

Mitigation Monitoring and Reporting Program (MMRP)					
Mitigation Measure(s)	Implementation Timing	Monitoring/Reporting Responsibility	Compliance Verification		
			Initial	Date	Comments
Biological Resources					
BIO-1: A fifty (50) foot buffer shall be established from the edge of the identified Environmentally Sensitive Habitat Areas (ESHA), including the Bishop pine forests and Grand fir forests, as shown on the site plan. Development shall not occur within the ESHA buffers, except for utility line, pump house, and water tank installation.	Prior to construction	Permittee			
BIO-2: The permittee shall implement the Fire Prevention Vegetation Management Plan dated March 18, 2026.	Ongoing	Permittee			
BIO-3: The permittee shall remove invasive non-native plants found within the property, for example; Cotoneaster (Cotoneaster franchetii), bull thistle (Circium vulgare), Italian thistle (Carduus pycnocephalus), California blackberry (Rubus ursinus), etc. The permittee should also implement an invasive species management plan involving mechanical removal of invasive grasses such as H. lanatus and A. odoratum. Mechanical removal by hand pulling or mowing should target species prior to seed production. Recommended target removal periods are March for A. odoratum and June for H. lanatus. Removal periods can occur at any time and should be adapted to localized site conditions.	Ongoing	Permittee			
BIO-4: Major earthwork shall not be conducted during qualifying rain events when amphibian species are more likely to migrate away from aquatic habitats. A qualifying rain event is defined as 0.5 inches of precipitation or more within a 48-hour time period.	During construction	Permittee			
BIO-5: Nesting bird surveys shall be conducted by a qualified biologist prior to the commencement of any activity that results in the removal of vegetation during nesting bird season. Nesting bird season is between February 1st and August 15th of any year.	Prior to construction	Permittee/biologist			
BIO-6: Nesting bird surveys shall be conducted no more than 7 days prior to initiation of vegetation removal or ground disturbance and should cover the entire work area and surrounding areas within 500 feet. No-disturbance buffers for active bird nests shall be established by a qualified biologist.	Prior to construction	Permittee/biologist			
BIO-7: Any active bird nest shall not be removed, relocated, or otherwise disturbed for any purpose until all fledglings have left the nest.	Prior to construction	Permittee/biologist			
BIO-8: The permittee shall allow regeneration of Bishop pine and Grand fir trees within the property specifically in the "Proposed Growth/Planting Area" listed on the updated map to help facilitate the continuity between ESHAs (allow trees to grow in between the mapped ESHAs to connect the forest). Bishop pine and Grand fir trees along with shrubs that are found existing within the property boundaries such as coffeeberry (Frangula californica) shall also be planted along the fence line bordering State Route 1. Coyote brush (Baccharis pilularis) shall not be planted due to its high success on the property (likely due to CAL-TRANS planting along Highway 1). The permittee shall not mow or otherwise remove vegetation within the ESHA and in the "Proposed Growth/Planting Area" to facilitate natural native plant regeneration, except for necessary defensible space maintenance in accordance with the vegetation management plan.	Ongoing	Permittee/biologist			
BIO-9: The permittee shall propagate plantings of other native understory plants that are found within the property to plant in the "Proposed Growth/Planting Area", such as western bracken fern (Pteridium aquilinum), sword fern (Polystichum munitum), Douglas iris (Iris douglasiana), common yarrow (Achillea millefolium), and California poppy (Eschscholzia californica). The planting of native understory plants will help keep poison oak from growing as vigorously. Planting may also include species with beneficial forage or host species for special-status insects. Forage species for the western bumblebee include Ceanothus, Centaurea, Chrysothamnus, Cirsium, Geranium, Grindellia, Lupinus, Melilotus, Monardella, Rubus, Solidago, and Trifolium.	Ongoing	Permittee/biologist			
BIO-10: If special-status insect nests are observed during construction, active nests shall not be removed, relocated, or otherwise disturbed until the nest becomes inactive.	During construction	Permittee			
BIO-11: Monarch surveys shall be conducted by a qualified biologist no more than 14 days prior to the commencement of tree/shrub removal from November 1st to January 31st of any year when monarchs are most likely to be found overwintering. Trees or other vegetation occupied by overwintering populations of monarch shall not be removed or otherwise disturbed until all monarchs have left the site.	Prior to construction	Permittee/biologist			
BIO-12: Sonoma tree vole surveys shall be conducted by a qualified biologist no more than 14 days prior to the commencement of tree removal. The surveys shall cover all potential habitat where tree removal is proposed and surrounding areas within 50 feet. Buffers and or mitigation measures for identified nests shall be established by a qualified biologist.	Prior to construction	Permittee/biologist			
BIO-13: If evidence of bat roosts is observed (i.e. bat guano, ammonia odor, grease-stained cavities) around trees, cavities, or structures proposed for removal, pre-construction bat surveys shall be conducted no more than 14 days prior to groundbreaking activities. If bat roosts are identified, buffer or mitigation measures shall be established by a qualified biologist.	Prior to construction	Permittee/biologist			
BIO-14: If evidence of special-status mammal borrows or denning activity is observed, pre-construction surveys shall be conducted by a qualified biologist for activities that may affect den sites.	Prior to construction	Permittee/biologist			
BIO-15: The success of planted native vegetation shall be monitored for a period of five (5) years with an 80% survival rate. Photo points should be established to document growth over time. At the end of the five (5) year period, a report shall be generated which documents the successes and challenges of plantings, including evidence of the survival rate of plantings. The report shall be submitted to the Department of Planning & Building Services. If the survival rate is not achieved at the end of the five (5) year period, Planning & Building Services staff may require additional planting or other measures to ensure that mitigation goals are achieved.	Ongoing	Permittee/biologist			
BIO-16: The permittee shall install low symbolic fencing in the areas shown on the site plan, including along the edges of the ESHA and proposed water line, to reduce disturbance or encroachment into ESHA.	During/after construction	Permittee			