



County of Santa Cruz

PLANNING DEPARTMENT

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MITIGATION MONITORING AND REPORTING PROGRAM

FOR

Bonny Doon Water Tank Replacement Project

APPLICATION NO. 211089, MARCH 2023

NO.	Environmental Impact	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
Biological Resources					
BIO-1	<i>Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife, or U.S. Fish and Wildlife Service?</i>	Prior to any site disturbance, a pre-construction meeting shall be conducted. The purpose of the meeting will be to ensure that the conditions set forth in the proposed project description and Conditions of Approval are communicated to the various parties responsible for constructing the project. Results of all surveys shall be presented at this meeting. The meeting shall involve all relevant parties including the project proponent, construction supervisor, Environmental Planning Staff, and the project biologist.	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to site disturbance.
BIO-2		A plant survey shall be conducted on the project site, and adjacent accessible areas within 50-feet, for Santa Cruz Manzanita. The plant survey shall be conducted by a qualified botanist during the spring, though the precise timing of the survey shall be determined by the botanist based on field conditions and shall be floristic in nature so that any other special-status plants potentially present on or adjacent to the project site, can be identified. All Santa Cruz Manzanita individuals, or other special-status plants, present within 50-feet of the project boundary shall be identified and mapped. Prior to any site disturbance, a pre-construction meeting shall be conducted. The purpose of the meeting will be to ensure that the conditions set forth in the proposed project description and permit requirements are communicated to the various parties responsible for constructing the project. The meeting shall involve all relevant parties including the project proponent, construction supervisor, and the project Archaeologist.	Applicant	Compliance monitored by the County Planning Department and Applicant at preconstruction meeting	To be implemented prior to project construction
BIO-3		Prior to project implementation, a suitable buffer zone based on species requirements, proximity to disturbance, and other site-specific factors, shall be established around special-status plants within or immediately adjacent to the project boundary along with other protection measures, such as fencing, to prevent project impacts to the species. If special-status plants are located	Applicant	Compliance monitored by the County Planning Department and Applicant at	To be implemented prior to project construction and maintained

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		within the project boundary, ground disturbance shall be modified to the maximum extent practicable to avoid direct or indirect impacts.		preconstruction meeting	throughout construction
BIO-4		The tree protection zone (TPZ) is an area defined within which certain activities are prohibited or restricted to minimize potential impacts to designated trees during construction related activities. Fencing will be installed to delineate the TPZ, and to also protect tree roots, trunk, and scaffold branches from construction equipment. Prior to the start of construction, all construction personnel shall be educated on the identification and treatment of prehistoric and/or historic artifacts that may be discovered by a qualified, County-approved archeologist who meets the Secretary of the Interior standards or a registered, County-approved forester who has successfully completed the CAL FIRE archaeology program.	Applicant	Compliance monitored by the County Planning Department and Applicant at preconstruction meeting	To be implemented prior to and maintained during project construction
BIO-5		Once the TPZ is delineated and fenced, construction related activities will only be permitted within the TPZ if allowed for and specified by the project arborist.	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented during project construction
BIO-6		Where tree protection fencing cannot be used, tree wrap and or the armoring of tree trunks and roots with barriers to prevent damage from construction related activities, will be implemented.	Applicant	Compliance monitored by the County Planning Department and Applicant at the preconstruction meeting	To be implemented prior to and maintained during project construction
BIO-7		Replacement trees will be planted for trees which are removed as a part of this project at a 2:1 ratio. Replacement trees shall be the same species as those removed.	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to final inspection
BIO-8		A qualified biologist shall conduct a pre-construction survey prior to project construction to determine the presence of any California Giant Salamander or Santa Cruz Black Salamander or report a negative finding. If individuals are found within the project boundary following surveys by a qualified biologist, the CDFW shall be contacted for approval to relocate individuals out-of-harm's way to the nearest appropriate habitat.	Applicant	Compliance monitored by the County Planning Department and Applicant at the preconstruction meeting	To be implemented prior to and during project construction

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BIO-9		No surface disturbance shall occur until a qualified biologist has completed a ground survey and inspection. Pre-construction surveys shall be conducted prior to, during, and after vegetation removal. The biologist shall be present during all the vegetation removal required to prepare the site for construction. If any California Giant Salamander or Santa Cruz Black Salamander are encountered, the CDFW shall be contacted for approval to relocate individuals out-of-harm's way to the nearest appropriate habitat outside the action area.	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction
BIO-10		Within 30 days prior to the project construction phase, a qualified biologist shall inspect the action area and adjacent areas within 50 feet for San Francisco Dusky-Footed Woodrat nests. An exclusion zone shall be erected around any San Francisco Dusky-Footed Woodrat houses occurring within 50 feet of the action area, using flagging or a temporary fence that does not inhibit the natural movements of wildlife. Avoidance is the primary mitigation, however if avoidance of San Francisco Dusky-Footed Woodrat houses is not feasible, the CDFW shall be contacted for approval to relocate individuals by live-trapping and building a nearby structure as a release site. Approval to relocate must be acquired from the CDFW, however if San Francisco Dusky-Footed Woodrat are found in structures which are to be removed, an alternative approach to live-trapping may be recommended due to safety concerns regarding the San Francisco Dusky-Footed Woodrat.	Applicant	Compliance monitored by the County Planning Department and Applicant at the preconstruction meeting	To be completed prior to project construction
BIO-11		Within 30 days prior to the project construction phase, a qualified bat biologist shall inspect high impact areas of the project site for bat roosts. If no potential roost sites are found, no additional mitigation is necessary. If special status bat roosts are found, the biologist shall develop measures in consultation with the CDFW to avoid impacts.	Applicant	Compliance monitored by the County Planning Department and Applicant at the preconstruction meeting	To be complete prior to construction
BIO-12		Under the Migratory Bird Treaty Act, nests that contain eggs or unfledged young are not to be disturbed during the breeding season. The nesting season for migratory birds and birds of prey is generally 1 February through 31 August. Implementation of the following measures will avoid potential impacts: <ul style="list-style-type: none"> • If construction begins outside the 1 February to 31 August breeding season, there will be no need to conduct a preconstruction survey for active nests. • If construction is scheduled to begin between 1 February and 31 August, then a qualified biologist shall conduct a preconstruction 	Applicant	Compliance monitored by the County Planning Department and Applicant	To be completed prior to and during construction

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		<p>survey for active nests. The survey will include a 250-foot radius from the work area for nesting birds of prey and a 50-foot radius from the work area for other nesting MBTA protected birds. The survey will be conducted from publicly accessible areas within one to two weeks prior to construction. If no active nest of a bird of prey or MBTA bird is found, then no further mitigation measures are necessary.</p> <ul style="list-style-type: none"> • If an active nest of a bird of prey or MBTA bird is found, then the biologist shall determine a buffer suitable to protect the nest until fledging. The size of suitable buffers depends on the species of bird, the location of the nest relative to the Project, Project activities during the time the nest is active, and other Project specific conditions. • No construction activity shall be allowed in the buffer until the biologist determines that the nest is no longer active, or unless monitoring determines that a smaller buffer will protect the active nest. The buffer may be reduced if the biologist monitors the construction activities and determines that no disturbance to the active nest is occurring. • If an active nest is identified in or adjacent to the construction zone after construction has started, the above measures will be implemented to ensure construction is not causing disturbance to the nest. 			
BIO-13		<p>Before any construction activities begin, the project biologist shall conduct a worker awareness environmental training session for all construction personnel. At a minimum, the training shall include a description of the protected species that may be encountered, the avoidance and minimization measures that are being implemented, and the boundaries within which work may occur. Personnel will also be instructed on the penalties for not complying with avoidance and minimization measures. If new construction personnel are added to the project, the contractor will ensure that the new personnel received the mandatory training before starting work.</p>	Applicant	Compliance monitored by the County Planning Department and Applicant at the preconstruction meeting	After surveys have been conducted and fencing has been install, and prior to any construction activities.

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Cultural Resources					
CUL-1	<i>Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?</i>	<p>In consultation with Native American Tribes and the County an Archaeological Treatment Plan shall be prepared by a qualified archaeologist for implementation during all ground disturbance associated with the project. The Archaeological Treatment Plan shall outline the treatment of archaeological resources encountered during ground disturbance and shall include the following at minimum:</p> <p>a) Background information that summarizes the sensitivity of the project area for archaeological resources and significant Native American Cultural Sites.</p> <p>b) Avoidance and preservation in place is the preferred method of treatment. Archaeological resources shall be avoided and preserved in place as much as feasible. Reasonable efforts shall be made to preserve archaeological resources in place or leave in an undisturbed state.</p> <p>c) Describe the methods for identification, evaluation, and treatment of any discoveries. (e.g., leave in place and cap based on Native American recommendations).</p> <p>d) Outline the notification procedures given in SCCC Chapter 16.40 for discovery of archaeological resources and human remains.</p> <p>e) If disturbance is unavoidable, the preferred method of treatment would be to record any data necessary to adequately document the scientifically consequential information from and about the disturbed historical resource, and then return all artifacts as close to their original location as possible before capping or covering with soil.</p>	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction
CUL-2		A Construction Monitoring Plan for Cultural and Historic Resources shall be prepared by a qualified Archaeologist. This formal monitoring plan shall be intended to provide a detailed outline for targeted archaeological monitoring of construction in the project area. The monitoring plan shall be a standalone document prepared in conjunction with an Archaeological Treatment Plan.	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction

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CUL-3		Prior to any site disturbance, a pre-construction meeting shall be conducted. The purpose of the meeting will be to ensure that the conditions set forth in the proposed project description and permit requirements are communicated to the various parties responsible for constructing the project. The meeting shall involve all relevant parties including the project proponent, construction supervisor, and the project Archaeologist. This meeting may be held in conjunction with or separate from the biological pre-construction meeting	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction
CUL-4		Prior to the start of construction, all construction personnel shall be educated on the identification and treatment of prehistoric and/or historic artifacts that may be discovered by a qualified, County-approved archeologist who meets the Secretary of the Interior standards or a registered, County-approved forester who has successfully completed the CAL FIRE archaeology program.	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction
CUL-5		A California trained Archaeologist and qualified trained Native American Monitor shall be on site during all ground-disturbing activities in the vicinity of CA-SCR-54 and any other areas where monitoring is determined necessary through Native American Consultation and preconstruction testing. Both monitors shall have the authority to stop construction to implement the Archaeological Treatment Plan if necessary.	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction
CUL-6		Pursuant to Section 16.40.040 of the Santa Cruz County Code, if archeological resources are uncovered during construction or project implementation, work shall cease and the notification procedures provided in County Code Chapter 16.40.040, shall be followed.	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction
CUL-7		If ground disturbing activity takes place and possible artifacts are discovered, then all construction activities within a 50-foot radius of the find shall be halted immediately and a qualified, County approved archaeologist who meets the Secretary of the Interior standards, shall be consulted to determine whether the resources require further study.	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction
CUL-8		Pursuant to section 16.40.040 of the SCCC, and California Health and Safety Code sections 7050.5-7054, if at any time during site preparation, excavation, or other ground disturbance associated with this project, human remains are discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the sheriff-coroner and the Planning Director. If the coroner determines that the remains are not of recent origin, a	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction

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		full archeological report shall be prepared, and representatives of local Native American Indian groups shall be contacted. If it is determined that the remains are Native American, the Native American Heritage Commission will be notified as required by law. The Commission will designate a Most Likely Descendant who will be authorized to provide recommendations for management of the Native American human remains. Pursuant to Public Resources Code section 5097, the descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. Disturbance shall not resume until the significance of the resource is determined and appropriate mitigations to preserve the resource on the site are established.			

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Noise					
NOI-1	<i>Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</i>	Limit construction activity to between the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday. Prohibit construction activity on Sundays and Saturdays.	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction
NOI-2		Require that all construction and maintenance equipment powered by gasoline or diesel engines have sound-control devices that are at least as effective as those originally provided by the manufacturer and that all equipment be operated and maintained to minimize noise generation.	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction
NOI-3		Prohibit gasoline or diesel engines from having un-muffled exhaust.	Applicant	Compliance monitored by the County Planning	To be implemented prior to and during

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				Department and Applicant	project construction
NOI-4		Use noise-reducing enclosures around stationary noise-generating equipment capable of 6 dB attenuation.	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction



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