

Mitigation Monitoring and Reporting Program, revised October 20, 2020
 County of Mendocino
 Getaway House, Inc. Major Use Permit

Impact	Mitigation Measure	Implementation Responsibility	Monitoring/ Reporting Responsibility	Timing
Biological Resources	<p>BIO-1: If construction, including vegetation removal is proposed to occur during the nesting season for grasshopper sparrows and for raptors and passerines (February 15 through August 31), the work shall be preceded by a pre-construction nest survey encompassing the proposed areas of disturbance and the surrounding area (no less than 100 feet from the proposed areas of disturbance, where possible) conducted by a qualified biologist within 14 days of the start of construction, including vegetation removal. If an active nest of a sensitive bird species is found, a construction buffer shall be established around the nest in consultation with CDFW staff and shall remain in place until fledging is completed or until it is determined that the nesting effort has failed, as determined by the qualified biologist. If no active nests are found, construction, including vegetation removal, shall proceed.</p>	Applicant/ Contractor	County of Mendocino, CDFW, and Qualified Biologist	Prior to construction/ During construction
	<p>BIO-2: If construction, including vegetation removal, is proposed within woodland habitat during the maternity roosting season for bats (April 1 through September 15), trees with features capable of supporting roosting bats shall be surveyed by a qualified biologist for bat roosts or evidence of bat roosting (guano, urine staining and scent, dead bats) within 14 days of the start of</p>	Applicant/ Contractor	County of Mendocino and Qualified Biologist	Prior to construction/ During construction

	<p>construction, including vegetation removal. If active roosts are discovered, a buffer of no less than 50 feet around the active roost shall be established by the qualified biologist. Removal may occur once active roosting ceases, as determined by the qualified biologist.</p>			
	<p>BIO-3: Due to the proposed impacts to on-site ephemeral drainages, the project applicant shall obtain a Section 404 Clean Water Act (CWA) permit through the U.S. Army Corps of Engineers for impacts to waters of the United States, a Section 401 Water Quality Certification from the North Coast Regional Water Quality Control Board (NCRWQCB), and a Section 1602 Lake or Streambed Alteration Agreement (LSAA) from the California Department of Fish and Wildlife (CDFW) for impacts to the stream corridor (defined by CDFW as the top of bank plus the outer edge of the dripline of riparian vegetation). These permits shall be obtained prior to issuance of grading permits and implementation of the project and will identify conditions the Applicant will implement. Conditions shall include but not be limited to the implementation of erosion and bank stabilization measures, riparian habitat enhancement, and/or restoration and revegetation of the stream corridor habitat at no less than a 1:1 ratio.</p> <p>The Applicant shall design the project such that it will not result in a loss of functions and values of waters of the United States or State through impact avoidance, impact minimization, and/or compensatory mitigation for the impact, as determined by the resource agencies. The Applicant shall design the project to limit the</p>	<p>Applicant</p>	<p>County of Mendocino, CDFW, NCRWQCB, and USACE</p>	<p>Prior to site preparation and construction</p>

	<p>obstruction of and human intrusion into the riparian area of the on-site ephemeral drainages, to the extent feasible. Where crossings of the ephemeral drainages are necessary, the crossings shall use open bank areas lacking dense vegetation, where possible. If it is determined, through obtaining an Approved Jurisdictional Determination through the USACE, that the aquatic resource features on the project site are not jurisdictional under the Clean Water Act, then the Section 404 CWA permit and Section 401 WQC may not be required.</p> <p>Compensatory mitigation may consist of: (1) providing on-site compensatory mitigation through an aquatic resource restoration, establishment, enhancement, and/or preservation activity in a location at or adjacent to the impact site; (2) providing off-site compensatory mitigation through an aquatic resource restoration, establishment, enhancement, and/or preservation activity at another location, usually within the same watershed as the permitted impact; (3) obtaining credits from a mitigation bank; and/or (4) making a payment to an in-lieu fee program that will conduct wetland, stream, or other aquatic resource restoration, creation, enhancement, or preservation activities. The Applicant retains responsibility for the implementation and success of the mitigation project. Evidence of compliance with this mitigation measure shall be provided prior to initiating construction and grading activities for the project.</p>			
	<p>BIO-4: The final development plans shall emphasize design that limits tree loss and concentrates development in woodland openings and grassland</p>	Applicant	County of Mendocino	Prior to construction/ During construction

	<p>habitat to the extent practical. Prior to any development activity or the issuance of grading permits, the Applicant shall prepare an Oak Mitigation and Monitoring Plan (Oak MMP) that includes:</p> <ol style="list-style-type: none">1. An inventory of oak trees within the project areas identified as oak woodlands that are proposed to be impacted during construction or that are located within 20 feet of the proposed areas of disturbance. The inventory shall include the location, size, and species of all oak trees over 12 inches in diameter, measured at approximately 4.5 feet in height. This inventory shall include oak trees to be removed and those to be preserved within the specified areas.2. The removal of all oak trees 12 inches or more in diameter at breast height shall be mitigated by one or more of the following:<ul style="list-style-type: none">o Replanting and maintaining oak trees. Oak trees proposed for removal shall be replaced at a minimum 3:1 mitigation ratio. To the extent feasible, mitigation shall be on-site to recreate and eventually re-establish the oak woodland habitat lost by the implementation of the proposed project. If on-site mitigation is not feasible, the Applicant shall propose and receive approval from the County of Mendocino Department of Planning and Building Services (PBS) for the			
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	<p>location of off-site mitigation. Replanted trees shall be planted in areas deemed appropriate by the Oak MMP, considering the locations of the micro-cabin RV pads, trails, access roads, and utilities. Trees planted shall be protected from disturbance by occupants of the Site using split rail or "state-park" style fencing to ensure encroachment into areas to be protected are limited. Replanted oak trees shall be maintained for a period of three years after they are planted. If any of the replanted oak trees die or become diseased, they shall be replaced and maintained for three years after the new oak trees are planted. The Oak MMP shall include a monitoring plan that includes identification of a watering system, a three year Monitoring and Reporting Schedule, and reporting requirements to ensure the success of the newly planted oak trees.</p> <ul style="list-style-type: none">o Establishing conservation easements. Conservation easements or funds for off-site oak woodlands conservation shall be proposed to and approved by the Director of PBS or his/her designee.			
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	<ul style="list-style-type: none">○ Contributing funds for off-site oak woodlands conservation.○ Designation and protection of natural recruitment areas. The Oak MMP shall identify natural recruitment areas, if any, to be established in areas where no development is proposed. Natural recruitment areas shall be identified on the final development plans and where occupants of the Site will be discouraged from encroaching. Split-rail or "state-park fencing" shall be used to discourage encroachment by occupants of the Site and enhance natural recruitment of oaks and oak habitat. Natural recruitment may satisfy a portion of the requirement for the replacement of oak trees to be removed, if it can be demonstrated in the Oak MMP that the natural recruitment area will be as successful, if not more successful, as the planting of new oak trees at re-establishing oak woodland habitat at the Site.○ The removal of oak trees 12 inches or more in diameter at breast height that are determined by a qualified arborist to have poor health or poor structure shall be exempt from compensatory requirements.			
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	<p>3. Construction activities shall avoid excavation beneath the driplines of oak trees for all oak trees that have not been approved for removal as part of the Oak MMP, to the extent feasible. In areas where improvements beneath the driplines of oak trees may be necessary, trails and roadways shall limit actual excavation and implement structural erosion control measures (for example, utilize rolling dips in place of water bars). Oak Tree protection measures for trees to be retained within 50 feet of the proposed areas of disturbance shall be included in construction specifications. Each oak tree to be preserved shall be surrounded by a tree zone identified by the drip line of the tree. An orange plastic fence or other suitable type of fence shall be used to identify the tree zone during construction activities. No vegetation removal, soil disturbance, or other development activities shall occur within the tree zone in order to protect root systems and limit compaction of the soil, unless authorized by Oak MMP.</p> <p>The Oak MMP and final development plans shall be provided to and approved by the Mendocino County Department of Planning and Building Services (PBS) prior to the issuance of grading permits and implementation of the project.</p>			
<p>Cultural Resources</p>	<p>CUL-1 In addition to the standard Discovery Clause included on all projects, a note shall be placed on all grading plans that the applicant/operator shall notify the Hopland Band of Pomo Indians prior to</p>	<p>Applicant/ Contractor</p>	<p>County of Mendocino and Hopland Band of Pomo Indians</p>	<p>Prior to construction/ During construction</p>

	any ground disturbance, and agree to open the Site to the tribe for monitoring during subsurface construction in order to ensure appropriate treatment of any artifacts uncovered.			
Hazards and Hazardous Materials	HAZ-1: Signs shall be posted on-site to inform guests that campfires are only permitted within the installed fire pits.	Applicant/ Contractor	County of Mendocino	Prior to project operation
	HAZ-2: A fire safety and evacuation plan shall be developed in accordance with California Fire Code (CFC) Chapter 4, including 403.10.1 for R1 occupancies and 403.13 for Organized Camps, shall be prepared. The fire safety and evacuation plan shall be provided to and approved by the Mendocino County Department of Planning and Building Services, CalFire, and the Hopland Fire Protection District (HFPD) prior to occupancy of the Site.	Applicant	County of Mendocino, CalFire, and HFPD	Prior to project operation
Tribal Cultural Resources	See Mitigation Measure CUL-1.	Applicant/ Contractor	County of Mendocino and Hopland Band of Pomo Indians	Prior to construction/ During construction
Wildfire	See Mitigation Measures HAZ-1 and HAZ-2.	Applicant/ Contractor	County of Mendocino	Prior to project operation