

Biological Resources and Landscaping:

11. In designing and constructing the new grades, the applicant's engineer shall work with an arborist to ensure that the trees are protected. Additional soil shall not be placed within the dripline of the trees. Any cuts within the root zone of the trees shall be overseen by the arborist who will be responsible for appropriate root pruning. The dripline area of the trees shall be protected by fencing during construction to ensure that construction activities do not occur within the primary root zone. No excavation, fill or structures shall encroach within the dripline. Drainage and landscape plans shall be designed to minimize disruption of the soil moisture characteristics near these trees.
12. For each of the oaks removed for new development, three new oaks shall be replanted. Given the increasing rarity of valley oaks, it is recommended that valley oaks be emphasized, but a mix of live oaks and blacks oaks should be included. The trees shall be fenced, irrigated, and fertilized as necessary to ensure survival. The County shall monitor the trees at the end of every two-year period for a period of not less than six years. If the planted trees do not survive, then the applicant shall be required to plant additional trees until the replacement target is met.

To the degree possible, new oaks should be planted in the area between the project and Guidiville Road. The trees may be planted along any new wetlands or drainages constructed in this area so as to duplicate the wetland/oak woodland ecosystem existing within the area to be disturbed.
13. Prior to tree removal for any new development, a qualified wildlife biologist shall survey the trees scheduled for removal to determine if there are any nesting special status species of birds nesting in the trees. If such nests are found, the trees shall not be removed until the completion of the nesting season, as determined by a wildlife biologist.
14. Project landscaping shall focus on using species that are native to the project area, including oaks, madrones, California bay, Manzanita and other native shrubs, and native groundcovers. For instance, the hydroseeding erosion control mix shall include virtually all native grasses and wildflowers.
15. Septic disposal field design shall be developed with the input from a Certified Arborist. To the maximum degree feasible, trenching shall avoid disturbance of roots of trees as well as the trees themselves. A Certified Arborist will monitor trench construction to cut and treat any major roots that are encountered. All other recommendations set forth by the arborist during septic disposal field design and construction shall be implemented.
16. During construction within 50 feet of the identified wetland, a combination of construction fence and silt fence shall be installed around the construction impact zone to indicate the limits of ground and vegetation disturbance. The barrier/s shall be constructed in a manner that precludes access to areas beyond the construction impact zone by humans and equipment. No grading, placement of fill material, or other ground disturbance or material placement shall occur beyond the fencing. The temporary fencing shall be maintained in place until construction activities are finished.
17. All work for the processional path within 50 feet of the wetland shall be done without the use of heavy mechanical equipment.
18. All work within 50 feet of the wetland area shall be done under the supervision of a qualified wetland biologist.
19. All activities that require substantial ground disturbance shall take place during the dry season (April 15 through October 31) to minimize erosion impacts. The only construction related activities allowed outside the dry season are planting and activities that do not result in ground disturbance or construction vehicle access to unpaved areas.
20. Areas of disturbed soil shall be mulched, seeded, or planted and covered with vegetation as soon as possible after disturbance, but no less than one hundred percent coverage within 90 days after seeding. Mulches may be used to cover ground areas temporarily. Erosion control seeding shall consist of native,

non-invasive seed mix that will not adversely impact the adjacent wetland. Existing native vegetation shall be maintained in the construction impact zone to the maximum extent feasible. Trees shall be protected from damage by proper grading techniques

21. In doing construction within the wetland area, plastic mats, measuring four feet by eight feet by ½ inch shall be utilized at the project site in sufficient numbers and appropriate manner to protect the onsite soils and wetland vegetation during project activities. Any rare plant or wetland vegetation removed or damaged by project activities shall be replaced at a minimum 1:1 ratio
22. It shall be the responsibility of the applicant to provide a copy of the mitigation measures outlined in this report as recommended by the consulting botanist, DFG, and planning staff, prior to construction activities, to any contractors, organizations, or volunteer groups engaged to perform work on the site in order that they are fully aware of the conditions of this permit and that all work performed is in compliance with all applicable mitigation measures and conditions. The significance of the flagging and temporary fencing shall be explained to all parties accessing the construction area. All contractors and subcontractors shall be required to have a copy of these mitigation measures on hand whenever on the site.
23. New landscaping should focus on the use of native trees and shrubs which provide wildlife habitat.
24. To further reduce the visual impacts of the project, the following measures are required:
 - a. Landscape planting within the buffer between the project and Guidiville Road shall utilize a variety of trees and shrubs to achieve visual diversity. The depth of the buffer offers an opportunity to incorporate species and spatial elements of value to wildlife into landscaping design for visual screening of the site. Every attempt should be made to avoid the monotonous straight line plantings of single species.
 - b. All project lighting shall be shielded so as to not throw light beyond the project boundaries.
 - c. Any night lighting required for safety or security purposes should be shielded from adjacent residential areas.
25. Project landscaping should use species that are fire resistant and be maintained (trimmed, watered, etc.) to prevent such vegetation from acting as a conduit for fire access and spread to buildings.
26. Project landscaping should include the use of deciduous trees that can be used to cool buildings during the hot time of the year. The use of pavement should be minimized.
27. Required landscaping for the East Campus shall be installed prior to occupancy of the first structure completed for the project.

Air Quality:

28. The applicant shall notify the Mendocino County Air Quality Management District (AQMD) when a decision is made regarding the choice of heating for the new construction project. Woodstoves will be allowed only if the AQMD determines there will not be a significant cumulative air quality impact. If wood heating devices are proposed, they must comply with 40 CCFR Part 60 Subpart AAA "Standards of Performance of Residential Wood Heaters." These woodburning devices shall only be allowed if approved by the District after reviewing a cumulative air quality analysis performed at the time the applicant notifies the District. The District will be notified if any on-site power generation facilities are planned, and the applicant will obtain all required District permits for such facilities.
29. The following mitigations shall be provided during the construction period for the project:
 - a. Construction contracts shall specify dust mitigation requirements.