

Summary of Mitigation Measures

<u>Description of Impact</u>	<u>Mitigation Measures</u>
<ul style="list-style-type: none"> ▪ Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S, Fish and Wildlife Service ▪ Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service 	<p>BIO-1: During site grading, the area at the top of the bank shall be graded to reduce the potential for freshwater to flow into the harbor waters. The applicant’s grading plans shall demonstrate compliance with this mitigation measure prior to issuance of a grading permit.</p> <p>BIO-2: Prior to issuance of grading permits, the existing degraded asphalt launch ramp shall be removed from the southeast area of the site and disposed of at a facility equipped to handle the material. Removal of the former ramp will improve water quality and will provide additional space for native plant species.</p> <p>BIO-3: Prior to issuance of building permits, the former launch ramp area shall be terraced using graded materials to give the water-land interface a more natural appearance. Existing native species in the vicinity shall be removed and replanted within the new bank area. A biologist shall be present on-site to oversee the removal of the ramp, removal and care of native species, and replanting of vegetation after the bank has stabilized. The biologist shall submit a written report of observations and shall verify the applicant’s compliance with this mitigation measure to the City of Huntington Beach Community Development Department.</p> <p>BIO-4: Prior to final building permit approval, the applicant shall remove all invasive, non-native species, such as the Hottentot fig, which currently occupies 25 to 30% of the banks. Pickleweed would be transplanted to the barren areas. A biologist shall be present on site to oversee the removal of non-native species and transplanting of pickleweed. A biologist shall submit a written report of observations and shall verify the applicant’s compliance with this mitigation measure to the City of Huntington Beach Community Development Department. Six months after final building permit approval, a biologist shall submit a follow-up report to verify the survival of the pickleweed or provide mitigation measures if the pickleweed did not survive to the City of Huntington Beach Community Development Department.</p> <p>BIO-5: Prior to final building permit approval, the bank areas shall be terraced down to the water’s edge in order to provide a more natural transition from the property to the water and increase the available habitat area of the banks for the proposed project. The banks shall then be revegetated using transplanted native species or installation of other native salt marsh species found in the area. The terracing shall be accomplished with materials conducive to promoting transplanting of native salt marsh species in the area as recommended in the MBC Biological Assessment. A biologist shall be present on-site to oversee the terracing and replanting of the banks. The biologist shall submit a written report of observations and shall verify the applicant’s compliance with this mitigation measure to the City of Huntington Beach Community Development Department.</p>

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	<p>BIO-6: Pre-construction (within 60 days of a disturbing activity) and post-construction (30 days after cessation of the marina portion of the project and prior to issuance of a Certificate of Occupancy or final inspection for the marina) eelgrass surveys shall be conducted to determine the level of eelgrass loss, if any, as a result for the project activities.</p> <p>BIO-7: Prior to issuance of a Certificate of Occupancy or final inspection for the marina, any reduction in acreage of eelgrass habitat shall be mitigated according to State and Federal environmental policies, which include the in-kind replacement of habitat.</p> <p>BIO-8: The dock and pedestrian walkway shall be constructed of building materials that allow the minimum 60% transmittance of light as set forth by the National Marine Fisheries Service and the U.S. Army Corps of Engineers for marine decking material light transmittance. The applicant's plans shall demonstrate compliance with this mitigation measure prior to the issuance of a building permit.</p>
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