

## AVALON PROJECT – 1201 N MAIN STREET MITIGATION MONITORING & REPORTING PROGRAM

Description of Impact	Mitigation Measure	Applicant Responsibilities	Party Responsible for Verification	Method of Verification	Verification Timing
Reduce projects impacts on air quality to a level that is less than significant.	<b>AIR 1: Air Quality and GHG Emissions.</b> The applicant will implement mitigation measures contained in Air Quality and GHG Emissions Analysis prepared by SHN in March 2020. Such measures include, but are not limited to the following: use of low VOC paint; low flow plumbing fixtures; recycling and compost facilities; water efficient landscaping; and dust control BMPs.	Implement mitigation measures of SHN report	On-site project manager	Project manager oversight	Prior to approval of final occupancy
Reduce construction impacts on air quality to a level that is less than significant.	<b>AIR-2: Dust Control.</b> In order to minimize dust, Dust Prevention and Control Plan measures shall be incorporated into the Final Storm Water Pollution Prevention Plan (SWPPP) and submitted with final grading plan for approval of the Public Works Director per CLUDC 17.62.020. This plan shall include information and provisions: <ul style="list-style-type: none"> <li>• The plan shall address site conditions during construction operations, after normal working hours, and during various phases of construction.</li> <li>• The plan shall include the name and 24-hour contact of responsible person(s) in case of complaints, questions, or an emergency.</li> <li>• Grading shall be designed and grading activities shall be scheduled to ensure that repeat grading will not be required, and that completion of dust-generating activity will occur in shortest practical timeframe.</li> <li>• All visibly dry disturbed areas shall be controlled by watering, covering, and/or other dust preventive measures.</li> </ul>	Submit and implement a Dust Prevention and Control Plan, as part of SWPPP; and provide on-site project manager during ground disturbing activities	On-site project manager; and Public Works Department	Approval of Dust SWPPP; and project manager oversight	Prior to issuance of grading or building permit

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	<ul style="list-style-type: none"> <li>• The plan shall include the procedures necessary to keep the adjacent public streets and private properties free of fugitive dirt, dust and other debris resulting from construction activities when importing or exporting of material.</li> <li>• Graded areas shall be revegetated as soon as possible, but within no longer than 30-days. Disturbed areas that are to remain inactive longer than 30-days shall be seeded (with combination of terminal barley and native seed) and watered until vegetative cover is established.</li> <li>• All earthmoving activities shall cease when sustained winds exceed 15 miles per hour. Wind speed shall be measured on-site by project manager with a handheld anemometer.</li> </ul>				
Reduce construction impacts on air quality to a level that is less than significant.	<b>AIR-3:</b> To minimize excessive exhaust emissions, at all times, construction vehicles and equipment utilized on-site shall: 1) be maintained in good condition; 2) minimize idling time to less than 5 minutes; 3) minimize the number of vehicles and equipment running at the same time; and 4) use alternatively fueled equipment, such as compressed/liquid natural gas or electric, when feasible.	Provide on-site project manager oversight during construction activities	On-site project manager	On-site project manager and periodic inspection by City and County site inspectors	Inspections for compliance during construction
Reduce construction impacts on biological resources and water quality to a less than significant level.	<b>BIO-1: Buffer Area.</b> The proposed development includes 30-foot to 50-foot buffers from wetlands. Buffers shall be demarcated and clearly illustrated on a plat, to be recorded as a deed restriction accompanying the deed for new parcel resulting from the Parcel Merger. Contouring topography within wetland buffer shall occur with hand-tools and	Submit deed to the Public Works Department for review and approval;	Public Works Department	Deed Approval	Prior to issuance of building permit

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	disturb minimum of substrate to achieve functionality of the swale and emergency spillway, as conveyed in <u>Wetland Restoration, Buffer Enhancement and Mitigation Monitoring Plan</u> , dated August 7, 2019.				
Reduce impacts on biological resources to a less than significant level.	<b>BIO-2: Invasive Plants.</b> Plants listed as moderate or highly invasive by the California Invasive Plant Council (Cal-IPC), shall be removed from site. Prior to the use of heavy equipment, all heavy equipment shall be washed at an off-site location to remove any caked mud or other debris that could harbor invasive plant seed. All erosion control shall be weed free. Landscaping shall utilize native plantings. Plantings within ESHA or ESHA buffers shall adhere to Coastal General Plan Policy OS-1.13.	Submit and implement SWPPP with BMPs to the Public Works Department for review and approval; provide Final Landscape Plan to Community Development Department for review and approval; provide on-site project manager during construction activities	On-site project manager; and City of Fort Bragg: Public Works and Community Development Department	Approval of SWPPP and Final Landscape Plan	Prior to issuance of grading or building permit; and inspections for compliance during construction
Reduce impacts on biological resources and water quality to a less than significant level.	<b>BIO-3: Construction Related Impacts to Wetlands.</b> Prior to issuance of a building permit or grading permit, appropriate best management practices (BMPs) shall be identified and submitted as part of the SWPPP subject to review and approval of the Public Works Director. ESHA resources shall be protected from disturbance by construction activities with temporary wire mesh fencing placed around wetland buffers prior to any construction activities. These protected areas shall not be used by workers or for the storage of machinery or materials. Measures shall include the use of a silt fence or other	Submit and implement SWPPP with BMPs to Public Works Department for review and approval; provide on-site project manager during construction activities	On-site project manager; Public Works Department; Mendocino County Building Inspectors	Approval of SWPPP; and project manager oversight	Prior to issuance of grading or building permit; and inspections for compliance during construction

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	erosion control measures to prevent sediment from entering the wetland. Erosion control devices shall not contain monofilament as this may pose a potential entanglement hazard to sensitive amphibian species that may occur in the area. Construction activities shall not occur during early morning, evening or nighttime hours, to minimize disturbance caused by artificial light and noise.				
Reduce impacts on biological resources and water quality to a less than significant level.	<b>BIO-4: Long-Term Impacts to Wetlands.</b> A final Wetland Mitigation Monitoring Plan shall be submitted by the applicant and approved by the Public Works Director, prior to issuance of building permit or commencement of grading.	Submit Final Wetland Mitigation and Monitoring Program to the Community Development Department	Community Development Department after consultation with CA Department of Fish and Wildlife staff	Approval of Final Wetland Mitigation and Monitoring Program	Prior to issuance of grading or building permit
Reduce impacts on biological resources and water quality to a less than significant level.	<b>BIO- 5: Erosion Control.</b> All work involving or associated with soil movement and/or digging shall occur in compliance with the SWPPP. Ground disturbance shall be limited to the minimum necessary and disturbed areas shall be stabilized as soon as feasible.	Provide on-site project manager during ground disturbing activities	On-site project manager; City and County site inspectors	On-site inspections	During ground disturbing activities

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<p>Reduce impacts on biological resources to a less than significant level.</p>	<p><b>BIO 6: Birds.</b> The breeding season for birds is typically from February to August. Prior to the onset of construction activities during this period, a qualified biologist shall perform breeding bird surveys within 14-days. If active breeding candidate, sensitive or special status bird nests are observed, no ground disturbance shall occur within a 100-foot exclusion zone until all young are no longer dependent on upon the nest, unless approved by CA Department of Fish and Wildlife. A qualified biologist shall observe the nest weekly to ensure the nest site is protected from disturbance. Construction activities should occur during daylight hours to limit disturbing construction noise and minimize artificial light.</p>	<p>Provide on-site project manager</p>	<p>On-site project manager</p>	<p>On-site inspections</p>	<p>In the field, prior to construction activities</p>
<p>Reduce impacts on biological resources to a less than significant level.</p>	<p><b>BIO- 7: Special Status Frogs.</b> Prior to construction activities, project contractors shall be trained by a qualified biologist in the identification of the northern red-legged frog. Construction crews shall begin each day with a visual search, paying particular attention to stacked materials and silt fencing protecting wetland areas. If a rain event occurs, all work involving exterior construction related activities shall cease for 48 hours and the site shall be surveyed for northern red-legged frogs before work resumes. If a northern red-frog is identified, all work shall cease, and a qualified biologist shall be consulted. Prior to initiating work, City staff shall be notified of measures taken.</p>	<p>Provide on-site project manager</p>	<p>On-site project manager</p>	<p>On-site inspections</p>	<p>In the field, prior to construction activities</p>

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Reduce impacts on biological resources to a less than significant level.	<b>BIO-8: <u>Bats</u>.</b> Prior to ground disturbing construction activities during the maternity season (April 15 – August 31), a field survey shall be performed by a qualified biologist to determine the presence of bats 14-days prior to onset of development activities. If active bat roosts are observed, no ground disturbance shall occur within a 50-foot to 100-foot exclusion zone, depending on species. The exclusion zone shall remain in place until all young are no longer dependent upon the roost.	Provide on-site project manager	On-site project manager	On-site inspections	In the field, prior to construction activities
Reduce impacts on cultural resources to a less than significant level.	<b>CULT-1: <u>Cultural Resources</u>.</b> If buried human remains, historic or archaeological resources are discovered during construction, operations shall cease immediately and a qualified archaeologist shall be consulted to evaluate the resource in accordance with CEQA Guidelines 15064.5 and Health and Safety Code 7050.5.	Provide on-site project manager	On-site project manager	On-site inspections	In the field, during construction activities
Reduce impacts of project due to seismic and other hazards to a level of less than significant.	<b>GEO-1: <u>Structural Integrity</u>.</b> Implement Preliminary Geotechnical Report Recommendations, as outlined in Brunsing Associates, Inc. Geotechnical Investigation, dated December 2015 and the standards of the California Building Code.	Follow recommendations of licensed engineer, as approved by building inspector	Mendocino County Building Inspector	Mendocino County Building Inspector plan review	Prior to issuance of building permit and periodic inspections for compliance by building inspector.

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	<p><b>HAZ-1: <u>Tsunami/Coastal Flooding Evacuation Materials and Training.</u></b> The applicant shall prepare a tsunami/coastal flooding evacuation plan for the project, to be submitted and approved by the Fort Bragg Chief of Police. This plan shall follow the guidelines of the City of Fort Bragg Tsunami Contingency Plan and shall identify alert systems, response actions, evacuation routes and protocol. Relevant materials shall be provided in each guest room. Hotel staff shall be trained in an ongoing basis. The location and maintenance of emergency response supplies, as well and location and proper storage of hazardous materials on-site shall be included.</p>	<p>Prepare and submit site specific Tsunami/Coastal Flooding evacuation materials to the Community Development Department for review and approval by the Police Chief and Fire Marshal</p>	<p>City of Fort Bragg Police Chief and Fire Marshal</p>	<p>Review emergency plan by Police Chief and Fire Marshal</p>	<p>prior to issuance of Business License</p>
<p>Ensure storm water management system functions as designed to reduce impacts of project on biological resources, water quality and impacts to City infrastructure to a level that is less than significant.</p>	<p><b>HYDRO-1: <u>SWPPP Required.</u></b> Prior to grading or construction activities, the project applicant shall submit SWPPP for review and approval by City engineer.</p>	<p>Submit and implement SWPPP to Public Works Department for review and approval; and provide on-site project manager during ground disturbing activities</p>	<p>On-site project manager; and Public Works Department</p>	<p>Approval of SWPPP; and; project manager oversight</p>	<p>Prior to issuance of grading or building permit</p>
<p>Reduce construction impacts on water quality and biological resources to a less than significant level.</p>	<p><b>HYDRO-2: <u>Clean Water Act.</u></b> Prior to grading or construction activities, the project applicant shall submit application to the North Coast Regional Water Quality Control Board for review of the pertinent water quality issues in order to avoid and minimize impacts to wetlands and water of the state on site.</p>	<p>Submit application and project description to NCRWQCB for review and approval</p>	<p>NCRWQCB project review and permitting</p>	<p>NCWQCB approval and permitting</p>	<p>Prior to issuance of grading or building permit</p>

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To ensure project would not result in substantial adverse physical impacts associated with construction of new City facilities	<b>PUB-1: <u>Fire Suppression</u>.</b> The applicant shall provide documentation that necessary pressure can be achieved for required commercial fire suppression flows, prior to issuance of building permit.	Submit Water Suppression System documentation to Public Works Director for review and approval	Public Works Director and Fort Bragg Fire Marshal	Approval of building permit	Prior to issuance of building permit
To ensure project would not result in substantial adverse physical impacts associated with construction of new City facilities	<b>PUB-2: <u>Off-Site Water Tank Storage</u>.</b> Prior to issuance of a grading or building permit, applicant shall submit evidence of a legally binding document from the property owner upon which the Off-Site Water Tank is located to the applicant ensuring uninterrupted access for use, maintenance, etc. of the Off-Site Water Tank for as long as the Tank is used by the applicant. The City will review and concur with the document to ensure that this mitigation is met.	Submit documentation to the Public Works Director for review and concurrence	Public Works Director	Approval of grading or building permit	Prior to permit issuance



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<p>To ensure project would not have a substantial adverse impact on parks, specifically, MacKerricher State Park.</p>	<p><b>PUB-3: MacKerricher State Park.</b> The applicant shall implement the following to mitigate potential environmental impacts on adjacent State Park lands:</p> <ol style="list-style-type: none"> <li>1. Install native plantings of wax myrtle (<i>Morella californica</i>) along the western edge of the Hall Road along project site to create a vegetated barrier in order to close existing social trail access and discourage the creation of new social trails. Restoration plan and implementation schedule shall follow a Mitigation Monitoring and Reporting Plan, submitted for review and approval, prior to issuance of grading or building permit. Prior to final occupancy, plantings must be established;</li> <li>2. Provide educational information for visitors and staff to encourage the responsible use of MacKerricher State Park. Written materials shall be developed for hotel guests, and shall be submitted to the City for review and approval prior to final occupancy. City staff shall circulate written materials to California State Parks for comments as part of the review process;</li> <li>3. Provide educational information to guests with dogs clearly illustrating “dog friendly” areas and explicitly stating why dogs are not allowed in many areas.</li> </ol>	<p>Submit panel designs to Community Development Department</p>	<p>Community Development Department</p>	<p>Approval of draft panel design</p>	<p>Panels installed prior to approval for final occupancy</p>
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<p>To ensure project would not have a substantial adverse impact of onsite</p>	<p><b>REC-1: Interpretive Panels.</b> The applicant shall develop a minimum of four (4) interpretive panels to be installed adjacent to the public access trail. Proposed panels shall be submitted to the City for approval, prior to installation. City staff shall consult with California State Parks and Sherwood Valley Band of Pomo, for comments as part of the review process.</p>	<p>Submit interpretive panel design to City</p>	<p>City(CDD) consultation with CA State Parks and Sherwood Valley Band of Pomo</p>	<p>Approval of interpretive panels</p>	<p>Prior to final approval of building permit</p>
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To ensure project would not have a substantial adverse impact of onsite wetlands and MacKerricher State Park.	<b>REC-2: Educational Outreach – Guest and Staff Materials.</b> Applicant shall develop written materials for individual guest rooms and available in the lobby for the purpose of educating visitors about coastal resource preservation to be submitted to the City for review and approval, prior to final occupancy. City staff shall circulate written materials to California State Parks, Sherwood Valley Band of Pomo, California Native Plant Society, and Mendocino Coast Audubon for comments as part of the review process.	Submit written educational materials to the Community Development Department	City (CDD) in consultation with trusted agencies.	Approval of written materials	Prior to final approval of building permit
To reduce impacts due to construction activities	<b>TRANS-1: Caltrans Encroachment Permit.</b> The applicant shall apply for and be granted an Encroachment Permit from Caltrans. Prior to issuance of building permit, a copy of the approved Caltrans Encroachment Permit shall be submitted to the City.	Obtain Caltrans Encroachment Permit	Community Development Department	Provide documentation of approved permit	Prior to issuance of grading or building permit
Reduce construction impacts on tribal cultural resources to a less than significant level.	<b>TRIBAL-1: Tribal Consultation.</b> Sherwood Valley Band of Pomo requested Tribal Monitoring during ground disturbing activities. The applicant shall contact Tina Sutherland at (707) 459-9690 or <a href="mailto:tsutherland@sherwoodband.com">tsutherland@sherwoodband.com</a> to schedule monitors at least ten days prior to any ground disturbing activities.	Hire qualified Tribal Monitor to monitor all ground disturbing activities on site and follow CEQA guidance regarding any site discoveries.	On-site project manager	Project manager oversight during ground disturbing activities; City staff will contact SVBP to ensure a Tribal Monitor has been hired, prior to approval of building permit application.	Prior to issuance of grading permit; inspections during ground disturbing activities