



## County of Santa Cruz

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE  
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## MITIGATION MONITORING AND REPORTING PROGRAM for Application No. 211213

No.	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
<b>BIOTIC RESOURCES</b>				
<b>BIO-1</b>	<p>Under the MBTA, nests that contain eggs or unfledged young are not to be disturbed during the breeding season. The nesting season for migratory songbirds and birds of prey is generally 1 February through 31 August. In order to avoid impacts to raptors and migratory songbirds, tree removal activities shall be limited to the months between September 1 and February 1, if feasible.</p> <p>If trees must be removed outside of the timeframe above, a qualified biologist shall conduct surveys for raptor or migratory songbird nests 3-4 weeks prior to site disturbance. Implementation of the following measures will avoid potential impacts:</p> <ul style="list-style-type: none"> <li>• If tree removal must occur between 1 February and 31 August then a qualified biologist shall conduct a preconstruction survey of trees proposed for removal for active nests. If no active nest of a bird of prey or MBTA bird is found, then no further mitigation measures are necessary.</li> <li>• 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.</li> <li>• No activity shall be allowed in the buffer until the biologist determines that the nest is no longer active, or unless monitoring determines that a smaller buffer will protect the active nest.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.</li> <li>• 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</li> </ul>	Construction Contractor's Manager and a Qualified Biologist	County Environmental Planning Department, County Biologist	3-4 weeks prior to vegetation removal.
<b>BIO-2</b>	<p>In order to avoid impacts to special status bats, the following measures shall be implemented.</p> <ul style="list-style-type: none"> <li>• Tree removal activities shall be limited to between September 15 and November 1, if feasible</li> <li>• A qualified biologist shall conduct surveys for special status bats 3-4 weeks prior to site disturbance. If active roosts are present in trees to be retained, roosting bats shall be excluded from trees to be removed prior to any disturbance. In trees to be retained, no disturbance zones, set by the biologist based on the particular species present, shall be fenced off around the subject tree to ensure other construction activities do not harm sensitive species.</li> <li>• The maternity roosting season for bats is March 1 – July 3. Tree removal should be scheduled outside of the maternal roosting period if special status bats are present. Before any trees are removed during the maternal roosting season, a qualified biologist shall perform surveys. If maternal roosts are present, disturbance shall be avoided until roosts are unoccupied. The biologist shall be responsible for ensuring bat roosts are vacated.</li> </ul>	Construction Contractor's Manager and a Qualified Biologist	County Environmental Planning Department, County Biologist	3-4 weeks prior to site disturbance

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<b>BIO-3</b>	<p>In order to avoid any potential impacts to San Francisco dusky footed woodrats, all nests must be avoided if feasible. The following mitigation measures shall be observed in conjunction with all vegetation planting and control activities:</p> <ul style="list-style-type: none"> <li>• 3-4 weeks before any riparian planting or invasive vegetation removal activities are initiated, the work area shall be surveyed by a qualified biologist to identify any woodrat houses. Such surveys shall be conducted both during the initial five-year reporting period and for invasive vegetation control in perpetuity.</li> <li>• All woodrat houses shall be retained, with a minimum 10-foot buffer around each house that shall be staked and flagged. Workers shall be shown each woodrat nest and provided training on avoidance.</li> <li>• If an invasive weed is found growing through a house, the stem can be cut off and painted at a level above the top of the house.</li> <li>• No wood rat houses shall be disturbed without prior approval of the California Department of Fish and Wildlife.</li> </ul>	Construction Contractor's Manager and work crew supervisor	County Environmental Planning Department, County Biologist	Three to four weeks before any vegetation removal or riparian planting activities are initiated, in perpetuity.
<b>BIO-4</b>	<p>Removal of native trees shall be minimized with the following environmental commitments:  Prior to construction, the Project Applicant and the Project Arborist will identify the limits of construction so as to maximize native tree and shrub retention. Temporary fencing will be placed along the limits of construction to avoid unnecessary disturbance to riparian woodland.  All recommendations of the Arborist Report (Attachment 3), will be implemented, including tree protection measures and tree removal as recommended in the report and further refined on a pre-construction site evaluation</p>	Construction Contractor's Manager and Project Arborist.	County Planning Department	After staking and prior to any earth-moving and construction activities
<b>BIO-5</b>	<p>The Project shall enhance the existing riparian woodland by implementing the approved Riparian Enhancement Plan (Attachment 2). Riparian planting shall follow the requirements contained in the Plan, including the following elements:</p> <ul style="list-style-type: none"> <li>• Removal of non-native, invasive plants.</li> <li>• Maintain Parcel "A" free of invasive vegetation (as described in the Riparian Enhancement Plan) in perpetuity.</li> <li>• Installation of a habitat restoration planting plan.</li> <li>• Implementation of performance criteria for both plant removal and plant establishment.</li> <li>• Require the Homeowner's Association to maintain the restored area free of invasive vegetation in perpetuity.</li> <li>• 5-year reporting requirement. Establish photo stations and take annual photographs to support verbal documentation. Submit annual reports with photographic evidence to the County of Santa Cruz Planning Department, Environmental Planning Section, every year for at least five years or longer as necessary to achieve described performance standards</li> </ul>	Construction Contractor's Manager and Biotic Resources Group (Kathleen Lyons or designee)	County Environmental Planning Department, County Biologist	After staking and prior to any earth-moving and construction activities
<b>BIO-6</b>	The following measures shall be implemented to avoid light impacts:	Construction Contractor's	County Planning	Building permit issuance and

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	<ul style="list-style-type: none"> <li>• All attached residential lighting shall be low-intensity, minimal height, downward directed and shielded from lateral light spill.</li> <li>• All detached lighting shall be low rise and downward directed and shielded from lateral light spill.</li> <li>• Automatic lighting systems shall shut off automatically at 10 pm unless essential for safety and security.</li> <li>• Street lighting shall meet all DPW standards for sensitive locations.</li> </ul>	Manager	Department	inspections.
<b>NOISE</b>				
<b>NOI-1</b>	Limit construction activity to between the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, 9:00 a.m. to 5:00 p.m. Saturday in order to avoid noise during more sensitive nighttime hours. Prohibit construction activity on Sundays.	Construction Contractor's Manager	County Planning Department	All earth-moving and construction activities
<b>NOI-2</b>	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.	Construction Contractor's Manager	County Planning Department	All earth-moving and construction activities
<b>NOI-3</b>	Prohibit gasoline or diesel engines from having unmuffled exhaust.	Construction Contractor's Manager	County Planning Department	All earth-moving and construction activities
<b>NOI-4</b>	Use noise-reducing enclosures around stationary noise-generating equipment capable of 6 dB attenuation.	Construction Contractor's Manager	County Planning Department	All earth-moving and construction activities