



County of Santa Cruz

Department of Community Development and Infrastructure

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Matt Machado –Deputy CAO, Director of Community Development & Infrastructure

MITIGATION MONITORING AND REPORTING PROGRAM

for

**Application No. 221332
(Twelve Stones Winery)**

17300 Laurel Road, Los Gatos

No.	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
Biological Resources				
<i>BIO-1</i>	Before construction activities begin, a qualified biologist will perform a preconstruction survey.	Applicant	Compliance monitored by the County Planning Department	Prior to site disturbance
<i>BIO-2</i>	<p>Before construction activities begin, a qualified project biologist will conduct a worker environmental awareness training session for all construction personnel. At a minimum, the training will include a description of protected biological resources, species descriptions and habitat requirements, and general measures being implemented to protect sensitive resources during construction. Informational handouts with photographs clearly illustrating species appearances will be used in the training session.</p> <p>Training topics will include special-status species with potential to occur on the project site. Species are expected to include Santa Cruz wallflower, Ben Lomond spineflower, and Bonny Doon manzanita. The training session will include information about steps to take if a special- status species is encountered, beginning with immediate cessation of all project activities, and will including contact information for the biological monitoring staff and measures to protect species during construction.</p> <p>Additionally, a project biologist will be available to answer any questions about the special-status species. All new construction personnel will undergo this mandatory worker environmental awareness training when they start work on the project. Training will occur prior to the start of construction and periodically, as needed, if new construction personnel begin work at the project site. Each worker will sign a statement that they received training, and the</p>	Applicant	Compliance monitored by the County Planning Department	Prior to site disturbance, during construction, site grading operations, and ongoing

No.	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
	statement will be posted or easily available for viewing at the project site.			
BIO-3	The project biologist shall monitor the initial grading and clearing of the site.	Applicant	Compliance monitored by the Planning Department	During construction
Cultural Resources				
CUL-1	Before construction activities begin, a qualified Native American monitor will conduct a worker awareness training session for all construction personnel.	Applicant	Compliance monitored by the County Planning Department	Prior to site disturbance
CUL-2	A qualified Native American Monitor or archaeologist shall be present during excavation and grading activities.	Applicant	Compliance monitored by the County Planning Department	During site grading operations
CUL-3	<p>If archaeological resources are uncovered during construction, the applicant's archaeologist shall ensure compliance with Santa Cruz County Code Chapter 16.40.035, including:</p> <ol style="list-style-type: none"> 1) Cease and desist from all further excavations and disturbances within 200 feet of the discovery. 2) Arrange for staking completely around the area of discovery by visible stakes no more than 10 feet apart, forming a circle having a radius of no less than 100 feet from the point of discovery; provided, however, that such staking need not take place on adjoining property unless the owner of the adjoining property authorizes such staking. 3) Notify the Sheriff-Coroner of the discovery if human remains have been discovered. Notify the Planning Director if the discovery contains no human remains. 4) Grant all duly authorized representatives of the Coroner and the Planning Director permission to enter onto the property and to take all actions consistent with chapter 16.40 of the County Code. 	Applicant	Compliance monitored by the County Planning Department	During construction, site grading operations, and ongoing
Noise				
NOI-1	Limit construction activity to between the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday, 9:00 a.m. to 5:00 p.m. and prohibit	Applicant	Compliance monitored by the County Planning Department	Prior to site disturbance

No.	Mitigation Measures	Responsibility for Compliance	Method of Compliance	Timing of Compliance
	construction on Saturdays and Sundays.			
NOI-2	Prohibit the use of amplified music at the site.	Applicant	Compliance monitored by the County Planning Department	Ongoing during winery operations
NOI-3	Property owner shall establish a point of contact for managing neighbor concerns and complaints and shall provide contact information for that person to all adjacent property owners.	Applicant	Compliance monitored by the County Planning Department	Ongoing during winery operations