



County of Santa Cruz

PLANNING DEPARTMENT

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MITIGATION MONITORING AND REPORTING PROGRAM

for
Application No. 211209

No.	Environmental Impact	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
Biological Resources					
BIO-1	<p><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></p>	<p>In order to prevent potential impacts to nesting birds, 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.</p> <ul style="list-style-type: none"> • If removal of vegetation, grading activity, or other use of heavy equipment begins outside the February 1 to August 31 breeding season, there will be no need to conduct a preconstruction survey for active nests. • Woody vegetation intended for removal shall be removed during the period of September 1st through January 31st, in order to avoid the nesting season. • If removal of vegetation, grading activity, or other use of heavy equipment is to commence between February 1st and August 31st, a survey for active bird nests shall be conducted by a qualified biologist within 15 days prior to the start of such activity. The survey area shall include the project area, and a survey radius around the project area of 50 feet for MBTA birds and 250 feet for birds of prey. • If no active nest of a bird of prey or MBTA bird is found then no further avoidance and minimization measures are necessary. • If active nest(s) of MBTA birds or birds of prey are found in the survey area, an avoidance buffer of 50 feet for MBTA birds and 250 feet for birds of prey shall be established around the active nest(s). The biologist shall monitor the nest, and advise the applicant when all young have fledged the nest. Removal of vegetation, grading activity, or other use of heavy equipment may begin after fledging is complete. • If the biologist determines that a smaller avoidance buffer will provide adequate protection for nesting birds, a proposal for alternative avoidance/protective measures, potentially including a smaller avoidance buffer and construction monitoring, may be submitted to Environmental Planning staff for review and approval prior to removal of vegetation, grading activity, or other use of heavy equipment. • If removal of vegetation, grading activity, or other use of heavy equipment stops 	Applicant	Compliance monitored by the County Planning Department	During construction and site grading operations

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		for more than two weeks during the nesting season (February 1st - August 31st) a new survey shall be conducted prior to re-commencement of construction.			
BIO-2	<i>Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations (e.g., wetland, native grassland, special forests, intertidal zone, etc.) or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</i>	<p>Potential impacts to riparian corridors and wetland areas shall be reduced to a less than significant level through implementation of the following mitigation measures:</p> <ol style="list-style-type: none"> 1. No work shall occur within a County defined Riparian Corridor unless the Riparian Exception Findings are met, and a Riparian Exception is authorized. 2. The boundaries and buffers for all sensitive habitats must be reviewed and approved by County Environmental Planning Staff prior to final subdivision map approval, and these boundaries and buffers for sensitive habitats shall be included on the final subdivision map and all maps for future development proposed on the parcel. 3. To minimize impacts to oak woodlands and riparian woodland habitat: <ul style="list-style-type: none"> • The boundary and buffers associated with the riparian woodland habitat/urban arroyo of Stream 533, located along the eastern portion of the property, shall be delineated and flagged in the field by a qualified biologist and mapped as sensitive habitat. The 10-foot setback from the edge of the buffer shall also be included on the map. • The boundaries of oak woodland habitat shall be delineated at or outside of the dripline of oak trees on the property and flagged in the field by a qualified biologist and mapped as sensitive habitat. • Prior to construction, high visibility construction fencing shall be installed, with the assistance of a qualified biologist, around areas identified as sensitive habitat to indicate the limits of work (limits of grading) and prevent inadvertent grading or other disturbance within the surrounding sensitive habitats. No work-related activity including equipment staging, vehicular access, and grading shall be allowed outside the limits of work. • No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored outside the designated limits of work. • Upon project completion, areas of exposed soil shall be re-vegetated with locally native erosion control species. Non-native grasses or forbs may not be used for erosion control. • Implementation of standard erosion control best management practices and riparian habitat protection measures shall be adhered to prior, during, and after the construction period to minimize impacts to the intermittent drainage. • A permanent low split-rail type fence or other permanent barrier shall be installed between protected woodlands and the residential development. 4. To comply with the Santa Cruz County General Plan Policy 5.1.12, restoration of 	Applicant	Compliance monitored by the County Planning Department	During construction and site grading operations

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		<p>the degraded sensitive habitat associated with the riparian woodland and Wetland 2 shall be required. A site-specific Habitat Restoration Plan shall be developed for restoration of the mapped riparian woodland and Wetland 2 and shall be submitted to Environmental Planning staff for approval prior to implementation.</p> <ul style="list-style-type: none"> • The Habitat Restoration Plan shall be prepared by a qualified professional, and shall include the following minimum elements: <ul style="list-style-type: none"> ○ Plan for removal of non-native species and a management strategy to control re-establishment of invasive non-native species within the riparian woodland and Wetland 2. ○ Species, size, and locations of all restoration plantings. These plantings shall occur at sizes and ratios determined by the restoration specialist to adequately restore native riparian woodland habitat while maximizing plant health and survivability of individual trees and shrubs. ○ Location and methods of installation of permanent split-rail type fence or other permanent barrier around approved protective buffers. ○ Establishment of a designated wetland planting area within the boundaries of Wetland 2 where native hydrophytic plant species and native erosion seed mix specific to wetlands shall be installed. ○ Information regarding the methods of irrigation for restoration plantings. ○ 5-year management plan for maintenance and monitoring of restored areas to maintain 100% survival of installed container stock in years 1-3, and at least 80% survival in years 4-5. Replacement plants shall be installed as needed during the monitoring period to meet survival rates. Annual reports shall be submitted to the County Planning Department by December 31 of each monitoring year. • The project developer shall be responsible for execution of the 5-year management plan for maintenance and monitoring of restored areas until the responsibility is transferred legally to another entity such as an HOA. County Environmental Planning Staff shall be informed of any such transfer of responsibility. • Work associated with removal of non-native species, installation of native plant stock, and any other restoration activities outlined in the Habitat Restoration Plan shall be conducted with hand tools unless other methods are approved by County Environmental Planning Staff. • Establishment and planting of all restoration and mitigation area(s) as outlined in the final approved Restoration Planting Plan shall be inspected and approved by Environmental Planning staff prior to release of securities for the subdivision improvements. <p>5. If Riparian Exception Findings are met, and encroachment into the 100-foot riparian</p>			

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		<p>corridor of Wetland 1 is authorized, the following shall be adhered to:</p> <ul style="list-style-type: none"> • The boundaries of Wetland 1 as delineated in the May 2018 Wetland Delineation shall be assumed correct unless additional analysis is conducted. The location and boundary of Wetland 1 shall be flagged in the field by a qualified biologist, based on presence and location of hydrophytic vegetation, and mapped as sensitive habitat. • A protective buffer of at least 30 feet around Wetland 1 shall be established (Final buffers would be determined by Riparian Exception Findings). The area within this buffer shall be mapped as sensitive habitat, and no development shall occur within the County approved protective buffer. • A permanent low split-rail type fence or other permanent barrier shall be installed between the approved protective buffer of Wetland 1 and the residential development. • To compensate for encroachment into the 100-foot riparian corridor, Wetland 1 shall be enhanced by removing non-native species and re-vegetating with native hydrophytic plant species and a native erosion seed mix specific to wetlands. • Wetland 1 shall be included as part of the site-specific Habitat Restoration Plan, and all elements and conditions of this plan shall apply, including details regarding methods for restoration and monitoring of Wetland 1; location of protective buffers and fences; and species, size, and locations of all restoration plantings. 			
BIO-3a	<p><i>Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations (e.g., wetland, native grassland, special forests, intertidal zone, etc.) or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</i></p>	<p>Potential impacts to riparian habitat areas from artificial light shall be reduced to a less than significant level through implementation of the following mitigation measures:</p> <ol style="list-style-type: none"> 1. All outdoor lighting shall be shielded and directed such that it does not shine off the property into the riparian area, other parcels, or the night sky. 	Applicant	Compliance monitored by the County Planning Department	During construction and site grading operations
BIO-3b	<p><i>Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans,</i></p>	<p>Potential impacts to oak woodland habitat areas shall be reduced to a less than significant level through implementation of the following mitigation measures:</p> <ol style="list-style-type: none"> 1. If removal of any oak trees is required as a result of the project, to compensate for impacts resulting from removal of, or damage to, native trees within oak woodlands: 	Applicant	Compliance monitored by the County Planning Department	During construction and site grading operations

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	<p><i>policies, regulations (e.g., wetland, native grassland, special forests, intertidal zone, etc.) or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</i></p>	<ul style="list-style-type: none"> • All permanently impacted areas of oak woodland habitat shall be compensated for at a 1:1 replacement ratio by creating oak woodland habitat in designated mitigation areas on site. • All native oak trees removed or damaged during construction shall be replaced in-kind at a minimum 3:1 replacement ratio within designated oak woodland mitigation areas on site. • Additional restoration plantings shall occur at sizes and ratios determined by the restoration specialist to establish 1:1 replacement of oak woodland habitat while maximizing plant health and survivability of individual trees and shrubs. <p>Details shall be included in the final site-specific Restoration Planting Plan including establishment of designated oak woodland mitigation area(s) on site to achieve a 1:1 habitat replacement ratio, and minimum 3:1 oak tree replacement ratio within these designated areas.</p>			