

MITIGATION MONITORING AND REPORTING PROGRAM

Application # CP18-0125

Address: 600 Encinal Street, Santa Cruz, CA 95060

Applicant: Coastal Asset Holdings, LLC

This Mitigation Monitoring and Reporting Program (MMRP) for Application No. CP19-0125, located at 600 Encinal, has been prepared pursuant to the California Environmental Quality Act (CEQA – Public Resources Code, Section 21000 *et seq.*), the CEQA Guidelines (Cal. Code Regs., Title 14, Chapter 3, Sections 15074 and 15097). A master copy of this MMRP shall be kept in the office of the Zoning Administrator and shall be available for viewing upon request.

Project Description: The proposed project consists of a Tentative Map to create a minor land division, Slope Variance, Minor Modification to V-59-11, and Residential Demolition Authorization Permit to divide an existing parcel into four parcels, allow a driveway within slopes exceeding 30 percent, and allow for the demolition of one existing dwelling unit. The proposed project would subdivide an existing 13.5-acre property into four parcels, ranging in size from approximately 2 to 4 acres. Two existing dwelling units would be retained, one dwelling unit would be demolished, and two new residences would be constructed in the future, resulting in a net increase of one new dwelling unit. A new driveway would be developed to serve two proposed lots, and the existing driveway would continue to serve the existing homes that would be retained. An existing septic system would be abandoned and/or removed, and the lots would be connected to the City sanitary sewer system.

This MMRP includes mitigation measures in the Mitigation Monitoring and Reporting Matrix on the following pages that correspond to the final Mitigated Negative Declaration (MND) for the project. The matrix lists each mitigation measure or series of mitigation measures by environmental topic. For each mitigation measure, the frequency of monitoring and the responsible monitoring entity is identified. Mitigation measures may be shown in submittals and may be checked only once, or they may require monitoring periodically during and/or after construction. Once a mitigation measure is complete, the responsible monitoring entity shall date and initial the corresponding cell, and indicate how effective the mitigation measure was.

If any mitigation measures are not being implemented, the City may pursue corrective action. Penalties that may be applied include, but are not limited to, the following: (1) a written notification and request for compliance; (2) withholding of permits; (3) administrative fines; (4) a stop-work order; (5) forfeiture of security bonds or other guarantees; (6) revocation of permits or other entitlements.

Monitoring Program Cost:

I HEREBY AGREE TO PAY THE CITY MONITORING FEES, AND IMPLEMENT THESE MITIGATION MEASURES, AT A MINIMUM, IN THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE PROJECT.

Applicant's signature

Date

Mitigation Measure	Implementation Actions	Monitoring / Reporting Responsibility	Timing Requirements	Reporting Requirements	Verification of Compliance
Biological Resources					
<p>MITIGATION MEASURE BIO-1: Implement proposed coastal prairie mitigation to include enhancement and management of retained coastal prairie/needlegrass grassland and conversion of mapped areas to native grassland. Develop and implement a plan that includes the following actions and performance criteria in accordance with recommendations in the project biological resources report (Biotic Resources Group, October 2018) as summarized below:</p> <ol style="list-style-type: none"> Prior to site grading, install construction protective fencing at limits of disturbance to prevent unauthorized uses within the coastal prairie/needlegrass grassland areas to be preserved. Show location of construction fencing on grading plans. Designate installation of fencing (wire or split rail) around the retained and enhanced prairie grassland. Initiate coastal prairie/grassland enhancement and management within one year of development of the driveway to Lots 1 and 2, utilizing a qualified native plant restoration specialist or biologist to obtain, install and maintain grass plantings. Evaluate the feasibility of salvaging and transplanting prairie grasses and forbs from the development area to the grassland revegetation/enhancement area. Install plugs of native grasses (i.e., needlegrass and California oatgrass) approximately on-center to increase native grass cover to reach a minimum of 20%. Install plugs in November / December to take advantage of winter rains. Provide a supplement irrigation and site maintenance during the plant establishment period to achieve 80% plant survival in Years 1-3. 	<ul style="list-style-type: none"> Include measure as Condition of Approval. Implementation actions are specified in the mitigation measure. 	Monitoring/reporting responsibility is specified in the measure.	<ul style="list-style-type: none"> Prepare coastal prairie mitigation plan and submit to Planning and Community Development Department for approval prior to issuance of any permit. Initiate plan within one year of development of the driveway to Lots 1 and 2. 	Reporting requirements are specified in the measure.	

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<p>d. Implement annual seasonal mowing of retained and enhanced coastal prairie and needlegrass grassland. Mow at a height of four inches, at least twice year, to reduce the biomass and seedbank of non-native plant species, increase the vigor of the perennial bunchgrasses, and increase seedling establishment and survival of native grasses and forbs. Implement periodic weeding, thatch control (mowing and/or raking) or other actions to enhance native plant species diversity.</p> <p>e. Conduct annual quantitative monitoring of the effects of the vegetation and enhancement actions for a period of 5 years (or longer until performance standards have been met), repeating vegetation sampling conducted as part of the baseline documentation with recordation of species composition, species cover along permanent transects or in sampling plots. Submit annual monitoring reports to the City Planning and Community Development Department by December 31st of each monitoring year. Implement adaptive management techniques as needed and recommended by a qualified biologist or habitat restoration specialist to achieve performance standards if annual monitoring shows that performance criteria are not being met.</p>					
<p>MITIGATION MEASURE BIO-2. Schedule tree and vegetation removal to occur between September 1 and January 31 of any given year to avoid the bird nesting season. If that schedule is not practical, a qualified biologist shall be hired to conduct a pre-construction nesting bird surveys no more than two weeks (14 days) prior to vegetation removal. If any active bird nests are observed, the biologist will designate a buffer zone around the nest tree or shrub as follows: 200 feet for nesting raptors and 50 feet for all other bird species. This buffer zone may be</p>	<ul style="list-style-type: none"> • Include measure as Condition of Approval. • Implementation actions are specified in the mitigation measure. 	<p>The project applicant is responsible for hiring a qualified biologist to conduct pre-construction nesting survey and report if needed.</p>	<p>Prior to tree removal and site preparation.</p>	<p>The project applicant is responsible for submitting a report documenting the results of the nesting bird survey, if</p>	

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adjusted if the biologist determines that other factors may help shield the active nest, such as vegetative screening between the nest and the vegetation removal site that reduces the nesting bird's ability to see the activity. No vegetation removal will take place within the buffer zone until the biologist has determined that all chicks have fledged and are able to feed on their own. (Creek Plan Standard 12]				required, to the Planning and Community Development Department.	
MITIGATION MEASURE BIO-3: Require a qualified biologist (bat ecologist) to check any trees proposed for removal to determine if the trees provide any roosting habitat for bats (e.g., suitable cavities, crevices or leaf cover). If trees provide suitable habitat for bat roosts, schedule tree removal between September 1 and November 1 of any given year to ensure that no maternity roosts are active. In addition, require qualified biologist to meet with the tree removal crew prior to removal to instruct them on the methods to avoid harming roosting bats, such as not allowing cut trunk sections to fall on top of downed limbs and waiting 24-hours before chipping limbs to allow bats to escape the foliage or bark.	<ul style="list-style-type: none"> • Include measure as Condition of Approval. • Implementation actions are specified in the mitigation measure. 	The project applicant is responsible for hiring a qualified biologist to conduct survey and report, if needed.	Prior to tree removal.	The project applicant is responsible for submitting a report documenting the results of the bat survey, if required, to the Planning and Community Development Department.	
Geology and Soils					
MITIGATION MEASURE GEO-1: Require annual inspection of the two spreader drainage features before and after the winter season and after any major storm event. If concentrated flow of erosion is observed, the project geotechnical and civil engineer should be immediately notified and correct action implemented.	<ul style="list-style-type: none"> • Include measure as Condition of Approval. • Implementation actions are specified in the mitigation measure. 	The project applicant is responsible for hiring a qualified consultant to conduct annual inspection with submittal to Planning and Community Development Department.	Before and after the winter season and after any major storm event.		

Mitigation Measure	Implementation Actions	Monitoring / Reporting Responsibility	Timing Requirements	Reporting Requirements	Verification of Compliance
MITIGATION MEASURE GEO-2: Implement erosion control measures during construction of the new driveway, including, but not limited to: limiting ground disturbance and vegetation removal during construction; conducting work prior to the rainy season; and immediately revegetate disturbed areas. Require temporary fencing on the perimeter of the site during construction to prevent inadvertent erosion and offsite transport of sediments.	<ul style="list-style-type: none"> • Include measure as Condition of Approval and on Construction Specifications. • Implementation actions are specified in the mitigation measure. 	The construction contractor is responsible for implementing erosion control measures.	During construction.		
Utilities					
MITIGATION MEASURES BIO-1 and GEO-1	<ul style="list-style-type: none"> • Include measure as Condition of Approval. • Implementation actions are specified in the plan. 	SEE BIO-1 AND GEO-1	SEE BIO-1 AND GEO-1	SEE BIO-1 AND GEO-1	