

Mitigation Monitoring and Reporting Program (MMRP)					
Mitigation Measure(s)	Implementation Timing	Monitoring/Reporting Responsibility	Compliance Verification		
			Initial	Date	Comments
Biological Resources					
<p>BIO-1: In accordance with the Biological Scoping Survey, Wetland Delineations, & Botanical Surveys report, the following mitigation measures shall be implemented to avoid or minimize potential impacts to birds, amphibians, and insects:</p> <p>a. Should active native bird nests be found, activities like vegetation removal or construction that could disturb nesting shall be prohibited within a one hundred (100) foot buffer zone, adjustable based on species, habitat and disturbance levels by a qualified biologist. The buffer zone must be maintained until the fledglings are independent. If an active nest is present, qualified biologist shall monitor the nest site weekly during the breeding season to confirm the buffer's effectiveness in preventing disturbances. If active bird nests are found, the California Department of Fish & Wildlife shall also be contacted to coordinate future actions.</p> <p>b. To reduce noise disturbance and the need for artificial lighting, construction activities shall be confined to daylight hours.</p> <p>c. Within two (2) weeks of the commencement of construction, contractors shall undergo training led by a qualified biologist on recognizing amphibians and insects native to the Mendocino coast, including the California red-legged frog (<i>Rana draytonii</i>). The training shall cover distinguishing between species of special concern and more common species, along with the necessary steps and communication protocols if species of special concern are encountered.</p> <p>d. At the start of each day and before initiating ground-disturbing work, crews shall conduct visual inspections of the area to identify any species of special concern or common animals present.</p> <p>e. When removing construction debris and handling wood stockpiles, materials should be moved carefully by hand to prevent harming amphibians.</p> <p>f. Construction shall pause for forty-eight (48) hours following a rain event to protect the habitat during wet conditions. After this period, a trained crew member shall inspect the area for any species of special concern before resuming work.</p> <p>g. Construction staging areas shall only be located more than one hundred (100) feet from identified ESHA.</p>	Prior to and during construction.	Permittee/contractor.			
<p>BIO-2: The permittee shall implement the Revised Restoration and Mitigation Monitoring Plan (RMMP) prepared for the project, including the following measures:</p> <p>a. The permittee shall use the Annual Monitoring Report template within the RMMP to biannually observe and record the conditions of the wetland and surrounding areas. The property owner will utilize a combination of visual inspections, photographic records, and biological surveys to detect any invasive species or ecological changes and record the outlined metrics. The property owner should establish photo vantage points, including a map of photo vantage point locations with cardinal points. Based on this monitoring schedule, a consulting biologist will prepare an annual report each year to summarize these metrics and will make necessary adjustments to planning strategies and/or management practices based on annual performance to ensure ongoing success. A response plan to manage invasive species will be implemented promptly as they are detected, including physical removal. The sizing of the existing culverts will be checked annually to omit any risk of plugging and potential crossing failure, and fine sediment discharge. No chemical treatment will be performed. Invasive species will be manually removed.</p> <p>b. After 2 years of monitoring, cover of wetland species should be >60% and increase by 2-5% yearly until the goal of 80% within the restoration area is reached by the end of the monitoring period (i.e., 5 years). In addition, the area covered by other non-invasive species will be reduced to <10%. The following list of wetland species will be established, based on actual plant observations in the Biological Scoping Survey, Wetland Delineations, & Botanical Surveys dated August 11, 2024:</p> <ul style="list-style-type: none"> • Horsetail (<i>Equisetum telemateia</i> and <i>Equisetum arvense</i>, which was observed at Sampling Point SP05 close in proximity to the new wetland) • Yarrow (<i>Achillea millefolium</i>, which was observed at SP05) • Toad rush (<i>Juncus bufonius</i>, which was observed at SP05) • Rushes (<i>Juncus</i> spp, which was observed by the Regional Water Control Board near SP02) • Slough sedge (<i>Carex obnupta</i>) • Pacific reedgrass (<i>Calamagrostis nutkaensis</i>) <p>The planting will be a mix of seeds of the aforementioned native plants. In addition to casting seed, planting plugs should be utilized to increase the likelihood of achieving success criteria cover requirements.</p> <p>c. After 5 years of monitoring, cover of wetland species should be >80% and cover of non-invasive species should be reduced to <10%. A wetland delineation will be conducted at the end of the 5 years to determine that 0.122 acres of wetlands have been created. A qualified restoration ecologist will assist the wetland construction and monitoring efforts through plant identification, their wetland mitigation expertise, and assessing the resulting new wetland delineation after 5 years.</p> <p>d. Data will be collected from regular monitoring to identify trends or issues that may require intervention. The property owner is prepared to adjust restoration techniques, plant species selection, or management practices based on observed data and external factors like climatic changes. The property owner has also started to implement physical barriers (hedge) to protect sensitive areas from human disturbances.</p>	During construction.	Permittee/contractor.			
<p>BIO-2 (continued):</p> <p>e. The North Coast Regional Water Quality Control Board and the County of Mendocino Department of Planning and Building Services will be kept informed of project progress through updates and consultation meetings. The property owner ensures all construction and restoration activities comply with relevant permits and regulations. Monitoring reports will be sent in annually to NorthCoast@waterboards.ca.gov and the Department of Planning & Building Services. At the end of five years, a comprehensive review of the project's success against these criteria will be conducted and reported to the project stakeholders (i.e., Regional Water Control Board).</p> <p>f. The property owner shall maintain detailed records of all restoration mitigation, planting, monitoring, and management activities, and shall submit regular reports to the appropriate agencies, detailing progress, compliance with permits, and any challenges faced.</p> <p>g. Transects or plots should be used to measure cover during the monitoring and reporting period.</p>	During construction.	Permittee/contractor.			

<p>BIO-3: In accordance with the Biological Scoping Survey, Wetland Delineations, & Botanical Surveys report, the following mitigation measures shall be in addition to the requirements of the RMMP to further protect and restore wetland ESHA:</p> <p>a.All construction materials and vehicles shall be positioned in upland areas and shall maintain a distance of over one hundred (100) feet from all ESHA.</p> <p>b.Best Management Practices (BMPs) shall be applied to reduce erosion from construction. Ground disturbance shall be limited and disturbed areas shall be stabilized promptly using native seeds or biodegradable materials.</p> <p>c.Invasive species shall not be planted. Only non-invasive, native vegetation shall be planted. Some invasive plants commonly found on the Mendocino coast that should be avoided include: Icelant (Carpobrotus edulis, C. chiloensis, & Delosperma sp.), cotoneaster (Cotoneaster franchetii & C. pannosus), English holly (Ilex aquifolium), English ivy (Hedera helix), cape ivy (Delairea odorata), pampas grass (Cortaderia jubata & C. selloana), cape weed (Arctotheca calendula & A. prostrata), montbretia (Crocosmia sp.), redhot poker (Kniphofia uvaria), periwinkle (Vinca major), bulbil bugle lily (Watsonia meriana), and callalily (Zantedeschia aethiops).</p> <p>d.The property owner shall continue to remove non-native Pinus radiata and replace it with Pinus muricata. As shown on the revised plot plan submitted on January 31, 2025, species of Malus, Prunus, Magnolia, and Cupressus x leylandii have been planted within ESHA buffers. The property owner shall remove non-native Malus, Prunus, Magnolia, and Cupressus x leylandii species within ESHA buffers and replace them with locally native species. The creation of open space will also allow natural recruitment of native species. Active removal of targeted invasive species shall continue, with particular emphasis on CAL-IPC (California Invasive Plant Council) listed species including: Bromus spp., Cirsium vulgare, Cirsium arvense, and Digitalis purpurea.</p> <p>e.The grass path shown on the site plan submitted on March 16, 2024 shall be abandoned to allow natural regeneration of native vegetation. The path shall not be used or maintained, including mowing or other vegetation removal, except in compliance with other conditions of this permit, such as the targeted removal of invasive species.</p> <p>f. Non-native sycamore and magnolia trees were planted in areas that may not have historically had tree cover. The trees planted within wet areas, even if native, may not thrive. When selecting tree and shrub species, the specific site conditions should be considered.</p>	During construction.	Permittee/contractor.			
<p>BIO-4: To prevent the accidental discharge or invasive plant seeds or other materials, any heavy equipment vehicles entering or leaving the site shall be cleaned offsite.</p>	During construction.	Permittee/contractor.			
<p>BIO-5: Future development or maintenance of the eastern watercourse and its culvert is subject to notification to California Department of Fish and Wildlife under Fish and Game code section 1600 in addition to permitting by the Regional Water Quality Control Board.</p>	Future construction.	Property owner.			
<p>BIO-6: The following measures shall be implemented to avoid potential impacts to bat and amphibian species:</p> <p>For bats:</p> <p>a. Contractor training: Prior to construction, all contractors will receive training on recognizing bat species, roosting behaviors, and appropriate steps to take if bats or habitat are identified during work.</p> <p>b. Bat habitat disturbance prevention: If active bat roosts are discovered, activities will cease immediately in the vicinity, and a buffer zone will be implemented until a qualified biologist assesses the site and provides further guidance.</p> <p>c. Post-construction monitoring: Periodic site inspections by a qualified biologist will occur quarterly for two years after construction to ensure no new impacts occur to potential habitats.</p> <p>For amphibians:</p> <p>a. Contractor training: Contractors will receive training to identify amphibian species and follow appropriate protocols if species are encountered. This training will occur no later than two weeks prior to construction activities.</p> <p>b. Work stoppage during rain events: Construction work will be temporarily halted during rain events.</p> <p>c. Post-construction monitoring: Periodic site inspections will be conducted after construction to ensure no new impacts occur to potential habitats.</p>	During construction.	Permittee/contractor/biologist.			
<p>BIO-7: All fencing including that proposed along the coastal access trail shall be of a wildlife-friendly design.</p>	During construction.	Permittee/contractor.			
<p>BIO-8: Any culinary plants and fruit trees, etc. shall be planted in designated areas where they cannot escape into the native natural communities onsite or result in competition to native species proposed to vegetate the landscaped berm. Culinary herbs should be established separately from the native vegetation that is proposed to vegetate the berm.</p>	During construction.	Permittee/contractor.			
<p>BIO-9: Yellow bush lupine (Lupinus arboreus) shall not be used for landscaping. Yellow bush lupine is not a locally native species and may be a problematic species. The California Native Plant Society Dorothy King Young chapter recommends not planting yellow bush lupine. More information can be found at this link: https://www.dkycnps.org/.</p>	During construction.	Permittee/contractor.			
<p>BIO-10: Invasive species shall be targeted for removal property-wide for a period of no less than ten (10) years. If non-native trees including Monterey pines are removed, they shall be replaced with locally appropriate, native species. Non-native trees and shrubs that have been planted along the driveway should be removed.</p>	10 year period	Property owner.			
<p>BIO-11: To reduce potential for incidental encroachment into ESHA and ESHA buffers, the applicant shall install low symbolic fencing at the outside edge of ESAH buffers and where development occurs within ESHA and/or ESHA buffers. The fencing shall be installed at the edge of development including along the edge of the driveway. Low symbolic fencing shall be installed in those areas shown on the revised site plan submitted January 31, 2025.</p>	During construction.	Permittee/contractor.			
<p>BIO-12: The RMMP Annual Monitoring Report should be amended to include all of the wildlife species identified within the Biological Scoping Survey, Wetland Delineations, & Botanical Surveys that have a "High Potential" to occur in the study area within the "targeted wildlife species", including the Obscure bumble bee, Western bumble bee, White-tailed kite, Lotis blue butterfly, Northern red-legged frog, and Behren's silverspot butterfly.</p>	Prior to construction.	Property owner or biologist.			
<p>BIO-13: The grass path shown on the site plan submitted on March 16, 2024 shall be abandoned to allow natural regeneration of native vegetation. The path shall not be used or maintained, including mowing or other vegetation removal, except in compliance with other conditions of this permit, such as the targeted removal of invasive species.</p>	Continuous	Property owner			
<p>BIO-14: Prior to the issuance of any building permits in reliance on the CDP, the landowner shall submit to Planning & Building Services for review and written approval a final fuel modification plan in conformance with the following requirements:</p> <p>a. Vegetation within 30 feet of the proposed residence and garage may be cut down to the ground or maintained at a low height (generally under 2 feet), with fire-resistant vegetation compatible with the authorized residential structures. Fuel modification within this zone shall utilize approaches that are most appropriate to the site, including strategies such as preserving fire-resistant, locally indigenous species instead of completely removing all vegetation.</p> <p>b. Vegetation located between a 30-foot and 100-foot radius of the main structure may be selectively thinned in order to reduce fire hazard, consistent with local fire district or fire marshal requirements and in accordance with the long-term Fuel Modification Plan approved pursuant to this special condition.</p> <p>c. The Fuel Modification Plan shall minimize impacts to sensitive habitat and shall prioritize treatment as follows: (a) dead, dying, and diseased material, (b) invasive species, (c) non-sensitive native species, and (d) sensitive native plant species if and only if vegetation management of such species is critical to meeting fuel modification goals. For (c) and (d), to the maximum extent feasible, vegetation treatment should be conducted in a manner that maintains the assemblage of species present for the vegetation type as classified under the Manual of California Vegetation. The Plan shall include details regarding the types, sizes, species, and location of plant materials to be removed, and how often vegetation thinning and maintenance activities are to occur. Mitigation should ensure that no net loss of any sensitive habitat occurs.</p>	Prior to issuance of building permits	Property owner			

<p>BIO-15: Prior to the issuance of a building permit, a deed restriction, approved by the County, shall be recorded with the County Recorder's office, which shall include:</p> <p>a. A map exhibit showing the locations of identified ESHA and ESHA buffers on the property.</p> <p>b. That future use of the property within the identified ESHA shall be permanently restricted to open space. Any future use of the property within the identified ESHA buffer areas shall be limited to those uses allowed within ESHA and/or ESHA buffers as outlined in Coastal Zoning Code Section 20.496.025. No future development, as defined in Coastal Zoning Code Section 20.308.035(D), shall occur within ESHA buffer areas without the issuance of a Coastal Development Permit amendment or a subsequent Coastal Development Permit.</p> <p>The deed restriction shall run with the land, and be binding upon any future owners, heirs, or assigns.</p>	<p>Prior to issuance of building permits</p>	<p>Property owner</p>			
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