



Contractor Appreciation Luncheon

Friday, March 29, 2019

9:30am - 1:00pm

Overview

- ▶ Introductions the Conservancy and DCS
- ▶ The Openlands
- ▶ Construction Guidelines
- ▶ Reflecting on erosion
- ▶ Wildlife
- ▶ Questions
- ▶ Lunch

The Santa Lucia Conservancy

Christy Fischer
Executive Director

Lindsay Cope
Conservation Program Manager

Fuel Management
Conservation of the Openlands
Homeland Resources
Erosion Protections
Natural Resources Protection

Design and Construction Services

Kelly Dyer
*Director of Design and
Construction Services*

Jenny McAdams
Administrator

Zak King
Construction Monitor

Construction footprint
Construction phase meetings
CC&Rs within the Homelands
Consistency with Building Plan



Conservation Track - Monitoring sheet *(editing)*



Untitled



Metadata

| | |
|-----------------------------------|---|
| Duration | 1 second (First Creation) |
| Location | No Location Change |
| Lot Number | <input type="text"/> |
| Title/Description of Visit | <input type="text"/> |
| Date | * mm/dd/yyyy |
| Time | --:-- -- |
| Staff | <input type="text" value="Lindsay Cope"/> <input type="text" value="Zak King"/> <input type="text" value="Christy Fischer"/> <input type="text" value="Forrest Arthur"/> <input type="text" value="Kelly Dyer"/> <input type="text" value="Other"/> |
| Other people present | <input type="text"/> |
| Observations | <input type="text"/> |
| Narrative | <input type="text"/> |
| Visit type | * <input type="text"/> |
| Issue detected | <input type="text"/> |
| Gravity Index | <input type="text"/> |
| Resolution | <input type="text"/> |
| Owner | * <input type="text"/> |
| Contractor | <input type="text"/> |
| Created by Name | * <input type="text"/> |

205 [APN 239-131-005]

| | |
|----------------------------|---|
| Created | 2018-12-12 21:17:24 UTC by Lindsay Cope |
| Updated | 2018-12-12 22:27:23 UTC by Lindsay Cope |
| Location | 36.4457740118152, -121.798249303907 |
| Lot Number | 205 [APN 239-131-005] |
| Title/Description of Visit | Erosion check |
| Date | 2018-12-12 |
| Time | 13:16 |
| Staff | Lindsay Cope |
| Other people present | John Meddles |
| Observations | John showed me the new implementation of the erosion plan. |
| Narrative | Trenches and drains have been used to modify water flows and divert them into areas within the homeland to reduce creek impact. |
| Visit type | Construction monitoring |
| Owner | Hong |
| Contractor | Scardina |
| Created by Name | Lindsay Cope |

Photos



The Openlands

- ▶ The Santa Lucia Conservancy manages over 8,000 acres of Openlands.
- ▶ Contain some of The Preserve's most precious resources.
- ▶ What impacts may be approved in the Openlands?
 - ▶ Trenching for utilities
 - ▶ Fire Department requirements
 - ▶ Fuel Management under a Lot-Specific Fuel Management Plan



Protecting the Openlands

- ▶ Homeland boundary fencing
- ▶ Construction planning
- ▶ Contact the Conservancy prior to any impacts in the Openlands
- ▶ Erosion mitigation tools



How do I find the Homeland Boundary?

- ▶ Homelands are included in the subdivision map.
- ▶ All Homeland corners were originally marked with a surveyors pin.
- ▶ Many corners are still marked with white PVC poles, but occasionally these have been moved or lost and may no longer be accurate.
- ▶ Contact the Conservancy to ensure the correct boundary location is identified prior to the start of construction.



Construction Guidelines Overview

- ▶ Exclusionary fencing
- ▶ Debris and Trash Removal
- ▶ Smoking
- ▶ Parking
- ▶ Erosion and sediment control
- ▶ Landscaping and clean up



Exclusionary Fencing

- ▶ Fencing of the construction area and Homeland boundary is imperative on all construction sites.
- ▶ Exclusionary fencing along the Homeland boundary within not less than 20' of any construction disturbance and within 3' from the edge of pavement to prevent parking in the Openlands.
- ▶ Fencing the Homeland boundary helps to keep everyone in bounds and will limit Openlands impacts.
- ▶ Failure to install and maintain exclusionary boundary fencing increases the probability for Openlands impacts to occur.

Debris and Trash Removal

- ▶ Littering on The Preserve is prohibited.
- ▶ All food related trash needs to be picked up daily and placed in a wildlife-proof garbage container.
- ▶ Please do not keep loose trash in the back of trucks.
- ▶ Construction debris must be contained in a dumpster, trailer, or containment yard inaccessible to animals. Trash and debris must be regularly removed, preferably not less frequently than 30 days, from the site and transported to an authorized disposal site.
- ▶ All construction materials and debris should be stored within the construction area, and contained within the Homeland.

Please keep your construction sites clean, and conduct periodic walk arounds to collect any debris that might be dispersed through the site.



Smoking

The current Construction Guidelines allow for an approved smoking area that contains an approved cigarette disposal receptacle.

Please contact DCS to help develop and inspect your site designated smoking area. Designated smoking areas are only allowed in the Homeland.

No smoking except in enclosed vehicles or areas approved by DCS for smoking. Smoking materials must be discarded in DCS approved cigarette disposal receptacles.

Throwing cigarette butts out of vehicles could cause wildfires. Please refrain from smoking to and from job sites.

Parking

- ▶ **Construction Site Parking-** The Construction Guidelines do not permit parking in the Openlands, Preserve roads, emergency vehicle turnouts, and adjacent parcels. Construction and personal vehicles should park in designated parking areas in the construction area plan. Construction sites with limited parking within the Homeland may under some circumstances park on the street. The intent is to help contractors safely manage the increased vehicle traffic required to finish construction projects as quickly as possible. CSD and Security will monitor the street parking.
 - ▶ *If street parking is permitted: Please park on the pavement on one side of the road.*
- ▶ **Parking under oak trees** is not permitted. Shallow root systems of oaks are delicate and may be impacted by compacted soils from parking vehicles and heavy equipment under the tree canopy.

Fuel Management Plans

What does it mean for contractors?



THE DESIGN REVIEW BOARD IS REQUIRING A FUEL MANAGEMENT PLAN PRIOR TO FINAL DESIGN REVIEW APPROVAL.



THE CONSERVANCY REVIEWS AND APPROVES FUEL MANAGEMENT PLANS FOR EACH PROPERTY, FUEL MANAGEMENT TREATMENTS MAY BE CONDUCTED OUTSIDE OF THE HOMELAND ONLY UNDER AN APPROVED FUEL MANAGEMENT PLAN.



TO DECREASE FIRE RELATED RISKS DURING CONSTRUCTION DCS NOW REQUIRES FUEL MANAGEMENT TREATMENTS TO BE IMPLEMENTED PRIOR TO FRAMING.



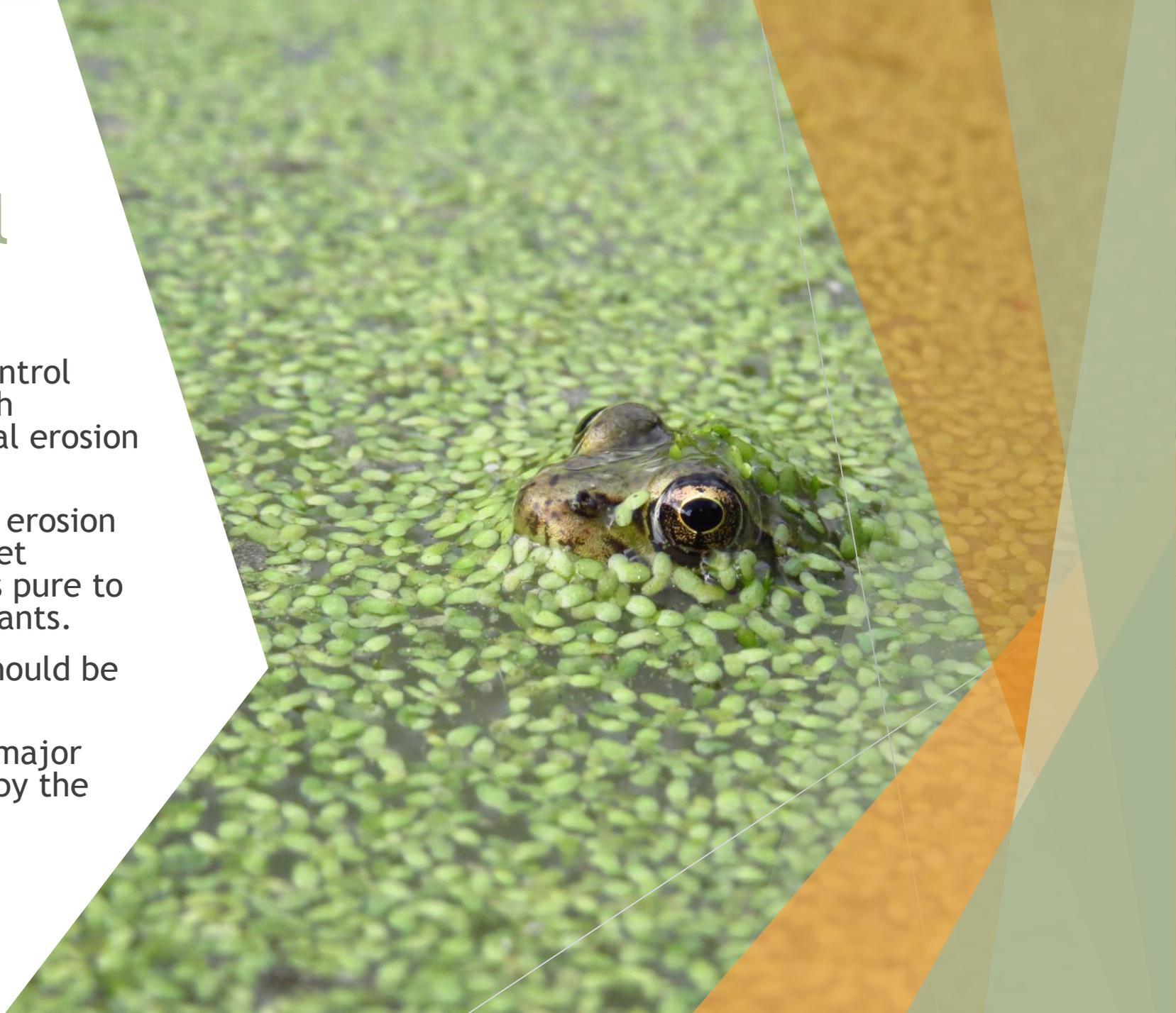
ANY QUESTIONS ABOUT INDIVIDUAL FUEL MANAGEMENT PLANS OR TREATMENTS SHOULD BE DIRECTED TO LINDSAY COPE AT THE SANTA LUCIA CONSERVANCY.

Fire Season

- ▶ During the fire season, keep your job site safe:
 - ▶ **No parking or driving in the grass** or other vegetated areas along driveways or roadways unless written permission has been granted by the DRB and all fire safety measures are in place.
 - ▶ **No barbeques** are permitted at any time.
 - ▶ **No smoking** except in enclosed vehicles or areas approved for smoking. Discard smoking materials in approved receptacles.
 - ▶ **Please do not block fire hydrants.** 😊

Erosion and Sediment Control

- ▶ Contractors should review the performance of site erosion control measures during and after each rainfall, and restore any critical erosion areas as needed.
- ▶ We recommend stocking up on erosion control materials during the wet season. Make sure rice straw is pure to avoid the spread of invasive plants.
- ▶ All erosion control materials should be installed within the Homeland.
- ▶ Follow the engineering plans; major deviations may require a visit by the site Civil Engineer.



Erosion Control Emergency Protocol

- ▶ If a significant amount of silt runoff leaves a construction site and impacts a natural drainage, the DRB and or SLC staff may advise of necessary improvements to the erosion control plan. **Please have an engineer review any significant modifications.**
- ▶ The Contractor is responsible for implementing improvements to erosion controls immediately.



Installation of silt fence and wattles

- ▶ Use silt fence to collect sediment flow
 - ▶ Dig a trench ~6 inches deep
 - ▶ Hammer wooden stakes on downhill side of the trench, spaced 3 feet apart
 - ▶ Fold the end of the silt fence around the first wooden stake, and staple the fence to each post. Make sure to staple securely at the top and every three inches down the stake
 - ▶ Backfill the trench, burying the silt fence
- ▶ Use wattles to divert water flow
 - ▶ Dig a trench ~3 inches deep and as wide as the wattle
 - ▶ Roll wattle into trench, make sure ends are flush against previous wattle
 - ▶ Use wooden stakes to secure the wattle at an interval of 5 feet or less

End of Construction Landscaping and Clean up

Tree Protections

As the construction activities finish up and landscaping begins, arborist recommended tree protections can be modified to allow for low-impact clean up around trees. Continue to protect tree trunks by moving hay bales against tree trunk and binding them with the orange fencing to hold them in place.

It is important to maintain a barrier around the trees to protect them from getting dinged by equipment which would cause a lesion in the bark putting the trees at risk of infection.

If heavy equipment is still needed, arborist tree protections must remain in place where there is potential for impacts.

End of Construction Landscaping and Clean up

► Soil and Seeding:

Masticate left-over shrub debris from mowing/fuel management into small pieces and mix with soil.

The best time to seed is following the first winter rains. If seeding outside of the wet season, it is recommended to use irrigation to support establishment of grasses. Seeds should be raked into soil that seeds are covered.



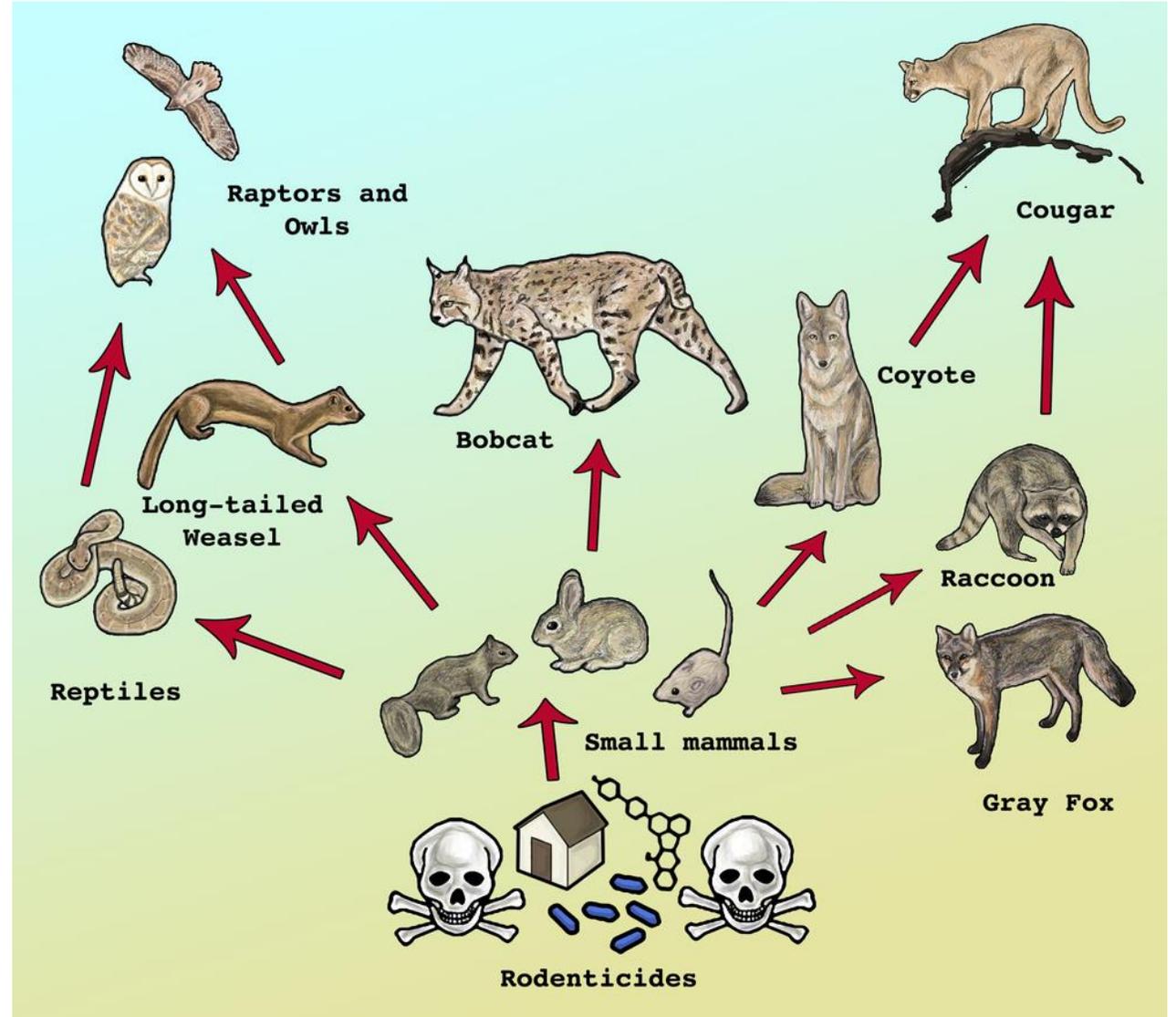
Wildlife

- ▶ Rodenticide Free Preserve
- ▶ Feeding wildlife and waste storage
- ▶ Roadkill and strikes
- ▶ Human/Wildlife conflicts
- ▶ Resource protection



Rodenticide Free Preserve

- ▶ The Conservancy and The Preserve advocate for non-toxic pest management.
 - ▶ Professional removal of woodrat nests
 - ▶ Installation of owl nest boxes
 - ▶ Snap or electric traps (not poison)
- ▶ Benefits of a poison free approach: a healthy predator population including bobcats, snakes, and birds of prey.



Feeding wildlife and waste storage

- ▶ Feeding wildlife, intentionally or by leaving waste unsecured, can contribute to dangerous encounters and is bad for the health of our wildlife.
- ▶ Human food is “junk food” for wildlife and can cause disease or injury
- ▶ Unnatural food may cause wildlife to congregate, leading to territorial fighting and car strikes
- ▶ Animals that consume human food may lose their instinct to avoid people and therefore they might bite, scratch or threaten other people



Road Safety and Wildlife

- ▶ Many wildlife species can be found around roadsides, please be aware and drive safely to avoid striking wildlife.
- ▶ Baby wildlife are not habituated to roads, please yield to wildlife.
- ▶ Stay safe:
 - ▶ Follow posted speed limits
 - ▶ Slow down when you see wildlife
 - ▶ Honking your horn can startle wildlife and cause them to run into the road
 - ▶ Please help and report unsafe driving to the Gatehouse 831-620-6750



Human-Wildlife Conflicts Rattlesnakes

- ▶ There are many types of snakes on The Preserve, and they help keep rodent populations in check.
- ▶ Rattlesnakes will often rattle to warn you of their presence.
- ▶ Be careful in tall grass, wear loose pants and tall boots, contact Security for human removal and relocation.



Human-Wildlife Conflicts Coyotes

- ▶ Mid-February to Mid-April is denning season for Coyotes.
- ▶ Coyotes are normally reclusive but may become territorial and defensive during this season.
- ▶ If you encounter a coyote, retreat and do not “haze” them during denning season. They may follow you to escort you away from their den.
- ▶ If you encounter a coyote that isn’t being aggressive but is comfortable around humans (i.e. approaches or fails to retreat) clap and shout to scare it away.



Natural Resource Protection

- ▶ Many protected species, including plants, birds, and animals, can be found on The Preserve. If a protected species is found on-site, it is the contractor's responsibility to understand and implement measures for their protection.
- ▶ If you find a protected species or need help identifying plants or wildlife on your site, contact the Santa Lucia Conservancy for assistance.
- ▶ Please inform subcontractor crews that gathering and collecting plants, animals, rocks, or cultural artifacts is not allowed.
- ▶ Be sensitive to wildlife, do not scare, chase, or bother animals.
- ▶ If you find injured wildlife or wildlife behaving strangely or posing a hazard to personnel on your construction site, please call the Conservancy and/or the Gatehouse.



Tree Protection

- ▶ It is the contractor's responsibility to implement and maintain tree protections throughout construction.
 - ▶ Install protective fencing around the perimeter of the tree(s) as advised by the project arborist.
 - ▶ Never drive, park, or store vehicles or equipment within these boundaries to avoid impact to roots and soil impaction.
- ▶ Tree pruning within the Homeland is permitted if less than 1/3 of the canopy, any more requires arborist approval.
- ▶ Exposed roots should be cleanly cut.
- ▶ All trimmings should be removed promptly from the site unless they will be chipped and used in the Homeland.



Archaeological Resource Protection

- ▶ *Archaeological sites exist on The Preserve. Watch for and promptly report black oily earth, rounded or fractured stones, and shell or bone fragments. If discovered, stop work within 150 feet and notify the DRB and the Conservancy. It is a Felony to knowingly disturb a human burial and not report it immediately.*



We are a team

- ▶ The Conservancy and DCS rely on your help and feedback.
- ▶ We are here to help you succeed in your projects on The Preserve.
- ▶ We enjoy hearing your stories of wildlife encounters, please continue to share with us.



Now its your turn...

- ▶ Questions
- ▶ Comments and ideas
- ▶ Discussion
- ▶ **LUNCH!!!**

