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Mitigation, Monitoring, and Reporting Plan (MMRP)"

Tesseron Winery P22-00309
Planning Commission Hearing Date
July 2, 2025

	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/ Completion
Impact BIO-1: Impacts to bent-flowered fiddleneck, congested-head hayfield tarweed and jepson's leptosiphon:	**Mitigation Measure BIO-1:** The owner/permittee shall implement the following measures to minimize impacts associated with the potential loss and disturbance to bent-flowered fiddleneck, congested-head hayfield tarweed and jepson's leptosiphon: **a.** Special-status plant surveys shall be conducted for bent-flowered fiddleneck (bloom March-June), congested-head tarweed (bloom April-October) and Jepson's leptosiphon (bloom April-May), during the blooming period for the target species in areas proposed for impact prior to commencement of construction. If no special-status plant species are found, no further mitigation shall be required. If special-status plants are found and will be impacted, then a Special-Status Plant Mitigation Plan shall be prepared and approved by the County and CDFW and/or USFWS (as applicable based on listing status). These three species have been identified as being viable for mitigation via seed collection. Mitigation options are preservation/avoidance (preferred) and relocation/translocation (only if preservation/avoidance is not feasible **1. Preservation:** **i.** The applicant shall Identify one or more existing, unprotected populations of the special-status plant that will be impacted by the Project in the Project vicinity and protect this population in perpetuity by establishing a preserve on the land that supports those populations. As this option would preserve an existing, established population, there would be no temporal loss, and low risk of failure. As a result, the required mitigation ratio for this option would be 1:1. **ii.** The applicant shall submit prepare and submit a Special Status Plant Mitigation Plan (SSPMS) for approval by the County and/or USFWS/CDFW (as appropriate based on listing status, if any). **iii.** The mitigation area(s) shall be protected by a recorded mitigation easement or deed restriction and managed in	Permittee shall implement **Measure BIO-1** into #P22-00309 prior to project initiation. Implement **BIO-1.a:** Prior to commencement of ground-disturbing activities for #P22-00309 Permittee shall implement **Measure BIO-1.a.1** into #P22-00309 prior to project initiation, as applicable.	P P P	P/CD P/CD P/CD	PC PC PC

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	accordance with the long-term management detailed in the SSPMS that maintains the habitats the mitigation easement was established to protect (including the special-status plants). **iv.** A preserve management endowment or sufficient annual management funding as approved by the County or regulating agency shall be established to fund the long-term management outlined in the long-term management plan. This ratio may be based on the acreage of occupied habitat or number of plants; this metric will be clearly defined in the Special-Status Plant Mitigation Plan. This option may be implemented at a mitigation/conservation bank if the target plant species is present at the bank, and the Special- Status Plant Mitigation Plan shall describe how the purchase of bank credits translates into appropriate 1:1 preservation. **2. Relocation or Translocation via seed collection:** **i.** The applicant shall mitigate impacts by establishment of a new special-status plant population or expansion of an existing special-status plant population. The proposed mitigation area may be on-site or off-site (on adjacent parcels located in the same holding with appropriate habitat, translocation options are identified in the Bio Report, see page 99). **ii.** The establishment area shall be permanently protected by the recordation of a mitigation easement or deed restriction, and a long-term management plan that maintains the habitats that the mitigation easement was established to protect, and include the establishment of a preserve management endowment, or sufficient annual management funding shall be detailed in the SSPMS prepared and approved by the County or other applicable regulating agency. **iii.** The applicant shall locate and protect the mitigation area(s), translocate seeds to the mitigation area(s), monitor the translocated/relocated seeds for a minimum of five years, and meet established success criteria as detailed in the SSPMS. If the conditions are suitable, this could occur in the native tree	Permittee shall implement **Measure BIO-1.a.2** into #P22-00309 prior to project initiation, as applicable	P	P/CD	PC

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	planting area or California grassland areas that will be revegetated post construction. **iv.** The minimum success criterion for this option shall be 3:1 replacement of directly impacted plants and 1:1 replacement for indirectly impacted plants with year five of monitoring. This ratio may be based on the acreage of occupied habitat or number of plants; this metric will be clearly defined in the Special-Status Plant Mitigation Plan. **v.** If the success criteria are not met, then additional habitat shall be set aside as set forth under the Preservation Mitigation Option (above) or as agreed upon by the County and/or USFWS/CDFW, as appropriate. Because population sizes for annual plants can vary widely from year to year, for the Relocation or Translocation Option, population counts or acreage mapping shall be conducted in the last two years of monitoring, and the highest count or acreage shall be at least equivalent to the number of required replacement plants.				
Impact BIO-2: Impacts to narrow-anthered brodiaea and cobb mountain lupine:	**Mitigation Measure BIO-2:** The owner/permittee shall implement the following measures to minimize impacts associated with the potential loss and disturbance to narrow-anthered brodiaea and cobb mountain lupine: a. Special-status plant surveys shall be conducted for narrow-anthered brodiaea (bloom May-July), and Cobb Mountain lupine (March-June) during the blooming period for the target species in areas proposed for impact prior to commencement of construction. If no special-status plant species are found, no further mitigation would be required. If special-status plants are found and will be impacted, then a Special-Status Plant Mitigation Plan shall be prepared and approved by the County and CDFW and/or USFWS (as applicable based on listing status). These two species have been identified as being viable for mitigation via transplantation/relocation. Mitigation options are preservation/avoidance (preferred) and relocation/translocation (only if preservation/avoidance is	Permittee shall implement **Measure BIO-1** into #P22-00309 prior to project initiation. Implement **BIO-1.a:** Prior to commencement of ground-disturbing activities for #P22-00309	P P	P/CD P/CD	PC PC

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	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/ Completion
	not feasible or is unavoidable) via seed collection and the specific requirements for each option are detailed below: **1. Preservation:** **i.** The applicant shall Identify one or more existing, unprotected populations of the special-status plant that will be impacted by the Project in the Project vicinity and protect this population in perpetuity by establishing a preserve on the land that supports those populations. As this option would preserve an existing, established population, there would be no temporal loss, and low risk of failure. As a result, the required mitigation ratio for this option would be 1:1. **ii.** The applicant shall submit prepare and submit a Special Status Plant Mitigation Plan (SSPMS) for approval by the County and/or USFWS/CDFW (as appropriate based on listing status, if any). **iii.** The mitigation area(s) shall be protected by a recorded conservation easement or deed restriction and managed in accordance with the long-term management detailed in the SSPMS that maintains the habitats the conservation easement was established to protect (including the special-status plants). **iv.** A preserve management endowment or sufficient annual management funding as approved by the County or regulating agency shall be established to fund the long-term management outlined in the long-term management plan. This ratio may be based on the acreage of occupied habitat or number of plants; this metric will be clearly defined in the Special-Status Plant Mitigation Plan. This option may be implemented at a mitigation/conservation bank if the target plant species is present at the bank, and the Special- Status Plant Mitigation Plan shall describe how the purchase of bank credits translates into appropriate 1:1 preservation. **2. Relocation or Translocation**: **i**. The applicant shall mitigate impacts by establishment of a new special-status plant population or expansion of an existing special-	Permittee shall implement **Measure BIO-1.a.1** into #P22-00309 prior to project initiation, as applicable. Permittee shall implement **Measure BIO-2.a.2** into #P22-00309 prior to project initiation, as applicable.	P P	P/CD P/CD	PC PC

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	status plant population. The proposed mitigation area may be on-site or off-site. **ii**. The establishment area shall be permanently protected by the recordation of a conservation easement or deed restriction, and a long-term management plan that maintains the habitats that the conservation easement was established to protect, and include the establishment of a preserve management endowment, or sufficient annual management funding shall be detailed in the SSPMS prepared and approved by the County or other applicable regulating agency. **iii.** The applicant shall locate and protect the mitigation area(s), translocate/relocate plants to the mitigation area(s), monitor the translocated/relocated plants for a minimum of five years, and meet established success criteria as detailed in the SSPMS. If the conditions are suitable, this could occur in the native tree planting area or California grassland areas that will be revegetated post construction. **iv**. The minimum success criterion for this option shall be 3:1 replacement of directly impacted plants and 1:1 replacement for indirectly impacted plants with year five of monitoring. This ratio may be based on the acreage of occupied habitat or number of plants; this metric will be clearly defined in the SSPMS. **v.** If the success criteria are not met, then additional habitat shall be set aside as set forth under the Preservation Mitigation Option (above) or as agreed upon by the County and/or USFWS/CDFW, as appropriate. Because population sizes for annual plants can vary widely from year to year, for the Relocation or Translocation Option, population counts or acreage mapping shall be conducted in the last two years of monitoring, and the highest count or acreage shall be at least equivalent to the number of required replacement plants.				

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	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/ Completion
Impact BIO-3: Impacts to crotch bumble bees:	**Mitigation Measure BIO-3**: The owner/permittee shall implement the following measures to minimize impacts associated with the potential loss and disturbance to crotch bumble bees: a. Initial ground-disturbing work (e.g., grading, vegetation removal, staging) shall take place between September 1st and March 31st (i.e., outside the colony active period), if feasible, to avoid impacts on nesting special status bumble bees. b. If completing all initial ground-disturbing work between September 1st and March 31st is not feasible, then a senior level biologist with 10 or more years of experience conducting biological resource surveys within California will conduct a pre-construction survey for bumble bees in the area proposed for impact no more than 14 days prior to the commencement of construction activities. The survey will occur during the period from one hour after sunrise (> 65F and < 90F with low wind and no rain) to two hours before sunset. If the timing of the start of construction makes the survey infeasible due to the temperature requirements, the surveying biologist shall select the most appropriate days based on the National Weather Service seven-day forecast, and shall survey at a time of day that is closest to the temperature range stated above. The survey duration shall be commensurate with the extent of suitable floral resources (which represent foraging habitat) present at within the area proposed for impact and the level of effort shall be based on the metric of a minimum of one person hour of searching per three acres of suitable floral resources/foraging habitat. A meandering pedestrian survey shall be conducted throughout the area proposed for impact in order to identify patches of suitable floral resources. Suitable floral resources for Crotch's bumble bee include species in the following families: Apocynaceae, Asteraceae, Boraginaceae, Fabaceae, and Lamiaceae. Suitable floral resources for western bumble bee include species in the following families: Asteraceae, Fabaceae, Rhamnaceae, and Rosaceae, as well as plants in the genera Eriogonum and Penstemon. c. At a minimum, pre-construction survey methods should include the following:	Permittee shall implement **Measure BIO-3** into #P22-00309 prior to project initiation. Implement **BIO-3.a:** Prior to commencement of ground-disturbing activities for #P22-00309 Implement **BIO-3.b:** Prior to commencement of ground-disturbing activities for #P22-00309 Implement **BIO-3.c:** Prior to commencement of ground-	P P P P	P/CD P/CD P/CD P/CD	PC PC PC PC

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	Adopted Mitigation Measure	Monitoring and Reporting Actions and Schedule	Implementation	Monitoring	Reporting & Date of Compliance/ Completion
	i. Search areas with floral resources for foraging bumble bees. Observed foraging activity may indicate a nest is nearby, and therefore, the survey duration shall be increased when foraging bumble bees are present. ii. If bumble bees are observed, attempt to identify the species by taking a picture. iii. If special-status bumble bees are observed, watch any special-status bumble bees present and observe their flight patterns. Attempt to track their movements between foraging areas and the nest. iv. Visually look for nest entrances. Observe burrows, any other underground cavities, logs, or other possible nesting habitat. v. If floral resources or other vegetation preclude observance of the nest, small areas of vegetation may be removed via hand removal, line trimming, or mowing to a height of no less than 4 inches to assist with locating the nest. vi. Look for concentrated special-status bumble bee activity. vii. Listen for the humming of a nest colony.	disturbing activities for #P22-00309			
	d. The biologist conducting the survey shall record when the survey was conducted, a general description of any suitable foraging habitat/floral resources present, a description of observed bumble bee activity, a description of any vegetation removed to facilitate the survey, and their determination of if the survey observations suggest a special status bumble bee nest(s) may be present or if construction activities could otherwise harm the species. The report shall be submitted to the County prior to the commencement of construction activities. If no special status bumble bees are located during the pre-construction survey or the bumble bees located are definitively determined not to be special status, then no further mitigation or coordination with CDFW is required.	Implement **BIO-3.d:** Upon completion of surveys for #P22-00309	P	P/CD	PC
	e. If any sign(s) of a bumble bee nest is observed, and if it cannot be established the species present is not a special-status bumble bee, then construction will not commence until either 1) the positive identification of the bumble bees present as common (i.e., not special status) is completed by an experienced bumble bee taxonomist or 2) the completion of coordination with CDFW to identify appropriate mitigation	Implement **BIO-3.e:** Upon completion of surveys and if a bumble bee nest is observed prior to implementation of #P22-00309	P	P/CD	PC

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	measures, which may include but not be limited to: waiting until the colony active season ends, establishment of nest buffers, or obtaining an Incidental Take Permit from CDFW. f. It is recommended that project applicant also survey their project impact areas the year before construction begins in order to avoid potential last-minute delays associated with identifying special status bumble bees onsite immediately prior to construction activities. To be most effective, this optional survey should follow the protocol outlined above. g. If, after coordination with CDFW, impacts to special status bees cannot be avoided, the applicant shall obtain an Incidental Take Permit (ITP) from CDFW prior to County approval of permits authorizing construction, and the applicant shall implement all avoidance measures included in the ITP. Mitigation required by the ITP may include but will not be limited to, the Project Applicant translocating nesting substrate in accordance with the latest scientific research to another suitable location (i.e., a location that supports similar or better floral resources as the impact area), enhancing floral resources on areas of the Project site that will remain appropriate habitat, worker awareness training, and/or other measures specified by CDFW.	Implement **BIO-3.f:** Prior to construction activities #P22-00309 Implement **BIO-3.g:** Prior to construction activities if crotch bumble bee cannot be avoided #P22-00309	P P	P/CD P/CD	PC PC
Impact BIO-4: Impacts to Swainson's hawk:	Mitigation Measure BIO-4: The owner/permittee shall implement the following measures to minimize impacts associated with the potential loss and disturbance Swainson's Hawks: a. If Project activities are scheduled during the nesting season for Swainson's hawks (March 1 to September 15), prior to beginning work on the Project, a qualified biologist shall conduct surveys according to the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83990&inline) and prepare a report documenting the survey results. The Project shall obtain CDFW's written approval of the qualified biologist and survey report prior to starting construction activities between March 1 and September 15. Survey methods shall be closely followed by starting early in the nesting season (late March to early April) to maximize the likelihood of detecting an active nest (nests, adults, and chicks are more difficult to detect later in the growing season because trees become less	Permittee shall implement **Measure BIO-4** into #P22-00309 prior to project initiation. Implement **BIO-4.a:** Prior to commencement of ground-disturbing activities for #P22-00309	P P	P/CD P/CD	PC PC

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	transparent as vegetation increases). Surveys shall be conducted: 1) within a minimum 0.5-mile radius of the Project site or a larger area if needed to identify potentially impacted active nests, unless otherwise approved by CDFW in writing, and 2) for at least the two survey periods immediately prior to initiating Project-related construction activities. Surveys shall occur annually for the duration of the Project. The qualified biologist shall have a minimum of two years of experience implementing the survey methodology resulting in detections. If active Swainson's hawk nests are detected, the Project shall immediately notify CDFW and implement a 0.5-mile construction avoidance buffer around the nest until the nest is no longer active as determined by a qualified biologist, unless otherwise approved by CDFW in writing. Any detected nesting Swainson's hawk shall be monitored by the qualified biologist to ensure it is not disturbed during construction activities, unless otherwise approved in writing by CDFW. If take of Swainson's hawk cannot be avoided, the Project shall consult with CDFW pursuant to CESA and obtain an ITP before Project activities may commence.				
Impact BIO-5: Impacts to nesting birds and raptors	**Mitigation Measure BIO-5:** The owner/permittee shall implement the following measures to minimize impacts associated with the potential loss and disturbance nesting birds and raptors consistent with and pursuant to California Fish and Game Code Sections 3503 and 3503.5: a. For earth-disturbing activities occurring between February 1 and August 31 (which coincides with the grading season of April 1 through October 15 – NCC Section 18.108.070.L, and bird breeding and nesting seasons), a qualified biologist (defined as knowledgeable and experienced in the biology and natural history of local avian resources with the potential to occur at the project site) shall conduct a preconstruction surveys for nesting birds within all suitable habitat in the project site, and where there is potential for impacts adjacent to the project areas (typically within 500 feet of project activities). The preconstruction survey shall be conducted no earlier than seven days prior to when vegetation removal and ground disturbing activities are to commence. Should ground disturbance commence later than seven days from the survey date, surveys shall be repeated. A copy of the	Permittee shall implement **Measure BIO-5** into #P22-00309 prior to project initiation and ongoing (as necessary). Implement **BIO-5.a:** Prior to commencement of ground-disturbing activities for #P22-00309	P P	P/CD P/CD	PC PC

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	survey shall be provided to the Napa County Conservation Division and the CDFW prior to commencement of work.		OG	P/CD	OG
	b. After commencement of work if there is a period of no work activity of seven days or longer during the bird breeding season, surveys shall be repeated to ensure birds have not established nests during inactivity.	Implement **BIO-5.b:** During construction if there is a period of no work activity of 7 days or longer between Feb 1 and Aug 31 for #P22-00309			
	c. In the event that nesting birds are found, the owner/permittee shall identify appropriate avoidance methods and exclusion buffers in consultation with the County Conservation Division and the USFWS and/or CDFW prior to initiation of project activities. Exclusion buffers may vary in size, depending on habitat characteristics, project activities/disturbance levels, and species as determined by a qualified biologist in consultation with the County Conservation Division and the USFWS and/or CDFW.	Implement **BIO-5.c:** Prior to commencement of ground disturbing activities for #P22-00309	P/OG	P/CD	PC/OG
	d. Exclusion buffers shall be fenced with temporary construction fencing (or the like), the installation of which shall be verified by Napa County prior to the commencement of any earthmoving and/or development activities. Exclusion buffers shall remain in effect until the young have fledged or nest(s) are otherwise determined inactive by a qualified biologist.	Implement **BIO-5.d:** Prior to commencement of ground disturbing activities for #P22-00309	P/OG	P/CD	PC/OG
	e. Alternative methods aimed at flushing out nesting birds prior to preconstruction surveys, whether physical (i.e., removing or disturbing nests by physically disturbing trees with construction equipment), audible (i.e., utilizing sirens or bird cannons), or chemical (i.e., spraying nesting birds or their habitats) would be considered an impact to nesting birds and is prohibited. Any act associated with flushing birds from project areas should undergo consultation with the USFWS/CDFW prior to any activity that could disturb nesting birds.	Implement **BIO-5.e:** Prior to commencement of ground disturbing activities and during construction for #P22-00309	P/OG	P/CD	PC/OG

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Impact BIO-6: Impacts to roosting bats:	**Mitigation Measure BIO-6:** The owner/permittee shall implement the following measures to minimize impacts associated with the potential loss and disturbance of roosting bats consistent with and pursuant to California Fish and Game Code Sections 3503 and 3503.5:	Permittee shall implement **Measure BIO-6** into #P22-00309 prior to project initiation	P	P/CD	PC
	a. ***Roosting Bat Habitat Assessment and Surveys****:* Prior to any tree removal, a qualified biologist shall conduct a habitat assessment for bats. A qualified bat biologist shall have: 1) at least two years of experience conducting bat surveys that resulted in detections for relevant species, such as pallid bat, with verified project names, dates, and references, and 2) experience with relevant equipment used to conduct bat surveys. The habitat assessment shall be conducted a minimum of 30 to 90 days prior to tree removal and shall include a visual inspection of potential roosting features (e.g., cavities, crevices in wood and bark, exfoliating bark, suitable canopy for foliage roosting species). If suitable habitat trees are found, or bats are observed, mitigation measure BIO-6.b, below, shall be implemented.	Implement **BIO-6.a:** Prior to commencement of ground-disturbing activities for #P22-00309	P	P/C	PC
	b. ***Roosting Bat Tree Protections****:* If the qualified biologist identifies potential bat habitat trees, then tree trimming and tree removal shall not proceed unless the following occurs: 1) a qualified biologist conducts night emergence surveys or completes visual examination of roost features that establishes absence of roosting bats, or 2) tree trimming and tree removal occurs only during seasonal periods of bat activity, from approximately March 1 through April 15 and September 1 through October 15, and tree removal occurs using the two-step removal process. Two-step tree removal shall be conducted over two consecutive days. The first day (in the afternoon), under the direct supervision and instruction by a qualified biologist with experience conducting two-step tree removal, limbs and branches shall be removed by a tree cutter using chainsaws only; limbs with cavities, crevices or deep bark fissures shall be avoided. The second day the entire tree shall be removed.	Implement **BIO-6.b:** Prior to commencement of ground-disturbing activities for #P22-00309	P	P/CD	PC
Impact BIO-7: Impacts to Northern Spotted Owl:	**Mitigation Measure BIO-7:** The owner/permittee shall implement the following measures to minimize impacts associated with the potential loss and disturbance to NSO:	Permittee shall implement **Measure BIO-7** into #P22-00309 prior to project initiation	P	P/CD	PC

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	a. A qualified biologist shall provide an assessment of potential northern spotted owl nesting habitat within the Project area and a 0.25-mile radius and obtain CDFW's written acceptance of the assessment. Alternatively, if the assessment is not completed, or if it concludes that northern spotted owl nesting habitat is present, then no Project activities within 0.25 miles of potential northern spotted owl nesting habitat shall occur between March 15 and July 31 unless a qualified biologist approved in writing by CDFW conducts northern spotted owl surveys following the U.S. Fish and Wildlife Service (USFWS) *Protocol for Surveying Proposed Management Activities That May Impact Northern Spotted Owls*, dated (revised) January 9, 2012. Surveys shall be conducted in accordance with Section 9 of the survey protocol, *Surveys for Disturbance-Only Projects*. If breeding northern spotted owl are detected during surveys, a 0.25-mile no-disturbance buffer zone shall be implemented around the nest until the end of the breeding season, or a qualified biologist determines that the nest is no longer active, unless otherwise approved in writing by CDFW. The Project shall obtain CDFW's written acceptance of the qualified biologist and survey report prior to Project construction occurring between March 15 and July 31 each year. Alternate buffer zones may be proposed to CDFW after conducting an auditory and visual disturbance analysis following the USFWS guidance, *Estimating the Effects of Auditory and Visual Disturbance to Northern Spotted Owls and Marbled Murrelets in Northwestern California*, dated October 1, 2020. Alternative buffers must be approved in writing by CDFW.	Implement **BIO-7.a:** Prior to commencement of ground-disturbing activities for #P22-00309	P P P	 P/CD P/CD	 PC PC
CDFW Mitigation Measure – Impacts to Steams and Riparian Areas	**CDFW Mitigation Measure – Streams and Riparian Areas:** The owner shall implement the following conditions to minimize impacts to streams and riparian areas: a. Prior to the commencement of Project activities, the Project shall conduct a thorough assessment for potential impacts to streams and riparian habitat including but not limited to impacts resulting trail clearing, earth moving, and vegetation removal. If impacts to the bed,	Implement **Stream and Riparian Areas Mitigation Measure**: Prior to commencement of Project Activities	P P	P/CD P/CD	PC PC

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	bank, channel, or riparian area of the streams cannot be avoided, the Project shall notify CDFW for potential Project impacts to the streams. More information for the Notification process is available at https://wildlife.ca.gov/Conservation/Environmental-Review/LSA. The Project shall comply with all measures of the Streambed Alteration Agreement (SAA), if issued, and shall not commence activities with potential to impact the stream until the SAA process has been completed. Impacts to the streams and riparian habitat shall be mitigated by restoring riparian habitat at a minimum 3:1 mitigation to impact ratio in area and linear feet for permanent impacts, all temporary impact areas shall be restored, and trees shall be replaced at an appropriate ratio based on size and species, unless otherwise approved in writing by CDFW. An SAA, if issued, may include additional avoidance and minimize measures to protect fish and wildlife resources.				
CDFW Mitigation Measure – Impacts to Clara's Milk Vetch	**Mitigation Measure - Clara's Milk Vetch:** The owner/permittee shall implement the following measures to minimize impacts associated with Clara's Milk Vetch: a. The permittee shall conduct surveys for Clara's Hunt's milk-vetch. Per CDFWs comments the permittee shall have a Qualified Biologist conduct botanical surveys during the appropriate blooming period and conditions for Clara Hunt's milk-vetch (*Astragalus claranus*) at the Project site, and adjacent to it where plants could be indirectly impacted, prior to the start of construction. Surveys shall be conducted following CDFW's Protocol for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities (https://wildlife.ca.gov/Conservation/Survey-Protocols#377281280-plants) and include checking reference sites for target special-status plant species, unless otherwise approved in writing by CDFW. Survey reports shall be submitted to CDFW prior to the start of construction. If full avoidance of a State listed species is not possible, the Project shall consult with CDFW and seek to obtain an ITP prior to Project commencement.	Implement **Clara's Milk Vetch Mitigation Measure**: Prior to commencement of Project Activities	P	P/CD	PC

Notes: P = Permittee, CD = Conservation Division, RCD = Resource Conservation District, AC = Agricultural Commissioner, CDFW = California Dept of Fish & Wildlife, CT = CALTRANS, EH = Environmental Health, PW = Public Works Dept, PE/G =Project Engineer/Geologist
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