



County of Santa Cruz

PLANNING DEPARTMENT

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MITIGATION MONITORING AND REPORTING PROGRAM

For
9041 Soquel Drive, Aptos
Application No. 191306, October 2019

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 of the Riparian Exception are communicated to the various parties responsible for constructing the project. The meeting shall involve all relevant parties including the project proponent, construction supervisor and Environmental Planning Staff.	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project 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>	Prior to construction, high visibility construction fencing shall be installed, to indicate the limits of work and prevent inadvertent grading or other disturbance within the adjacent riparian corridor. 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-3	<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>	A revegetation plan using appropriate California native riparian species plants (shrubs and low growing groundcover) with at least three species known as nectar plants for the obscure bumblebee shall be submitted and approved at the building permit review stage and implemented at the rear of the constructed project (five feet from the back of the building and retaining wall to the existing riparian vegetation) in order to restore of the margins of the riparian area, enhance the riparian corridor and for erosion control.	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction
BIO-4	<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>	A permanent three-foot high fence shall be erected approximately 5 feet behind the proposed building to demarcate and prevent disturbance to the riparian restoration area. The location of this fence shall be shown on plans submitted in support of the building permit for the project and shall be approved by Environmental Planning staff.	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction
BIO-5	<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>	Prior to issuance of a building permit, a final detailed lighting plan shall be submitted for review and approval by Environmental Planning staff, showing that all light sources will be cast downward, shielded and directed away from Valencia Creek, so that light does not spill over into the riparian habitat to the north, onto adjacent properties or upwards into the night sky. Lighting shall further be limited to limited to warm light colors with an output temperature of 2,700 kelvin or less.	Applicant	Compliance monitored by the County Planning Department and Applicant	To be implemented prior to and during project construction