

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

Project Name: McAllister

File No: PLN020347

APN: 243-251-021-000

Approval by: Planning Commission **Date:** 2/12/03

*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>Cond. Num.</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>
MITIGATION MEASURE 1. In order to mitigate potential significant impacts to biological resources on the subject parcel, the applicant shall retain a qualified Biologist (from the County's list of consulting Biologists) to execute the biological mitigations contained in the mitigation measures 5-7 of the mitigation monitoring plan, as outlined in Biological Report, dated June 25, 2002, and addendum dated September 30, 2002, by Jeff Norman.	9	Prior to the issuance of grading and building permits , the applicant shall submit a copy of a signed contract with a qualified Biologist (from the County's list of consulting Biologists) to execute the biological mitigation measures contained in the mitigation measures 5-7.	Applicant	Prior to issuance of demolition and building permits.		
MITIGATION MEASURE 2. In order to execute the vegetation restoration measures contained in the mitigation measures 8-10 of this mitigation monitoring plan and as outlined in Biological Report, dated June 25, 2002 and addendum dated September 30, 2002, by Jeff Norman, the applicant shall retain a qualified Biologist or landscaping consultant (from the County's list of consulting Biologists or Landscapers) to implement the revegetation plan.	10	Prior to the issuance of grading and building permits , the applicant shall submit a copy of a signed contract with a qualified Biologist or landscaping consultant to execute the biological mitigation measures contained in the mitigation measures 8-10	Applicant	Prior to issuance of demolition and building permits.		
MITIGATION MEASURE 3. To protect the waters of the Monterey Bay National Marine Sanctuary and associated Southern sea otter food resources, temporary erosion controls/Best Management Practices (BMPs) shall be installed to prevent excavated material or construction debris entering the marine habitat.	11	Prior to the issuance of grading and building permits the applicant shall submit to the Director of Planning and Building Inspection an erosion control/ BMP plan for both temporary and permanent erosion control for review and approval.	Applicant	Prior to issuance of demolition and building permits.		
MITIGATION MEASURE 4. To avoid disturbance of pupping activity of the Southern sea otter, excavation and operation of heavy equipment associated with this project shall occur between the months of April and November, inclusive. (Should operation of heavy equipment extend into December, a biological monitor shall assess the level of pupping activity to determine if construction should be temporarily halted to reduce disturbance to Southern sea otters).	12	Prior to the issuance of grading and building permits , the applicant shall submit a construction schedule to the Director of Planning and Building Inspection for review and approval.	Applicant	Prior to issuance of demolition and building permits.		

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<p>MITIGATION MEASURE 5. To prevent damage to seacliff buckwheat plants that will not be lost outright due to project implementation, protective fencing shall be installed to keep workers and equipment from making contact with buckwheat plants located adjacent to the project area.</p>	13	<p>Prior to the commencement of construction, the Biologist shall submit photographic evidence to the Director of Planning and Building Inspection verifying that protective fencing has been installed to prevent damage to seacliff buckwheat located adjacent to the project area.</p>	Project Biologist	Prior to the commencement of construction		
<p>MITIGATION MEASURE 6. In order to minimize the loss of seacliff buckwheat plants, the project Biologist shall advise workers of the presence of seacliff buckwheat, and how to minimize impacts upon Smith's blue butterfly habitat, including control of overburden and dust abatement.</p>	14	<p>Concurrent with commencement of construction, the Biologist shall submit written evidence to the Director of Planning and Building Inspection that these measures have been executed.</p>	Project Biologist	Prior to issuance of demolition and building permits.		
<p>MITIGATION MEASURE 7. In order to mitigate the loss of seacliff buckwheat plants, the Biologist shall document the number of seacliff buckwheat plants actually lost after the project has been completed. The verified number of seacliff buckwheat plants lost to project construction shall be replaced at a 2-1 ratio, consistent with Mitigation Measure 9.</p>	15	<p>Upon completion of construction, the Biologist shall submit to the Director of Planning and Building Inspection documentation of the actual number of seacliff buckwheat plants lost to project construction.</p>	Project Biologist	After Construction		
<p>MITIGATION MEASURE 8. To restore habitat disturbed by construction of the project, a minimum of 32 Monterey Indian paint brush shall be planted and grown. As many Monterey Indian paint brush plants as possible shall be salvaged prior to construction. Additional plants shall be grown from site-collected seed, if possible. Salvaged and new plants shall be planted in the same area as the seacliff buckwheat plants, as shown on the Botanical Maps in the Biological Report prepared for this project. The success criterion shall be the establishment of 32 Monterey Indian paint brush plants, under the conditions described above, within five years of the completion of the project.</p>	16	<p>The Biologist shall visit the site and shall provide a revegetation progress report three times yearly to the Director of Planning and Building Inspection until this mitigation is successfully implemented.</p>	Project Biologist	After Construction		
<p>MITIGATION MEASURE 9. To restore habitat disturbed by construction of the project, revegetation of seacliff buckwheat plants will occur. A 2-to-1 replacement ratio will be instituted, with 70 seacliff buckwheat plants (or more if necessary) to be outplanted in the area between the northern and southern retaining walls (see Botanical Maps). This area is presently devoted to a sculpture garden planted with native species. Should more than the above-described 35 seacliff buckwheat plants be affected, additional buckweats will be outplanted. The material to be outplanted must be propagated from site-collected seed, gathered by a professional consultant familiar with precautions mandated by the US Fish and Wildlife Service to reduce impacts to Smith's blue butterfly</p>	17	<p>The Biologist shall visit the site and shall provide a revegetation progress report three times yearly to the Director of Planning and Building Inspection until this mitigation is successfully implemented.</p>	Project Biologist	After Construction		

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<p>MITIGATION MEASURE 10. To restore salt grass grassland disturbed by construction of the project, 600 square feet of salt grass grassland will be restored within the area in which it presently occurs. Seed shall be gathered prior to the start of the project, and shall include salt grass, sea-pink, Pacific seaside plantain and coastal willow dock.</p>	18	The Biologist shall visit the site and shall provide a revegetation progress report three times yearly to the Director of Planning and Building Inspection until this mitigation is successfully implemented.	Project Biologist	After Construction		
<p>MITIGATION MEASURE 11. Revegetation areas shall be monitored for exotic plant infestation; should this occur, all non-native plants must be eradicated.</p>	19	The Biologist shall visit the site and shall provide a revegetation progress report three times yearly to the Director of Planning and Building Inspection until this mitigation is successfully implemented.	Project Biologist	After Construction		