Mitigation Monitoring and Reporting Program (MMRP)					
			Compliance Verification		
Mitigation Measure(s)	Implementation Timing	Monitoring/Reporting Responsibility	Initial	Date	Comments
Biological Resources					
BIO-1: Seasonal avoidance No nesting bird surveys are recommended if activity occurs in the non-breeding season (September to January). If development is to occur during the breeding season (February to August), a pre-construction survey is recommended within 14 days of the onset of construction to ensure that no nesting birds will be disturbed during development.	Prior to construction.	Permittee/contractor/biologist.			
BIO-2: If active special status bird nests are observed, no ground disturbance activities shall occur within a 100-foot exclusion zone. These exclusion zones may vary depending on species, habitat and level of disturbance. The exclusion zone shall remain in place around the active nest until all young are no longer dependent upon the nest. A biologist should monitor active nest sites weekly during the breeding season to ensure the buffer is sufficient to protect the nest sites from potential disturbance.	Prior to and during construction.	Permittee/contractor/biologist.			
BIO-3: Construction shall occur during daylight hours to limit disturbing construction noise and minimize artificial lights.	Prior to and during construction.	Permittee/contractor/biologist.			
BIO-4: Construction will ideally occur between September 1st and October 31 after the young have matured and prior to the bat hibernation period. If it is necessary to disturb potential bat roost sites between November 1 and August 31, pre-construction surveys should be performed by a qualified biologist 14 days prior to the onset if development activities. Pre-construction bat surveys involve surveying trees, rock outcrops, and buildings subject to construction for evidence of bat use (guano accumulation, or acoustic or visual detections). If evidence of bat use is found, then biologists shall conduct acoustic surveys under appropriate conditions using an acoustic detector, to determine whether a site is occupied.	Prior to and during construction.	Permittee/contractor/biologist.			
BIO-5: If active bat roosts are observed, no ground disturbance activities shall occur within a minimum 50- foot exclusion zone. These exclusion zones may vary depending on species, habitat and level of disturbance. The exclusion zone shall remain in place around the active roost until all young are no longer dependent upon the roost.	Prior to and during construction.	Permittee/contractor/biologist.			
BIO-6: Within two weeks prior to construction activities, project contractors will be trained by a qualified biologist in the identification of the frogs and salamanders that occur along the Mendocino County coast. Workers will be trained to differentiate between special status and common species and instructed on actions and communications required to be conducted in the event that special status amphibians are observed during construction.	Prior to and during construction.	Permittee/contractor/biologist.			
BIO-7: During ground disturbing activities, construction crews will begin each day with a visual search around the staging and impact area to detect the presence of amphibians.	During construction.	Contractor.			
BIO-8: During construction and debris removal, any wood stockpiles should be moved carefully by hand in order to avoid accidental crushing or other damage to amphibians.	During construction.	Contractor.			
BIO-9: If a rain event occurs during the ground disturbance period, all ground disturbing activities will cease for a period of 48 hours, starting after the rain stops. Prior to resuming construction activities, trained construction crew member(s) will examine the site for the presence of special status amphibians. If no special status amphibians are found during inspections, ground-disturbing activities may resume. If a special status amphibian is detected, construction crews will stop all ground disturbing work and will contact the California Department of Fish and Wildlife (CDFW) or a qualified biologist. Clearance from CDFW will then be needed prior to reinitiating work. CDFW will need to be consulted and will need to be in agreement with protective measures needed for any potential special status amphibians.	During construction.	Contractor/biologist.			
BIO-10: A suitable buffer should be established between special status plant communities and proposed development. A RBA has been conducted and a buffer distance of 50ft was found to be suitable to protect the special status resources present. No construction or materials staging shall occur within 50ft of the special status plant communities identified and mapped as presumed ESHA. Coordination with CDFW for concurrence that 50ft is an appropriate buffer distance is recommended.	Prior to, during, and after construction.	Permittee/contractor/biologist.			
BIO-11: An existing cattle/safety fence runs along the edge of the bluff. The Mendocino coast paintbrush, and headland wallflower are behind this existing fence so these presumed ESHAs are not expected to be impacted by development. No construction, materials stockpiling, or materials disposal shall occur beyond the existing bluff fence.	Prior to, during, and after construction.	Permittee/contractor/biologist.			
BIO-12: Stage all building materials and construction vehicles in upland areas greater than 50 feet from all ESHAs.	Prior to and during construction.	Permittee/contractor.			
BIO-13: Straw wattles shall be installed along the 50ft ESHA buffers for the presumed Coastal Act wetland and riparian area, separating the wetlands/riparian and their buffer zones from the construction related impact area. Orange construction fencing shall be paired with the straw wattles around the delineated wetland, but the fencing is not necessary for the other wattle locations since contractors are not likely to accidently encroach into these areas. No materials storage, heavy equipment use or other impacts shall occur within the wetlands area. Straw wattles shall be properly installed to intercept liquids leaving the construction area. All wattles and orange construction fencing shall be maintained in a functional manner through the duration of construction and until all disturbed soil is stabilized.	Prior to and during construction.	Permittee/contractor/biologist.			
BIO-14: Standard Best Management Practices shall be employed to assure minimization of erosion resulting from construction. Ground disturbance shall be limited to the minimum necessary and disturbed soil areas shall be stabilized as soon as feasible. Areas of bare soil should be seeded with native erosion control seed mix and/or covered with biodegradable erosion control materials (e.g. coconut fiber, jute, weed free straw).	Prior to and during construction.	Contractor.			
Geology & Soils					
GEO-1: Development shall comply with the recommendations within the Geotechnical Investigation dated May 4, 2020 and the Geotechnical Report Update dated April 24, 2025.	During construction.	Permittee/contractor.			