

Monterey County Planning & Building Inspection
Program for Mitigation Monitoring and Reporting*

General Note : The subject property is located within the Santa Lucia Preserve, Monterey California and is subject to all applicable conditions, mitigation measures and requirements of the Santa Lucia Preserve Comprehensive Development Plan, Resource Management Plan, Mitigation Monitoring Program, Environmental Impact Report, and Addendum to the Environmental Impact Report.

Project Name: Chamisal Area Subdivision – Rancho San Carlos Partnership, LLC

File No: PLN010278

APN: 239-051-041

Reviewed by: Subdivision Committee and Planning Commission

Approved by: _____ **Date:** _____

**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 (Air Quality) In order to mitigate potential impacts to Air Quality from construction related activities: 1. All unpaved construction areas shall be sprinkled with water (at least twice per day in dry weather) during grading activities. 2. 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. 3. Trucks hauling dirt and debris must be covered. 4. 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. 5. Immediately sweep up spilled dirt or debris onto paved surfaces. 6. Cover on-site stockpiles of excavated materials. 7. Vacuum (e.g., road sweeper/vacuum) construction-related soils on public roads whenever soils are visible. 8. No more than 2.2 acres per day of grading activities shall be allowed.	---	Prior to earth disturbing activities, the applicant shall present Subdivision Improvement and Grading Plans to the Planning and Building Inspection Department that include the Air Quality protection provisions of Mitigation Measure #1 listed herein.	Applicant	Prior to issuance of Grading Permits, or filing of the final map (for Subdivision Improvement Plans), the project planner ensures that the notes are on the plans.		
		The applicant shall ensure that contractors are implementing the Air Quality protection provisions of Mitigation Measure #1.	Applicant	Ongoing during construction activities. County grading inspector ensures compliance with the improvement and grading plans during inspections.		

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Mitigation Measure 2 (Biological Resources) In order to mitigate potential adverse effects on Biological Resources, the removal of individual oaks shall be in conformance with the Forest Management Plan (Reference: 3b) approved for the project and shall be the minimum necessary to construct each project. Undisturbed buffer zones shall be established around the drip-line of each tree to be retained in order to minimize the potential for root or bark damage due to excavation, soil compaction, or operation of construction vehicles. Landmark trees shall be avoided, where feasible. If removal of oaks is unavoidable, individuals removed shall be replaced at a 3:1 ratio (5:1 if the tree removed is a landmark tree) by trees planted in suitable habitat elsewhere within the native range of live oak on the Preserve and under the supervision of a qualified botanist or revegetation specialist, as specified by the Forest Management Plan. The minimum replacement size shall be five gallons. Nursery and/or field propagation of oak seedlings and/or saplings shall be initiated prior to the filing of the final map. The reforestation program shall include a monitoring element that guarantees a success period of not less than 5 years after planting and a success ratio threshold of no less than 90%. A biennial report shall be prepared by a registered forester or arborist and submitted to the Planning and Building Inspection Department for review and approval describing reforestation activities conducted during the year and shall describe success rates and corrective measures provided to adjust program based on earlier successes or failures. This measure shall cease once the required number of replacement trees have passed the five year anniversary completion date required for plan success. Condition 24 of PC94067 and PC94218 and Final EIR mitigation measures 27 and 36).	---	The applicant shall demonstrate to the Planning and Building Inspection Department that the <u>Tree Protection Measures</u> specified in the Forest Management Plan for the Phase F Chamisal Area Subdivision (Oesterling 12/18/2001) have been implemented in the field prior to grading or construction activities. This may be demonstrated by the project's forester submitting a letter to, or field inspection by, the Planning and Building Inspection Department prior to issuance of grading and construction permits, or by another method satisfactory to the Director of Planning and Building Inspection.	Applicant	Prior to Issuance of Grading and Building Permits, county staff will ensure that proposed tree removal, as shown on the plans, is in conformance with the approved tree removal. Prior to Issuance of Grading and Building Permits, county staff shall be assured that the tree protection measures have been installed.		
		The reforestation program shall include a monitoring element that guarantees a success period of not less than 5 years after planting and a success ratio threshold of no less than 90%. A biennial report shall be prepared by a registered forester or arborist and submitted to the Planning and Building Inspection Department for review and approval describing reforestation activities conducted during the year and shall describe success rates and corrective measures provided to adjust program based on earlier successes or failures. This measure shall cease once the required number of replacement trees have passed the five year anniversary completion date required for plan success.	Applicant	Ongoing according to the criteria of the Mitigation Measure. The first biennial report shall be submitted to the County of Monterey by July 1, 2004. Subsequent reports shall be submitted July 1, 2006 and 2008 etc. according to the criteria of this mitigation measure.		
		Prior to any tree removal, the applicant shall present to the Planning and Building Inspection Department for review and approval a Reforestation Plan / Program consistent with the Forest Management Plan for the Phase F Chamisal Area Subdivision. The plan shall show the physical locations of the new tree plantings on the Remainder Parcel of the subdivision (Appendix F of the Forest Management Plan for the Phase F Chamisal Area Subdivision). "A total of one-hundred-24 (124) trees will be planted to mitigate the removal of 32 trees in the Chamisal Subdivision. This will include 82 coast live oaks, 34 valley oaks, and 8 black oaks."	Applicant	The Reforestation Plan shall be submitted and approved prior to issuance of the first Building or Grading Permit for a residence. Propagation of all trees to be planted shall occur prior to approval of the final map. Prior to a final inspection of the first habitable residential structure, all mitigation trees shall be planted and installed according to approved plans.		

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Mitigation Measure 3 (Biological Resources) In order to mitigate potential adverse environmental effects to Biological Resources, during construction, the measures specified by the Forest Management Plan and Condition #24 of PC94067 and PC94218 to minimize damage to mature trees shall be followed. Each requirement of the project conditions to protect vegetation shall be conspicuously noted on the building and grading permit plans (Condition 24 of PC94067 and PC94218 and FEIR mitigation measures 27 and 36, modified for this project).	---	All grading and building permit plans shall include the Tree Protection Mitigation Guidelines of Appendix G Table 2 of the Forest Management Plan for the Phase F Chamisal Area Subdivision. All such plans shall include these notes and clearly identify the type of protection planned for each protected tree or area. The project forester shall submit information describing that all protection is in place. (Oesterling 12/18/2001) These Tree Protection Mitigation Guidelines identify all potentially affected trees on a lot by lot basis, and for driveway or roadway construction (approximately <u>85</u> trees). The Tree Protection Measures include specific protection measures for every potentially affected tree by: fencing, trunk wrap, supplemental irrigation, aeration & drainage, or by the general protection guidelines.	Applicant	Prior to issuance of Grading and Building Permits.		
			Applicant	This tree protection is required and considered ongoing during all construction activities. See MM#2. County inspectors will ensure continued tree protection throughout the construction.		
Mitigation Measure 4 (Biological Resources) In order to mitigate potential adverse environmental effects to Biological Resources, all earthmoving activities involving substantial soil disturbance shall be planned and carried out in consultation with a qualified hydrologist, engineer, or erosion control specialist, and shall utilize standard erosion control techniques to minimize erosion and sedimentation impacts to native vegetation (Condition 8 of PC94067 and PC94218 and Final EIR mitigation measure 9, modified for this project).	---	All grading plans, or building permit plans where no grading plans are prepared, shall have erosion control information prepared by a qualified hydrologist, engineer, or erosion control specialist. All sheets of the plans that include these notes shall include the “wet-stamp” of a qualified hydrologist, engineer, or erosion control specialist.	Applicant	Prior to issuance of Grading and Building Permits. Prior to final inspection, the hydrologist, engineer, or erosion control specialist shall certify that all erosion control methods are installed and operating correctly.		
Mitigation Measure 5 (Biological Resources) In order to mitigate potential adverse environmental effects to Biological Resources, the introduction of invasive, exotic plants shall be controlled by the following: a) rapid revegetation of denuded areas to limit colonization by invasive species. Excavated areas, road-cuts, and other areas where vegetation cover has been removed without landscape planting shall be revegetated with an appropriate native seed mix, as specified by the Resource Management Plan (Rancho San Carlos Partnership 1994; 3-102); b)	---	The applicant shall submit grading and building permit plans that include the notes and instructions of this mitigation measure to control the introduction of invasive plant species. Such plans shall also include the proposed locations of stockpiled materials and the timing, in relation to project tasks, of revegetation for disturbed areas.	Applicant	Prior to Issuance of Grading, and Building Permits.		
				Control of invasive species is an ongoing concern during all construction activities.		

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topsoil removed from graded areas shall be stockpiled onsite and used for revegetation purposes. Location of all stockpiled areas shall be subject to the approval of the Director of Planning and Building Inspection Department prior to issuance of grading permits.		Excavated areas, road-cuts, and other areas where vegetation cover has been removed without landscape planting shall be revegetated with an appropriate native seed mix, as specified by the Resource Management Plan. The contractor shall provide a letter certifying compliance with the plans to the planner when revegetation of each area is completed.		Prior to final inspection of a given residential structure.		
Mitigation Measure 6 (Biological Resources) In order to mitigate potential adverse environmental effects to Biological Resources, areas occupied by special status plant species shall be marked by a qualified biologist and protected when conducting fuel modification activities (condition 26 of PC94067 and PC94218; Final EIR mitigation measure 32).	---	A note shall be included on an additional information sheet of the final map, or a document recorded concurrently with the final map, stating that a biologist shall be hired by the property owner to identify and protect special status plant species prior to any fuel modification activities.	Property Owner	The note shall be recorded with the final map. Ongoing. This mitigation measure shall be activated upon a property citation from the local Fire District Authority.		
Mitigation Measure 7 (Biological Resources) In order to mitigate potential adverse environmental effects to Biological Resources, pre-construction surveys by a qualified professional biologist for nesting raptors are required if construction is to occur during the nesting season (April 15 – August 1). The survey shall be conducted within 60 days of commencement of construction activities. If raptor nests are located during pre-construction surveys, a qualified biologist shall establish a 300-foot buffer around each nest for the duration of the breeding season (until such time as the young are fully fledged) to prevent nest harassment and brood mortality. Work may proceed prior to August 1 only if a qualified biologist conducts nest checks and establishes that the young are fully fledged. Every effort shall be made to avoid removal or impact to known raptor nests within project boundaries. If trees identified or known to support raptor nests cannot be avoided, removal of these trees may only occur during the non-breeding season. A report/letter	---	This mitigation measure shall be included as a note on any grading or building permits.	Applicant	Prior to tree removal and issuance of Grading or Building Permits.		
		The applicant shall contract with a qualified biologist for purposes of pre-construction surveys and nesting raptor protection if construction is to occur during the nesting season for raptors (April 15- August 1). A report/letter verifying whether or not active nests are present on a proposed construction site identified as having raptor nests shall be provided to the Monterey County Planning and Building Inspection Department staff prior to issuance of building or grading permits for that parcel. If construction work is to occur during the April 15- August 1 nesting season time frame, the applicant shall submit written and photographic evidence from the qualified biologist to the Planning and Building Inspection Department that adequate protection has been provided to prevent harassment and brood mortality to areas with known raptor nests.	Applicant	Pre-construction surveys shall be conducted at most 60 days before construction. Results of the survey must be submitted to PBI at least one week prior to starting construction. Prior to tree removal and issuance of Grading or Building Permits.		

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verifying whether or not active nests are present on a proposed construction site identified as having raptor nests shall be provided to the Monterey County Planning and Building Inspection Department staff prior to issuance of building or grading permits for that parcel (Condition 27 of PC94067 and PC94218 and Final EIR mitigation measure 35, modified for this project). This shall be included as a note on any grading or building permits.						
Mitigation Measure 8 (Geology and Soils) In order to mitigate substantial soil erosion or the loss of top soil, implement the erosion control guidelines and mitigation measures within the Preliminary Drainage and Erosion Reports for the Chamisal Area Santa Lucia Preserve.	---	The specific applicable mitigation measures from the following technical reports shall be included as a note on any grading or building permits and shall be implemented in the field: <ul style="list-style-type: none"> The mitigation measures of the Preliminary Drainage Report, Santa Lucia Preserve Chamisal Area Subdivision, prepared for Rancho San Carlos Partnership. Prepared by Thompson-Hysell Engineers. June 19, 2001. Project File PLN010278. The mitigation measures of The Santa Lucia Preserve Technical Reports, Section 4.0 April 1994. Preliminary Drainage and Erosion Control Report: Rancho San Carlos. Bestor Engineers Inc. February 18, 1994. 	Applicant	Prior to issuance of Grading and Building Permits.		
			Applicant	Ongoing during project construction. Prior to a final inspection, the project engineer shall certify that the project was constructed in accordance with the reports.		

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Mitigation Measure 9 (Geology and Soils) In order to mitigate substantial soil erosion or the loss of top soil, implement the grading, drainage and dust control, and other mitigation measures of the Santa Lucia Preserve FEIR meant to preserve riparian corridors during construction in the project area.		The specific mitigation measures from the Santa Lucia Preserve FEIR shall be included as a note on any grading or building permits and shall be implemented in the field. Refer to: <ul style="list-style-type: none">• Santa Lucia Preserve Project. Final Environmental Impact Report: Volume I: Response to Comments. Jones and Stokes Associates, Inc. September 14, 1995.• Santa Lucia Preserve Project. Final Environmental Impact Report: Volume II: Revised Draft EIR. Jones and Stokes Associates, Inc. September 14, 1995.• Santa Lucia Preserve Project. Final Environmental Impact Report: Volume III: Additional Responses to Comments. Jones and Stokes Associates, Inc. September 22, 1995.• County of Monterey Santa Lucia Preserve: Addendum to EIR. Jones and Stokes Associates, Inc. August 1997.	Applicant	Prior to issuance of Grading and Building Permits.		
				Ongoing during project construction. Prior to a final inspection, the project engineer shall certify that the project was constructed in accordance with the reports.		
Mitigation Measure 10 (Hydrology and Water Quality) In order to mitigate alteration to the existing drainage pattern of the site or area, the applicant shall implement Mitigation Measures 8 and 9 above for Geology and Soils Resources: a) implement the erosion control guidelines and mitigation measures within the Preliminary Drainage and Erosion Reports for the Chamisal Area Santa Lucia Preserve. b) implement the grading, drainage and dust control, and other mitigation measures of the Santa Lucia Preserve FEIR meant to preserve riparian corridors during construction in the project area.	---	Implement the actions of Mitigation Measures 8 and 9 above including the relevant Santa Lucia Preserve FEIR mitigation measures. The project engineer shall certify that the project was constructed in accordance with the reports.	Applicant	Prior to issuance of Grading and Building Permits. Ongoing during project construction.		
				Prior to a final inspection.		

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Mitigation Measure 11 (Hydrology and Water Quality) In order to mitigate runoff water which would exceed the capacity of existing or planned stormwater drainage systems, the applicant shall implement Mitigation Measures 8 and 9 above for Geology and Soils Resources: a) implement the erosion control guidelines and mitigation measures within the Preliminary Drainage and Erosion Reports for the Chamisal Area Santa Lucia Preserve. b) implement the grading, drainage and dust control, and other mitigation measures of the Santa Lucia Preserve FEIR meant to preserve riparian corridors during construction in the project area.	---	Implement the actions of Mitigation Measures 8 and 9 above including the relevant Santa Lucia Preserve FEIR mitigation measures. The project engineer shall certify that the project was constructed in accordance with the reports.	Applicant	Prior to issuance of Grading and Building Permits.		
				Ongoing during project construction.		
				Prior to a final inspection.		
Mitigation Measure 12 (Hydrology and Water Quality) In order to mitigate runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, the applicant shall implement the relevant mitigation measures from the Santa Lucia Preserve FEIR: <ul style="list-style-type: none"> Implement Best Management Practices to Attenuate Flood flows. The project applicant shall implement best management practices (BMPs) to attenuate flood flows in accordance with the Monterey County Erosion Control Ordinance. Flood flows can normally be attenuated by using detention and / or percolation basins as described in the preliminary drainage report (Bestor Engineers 1994b). Develop and implement a Stormwater Pollution Prevention Plan. The project applicant shall develop and implement a stormwater pollution prevention plan (SWPPP) and submit a NOI and a \$500 fee to the RWQCB to discharge stormwater in compliance with the NPDES general construction activity stormwater discharge permit. The SWPPP must be posted at the construction site and be available for inspection by the RWQCB. Compliance with the general permit process is based on the honor system. However, owners of active construction projects without an NOI on file with the SWRCB or without an SWPPP in place and 	---	The project applicant shall implement best management practices (BMPs) to attenuate flood flows in accordance with the Monterey County Erosion Control Ordinance. The applicant shall submit a drainage plan for Water Resources Agency review and approval. The project applicant shall submit a stormwater pollution prevention plan (SWPPP), NOI and a \$500 fee to the RWQCB to discharge stormwater in compliance with the NPDES general construction activity stormwater discharge permit.	Applicant	Prior to issuance of Grading and Building Permits.		
				Submit to RWQCB prior to issuance of building or grading permits. Approved SWPPP must be posted on site prior to construction activities.		

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<p>discharging stormwater are in violation of the CWA. Failure to comply may result in fines up to \$25,000 per day of violation and imprisonment. The State of California may bring forth civil and criminal penalties under the Porter-Cologne Water Quality Control Act.</p> <ul style="list-style-type: none"> Limit removal of riparian vegetation, revegetate affected areas, and protect vegetation areas adjacent to protected base flow reaches. Implementing the following actions and BMPs would reduce impacts to less than significant levels by limiting removal of riparian vegetation adjacent to persistent water. <ul style="list-style-type: none"> The project applicant shall avoid removal of riparian vegetation adjacent to protected base flow reaches The project applicant shall provide in-kind replacement of disturbed riparian vegetation. The project applicant shall restore stream banks and establish riparian vegetation along protected base flow reaches that have been disturbed by past grazing activities and by wild boar. The project applicant shall fence or otherwise control access by cattle and wild boar to protected base flow reaches. Implement BMPs to control urban pollutants. Implementation of the following practices would reduce impacts to less than significant levels by controlling urban pollutant loadings: <ul style="list-style-type: none"> The project applicant shall implement BMPs to reduce urban pollutant loadings. These measures include using vegetative buffer strips, oil and grease traps, sediment traps, and street sweeping. The project applicant shall implement a maintenance schedule to inspect structural BMPs and remove accumulated sediments and debris from detention basins. 		<p>Submit plans that show how the best management practices will be implemented, as outlined in the mitigation measure. Biologist to review plans and maintenance schedule and submit a letter/report to Planning and Building Inspection that the plans contain the BMPs outlined in the mitigation measure.</p> <p>Biologist to review the plans and maintenance schedule and submit a letter/report to Planning and Building Inspection prior to final inspection, that the plans were followed and that any restoration has been completed.</p>	Applicant	<p>Prior to issuance of building or grading permits for individual lots or for subdivision improvements.</p> <p>Prior to final inspection.</p>		