

Mitigation Monitoring and Reporting Program

Impacts	Measures	Description	Implementation Responsibility	Implementation Vehicle	Enforcement Responsibility	Record of Implementation
Air Quality						
Dust Control	Mitigation Measure 1	<p>The applicant shall observe the following requirements during such grading activities when applicable:</p> <ol style="list-style-type: none"> All graded areas shall be watered at least twice daily. If dust is not adequately controlled, then a more frequent watering schedule shall be incorporated. Frequency shall be based on the type of operation, soil, and wind exposure. All grading activities during periods of high wind, over 15 mph, are prohibited. Chemical soil stabilizers shall be applied to inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days). Nontoxic binders (e.g., latex acrylic copolymer) shall be applied to exposed areas after cut-and-fill operations. Haul trucks shall maintain at least two feet of freeboard. All trucks hauling dirt, sand, or loose materials shall be covered. Inactive storage piles shall be covered. Wheel washers shall be installed at the entrance to construction sites for all exiting trucks. Streets shall be swept if visible soil material is carried out from the construction site. A publicly visible sign shall be posted that includes the telephone number and person to contact regarding dust complaints. The phone number of the Monterey Bay Unified Air Pollution Control District shall be included on the sign to ensure compliance with Rule 402 (Nuisance). 	Applicant and project engineer	Improvement plans	County Resource Management Agency	Documentation of site observation
Geology and Soil						
Geotechnical Engineering	Mitigation Measure 2	<ol style="list-style-type: none"> As part of submittal of an improvement plan for this project, a soil investigation report prepared by a registered soils/geotechnical engineer shall be submitted for review by the County Engineer, and the said report (once reviewed and accepted) shall be the basis of the design of any proposed or required improvements for the project. Prior to recordation of the final subdivision map, a complete compilation of test reports along with a letter from the soils/geotechnical engineer attesting compliance with requirements and recommendations of the soil investigation report shall be submitted to County Resource Management Agency Public Works staff upon completion of site improvements. A note shall be placed on the final subdivision map to this effect. 	Applicant and project engineer	Improvement plans, final subdivision map	County Resource Management Agency	Improvement plans, soil investigation report, test reports compilation, soils engineer compliance letter, final subdivision map

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Hydrology and Water Quality						
Drainage	Mitigation Measure 3	<p>a. As part of the submission of engineered improvement plans for this project, the applicant shall comply with County Drainage Standards and therefore shall provide full construction detail of the proposed detention pond and storm drainage system capable of collecting and conveying runoff generated by the proposed project for a 100-year flood. The storm drain system shall provide for the protection of abutting and off-site properties that could be adversely affected by any increase in runoff attributed to the proposed subdivision. All drainage improvements shall be installed or bonded for prior to recordation of the final subdivision map.</p> <p>b. Prior to start of grading/construction activities, a Stormwater Pollution Prevention Plan (SWPPP) prepared by a certified Qualified SWPPP Practitioner (QSP) or Qualified SWPPP Developer (QSD) shall be submitted to County Public Works Department. A QSD/QSP shall be retained for the duration of the construction and shall be responsible to coordinate and comply with requirements by the Regional Water Quality Control Board, to file a Notice of Intent (per Construction General Permit Order No. 2009-0009-DWQ as amended by 2010-0014 DWQ), and to monitor the project as to compliance with requirements until its completion.</p>	Applicant and project engineer	Improvement plans, SWPPP	County Resource Management Agency	Improvement plans, SWPPP
Utilities and Service Systems						
Vector Control	Mitigation Measure 4	The applicant or subsequent property owner/developer shall employ measures to prevent the spread of vector-borne diseases. Prior to recordation of the final subdivision map and upon completion of the proposed detention pond's construction, the applicant or subsequent property owner shall schedule an inspection with the Office of the Agricultural Commissioner to verify the detention pond's use of vector control measures.	Applicant and project engineer	Improvement plans	County Resource Management Agency, County Office of the Agricultural Commissioner	Documentation of pond inspection