

Monterey County Planning & Building Inspection
Condition Compliance and Mitigation Monitoring and/or Reporting Plan

ADOPTED FORM; SAMPLE MATRIX

EXHIBIT 2

Project Name: Boronda Farmworker Housing Project

File No: PLN020136 **APN(s):** 261-101-001 and 261-101-025

Approval by: PLANNING COMMISSION **Date:** MARCH 26, 2003

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

Cond. #	Mitigation Measure Number, Category, Text, Impact Addressed and Responsible Land Use Department	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
1	(Biological Resources). MM#1 All recommendations proposed in the Brooks Road and Westridge Parkway, Biotic Resources Report prepared by H. T. Harvey & Associates for the project dated June 26, 2002 as they apply to pallid bats, shall be incorporated into the project. These recommendations include the following: Applicant shall ensure that pre-demolition survey for roosting bats are conducted by a certified bat biologist prior to the removal of any buildings. If nests are discovered, Applicant will provide appropriate buffer zones, monitoring of compliance with the zones and implement other recommendations by the bat biologist for reducing impacts to the animals. (PBI)	<ul style="list-style-type: none"> a) Retain one or more qualified bat biologists to carry out pre-demolition survey targeted on the pallid bat. b) If one or more roosts are discovered, the applicant shall retain a qualified bat biologist to establish an appropriate buffer and monitor construction activities in the area. c) If active maternity or hibernacula are found, the project may be redesigned to avoid loss of the structure or tree. If the project cannot be redesigned then the demolition of the structure or tree may occur outside of breeding season. d) Bats should be safely evicted, under the direction of a bat biologist (as determined by a Memorandum of Understanding with the CDFG) of any occupied structure or tree to be destroyed 	Qualified bat biologist per Applicant	<ul style="list-style-type: none"> a) Prior to demolition of any structures on site. b) March to the end of July. c) Between August and February d) Prior to demolition of any occupied structures on site 		
2	(Biological Resources). MM#2 All recommendations proposed in the Biotic Resources Report prepared by H. T. Harvey & Associates for the project dated June 26, 2002 as they apply to Barn Owls, shall be incorporated into the project. These recommendations include the following: Grading and other construction activities should be scheduled to avoid the nesting season to the extent possible (March through August). If construction is to occur during the breeding season a qualified ornithologist shall conduct pre-construction surveys no more than 15 days prior to the initiation of construction in any given area. If	<ul style="list-style-type: none"> a) Submit the construction schedule to the PBI for approval b) Submit the demolition and vegetation removal plan and schedule to the PBI for approval. Obtain a sign-off from PBI for completed removal. c) If construction is to occur during the breeding season, the Applicant shall retain one or more ornithologists to carry out pre-construction survey targeted on the barn owl. d) If one or more nests are found and are greater than 50% complete, the Applicant will provide appropriate buffer zones and monitoring of compliance with the zones. 	Qualified ornithologist per Applicant	<ul style="list-style-type: none"> a) Prior to issuance of grading/building permit b) Prior to issuance of grading/building permit c) Surveys, if required, shall be carried out 		

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	a nest is found and greater than 50% is completed, the applicant will provide appropriate buffer zones and monitoring of compliance with the zones determined by the ornithologist in consultation with the CDFG until such time as nesting owls are no longer impacted. (Planning and Building Inspection).			no more than 15 days prior to the construction in any given area d) Prior to construction, if necessary.		
3	(Geology and Soils) MM#3 All recommendations proposed in the Geological Reports prepared by Soil Surveys Inc. for the project in February and April 2001, as they apply to expansive soils shall be incorporated into the project. These recommendations, including reinforcement of buildings, drainage control and landscaping shall be followed in the design and construction of structures and project facilities. (PBI)	Submit to PBI, building plans that are consistent with Soil Survey's Inc. recommendations.	Registered Engineer per Applicant	Prior to issuance of building permits.		
4	(Traffic) MM#4. The applicant shall enter into an agreement with Monterey County Public Works Department to ensure fair share payment towards future implementation of area traffic improvements. The traffic improvements shall be based on recommendations proposed in the <i>Boronda Road Development Traffic Impact Analysis</i> prepared by TJKM Transportation Consultants for the project dated April 3, 2001. The fair share shall be determined amount by the Public Works Department and will reflect the project's proportional contribution to increased traffic in the area. (PW)	Provide PBI, building plans that are consistent with Soil Survey's Inc. recommendations. Applicant shall sign a written agreement prepared by the Monterey County Public Works Department indicating that the applicant agree to pay a fair share contribution (as determined by the public works department) towards road improvements in the area.	Applicant	Prior to recordation of the Final Map.		