



County of Santa Cruz

PLANNING DEPARTMENT

MITIGATION MONITORING AND REPORTING PROGRAM

for the
49 SHEARWATER LANE, WATSONVILLE
 Application No. 201238, June 2022

No.	Environmental Impact	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
Biological Resources					
Bio-1	<p><i>Would the project 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>The following measures will be required to mitigate potential impacts to sensitive or special status species:</p> <p><i>Monterey Spineflower</i></p> <ul style="list-style-type: none"> • Prior to construction, install orange construction fencing at the limit of grading line. Install silt fencing around the rare plant colonies (Monterey spineflower and Monterey paintbrush) that are to be retained (inside and outside of limit of grading line). • Retain a qualified botanist to field check the placement of the fencing prior to any other site work. • In the summer prior to construction, collect Monterey spineflower seed from the parcel and utilize this seed in the on-site dune restoration areas created after construction. Under the direction of a qualified revegetation specialist, hand broadcast seed into designated open sandy areas of the on-site dune restoration areas. • Retain a qualified botanist to monitor the progress of the Monterey spineflower revegetation for a minimum of 3 years. Seeded spineflower areas should achieve a minimum of 15 plants each year for a period of 5 years. This will provide a 3:1 replacement ratio for plants impacted by the project. 	Project applicant	Compliance monitored by the County Planning Department	Prior to building permit issuance

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Bio-2	<p><i>Would the project 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>The following measures will be required to mitigate potential impacts to sensitive or special status species:</p> <p><i>Monterey Paintbrush</i></p> <ul style="list-style-type: none"> • Prior to construction, install orange construction fencing at the limit of grading line. Install silt fencing around the rare plant colonies (Monterey spineflower and Monterey paintbrush) that are to be retained (inside and outside of limit of grading line). • Retain a qualified botanist to field check the placement of the fencing prior to any other site work. • In the summer prior to construction, collect Monterey paintbrush seed from the parcel and utilize this seed in the on-site dune restoration areas created after construction. Under the direction of a qualified revegetation specialist, have a minimum of 14 replacement plants grown at a native plant nursery, then outplant these plants into the on-site dune restoration area. Retain a qualified botanist to monitor the progress of the Monterey paintbrush revegetation for a minimum of 3 years. Installed plants should achieve an 80% survival rate (12 plants) each year for a period of 5 years. This will provide a 3:1 replacement ratio for plants impacted by the project. 	Project Applicant	Compliance monitored by the County Planning Department	Prior to building permit issuance

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Bio-3	<p><i>Would the project 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>The following measures will be required to mitigate potential impacts to sensitive or special status species:</p> <p><i>Black legless lizard</i></p> <ul style="list-style-type: none"> • The applicant shall retain a qualified biologist to monitor the initial ground stripping and grading of the development area for black legless lizards. If any black legless lizards are observed during the work, the biologist shall capture the lizards by hand or net, place the individuals in a bucket with sand, and relocate the individuals to an adjacent area of suitable habitat outside the construction zone. • Immediately prior to any ground disturbing activity the biologist shall be given enough time to manually rake underneath suitable native plants (e.g., mock heather) to locate any lizards. 	Project Applicant	Compliance monitored by the County Planning Department	Prior to building permit issuance

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Bio-4	<p><i>Would the project 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>The following measures will be required to mitigate potential impacts to sensitive or special status species:</p> <p><i>Coastal Dune Scrub</i></p> <ul style="list-style-type: none"> To compensate for the removal of dune scrub vegetation, the landowner shall develop and implement a dune restoration plan that provides a 3:1 restoration to impact ratio for temporary and permanent impacts to this habitat. This ratio will provide suitable mitigation by restoring degraded scrub with higher quality dune scrub that supports native dune plant species and creating new dune scrub on site. The plan shall specify restoration and management of a minimum of 9,477 square feet of dune scrub on site and off- site, as presented in Table 4 of the Initial Study. 	Project Applicant	Compliance monitored by the County Planning Department	Prior to building permit issuance

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Bio-5	<p><i>Would the project 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>The following measures will be required to mitigate potential impacts to sensitive or special status species:</p> <p><i>Migratory Birds</i></p> <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 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 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. • 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. 	Project Applicant	Compliance monitored by the County Planning Department	Prior to building permit issuance