

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

Project Name: Mayer

File No: PLN010331

APNs: 421-011-023-000

Approval by: Planning Commission Date: January 29, 2003

*\*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
<b>Mitigation Measure 1 (Biology):</b> Invasive exotic plant species must be controlled and eradicated from locations of disturbed soil associated with this grading project and re-planted with native vegetation to the satisfaction of the Director of Planning and Building Inspection. These include cut banks, slopes below the road grade, culvert sites, and re-vegetated areas.		Applicant provides written certification by a qualified biologist that Mitigation Measures 1 has been completed in accordance with the biologist’s recommendations.	P&BI	Prior to final inspection.		
<b>Mitigation Measure 2 (Biology):</b> All disturbed slopes shall be netted and re-seeded with soil stabilizing vegetation using California brome (Bromus cartinatus) and applied as recommended by the grower.		Applicant provides written certification by a qualified biologist that Mitigation Measures 2 has been completed in accordance with the biologist’s recommendations.	P&BI	Prior to final inspection.		
<b>Mitigation Measure 3 (Biology):</b> Silt fencing shall be installed along disturbed areas and remain in place until the soil along the road edge is stabilized.		Applicant provides written certification by a qualified biologist that Mitigation Measures 3 has been completed in accordance with the biologist’s recommendations.	P&BI	Prior to final inspection.		

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<b>Mitigation Measure 4 (Biology):</b> Invasive exotic plant species shall be controlled and eradicated along the road alignment (and associated areas of disturbed soil) within the Redwood Forest plant community and re-planted with native vegetation to the satisfaction of the Director of Planning and Building Inspection. No excavated material or other debris shall be allowed to accumulate beneath the canopies of the redwoods.		Applicant provides written certification by a qualified biologist that Mitigation Measures 4 has been completed in accordance with the biologist's recommendations.	P&BI	Prior to final inspection.		
<b>Mitigation Measure 5 (Biology):</b> A survey of the Hutchinson's larkspur shall be conducted during its flowering period. If this plant is found to be present and impacts to it have occurred, the following mitigation must be implemented: <ul style="list-style-type: none"> <li>A. Under the supervision of a qualified biologist, replanting if the Hutchinson's larkspur will occur in suitable habitat within 100 feet of areas where the population has been reduced as a result of the project.</li> <li>B. A 3:1 replanting ratio will be implemented. Said plants will be grown from seed collected on-site and under the supervision of a qualified biologist, and propagated by a qualified native landscape specialist.</li> <li>C. Outplanting will occur when the plants are one year old. Spacing will be on 3-foot centers. The plots will be fenced to exclude deer and small mammals, and individual plants will be provided with gopher screens. The plots will be kept weeded and watered until established.</li> <li>D. This mitigation will be monitored each six months for five years by a qualified biologist. Monitoring results will be documented and transmitted by letter to the Monterey County Director of Planning and Building Inspection Department.</li> </ul>		Applicant provides written findings from a qualified biologist identifying findings of a survey conducted for the Hutchinson's larkspur during its flowering period.	P&BI	Prior to issuance of grading or building permits.		
		If the Hutchinson's larkspur plant is found to be present and impacts to it have occurred, the applicant submits a mitigation plan by a certified biologist to the Director of Planning and Building Inspection.	P&BI	Each six months for five years (If needed)		
<b>Mitigation Measure 6 (Archeology):</b> If archaeological resources or human remains are accidentally discovered during construction, work shall be halted within 150 feet of the find until a qualified professional archaeologist. The Monterey County Planning and Building Inspection Department and a qualified archeologist (i.e.; an archeological registered with the Society of Professional Archeologists) shall be immediately contacted by the responsible individual on-site. When contacted, the project planner and the archeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.		The applicant and inspectors monitor the site for cultural materials. If any materials are found, halt all grading activity within 150 feet of the find and immediately contact the Monterey County Planning and Building Inspection Department and the project archeologist who will visit the site and determine proper mitigation measures based on the findings.	P&BI	During Grading		

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<b>Mitigation Measure 7 (Geology):</b> The applicant shall develop a drainage plan subject to the review of the Water Resources Agency that utilizes “Best Management Practices” to prevent degradation of water quality in Hot Creek. Said plan shall address grading, erosion control and site drainage improvements (e.g. water bars, rip rap, etc.) for restoration of Segment 4 and removal of the ½ culverts.		Applicant submits grading plans for restoration of Segment 4 stamped by a certified geotechnical engineer.	P&BI	Prior to issuance of a grading permit		
<b>Mitigation Measure 8(Hydrology):</b> Re-vegetation shall be provided on all exposed soil within Segment 4. The applicant shall re-seed these areas using California brome (Bromus cartinatus) and applied as recommended by the grower.		Applicant provides written certification by a qualified biologist that Mitigation Measures 8has been completed in accordance with the biologist’s recommendations.	P&BI	Prior to final inspection		
<b>Mitigation Measure 9(Hydrology):</b> The applicant shall remove the earth berm along the edge of the trail (Segment 4) in order to create a hydrological condition similar to what was existing prior to the grading activity to the satisfaction of the Director of Planning and Building Inspection. Excess soil shall be moved against the base of the cut and compacted to create a more natural drainage condition.		Applicant provides a detail and note on the grading plans that illustrates and describes Mitigation 8.	P&BI	Prior to issuance of a grading permit		

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<b>Mitigation Measure 10 Hydrology):</b> The applicant shall remove all materials that are not natural to the environment that are on the applicant’s property and/or owned by the applicant including; black/metal, corrugated tubing not used as part of the culvert in Culvert #1 (McElroy property); pvc pipe; lower height of black corrugated tubing at Culvert #1 to a point 12” above the earth berm around the culvert; tools; equipment; vehicles, along the entire length of the trail from Highway 1 to the top end to the satisfaction of the Director of Planning and Building Inspection.		Applicant contacts the Planning and Building Inspection Department to arrange a site visit with the Project Planner.	P&BI	Prior to final inspection		
<b>Mitigation Measure 11 (Land Use).</b> The applicant shall restore Segment 4 of the project area to a pre-violation condition subject to approval of the Planning Commission		Applicant completes all grading and mitigation associated with this project.	P&BI	Within one year from Commission action.		
<b>Mitigation Measure 12 (Utilities):</b> The applicant shall remove the water tank to the satisfaction of the Director of Planning and Building Inspection.		Applicant obtains an inspection to verify removal of the water tank.	P&BI	Prior to final grading approval.		