-site stockpiles of excavated materials.	See above	Applicant	During construction		
g. Vacuum (e.g. road sweeper/vacuum) construction-related soils on paved roads whenever soils are visible.	See above	Applicant	During construction		

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MM# 3 (Biological Resources) In order to mitigate potential adverse impacts to sensitive plants and habitats by the proposed project, the applicant shall contract the services of a qualified biologist to fully implement the Habitat Restoration and Monitoring Plan prepared by Zander Associates dated February 15, 2002, hereby incorporated by reference to this mitigation measure and contained in file No. PLN010276. (Planning and Building Inspection)	Submit to the Director of Planning and Building Inspection for approval, a final Habitat Restoration and Monitoring Plan as reviewed and approved by the California Department of Fish and Game. In addition, the applicant shall submit to the Director of Planning and Building Inspection Department, a copy of the contract to implement the Habitat Restoration and Monitoring Plan. Said contract shall specify the goals, implementation methods, performance criteria, and monitoring and reporting as described in the February 15, 2002 Habitat Restoration and Monitoring Plan prepared by Zander Associates .	Applicant	Prior to issuance of grading or building permits			
	Submit to the Director of Planning and Building Inspection Department a report that includes an “as-built” or baseline restoration map certified by a qualified biologist, the initial steps of the restoration program and the standards established in conformance with the performance criteria of the Habitat Restoration and Monitoring Plan.	Applicant	Two months following final inspection			
	Submit to the Director of Planning and Building Inspection Department and to the Department of Fish and Game, reports documenting the results of monitoring for the corresponding year. The reports shall include extent and progress of restoration, effectiveness of the non-native eradication and native revegetation efforts, golf management and maintenance programs	Applicant	No later than December 31 of	2003		
				2004		
				2006		
	Submit to the Director of Planning and Building Inspection Department and to the Department of Fish and Game, reports documenting the results of monitoring for the corresponding year. The reports shall include extent and progress of restoration, effectiveness of the non-native eradication and native revegetation efforts, golf management and maintenance programs. In addition, these reports shall include an evaluation of restoration success and performance with respect to performance standards and criteria, any remedial or contingency measures necessary or recommended	Applicant	No later than December 31 of	2005		
				2007		

MM# 4 (Biological Resources) The applicant shall retain a qualified biologist to conduct pre-construction surveys to confirm locations of previously mapped coastal dunes milk vetch, Pacific Grove clover and wetlands, in order to establish “off limits” areas for construction activities. (Planning and Building Inspection)	Provide the Director of Planning and Building Inspection Department written and visual (photographs) evidence as certified by the qualified biologist, that “off limits” areas have been identified and are clearly visible to construction crews	Applicant	Prior to issuance of grading or building permits		
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M# 5 (Biological Resources) In order to avoid any potential adverse impacts to existing wetland from construction grading and the resulting modification of drainage patterns, the applicant shall reflect in the final grading plans and specifications and implement the following grading restrictions at the specified locations (Planning and Building Inspection):					
a. Existing #5, proposed # 16 hole. Fill (2,475 cubic yards) shall only be allowed between the base of the slope below the green extending 250 feet back toward the tee. Any drains installed between the existing #5 tee and the fill-only boundary to capture groundwater should terminate at the edge of play and should re-infiltrate the captured water.	Submit to the Director of Planning and Building Inspection Department grading plans approved by Hydro Science showing the specifications of this mitigation.	Applicant	Prior to issuance of grading or building permits		
b. Between existing #5, and #14, proposed # 16 fairway and the #5 fairway and #6 tee-box. A wetland exists in the northeast area and shall be avoided. The wetland is supported by groundwater discharge. There shall be no cutting below the existing grade within 200 feet upslope in order not to expose groundwater or alter flow rates towards the wetland.	Submit to the Director of Planning and Building Inspection Department grading plans approved by Hydro Science showing the boundaries of grading operations allowed at this location	Applicant	Prior to issuance of grading or building permits		
c. Existing #10, proposed #6 fairway downslope of wetlands. Grading within the existing #10 fairway before the base of slope in front of the green shall be limited so as not to expose shallow groundwater which may occur anywhere there is a clayey horizon within 2.5 feet on the surface.	Submit to the Director of Planning and Building Inspection Department grading plans approved by Hydro Science showing the specifications of this mitigation.	Applicant	Prior to issuance of grading or building permits		
d. Area upslope of wetland, south of existing #12, and east of existing #12. No excavating below 0.5 feet above the elevation of the upslope boundary of the wetland shall be allowed.	Submit to the Director of Planning and Building Inspection Department grading plans approved by Hydro Science showing the specifications of this restriction.	Applicant	Prior to issuance of grading or building permits		
e. New turf areas north of existing #12, proposed new #8 and #9. Excavating below 0.5 feet is prohibited.	Shall submit to the Director of Planning and Building Inspection Department grading plans approved by Hydro Science showing the specifications of this restriction.	Applicant	Prior to issuance of grading or building permits		

f. No grading shall occur below seasonal high groundwater levels that may result in additional wetland conditions.	Submit to the Director of Planning and Building Inspection Department grading plans approved by Hydro Science, showing the specifications of this restriction.	Applicant	Prior to issuance of grading or building permits		
MM# 6 (Biological Resources) In order to mitigate adverse impacts from tree removal, the applicant shall implement the forest Management Plan prepared by Stephen R. Staub dated September, 2001 as updated on June 6, 2002. (Planning and Building Inspection)	Submit to the Director of Planning and Building Inspection Department copy of the contract to implement the Forest Management Plan. The contract shall include replacement planting ratios of 4:1 for Monterey Pines and 3:1 for Coast Live Oaks, and a map showing the locations of trees to be planted.	Applicant	Prior to issuance of grading or building permits		
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MM# 7 (Cultural Resources) In order to assure that grading activities do not impact cultural or archaeological resources, the applicant shall contract with a Registered Professional Archaeologist to monitor all earth disturbance work adjacent to identified cultural and/or archaeological resources on the project site. (Planning and Building Inspection)	Submit the contract with a Registered Professional Archaeologist to the Director of Planning and Building Inspection for approval. The contract shall contain professionally acceptable archaeological standards for investigation as provided in <i>Preliminary Archaeological Reconnaissance for the Shore Course of the Monterey Peninsula Country Club, Pebble Beach, Monterey County California</i> ,. Archaeological Consulting, July 10, 2000		Prior to issuance of grading or building permits		
	If human remains or intact cultural features or soils are discovered during excavation, work shall be halted within 50 meters (150 feet) of the find until it can be evaluated for significance by the monitor, and appropriate mitigation measures formulated and implemented. If materials suitable for radiocarbon dating are discovered during monitoring, at least two radiocarbon samples will be recovered for dating. If artifacts or other cultural materials are recovered during monitoring, they should be catalogued and curated at a suitable facility in the public domain.		During construction		
MM# 8 (Noise) In order to minimize potential adverse noise impacts to sensitive receptors, construction activities shall be restricted between the hours of 8:00 a.m. and 6:00 p.m. (Planning and Building Inspection)					

MM# 9 (Traffic/Transportation) In order to avoid potential adverse impacts to Highway 68 peak-hour traffic from sand transport operations, all trucking of sand shall occur between 9:00 AM and 4:00 PM. (Planning and Building Inspection)					
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MM# 10 (Traffic/Transportation) In order to address potential impacts from construction traffic, the applicant shall submit to the Director of Planning and Building Inspection Department for approval, a Traffic Management Plan prepared by a registered traffic engineer. (Planning and Building Inspection)	Submit to the Director of Planning and Building Inspection Department for approval, a Traffic Management Plan prepared by a registered traffic engineer. The plan must include details such as, but not limited to, truck trip schedule, daily log, truck idling standards and queuing areas, and a reporting schedule.	Applicant	Prior to issuance of grading or building permits		
	Submit to the Director of Planning and Building Inspection Department monthly reports that include the daily truck trip log. Failure to submit the report shall cause all work to stop until the report has been reviewed and approved by the Director of Planning and Building Inspection.	Applicant	Monthly during construction		
MM# 11 (Traffic/Transportation) The project shall be completed before the commencement of work for the Del Monte Forest Preservation & Development Plan. Failure to complete the project by this date shall require the applicant to submit a new traffic study and implement additional mitigation measures as required to bring potential adverse impacts to traffic to a less than significant level. (Planning and Building Inspection)					