

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

Project Name: GALLO (Olson Ranch Vineyard)

File No: PLN 010188

APNs: 418-361-005 M

Approval by: Planning Commission

Date: June 11, 2003

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

<i>Permit Cond. #</i>	<i>Mitigation # from ND/EIR</i>	<i>Condition and Condition #; or Mitigation Measure Number; Category, Text, Impact Addressed, and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed or documented, including performance measures, if applicable.</i>	<i>Responsible Party for Monitoring Conditions</i>	<i>Monitoring Schedule (Timing)</i>	<i>Verification of Completed or Ongoing Mitigation or of Non-Compliance</i>	<i>Action to Achieve Compliance</i>
Refer to Condition no. 5	1	Tree Protection Native oak trees which are located close to the construction site shall be protected from inadvertent damage from construction equipment by wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks, and avoiding an increase in soil depth at the feeding zone or drip line of the retained trees. Said protection shall be demonstrated prior to issuance of grading permits subject to the approval of the Director of Planning and Building Inspection.	Submit a proposed grading plan to P&BI for approval. Show the trees on the plan to be protected and measures to be used to protect said trees.	P&BI landscape consultant and/or grading inspector	During grading activities	Review of grading plan prior to issuance of grading permit and during grading activities	On-site field inspections by P&BI staff and County-certified forester or arborist

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Refer to Condition no. 5	2	<p>Tree Removal Mitigations</p> <p>Each oak tree removed from the project site shall be replaced by planting two oaks to achieve the 1:1 tree replacement ration required by the County. Replacement trees shall be planted outside the areas subject to development and be protected after planting. Excess volunteer seedlings already existing on the site may be transplanted to provide suitable local replacement stock. If on-site stock is not available, replanting stock shall be grown from native seed stock in sizes not greater than five gallons, with one gallon or smaller preferred.</p>	Oak tree planting and transplanting shall be under the direction of a County certified consulting forester or arborist, pursuant to the recommendation of Forester's Report by Stephen R. Staub, dated April 16, 2002.	P&BI, consulting forester or arborist	Consulting forester or arborist shall provide a <i>time table</i> to the P&BI department including commencement of planting and period of establishment, but for a period not less than 5 years.	Consulting forester or arborist shall submit a bi-annual report of the progress toward planting and establishment of the trees to the P&BI department over a period not less than 5 years.	Planting timetable to be submitted to the P&BI department prior to issuance of grading permit. Bi-annual reports during grading activities and after shall be required over a period not less than 5 years.

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Refer to Condition no. 5	3	<p>Planting on Steep Slopes</p> <p>No planting on slopes greater than 25% shall take place on the project site. Additionally, areas that are currently under cultivation on slopes greater than 25% shall be restored to native grasslands conditions prior to issuance of a grading permit and cultivating new acreage.</p>	A County certified biologist shall provide a report that describes appropriate restoration measures for the revegetation of native plants and trees on areas currently cultivated on slopes greater than 25%. The biologist shall be responsible for monitoring the restoration plan.	P&BI, consulting biologist	Consulting biologist shall provide a <i>restoration plan and time table</i> to the P&BI department at commencement of restoration, prior to issuance of grading or building permits, for a for a period not less than 3 years.	Consulting biologist shall provide a bi-annual report on the success of restoration efforts over a period not less than 3 years.	Consulting biologist's on-site inspections and bi-annual reports submitted to the P&BI department over a period not less than 3 years.

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Refer to Condition no. 5	4	<p>Pre Construction Surveys</p> <p>A qualified biologist shall survey proposed areas of disturbance for San Joaquin kit fox, San Joaquin pocket mouse, and other sensitive species including raptors and nesting migratory birds as protected under the Migratory Bird Treaty Act.</p>	If any species are found, the biologist will develop appropriate measures to avoid direct impacts to these animals. Such measures typically include avoidance, setbacks, or altering construction schedules to avoid nesting and breeding seasons.	P&BI, consulting biologist	Mitigation measures provided to P&BI department prior to issuance of grading or building permits. The mitigation measures shall be consistent with the agreement between the Department of Fish and Game for installing a diversion ditch to reroute runoff around the reservoir to an onsite ephemeral drainage.	Consulting biologist shall provide report that recommended measures are being implemented during construction period.	Consulting biologist's on-site inspections and report submitted to the P&BI department during construction.

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Refer to Condition no. 5	5	Protection of Natural Drainage Areas Construction of roads, the dam, drainage channels, or other infrastructure shall avoid filling or disturbing natural drainage courses and shall be located a minimum of 75 feet from the active channel of these drainages. In the event that disturbances cannot be avoided (outfalls, etc), the necessary permits from the appropriate regulatory agencies (California Department of Fish and Game and/or the US Army Corps of Engineers) shall be obtained prior to any activity that might encroach on the site's drainage.	Protection of drainage areas shall be shown on final improvement plans.	Applicant, with consulting biologist's on-site report. If disturbance cannot be avoided, permits from the Department of Fish and Game and/or Army Corps of Engineers required.	Prior to issuance of any grading and building permits	A County certified biologist's on-site report of drainage conditions one year after implementation and thereafter an annual report for the following two years.	Any reported disturbances of the drainages created by the project shall require immediate restoration by the applicant, in conjunction with the agreement between the applicant and the Department of Fish and Game and/or the Army Corps of Engineers.
Refer to Condition no. 5	6	Preservation of Archeological Resources If, during the course of construction, cultural, historical, or paleontological resources are uncovered at the site (surface or subsurface) work shall be halted immediately within 50 meters (150 feet) of the find until it can be evaluated by a professional archaeologist.	P&BI and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	P&BI and qualified archaeologist	During course of construction	Qualified consulting archaeologist shall verify any archeological finding	Responsibility of applicant to report archeological finding during construction