



County of Santa Cruz

PLANNING DEPARTMENT

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MITIGATION MONITORING AND REPORTING PROGRAM

For
Mattison Lane Apartments
Application No. 201208, December 2021

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. 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 and during project construction
BIO-2		All recommended Avoidance, Minimization, and Mitigation Measures (Bio-1-Bio-4) outlined in Chapter 6 of the attached Biotic Report dated October 5, 2020, prepared by Biotic Resources Group shall be adhered to.	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction
BIO-3		If a special-status animal is identified at any time prior to or during construction, work shall cease immediately in the vicinity of the individual. The animal shall either be allowed to move out of harm's way on its own or a qualified biologist shall move the animal out of harm's way to a safe relocation site.	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction
BIO-4		Prior to construction, high visibility construction fencing or flagging as outlined in Bio-1 of the Biotic Report shall be installed, with the assistance of a qualified biologist, to indicate the limits of work and prevent inadvertent grading or other disturbance within the adjacent sensitive habitat. No work-related activity including equipment staging, vehicular access, and grading shall be allowed outside the limits of work.	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction
BIO-5		Impacts to oak trees shall be avoided to the maximum extent possible. All recommended measures for protection of oak trees outlined in the attached Arborist Report dated August 28, 2018, prepared by Maureen Hamb Professional Consulting Service, shall be adhered including proper root and canopy pruning. Trees to be retained shall be protected at or outside of the dripline, if possible, by a system of fencing and straw bale barricades. The exact locations of the protection measures shall be determined in the field with the assistance of a qualified arborist or biologist.	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction

No.	Environmental Impact	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
BIO-6		Excavation will likely expose structural roots of several mature coast live oak trees in the Caltrans ROW (including trees #7 and #12 as identified in the arborist report). Several other trees will require heavy canopy pruning to provide clearance for construction access.	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction
BIO-7		<p>To compensate for impacts to oak trees and other native trees and comply with Santa Cruz County General Plan Policy 5.1.12, the following conditions shall be adhered to:</p> <ul style="list-style-type: none"> • All native trees compromised through grading, trenching, or heavy pruning shall be compensated for by planting in-kind on site at a minimum 3:1 ratio. • To compensate for impacts to trees #7 and #12, a minimum of six coast live oak trees (or equivalent native species available at local nurseries) shall be planted on site. • The species, size, and locations of all native tree plantings shall be included in the site-specific landscape plan and plant list. Native tree plantings shall be located in the 50-foot arroyo buffer (open grassy area between the split rail fence and the riparian woodland). All work associated with native tree plantings in this location must be completed by hand. • The site-specific landscape plan shall include a 3-year management plan for maintenance and monitoring of native tree planting areas to maintain minimum 80% survival at year 3. Replacement plants shall be installed as needed during the monitoring period to meet survival rates. Annual habitat monitoring reports shall be submitted to the County Environmental Coordinator by December 31 of each monitoring year. • The landscape Plan shall include the removal of acacia and pampas or jubata grass present on the subject parcels and monitoring and maintenance shall target the eradication of these species from the site. 	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction
BIO-8		Any seed mix used for erosion control purposes on temporarily impacted areas and exposed soils shall be limited to seeds of native species common to the surrounding habitat and/or sterile seeds.	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction