

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

Project Name: <u>OLSON</u>	APNs: <u>243-201-013-000</u>
File No: <u>PLN010448</u>	
Approval by: <u>Planning Commission</u>	Date: <u>January 8, 2003</u>

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

<i>Cond. Num.</i>	<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</i>	<i>Monitoring Schedule (Timing)</i>	<i>Verification of Completed or Ongoing Mitigation or of Non-Compliance</i>	<i>Action to Achieve Compliance</i>
24	<p><b>MM1</b> – (Air Quality) <i>To maintain air quality levels that are safe to sensitive receptors, such as nearby residential uses, the owners, through their agents, shall specify (as notes on the project plans) the implementation of the following dust control measures during grading and construction activities for the proposed project. The measures shall be implemented to adequately control dust.</i></p> <p>The following measures shall be implemented at all construction sites to ensure that construction activities create minimum adverse air quality impacts:</p> <ol style="list-style-type: none"> <li>1. Post the project at two locations with a publicly visible sign during construction operations that specifies the telephone number(s) and person(s) to contact (contractor and/or owner) for complaints and/or injuries stemming from dust generation and other air quality problems resulting from project construction.</li> <li>2. Pave, apply water at least two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.</li> <li>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.</li> <li>4. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.</li> <li>5. Sweep daily (with water sweepers) all paved access roads, parking areas</li> </ol>	<p><i>Prior to issuance of grading and building permits, the owners shall provide the Director of Planning and Building Inspection with a copy of the notice and a map of the posting locations, pursuant to item 1 of Mitigation Measure 1.</i></p>	Owners	Prior to issuance of grading and building permits		
		<p><i>Prior to issuance of building permits, the owners shall provide the Director of Planning and Building Inspection written certification regarding how items 2-7 of Mitigation Measure 1 will be implemented during construction (implementation details and schedule may be included as a note on the plans instead of written certification).</i></p>	Owners/ Contractor	Prior to issuance of grading and building permits		
		<p><i>During construction, 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 owners, who will then forward a copy to the Monterey County Planning and Building Inspection Department. Failure to submit a report with 5 working days of the end of each monthly period shall cause all work to be stopped until the report is received and accepted as adequate by the Director of Planning and Building Inspection.</i></p>	Owners/ Contractor	Monthly during construction		

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	<p>and staging areas at construction sites.</p> <p>6. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.</p> <p>7. Cover on-site stockpiles of excavated materials.</p> <p><b>(Planning and Building Inspection)</b></p>	<p><i>Prior to final inspection</i>, provide written certification from the contractor certifying compliance with and successful implementation of the requirements of Mitigation Measure 1 over the entire construction phase to the Monterey County Planning and Building Inspection Department.</p>	Owners/ Contractor	Prior to final inspection		
25	<p><b>MM2</b> – (Biological Resources) <i>To verify successful ongoing compliance with the HCP to the County</i>, copies of all reports required by the HCP, as well as all pertinent correspondence to and from the US Fish &amp; Wildlife Service (USFWS) with regard to ongoing compliance with the HCP (or lack thereof), shall be submitted simultaneously to the Director of Planning and Building Inspection when submitted to or received from USFWS. Compliance with the HCP shall be considered as compliance with CEQA requirements for all areas within the conservation easement.</p> <p><b>(Planning and Building Inspection)</b></p>	<p><i>Throughout the duration of the HCP</i>, the owners shall submit copies of all reports required by the HCP, as well as all pertinent correspondence to and from the US Fish &amp; Wildlife Service (USFWS) with regard to ongoing compliance with the HCP (or lack thereof). These reports and correspondence shall be submitted simultaneously to the Director of Planning and Building Inspection when submitted to or received from USFWS. Upon the receipt of said documentation, the Mitigation Monitoring Team shall make a note to the project file of the owners' ongoing compliance with Mitigation Measure 2. Failure to submit a report or correspondence to or from the USFWS within 5 working days of the owner's receipt or submittal of said documentation shall cause the project to be in noncompliance with the Mitigation Monitoring Program.</p>	Owners/ Consulting Biologist	Throughout the duration of the HCP		
26	<p><b>MM3</b> – (Biological Resources) <i>To ensure protection of all areas of the conservation easement adjacent to the building site</i>, prior to the commencement of construction activities, temporary fencing shall be installed along the boundary of the construction site. Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/or dumping of materials shall not be allowed within the protected zone. The fencing shall remain in place during the entire construction period.</p> <p><b>(Planning and Building Inspection)</b></p>	<p>A qualified biologist or Qualified Professional Forester (QPF) shall conduct a site inspection prior to construction and at <i>least monthly during construction</i> to verify that temporary fencing is installed along the boundary of the construction site so that soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/or dumping of materials does not occur within the protected zone. Following each inspection, written verification from a qualified biologist or QPF shall be submitted to the Monterey County Planning and Building Inspection Department by the owners on a monthly basis during construction and within 5 working days of said regularly scheduled site inspection. Failure to submit a report within 5 working days of the end of each monthly period shall cause all work to be stopped until the report is received and accepted as adequate by the Director of Planning and Building Inspection.</p>	Owners/ Consulting Biologist or Qualified Professional Forester	Monthly during construction		
27	<p><b>MM4</b> – (Biological Resources) <i>To avoid unnecessary impacts to native vegetation</i>, where possible, native vegetation on the property, in areas not needed for structures, parking, and hardscape, shall be left intact. Prior to occupancy, a landscape plan consistent with the Monterey County regulations shall be submitted to and approved by the Director of Planning &amp; Building Inspection. Any areas disturbed by construction shall be re-vegetated with native vegetation, as well as any other appropriate and necessary erosion control measures.</p>	<p>Prior to occupancy, the owners shall submit a statement from the consulting QPF certifying that above listed mitigations have been properly implemented as necessary and appropriate throughout the construction phase.</p>	Owners/ Consulting Biologist	Upon submittal of landscaping plan		

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	<b>(Planning and Building Inspection)</b>					
28	<p><b>MM5</b> – (Biological Resources) <i>To ensure adequate protections for native Monterey pines:</i></p> <p>A. Where a Tree Removal Permit (i.e., Coastal Development Permit) is required, trees proposed for removal shall be conspicuously marked by flagging or paint. A site plan showing the location of each tree to be removed shall accompany the application. Proposed removal of native trees shall be the minimum necessary for the proposed development. Removal not necessary for the proposed development will be limited to that required for the overall health and long-term maintenance of the forest, as verified by a QPF.</p> <p>B. Retained trees located close to the construction site shall be protected from inadvertent damage by construction equipment through wrapping of trunks with protective materials, bridging or tunneling under major roots where exposed in the foundation or utility trenches, and other measures appropriate and necessary to protect the well-being of the retained trees. All trees other than those approved for removal shall be retained and maintained in good condition. Trimming, where not injurious to the health of the tree(s), may be performed whenever necessary in the judgment of the owner, particularly to reduce hazards to person safety and fire hazards.</p> <p>C. No additional trees, beyond those trees designated for removal on the approved site plan, shall be removed without additional Tree Removal Permits (i.e., Coastal Development Permits), unless a tree removal permit waiver is acquired from the Monterey County Planning and Building Inspection Department for disease, hazards, or other reasons as verified by a Qualified Professional Forester. Due to expected impacts of pine pitch canker over the next number of years, no live Monterey pine tree of any size shall be cut or removed, unless a QPF’s report confirms that it is a hazard, should be removed to decrease potential for disease or pest problems, or should be thinned to promote growth of neighboring trees.</p> <p><b>(Planning and Building Inspection)</b></p>	<p><i>Prior to the issuance of grading and building permits</i>, a QPF shall mark all trees designated for removal. The QPF shall identify on a site plan and specify the final number of trees that are actually to be removed. A qualified biologist or QPF shall conduct site inspections to verify that all trees located close to the construction zone are retained and maintained in good condition throughout the construction phase with appropriated measures taken as necessary to ensure that trees that are not permitted for removal are in fact retained in healthy and viable conditions, free from damage.</p> <p>The consulting biologist or QPF shall visit the site <i>at least monthly during construction</i> to verify that the trees continue to be retained and maintained in good condition. Written verification, as well as photographic evidence for the first and last reports, from the consulting biologist or QPF shall be submitted to the Monterey County Planning and Building Inspection Department on a monthly basis during construction and within 5 working days of said regularly scheduled site inspection. Failure to submit a report with 5 working days of the end of each monthly period shall cause all work to be stopped until the report is received and accepted as adequate by the Director of Planning and Building Inspection.</p>	<p>Owners/ Qualified Professional Forester and/or Consulting Biologist</p> <p>Owners/ Qualified Professional Forester and/or Consulting Biologist</p>	<p>Prior to issuance of grading and building permits and throughout construction phase</p> <p>Monthly during construction</p>		
29	<p><b>MM6</b> – (Biological Resources) <i>Due to their great habitat value to a variety of wildlife (particularly nesting sites for birds)</i>, large dead trees beyond the project site shall be retained. Small trees (less than 12” in diameter at breast height) or dead trees may be thinned in densely forested areas, especially as needed to reduce unsafe fuel accumulation adjacent to existing occupied buildings, in order to reduce fire hazard. Such thinning shall be verified by</p>	<p>The property owners shall consult with a QPF <i>prior to removing any trees, dead or otherwise, that were not originally marked for removal</i>, but that in the future become necessary for removal due to fire or other hazards (ongoing). Evidence of such consultation, together with the QPF’s recommendation, and verification from the USFWS that removal is in accordance with the approved HCP, shall be submitted</p>	<p>Owners/ Qualified Professional Forester</p>	<p>Prior to removing any trees, dead or otherwise, that were not originally marked for removal; ongoing</p>		

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	an QPF to be in conformance with the HCP, Mitigation Monitoring Program, and County regulations & ordinances.  <b>(Planning &amp; Building Inspection)</b>	to the Director of Planning and Building Inspection to demonstrate compliance with the goals and objectives of this Mitigation Monitoring Program.				
30	<b>MM7</b> – (Biological Resources) <i>To ensure adequate protections for native Monterey pines</i> , in addition to any measures required by the local fire district or California Department of Forestry fire authorities, the owner shall:  1) maintain a spark arrester screen atop each chimney 2) maintain spark arresters on all gasoline-powered equipment used on-site 3) establish a “greenbelt” by keeping vegetation in a green, growing condition to a distance of at least 50 feet around the house, and 4) if consistent with the HCP, break-up and clear away any dense accumulations of dead or dry underbrush or plant litter, especially near the trunks of trees and around the greenbelt. Brush and other undergrowth, if removed, shall be cleared using methods that do not materially disturb the ground surface. Hand grubbing, crushing and mowing will normally be the methods of choice where consistent with the HCP. Fire and herbicides shall not be used for brush clearing unless approved by the USFWS as in accordance with the HCP, and subject to the limitations listed in the Carmel Land Use Plan and Coastal Implementation Plan.  <b>(Planning &amp; Building Inspection)</b>	<i>Prior to occupancy</i> , the owners shall submit a statement from the consulting QPF to the Director of Planning & Building Inspection certifying that the requirements of Mitigation Measure 7 have been properly implemented as necessary and appropriate throughout the construction phase.	Owners/ Qualified Professional Forester	Prior to occupancy		
31	<b>MM8</b> – (Geology and Soils) <i>In order to avoid the unnecessary use of limited ground water resources, as well as to prevent root disease and otherwise maintain favorable conditions for the native forest</i> , the parcel will not be irrigated except within the developed areas, in accordance with the landscaping plan. Care shall be exercised to avoid over-watering around trees.  <b>(Planning &amp; Building Inspection)</b>	The consulting biologist contracted to verify the owners’ ongoing compliance with the HCP, shall in <i>all reports required as part of the HCP</i> , specifically note the health of the stand of Monterey pines on the subject parcel, in order to demonstrate ongoing compliance with Mitigation Measure 8, or lack thereof.	Owners/ Consulting Biologist	In all reports required as part of the HCP		
32	<b>MM9</b> – (Geology and Soils) <i>In order to reduce seismic-related impacts to less than significant levels</i> , the applicant shall follow the recommendations made by the consulting geologist, as contained in the <i>Supplemental Geologic Analysis</i> (reference #15), and as paraphrased below:  1. The project shall incorporate a structural mat type foundation. The foundation design shall withstand offsets of up to 3 inches vertically and 6 inches horizontally. The peak horizontal acceleration that should be used on the subject site for specific evaluation or structural design is 1.06g. Project engineers may use an effective peak acceleration (EPA) of 0.80g for site-specific evaluation or structural design if they consider it a more appropriate design parameter. Predicted acceleration	<i>Prior to the issuance of grading and building permits</i> , the consulting geologist, geotechnical engineer, and structural engineer shall all certify by way of a wet-seal stamped letter to the Director of Planning and Building Inspection, that the above listed recommendations have been followed throughout the project’s design phase and incorporated into the project as appropriate. In addition, <i>prior to the issuance of grading and/or building permits</i> , a revised drainage plan shall be submitted demonstrating compliance with recommendation #4 of Mitigation Measure 9.	Owners/ Consulting Geologist, Geotechnical Engineer, and Structural Engineer	Prior to issuance of grading and building permits		

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	<p>corresponds to Modified Mercalli Intensities of up to VIII.</p> <ol style="list-style-type: none"> <li>2. The <i>Supplemental Geologic Analysis</i> prepared by Rogers E. Johnson &amp; Associates must be provided to the project geotechnical (soils) engineer and structural engineer.</li> <li>3. The project geotechnical engineer must quantitatively evaluate the stability of the steep slopes immediately adjacent to the proposed homesite.</li> <li>4. The proposed rip-rap outlet northwest of the proposed residence and above the proposed driveway is geologically unsuitable. The drain outlet shall be moved to the outboard edge of the proposed driveway and a long the center line of the spur ridge.</li> <li>5. The geotechnical report for the site and all new civil engineering and architectural plans pertaining to the proposed development shall be provided to the consulting geologist, Rogers E. Johnson &amp; Associates, for review and recommendations. Subsequent recommendations from the consulting geologist shall be submitted to the Director of Planning and Building Inspection and subject to the Director's approval prior to their implementation or incorporation into the project.</li> <li>6. Any changes to the proposed building envelope must be evaluated by the consulting geologist, Rogers E. Johnson &amp; Associates, for review and recommendations. Subsequent recommendations from the consulting geologist shall be submitted to the Director of Planning and Building Inspection and subject to the Director's approval prior to their implementation or incorporation into the project.</li> </ol> <p><b>(Planning &amp; Building Inspection)</b></p>					
33	<p>MM10 - <i>In order to control noise levels</i>, construction activities shall be restricted between the hours of 7:00 a.m. and 6:00 p.m.</p> <p><b>(Planning &amp; Building Inspection)</b></p>	<p><i>Prior to the issuance of grading and building permits</i>, the project engineer/contractor shall submit a copy of the grading and building plans to the Monterey County Planning and Building Inspection Department to verify that the this language is included in the grading and building permits. The contractor shall keep a daily log of start times and quitting times, which shall be included in the monthly reports submitted to Monterey County Planning and Building Inspection Department. Failure to submit a report with 5 working days of the end of each monthly period shall cause all work to be stopped until the report is received and accepted as adequate by the Director of Planning and Building Inspection.</p>	Owners/ Contractor or Project Engineer	Prior to issuance of grading and building permits and in monthly reports		