



**North McKay Ranch Subdivision  
Project**

Mitigation Monitoring and Reporting  
Program

December 9, 2021

Prepared for:

County of Humboldt  
Planning and Building Department  
3015 "H" Street  
Eureka, CA 95501

Technical Assistance:

Stantec Consulting Services Inc.  
376 Hartnell Ave, Suite B  
Redding, CA 96002



## Table of Contents

<b>ABBREVIATIONS .....</b>	<b>ii</b>
<b>1.0 PROCEDURES FOR MONITORING AND REPORTING .....</b>	<b>1</b>
1.1 INTRODUCTION.....	1
1.2 OVERVIEW OF THE MITIGATION MONITORING AND REPORTING PROGRAM.....	1
<b>2.0 CEQA MITIGATION MEASURES .....</b>	<b>2</b>
<b>LIST OF TABLES</b>	
Table 2-1 Summary of the North McKay Ranch Subdivision Project Mitigation Measures.....	3

## Abbreviations

ADA	Americans with Disabilities Act
Applicant	Kramer Properties Inc.
BFM	Bonded Fiber Matric
BMP	Best Management Practice
CAL FIRE	California Department of Forestry and Fire Protection
CARB	California Air Resources Board
CASQA	California Stormwater Quality Association
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CHRIS	California Historical Resources Information System
County	Humboldt County
CRHR	California Register of Historical Resources
DPR	State Department of Parks and Recreation
EIR	Environmental Impact Report
FTA	Federal Transit Administration
FPD	Fire Protection District
FRI	Forest land-Residential Interface
HCSD	Humboldt Community Services District
LID	Low Impact Development
LOS	Level of Service
MLD	Most Likely Descendant
MOA	Memorandum of Agreement
MMRP	Mitigation, Monitoring, and Reporting Program
NAHC	Native American Heritage Commission
NALs	Numeric Action Levels
NWIC	Northwest Information Center
PRC	Public Resources Code
proposed project	North McKay Ranch Subdivision Project
RWQCB	Regional Water Quality Control Board
SAA	CDFW 1602 Lake and Streambed Alteration Agreement
SRA	State Responsibility Area
SVP	Society of Vertebrate Paleontology
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
USACE	U.S. Army Corps of Engineers

**North McKay Ranch Subdivision Project**

USEPA

U.S. Environmental Protection Agency

USFWS

U.S. Fish and Wildlife Service

WEAP

Worker Environment Awareness Program

## NORTH MCKAY RANCH SUBDIVISION PROJECT

Procedures for Monitoring and Reporting  
December 2021

# 1.0 PROCEDURES FOR MONITORING AND REPORTING

The purpose of the Mitigation, Monitoring, and Reporting Program (MMRP) is to provide Humboldt County (County) and Kramer Properties Inc. (the Applicant) with a comprehensive list of the mitigation measures identified in the Draft Environmental Impact Report (EIR) and the Partial Recirculation Draft EIR for the North McKay Ranch Subdivision Project (proposed project).

## 1.1 INTRODUCTION

The County is acting as the Lead Agency, as defined by the California Environmental Quality Act (CEQA). In accordance with Public Resources Code section 21081.6, a Lead Agency that approves or carries out a project with potentially significant environmental effects shall adopt a “reporting or monitoring program for the changes to the project which it has adopted or made a condition of a project approval to mitigate or avoid significant effects on the environment.”

The CEQA Guidelines provide direction for clarifying and managing the complex relationships between a Lead Agency and other agencies with respect to implementing and monitoring mitigation measures. In accordance with CEQA Guidelines section 15097(d), “each agency has the discretion to choose its own approach to monitoring or reporting; and each agency has its own special expertise.” This discretion will be exercised by implementing agencies at the time they consider any of the activities identified in the environmental document.

This MMRP is a working guide to facilitate both the implementation of the mitigation measures and the monitoring, compliance, and reporting activities by the County and any monitors it may designate. If the County Certifies the EIR for the proposed project, it will adopt the MMRP.

## 1.2 OVERVIEW OF THE MITIGATION MONITORING AND REPORTING PROGRAM

The Applicant is responsible for implementing and completing all mitigation measures without prompting by the County. The County will be responsible for mitigation measure oversight and compliance documentation. Under the oversight of County staff, mitigation actions required prior to and during construction will be performed by the Applicant and/or the Applicants’ Consultants, the Construction Contractors, and/or County and/or Applicant staff.

Monitoring and reporting procedures will conform to the following steps prior to and during proposed project construction and operations:

**Step 1 Action:** This step will be executed by the County and may be designated by the County and/or Applicant Project Manager to a Consultant and/or Contractor. All actions taken as part of this MMRP will be documented monthly by the Applicants and reported quarterly to the County, as described in Steps 2 and 3 below. The designee responsible for implementation of mitigation measures will:

## NORTH MCKAY RANCH SUBDIVISION PROJECT

CEQA Mitigation Measures  
December 2021

- Review mitigation status reports and any other information generated during construction and submit them to the County for review and acceptance;
- Ensure that the mitigation measures in the MMRP are undertaken, either by the Applicant, Applicant's Contractors, or Applicant's Consultants; and
- Verify monthly that mitigation actions are properly undertaken.

**Step 2 Monitoring:** This step will be executed by the Monitor. The Monitor will be designated by the County and/or Applicant Project Manager and may be County and/or Applicant staff or a consultant to the County and/or the Applicants, at the County Planning Director's discretion. The Monitor will investigate noncompliance allegations and identify how County and/or Applicant Staff, or its designees should correct implementation of the measure. If a measure is under control of the Contractor, the Monitor will inform the Contractor of the Monitor's determination and request improved implementation.

The Monitor will have the following responsibilities:

- Be knowledgeable in the mitigation that is to be monitored; and
- Verify implementation of mitigation by:
  - Verifying in the field that required implementation has been properly executed during and after construction; and
  - Contacting the Project Manager and requesting that the situation be remedied if mitigation is not being implemented or executed properly.

**Step 3 Reporting:** This step will be executed by the Monitor. The Monitor will have the following responsibilities:

- Compile all mitigation status reports into a Report of Compliance. Recommendations may include updating the frequency of monitoring, changing the type of monitoring, and suggesting better ways to implement mitigation;
- Assist the County and/or Applicant Project Manager reviewing Contractor's implementation of mitigation requirements, detailing corrective action and time of completion to resolve any issues that are raised; and
- Provide all completed reports and statements to the County, and ensure they are on file and available at Applicant offices.

## 2.0 CEQA MITIGATION MEASURES

Table 2-1 below describes the mitigation measures included in the proposed project. For each mitigation measure the required action, responsible party, implementation timing, and reporting requirements are described.

**NORTH MCKAY RANCH SUBDIVISION PROJECT**

CEQA Mitigation Measures  
December 2021

**Table 2-1 Summary of the North McKay Ranch Subdivision Project Mitigation Measures**

Mitigation Measure	Responsible Party	Monitoring Timing	Monitoring and Reporting Program	Standards for Success
<b>Section 3.1 Aesthetics</b>				
<p><b>MM AES-1: Prepare and Submit Design Guidelines:</b> Prior to filing a map for each phase, the Applicant shall submit the final development plan and development standards to the County for review and approval. The County shall review the final development plan and development standards to ensure that the Applicant has incorporated the design guidelines established in Section 314-31.1.6 of the Humboldt County Code for Planned Unit Developments. At a minimum, the final development plan and development standards shall consider the County's design guidelines related to the maintenance of the natural features of the site, circulation and parking considerations, architectural considerations, landscaping, placement of utilities, site access, and setbacks from adjacent land uses.</p>	The Applicant, P&B	P&B to check for conformance prior to issuance of building permit	Prior to map filing, the County will review the development plan submitted by the Applicant to ensure County design guidelines and development standards have been incorporated.	<ul style="list-style-type: none"> <li>County design guidelines and development standards have been incorporated into the final development plans.</li> </ul>
<p><b>MM AES-2: Submit Lighting Plan:</b> Prior to filing a map for each phase, the Applicant shall prepare and submit an outdoor lighting plan (which includes a photometric analysis) to Humboldt County for review and approval that includes a footcandle map illustrating the amount of light from the project site at adjacent light sensitive receptors. The lighting map shall comply with the General Plan policies and shall include minimal levels of street, parking, building, site, and public area lighting to meet safety standards and provide direction; directional shielding for all exterior lighting; and automatic shutoff or motion sensors and/or additional standards as determined by the Director of Planning and Building.</p>	The Applicant, P&B	P&B to approve lighting plan prior to map approval. P&B to check for conformance prior to issuance of building permits	Prior to map filing, the County will review the lighting plan to ensure County lighting standards have been incorporated into the development plans.	<ul style="list-style-type: none"> <li>Project lighting plan is compliant with County lighting standards.</li> </ul>
<b>Section 3.3 Air Quality</b>				
<p><b>MM AIR-1: Off-Road Construction Equipment Emissions Minimization:</b> The project shall demonstrate compliance with the following Construction Emissions Minimization Measures prior to issuance of building or grading permits:</p> <ol style="list-style-type: none"> <li>All off-road equipment greater than 25 hp and operating for more than 20 total hours over the entire duration of construction activities shall meet the following requirements:</li> </ol>	The Applicant and Contractor, P&B, PW	PW and P&B to include as a permit condition in any grading permit; preconstruction meetings;	Prior to construction, the Applicant or Contractor shall demonstrate the project's compliance with identified Construction Emissions	<ul style="list-style-type: none"> <li>Construction equipment shall meet the CARB Tier 3 off-road emissions standards.</li> <li>All construction equipment include ARB Level 3 Verified</li> </ul>

**NORTH MCKAY RANCH SUBDIVISION PROJECT**

CEQA Mitigation Measures  
December 2021

Mitigation Measure	Responsible Party	Monitoring Timing	Monitoring and Reporting Program	Standards for Success
<p>a. Where access to alternative sources of power are available, portable diesel engines shall be prohibited;</p> <p>b. All off-road equipment shall have:</p> <p>i. Engines that meet or exceed either U.S. Environmental Protection Agency (USEPA) or California Air Resources Board (CARB) Tier 3 off-road emission standards, and</p> <p>ii. Engines that are retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy.</p>			Minimization Measures.	<p>Diesel Emissions Control Strategy.</p> <ul style="list-style-type: none"> <li>Construction emissions are minimized to meet CARB's standards.</li> </ul>
<b>Section 3.4 Biological Resources</b>				
<p><b>MM BIO-1: Nesting Bird Surveys:</b> In order to avoid Take of any nesting species, any clearing associated with the proposed project shall occur outside of the nesting period for migratory birds, typically from March 1 through August 15 (California Department of Fish and Wildlife [CDFW] Fish and Game Code 3503, 3503.5, and 3513, and Federal Migratory Bird Act 16 United States Code [U.S.C] 703 et seq.). If clearing is to occur within the nesting window of migratory birds, CDFW and the U.S. Fish and Wildlife Service (USFWS) shall be consulted to assess the potential for Take of active nests, or a focused nesting bird survey would need to take place immediately prior to and within the area of the proposed clearing. Pre-construction surveys for nesting pairs, nests, and eggs shall occur within the construction limits and within 100 feet (200 feet for raptors) of the construction limits. Focused survey for spotted owls within the nesting season shall be conducted prior to site clearing. If active nests are encountered, species specific measures shall be prepared by a qualified biologist in consultation with the USFWS and CDFW and implemented to prevent abandonment of the active nest.</p>	The Applicant, P&B, PW	PW and P&B to verify notes on grading plans prior to permit issuance. discuss at pre-construction meeting. Applicant to stake perimeters as necessary.	The survey(s) shall be conducted by a qualified biologist in consultation with USFWS and CDFW. Add as a construction note on grading plans	<ul style="list-style-type: none"> <li>No disturbance of special status species or nesting birds covered by CDFW and USFWS. Species specific measures shall be implemented as required.</li> </ul>
<p><b>MM BIO-2: Amphibian Surveys:</b> Project activities in areas near riparian and seasonally wet areas that provide amphibian habitat shall occur from July 15 through October 31 to minimize potential impacts to northern red-legged frog and southern torrent salamander. Focused surveys for northern red-legged frog and southern torrent salamander shall be conducted during appropriate weather conditions. To mitigate potential impacts to these species, the proposed project shall remediate degraded</p>	The Applicant, P&B, PW	PW and P&B to verify notes on grading plans prior to permit issuance. Applicant to complete remediation prior to map filing.	The survey(s) shall be conducted by a qualified biologist. Add a note on grading plans	<ul style="list-style-type: none"> <li>No disturbance of amphibian habitats.</li> <li>Remediation of degraded areas if required.</li> </ul>



**NORTH MCKAY RANCH SUBDIVISION PROJECT**

CEQA Mitigation Measures  
December 2021

Mitigation Measure	Responsible Party	Monitoring Timing	Monitoring and Reporting Program	Standards for Success
<p>areas from past use of the proposed project area within slopes above Ryan Creek (where feasible), and within forested open space areas proposed within the proposed project area (where feasible).</p>				
<p><b>MM BIO-3: Permit Requirements:</b> Prior to filing a map, the Applicant shall consult with the California Department of Fish and Wildlife (CDFW), Regional Water Quality Control Board (RWQCB), and U.S. Army Corps of Engineers (USACE) regarding requirements for state and federal permit applications, including a 1602 Lake and Streambed Alteration Agreement (SAA) from the CDFW, a 401 Water Quality Certification from the RWQCB and/or a 404 Nationwide Permit from the USACE. If any permits are required, the Applicant shall submit the permit application to the respective agency and shall abide by all permit conditions. For impacts to waters of the U.S. and/or waters of the State, a revegetation mitigation and monitoring plan shall also be prepared. It is anticipated that additional special-status species surveys and/or monitoring may also be implemented as part of some of these permit conditions.</p>	<p>The Applicant, P&amp;B and PW</p>	<p>PW and P&amp;B to verify notes on grading plans prior to permit issuance..discuss at pre construction meetings. Applicant to complete mitigation prior to map filing. P&amp;B to verify revegetation mitigation is adequate prior to releasing applicant from the monitoring plan.</p>	<p>The Applicant shall obtain all required state and federal permits prior to filing a map to the County. The Applicant shall develop and implement a revegetation mitigation and monitoring plan for impacts to waters of the U.S. and waters of the State. Add measures, as necessary, to Development Plans. Add a note on grading plans</p>	<ul style="list-style-type: none"> <li>• Requirements for state and federal permit applications are followed.</li> <li>• Additional special-status species surveys and monitoring are implemented if required.</li> </ul>
<p><b>MM BIO-4: Riparian Replanting:</b> Riparian vegetation shall be mitigated at a 1:1 impact ratio. Local native riparian vegetation would be replanted along non-impacted creek segments within the proposed project site.</p>	<p>The Applicant, P&amp;B, PW</p>	<p>PW and P&amp;B to verify notes on grading plans prior to permit issuance..discuss at pre construction meetings. Applicant to complete revegetation prior to map filing.. P&amp;B to verify revegetation work is adequate..</p>	<p>Confirm applicant has included mitigation of riparian vegetation at a 1:1 impact ratio. Add a note on grading plans; identify impacted areas and mitigation areas on grading plans.</p>	<ul style="list-style-type: none"> <li>• Impacted riparian vegetation are replaced at a 1:1 ratio and native riparian vegetation are replanted along creek segments.</li> </ul>
<p><b>MM BIO-5: Wetland Creation:</b> Wetland creation shall replace wetlands impacted by the proposed project at a 1:1 ratio with wetlands of equal or better quality. Wetlands shall be designed</p>	<p>The Applicant, P&amp;B and PW</p>	<p>PW and P&amp;B to verify notes on grading plans prior to permit issuance..discuss at</p>	<p>Confirm Applicant has included wetland creation at a 1:1 ratio to replace impacted</p>	<ul style="list-style-type: none"> <li>• Impacted wetlands are replaced at a 1:1 ratio with wetlands of</li> </ul>

**NORTH MCKAY RANCH SUBDIVISION PROJECT**

CEQA Mitigation Measures  
December 2021

Mitigation Measure	Responsible Party	Monitoring Timing	Monitoring and Reporting Program	Standards for Success
to provide habitat within an urbanized setting. This shall include proper fencing, vegetation screening, and signage.		pre construction meetings. Applicant to complete revegetation prior to map filing.. P&B to verify revegetation work is adequate..	wetlands. Add a note on grading plans; identify impacted areas and mitigation areas on grading plans.	equal or better quality.
<b>MM BIO-6: Wetland Enhancement:</b> Existing wetlands currently have high levels of invasive species dominance, and in many places have historic fill placement. Part of the mitigation shall include restoration of the remaining wetlands onsite following installation of the Arbutus Street extension. This shall include invasive species removal, native plant installation, and where appropriate, removal of historic fill. In addition, existing wetlands shall be connected to the proposed mitigation wetlands for habitat connectivity. This shall include stormwater and wildlife crossing culverts in locations where the wetland would be crossed by the proposed Arbutus Street extension.	The Applicant, PW, P&B	PW and P&B to verify notes on grading plans prior to permit issuance..discuss at pre construction meetings. Applicant to complete restoration prior to map filing. P&B to verify restoration work is adequate...	Confirm wetland creation measures have been incorporated into project plans. Add as a construction note on grading plans; identify impacted areas and mitigation areas on grading plans.	<ul style="list-style-type: none"> <li>Wetland enhancement and habitat connectivity measures have been conducted to existing and mitigated wetlands.</li> </ul>
<b>MM BIO-7: Ryan Creek Tributaries:</b> The 100-foot setback (where feasible) from the 30 percent break in slope designated as non-buildable to reduce erosion and removal of trees thereby reducing impacts to Ryan Creek and associated wetlands. The Ryan Creek tributary crossing impacts shall be minimized by using large half-round culverts and mitigated by recontouring the deteriorating logging road within the northern portion of the proposed project.	The Applicant, P&B, PW	PW and P&B to verify notes on grading plans prior to permit issuance..discuss at pre construction meetings. applicant to stake setbacks prior to construction.	Confirm 100-foot setbacks and Ryan Creek impact minimization measures have been incorporated into project plans. Incorporate improvements on grading plans. Show setbacks on development plans and grading plans.	<ul style="list-style-type: none"> <li>Impacts to Ryan Creek and associated wetlands have been minimized to the greatest extent possible.</li> </ul>
<b>MM BIO-8: Steam Stabilization:</b> Two stream crossings are proposed as part of the proposed project. Crossings shall be designed to facilitate wildlife movement and shall be designed to minimize impacts to the streams. The crossings are anticipated to impact 68 linear feet of each stream, for a total of 136 linear feet of impacts. Crossings shall be mitigated by the recontouring and stabilization of a former logging road, which contains	The Applicant	PW to verify compliance on subdivision improvement plans prior to permit issuance. Applicant to	Confirm proposed stream crossings have been incorporated into site plans and mitigation such as recontouring and stabilization of	<ul style="list-style-type: none"> <li>Impacts to streams are minimized and stream crossings adequately facilitate wildlife movement.</li> </ul>

**NORTH MCKAY RANCH SUBDIVISION PROJECT**

CEQA Mitigation Measures  
December 2021

Mitigation Measure	Responsible Party	Monitoring Timing	Monitoring and Reporting Program	Standards for Success
approximately 727 linear feet of highly eroded terrain. In addition, the former roadway shall be planted with native vegetation to facilitate habitat creation on the slope as mitigation for reduced wetland buffers along the Arbutus Street access.		complete prior to map filing.	road and native vegetation planting have been implemented. Incorporate improvements on grading plans.	
<b>Section 3.5 Cultural Resources</b>				
<p><b>MM CUL-1: Cultural Materials Discovered During Construction:</b> If any cultural resource (e.g., projectile points, flakes, bottles, or cans) is encountered during ground disturbance or subsurface construction activities (e.g., trenching, grading), all construction activities within a 50-foot radius of the identified potential resource shall cease until a Secretary of the Interior qualified archaeologist evaluates the item for its significance and records the item on the appropriate State Department of Parks and Recreation (DPR) 523 series forms. All forms and associated reports will be submitted to the Northwest Information Center of the California Historical Resources Information System (NWIC) of the California Historical Resources Information System (CHRIS). The archaeologist shall determine whether the resource requires further study. If after the qualified archaeologist conducts appropriate analyses, the resource is determined to be eligible for listing on the California Register of Historical Resources (CRHR) and/or unique, the archaeologist shall develop a plan for the treatment of the resource. This shall contain appropriate mitigation measures, including avoidance, preservation in place, data recovery excavation, or other appropriate measures outlined in Public Resources Code (PRC) Section 21083.2.</p>	The Applicant and Contractor, PW, P&B	PW and P&B to verify notes on grading plans prior to permit issuance..Discuss at preconstruction meeting.	If cultural resources are encountered during any project-related activity, the Applicant shall notify a qualified archaeologist to evaluate the resource and comply with the requirements of this mitigation measure and appropriate documentation provided to applicable agencies. Add note to grading plan and development plan.	<ul style="list-style-type: none"> <li>The recording, evaluation, and treatment of any discovered cultural resources is applied in accordance with this mitigation measure.</li> </ul>
<p><b>MM CUL-2: Pre-Construction Worker Environmental Awareness Program (Cultural Resources):</b> Prior to the start of construction, all field personnel shall receive a worker environmental awareness program (WEAP) on cultural resources. The training, which may be conducted with other environmental or safety trainings (i.e. see section 3.7, Geology), will provide a description of cultural resources that may be</p>	The Applicant and Contractor, P&B, PW	PW and P&B to verify notes on grading plans prior to permit issuance... Discuss at pre-construction meeting,.	The training shall be conducted by a qualified Applicant representative and documented (by sign-in or other method) by the Applicant's contractor for the	<ul style="list-style-type: none"> <li>Construction personnel are trained in the key characteristics for identifying and avoiding impacts to cultural resources.</li> </ul>

**NORTH MCKAY RANCH SUBDIVISION PROJECT**

CEQA Mitigation Measures  
December 2021

Mitigation Measure	Responsible Party	Monitoring Timing	Monitoring and Reporting Program	Standards for Success
<p>encountered during construction and outline the steps to follow in the event that a discovery is made.</p>			<p>dates the training occurred, and the staff trained. Add note to grading plan and development plan.</p>	
<p><b>MM CUL-3: Procedures for Human Burials Encountered During Construction:</b> If ground-disturbing activities uncover previously unknown human remains, Section 7050.5 of the California Health and Safety Code applies, and the following procedures shall be followed:</p> <p>There shall be no further excavation or disturbance of the area where the human remains were found or within 100 feet of the find until the Humboldt County Coroner is contacted. Duly authorized representatives of the Coroner shall be permitted onto the project site and shall take all actions consistent with Health and Safety Code Section 7050.5 and Government Code Sections 27460, et seq. Excavation or disturbance of the area where the human remains were found and an area within 100 feet of the find shall not be permitted to re-commence until the Coroner determines that the remains are not subject to the provisions of law concerning investigation of the circumstances, manner, and cause of any death. If the Coroner determines the remains are Native American, the Coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the “most likely descendant” (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98. If the MLD does not make recommendations within 48 hours, the landowner shall reinter the remains in an area of the property secure from further disturbance. If the landowner does not accept the MLD’s recommendations, the owner or the MLD may request mediation by NAHC.</p>	<p>The Applicant and Contractor, P&amp;B, PW</p>	<p>PW and P&amp;B to verify notes on grading plans prior to permit issuance..Discuss at pre-construction meeting.</p>	<p>If human remains are encountered (or are suspected) during any project-related activity, the Applicant shall comply with the requirements of the California Health and Safety Code as outlined in this mitigation measure. Add note to grading plan and development plan.</p>	<ul style="list-style-type: none"> <li>• The recording, evaluation, and treatment of any discovered human remains is applied in accordance with this mitigation measure.</li> </ul>

**NORTH MCKAY RANCH SUBDIVISION PROJECT**

CEQA Mitigation Measures  
December 2021

Mitigation Measure	Responsible Party	Monitoring Timing	Monitoring and Reporting Program	Standards for Success
<b>Section 3.7 Geology and Soils</b>				
<p><b>MM GEO-1: Conduct Site-Specific Geotechnical Investigation for Development.</b> Prior to filing a map for each phase, the Applicant shall submit a design-level geotechnical study and building plans for each phase and the water tank location which would be prepared by a registered geologist or geotechnical engineer. The detailed, design-level geotechnical investigations shall include foundation design, criteria for placing proposed fills, as well as structures, deep foundation, subdrainage, and/ or retaining wall systems, setbacks for each lot, and specific engineering criteria for moderate to high slopes. The building plans shall demonstrate that they incorporate all applicable recommendations of the design-level geotechnical study and comply with all applicable requirements of the most recent version of the California Building Standards Code. The approved plans shall be incorporated into the proposed project. All on-site soil engineering activities shall be conducted under the supervision of a licensed Geotechnical Engineer or Certified Engineering Geologist. A design-level geotechnical study shall be prepared for the water storage tank site in coordination with Humboldt Community Services District (HCSD).</p>	<p>The Applicant, P&amp;B, PW</p>	<p>PW and P&amp;B to verify notes on grading plans prior to permit issuance., Discuss at pre-construction meeting.,</p>	<p>Confirm a design-level geotechnical study, building plans, and water tank location has been prepared by a registered geologist or geotechnical engineer and has been submitted to the County prior to start of construction activities.  Incorporate requirements into grading plans. Add notes to development plans regarding lot specific development requirements.</p>	<ul style="list-style-type: none"> <li>• Recommendations from the design-level geotechnical studies has been incorporated into building plans and comply with requirements of the California Building Code.</li> <li>• On-site soil engineering activities are supervised by a licensed Geotechnical Engineer or Certified Engineering Geologist.</li> </ul>
<p><b>MM GEO-2: Pre-Construction Worker Environmental Awareness Program (Paleontological Resources):</b> Prior to start of any construction activity, the Applicant and the contractor shall prepare and implement a Worker Environmental Awareness Program (WEAP). The purpose of the WEAP is to educate personnel (i.e., construction workers) about the existing on-site and surrounding resources and the measures required to protect these resources as well as avoidance and potential hazards within these sites. The WEAP shall include materials and information on potentially sensitive cultural and paleontological resources resulting from construction within the project area and applicable precautions personnel should take to reduce potential impacts. The WEAP shall be subject to review by the County Planning and Building Department.</p>	<p>The Applicant and Contractor, PW, P&amp;B</p>	<p>PW and P&amp;B to verify notes on grading plans prior to permit issuance..discuss at pre-construction meeting</p>	<p>Confirm the Applicant and Contractor has prepared and implemented a WEAP and confirm the Applicant retained a qualified Geologist or Paleontologist to conduct the pre-construction paleontological resource and/or unique geologic feature portion of the construction worker awareness training. Add note to grading</p>	<ul style="list-style-type: none"> <li>• Construction personnel are trained in the key characteristics for identifying and avoiding impacts to paleontological resources.</li> </ul>

**NORTH MCKAY RANCH SUBDIVISION PROJECT**

CEQA Mitigation Measures  
December 2021

Mitigation Measure	Responsible Party	Monitoring Timing	Monitoring and Reporting Program	Standards for Success
<p>The WEAP presentation shall be given to all personnel who may harm sensitive environmental resources as identified within the WEAP mitigation measures (i.e., work in non-culturally cleared areas or equipment operators who may encounter sensitive species or resources). The WEAP presentation shall be given prior to the start of construction and as necessary throughout construction as new personnel arrive on-site. The Applicant and the contractor shall be responsible for ensuring all on-site personnel attend the WEAP presentation, receive a summary handout, and sign a training attendance acknowledgement form to indicate that the contents of the program are understood and to provide proof of attendance. Each participant of the WEAP presentation shall be responsible for maintaining their copy of the WEAP reference materials and making sure other on-site personnel are complying with the recommended precautions. The contractor shall keep the sign in sheet on site and submit copies of the WEAP sign-in sheet to the Applicant's Project Manager who shall distribute to the County.</p> <p>Paleontological resources include any remains, traces, or imprints of a plant or animal that has been preserved in the Earth's crust since some past geologic time and may include fossil materials such as bones, leaf impressions and other carbonized remains and shells of invertebrates such as snails and clams. For the paleontological materials portion of the WEAP, presentation of the following information and implementation steps shall be prepared, presented, and executed prior to and during construction to prevent exposure and raise awareness of potential impacts to unknown paleontological resources:</p> <p>The Applicant shall retain a qualified Geologist or Paleontologist to conduct the pre-construction paleontological resource and/or unique geologic feature portion of the construction worker awareness training; and</p>			<p>plan and development plan.</p>	

**NORTH MCKAY RANCH SUBDIVISION PROJECT**

CEQA Mitigation Measures  
December 2021

Mitigation Measure	Responsible Party	Monitoring Timing	Monitoring and Reporting Program	Standards for Success
Construction personnel shall be informed of the possibility of such resources within the project area and the protocol to be followed if a resource is encountered as detailed in MM GEO-3.				
<p><b>MM GEO-3: Proper Handling of the Unanticipated Discovery of Paleontological Resources or Unique Geologic Features:</b> If paleontological resources (i.e., fossils) and/or unique geologic features are encountered during construction, compliance with federal and state regulations and guidelines regarding the treatment of such resources shall be required. If paleontological resource or unique geologic features are encountered during ground disturbing activities, work within 100 feet of the discovery shall be halted until the Applicant notifies a qualified Geologist or Paleontologist to evaluate the significance of the find. If the find is determined to be significant and the landowner consents, the Applicant will determine the appropriate avoidance measures or other appropriate mitigation in consultation with a qualified archaeologist and landowner, such as site salvage. Significant paleontological resources recovered shall be subject to scientific analysis, professional museum curation, and a report prepared by the qualified paleontologist according to current professional standards. The Society of Vertebrate Paleontology (SVP) provides guidelines on assessment and mitigation of adverse impacts to paleontological resources.</p>	The Applicant and Contractor, P&B, PW	PW and P&B to verify notes on grading plans prior to permit issuance..	If paleontological resources are encountered during any project- related activity, the Applicant shall notify a qualified geologist or paleontologist to evaluate the resource and comply with the requirements of this mitigation measure and appropriate documentation provided to applicable agencies. Add note to grading plan and development plan.	<ul style="list-style-type: none"> <li>The recording, evaluation, and treatment of any discovered paleontological resources is applied in accordance with this mitigation measure.</li> </ul>
<b>Section 3.8 Greenhouse Gas Emissions and Climate Change</b>				
<p><b>MM GHG-1: Carbon Offsets:</b> The proposed project shall enter into a carbon offset agreement with the City of Arcata, which has a verified forest carbon offsets from the Arcata Community Forest (Climate Action Reserve 935 and 575), Climate Reserve Tonnes. Carbon offsets for this program are \$14/metric tonne (City of Arcata ND). The Applicant will receive proof of purchase prior to issuance of any building or grading permits for the proposed project.</p>	The Applicant, P&B, PW	PW and P&B to verify compliance prior to issuance of building or grading permit	Confirm Applicant has entered into agreement with City of Arcata and has received a proof of purchase. Add note to grading plan and development plan.	<ul style="list-style-type: none"> <li>Impacts have been reduced due to compliance with carbon offset agreement.</li> </ul>
<p><b>MM GHG-2: All-Electric Development:</b> Woodburning devices shall be prohibited in all residential uses. Only electric fireplaces shall be used. The project shall be conditioned to prohibit the extension of natural gas utilities and shall utilize electricity only in providing air conditioning, heating water heating, lighting,</p>	The Applicant, P&B	P&B to verify compliance prior to issuance of building permits.	Confirm no extension of natural gas utilities to the project, and no wood-burning fireplaces in any	<ul style="list-style-type: none"> <li>Operational GHG emissions have been reduced with compliance with this mitigation measure.</li> </ul>

**NORTH MCKAY RANCH SUBDIVISION PROJECT**

CEQA Mitigation Measures  
December 2021

Mitigation Measure	Responsible Party	Monitoring Timing	Monitoring and Reporting Program	Standards for Success
<p>plumbing, and any other utilities that are typically powered by natural gas.</p> <p>The project applicant may achieve the same practical effect as the removal of woodburning devices or electrification through alternative building technologies (or methods) that can be demonstrated through an independent third-party consultant to result in a minimum reduction of 852 MTCO<sub>2</sub>e in area source emissions and 87 MTCO<sub>2</sub>e in energy emissions per year. Should such technologies or methods result in an equivalent reduction in area or energy emissions, wood burning devices and/or natural gas appliances may be used. The project applicant shall be responsible for costs associated with hiring the independent third-party consultant on behalf of the County of Humboldt to verify the emission reductions achieved by alternative building technologies or methods.</p>			<p>residential units to comply with this mitigation measure. Add note to development plan.</p>	
<p><b>Section 3.10 Hydrology and Water Quality</b></p>				
<p><b>MM HYD-1: Prepare a Stormwater Pollution and Prevention Plan (SWPPP):</b> Prior to the issuance of grading permits for each phase, the project Applicant shall prepare and submit a Stormwater Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB) electronically and a copy to the County of Humboldt that identifies specific actions and Best Management Practices (BMPs) to prevent stormwater pollution during construction activities. The SWPPP shall identify a practical sequence for BMP implementation, monitoring, and maintenance; site restoration; contingency measures; responsible parties; and agency contacts. The SWPPP shall include but will not be limited to the following elements:</p> <ul style="list-style-type: none"> <li>- Temporary erosion control measures shall be employed for disturbed areas.</li> <li>- Specific measures shall be identified to protect downstream drainage features during construction of the proposed project.</li> </ul>	<p>The Applicant and Contractor, P&amp;B, PW</p>	<p>PW and P&amp;B to verify compliance prior to issuance of grading permit and throughout construction as needed; discuss at pre-construction meetings.</p>	<p>Confirm SWPPP has been prepared and submitted to the RWQCB and County of Humboldt. Confirm that the SWPPP is implemented throughout the construction phase. Add note to grading plan and development plan.</p>	<ul style="list-style-type: none"> <li>• Stormwater pollution from construction activities has been minimized with implementation of the SWPPP and identified BMPs.</li> </ul>



**NORTH MCKAY RANCH SUBDIVISION PROJECT**

CEQA Mitigation Measures  
December 2021

Mitigation Measure	Responsible Party	Monitoring Timing	Monitoring and Reporting Program	Standards for Success
<ul style="list-style-type: none"> <li>- No disturbed surfaces shall be left without erosion control measures in place during the winter and spring months.</li> <li>- Sediment shall be retained on-site by a system of sediment basins, traps, or other appropriate measures.</li> <li>- Construction shall be staged in a manner that minimizes the amount of area disturbed at any one time.</li> <li>- Stockpiles and disturbed areas shall be managed by means of earth berms, diversion ditches, straw wattles, straw bales, silt fences, gravel filters, mulching, revegetation, and temporary covers as appropriate.</li> <li>- The construction contractor shall prepare Standard Operating Procedures for the handling of hazardous materials on the construction site to eliminate or reduce discharge of materials to storm drains.</li> <li>- BMP performance and effectiveness shall be determined either by visual means where applicable (e.g., observation of above-normal sediment release), or by actual water sampling in cases where verification of contaminant reduction or elimination (such as inadvertent petroleum release) is required by the RWQCB to determine adequacy of the measure.</li> <li>- In the event of significant construction delays or delays in final landscape installation, native grasses or other appropriate vegetative cover shall be established on the construction site as soon as possible after disturbance, as an interim erosion control measure throughout the wet season.</li> <li>- During and after construction, reconstruction, and upgrading, there shall be no visible increase in turbidity in any drainage facility, construction/reconstruction site, or road surface, any of which drains directly to Class I, II, or III waters (standing water on the road that does not drain to Class I, II, or III waters is not applicable).</li> <li>- During construction, reconstruction, and upgrading, erosion control material of sufficient quantity shall be</li> </ul>				

**NORTH MCKAY RANCH SUBDIVISION PROJECT**

CEQA Mitigation Measures  
December 2021

Mitigation Measure	Responsible Party	Monitoring Timing	Monitoring and Reporting Program	Standards for Success
<p>stockpiled on-site and used to prevent an increase in turbidity in any drainage facility, construction site, or road surface, any of which drains directly to Class I, II, or III waters.</p> <ul style="list-style-type: none"> <li>- Exposed slopes greater than 3:1 shall be stabilized with erosion control matting installed in accordance with the current California Stormwater Quality Association (CASQA) Best Management Practices Handbook. Erosion control matting shall consist of 100 percent biodegradable materials. In lieu of erosion control matting, hydraulic Bonded Fiber Matrix (BFM) consisting of wood mulch with tackifier shall be applied at a minimum rate of 3,500 pounds per acre. A sterile erosion control seed mix or suitable native seed mix shall be applied with the hydraulic BFM.</li> <li>- To monitor the effectiveness of wet-season erosion control measures, the project Applicant shall implement a stormwater discharge sampling program in accordance with the State Water Resources Control Board (SWRCB) General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities, Order No. 2009-0009-DWQ (General Permit). The project Applicant shall comply with the Numeric Action Levels (NALs) for turbidity and pH specified in the General Permit and shall adjust BMPs as necessary to maintain compliance with turbidity and pH NALs. The results of laboratory sampling will be provided to the Humboldt County Planning &amp; Building Department at the time the results are uploaded to the state Stormwater Multiple Application and Report Tracking System database.</li> <li>- Should erosion and sedimentation devices fail, or should the NALs and/or pH NALs be exceeded, the County will have stop-work authority over project construction activities. The County will stop work on any portion of the project determined by the County to be the source of erosion or sedimentation. Work will be suspended until the erosion and sedimentation control measures can be fortified or reestablished, or until the</li> </ul>				

**NORTH MCKAY RANCH SUBDIVISION PROJECT**

CEQA Mitigation Measures  
December 2021

Mitigation Measure	Responsible Party	Monitoring Timing	Monitoring and Reporting Program	Standards for Success
<p>County determines that site conditions (e.g., weather, soil moisture content) have improved.</p> <ul style="list-style-type: none"> <li>- The project Applicant shall inspect erosion and sedimentation control measures before any precipitation event (as defined by greater than 0.25 inch of rain forecasted for a 24-hour period) during the wet season, and shall report the inspection results to the County before conducting work during any precipitation event. Work shall be suspended if the County determines that erosion control measures are in disrepair, or would be ineffective in the prevention of erosion resulting from the forecasted precipitation event. At any time, work may be suspended at the discretion of the County if site conditions deteriorate to the point where erosion control measures would be ineffective.</li> </ul>				
<p><b>MM HYD-2: Prepare a Stormwater Quality and Drainage Management Plan:</b> Prior to the filing of the map for each phase, the project Applicant shall submit a stormwater quality control plan to the County of Humboldt for review and approval. The stormwater quality control plan shall include a detailed drainage plan and identify expected, site-specific pollutants and required measures to treat those pollutants before they reach the detention basins, storm drain systems, and ultimately Ryan Creek or other waterbodies. The approved measures shall be incorporated into the proposed project. The stormwater quality control plan shall also describe monitoring and performance measures and standards required in order to ensure water quality is adequately protected during operation of the project area. Examples of stormwater pollution prevention measures and practices to be incorporated into the stormwater quality control plan include but are not limited to:</p> <ul style="list-style-type: none"> <li>- Strategically placed bioswales and landscaped areas that promote percolation of runoff</li> <li>- Pervious pavement</li> <li>- Roof drains that discharge to landscaped areas</li> </ul>	<p>The Applicant</p>	<p>PW and P&amp;B to verify compliance prior to permit issuance and during construction.; discuss at pre-construction meeting</p>	<p>Confirm a Stormwater Quality and Management Plan has been submitted to the County for review and approval and has been incorporated into project plans. Add note to grading plan and development plan.</p>	<ul style="list-style-type: none"> <li>• Potential water pollutants are minimized and water quality is protected during operation of the project.</li> </ul>

**NORTH MCKAY RANCH SUBDIVISION PROJECT**

CEQA Mitigation Measures  
December 2021

Mitigation Measure	Responsible Party	Monitoring Timing	Monitoring and Reporting Program	Standards for Success
<ul style="list-style-type: none"> <li>- Curb cuts in parking areas to allow runoff to enter landscaped areas</li> <li>- Rock-lined areas along landscaped areas in parking lots</li> <li>- Catch basins</li> <li>- Oil/water separators</li> <li>- Regular sweeping of parking areas and cleaning of storm drainage facilities</li> <li>- Readily posted information for maintenance personnel to implement or follow stormwater pollution prevention measures</li> <li>- Additionally, the facility shall be designed to evapotranspire, infiltrate, harvest/use, or bio-treat stormwater to meet at least one of the following hydraulic sizing design criteria:               <ul style="list-style-type: none"> <li>o <u>Volumetric Criteria:</u> <ul style="list-style-type: none"> <li>• The maximized capture stormwater volume for the tributary area, on the basis of historical rainfall records, determined using the formula and volume capture coefficients in Urban Runoff Quality Management, WEF Manual of Practice No. 23/ASCE Manual of Practice No. 87 (i.e., the 85<sup>th</sup> percentile 24-hour storm event runoff); or</li> <li>• The volume of annual runoff required to achieve 80 percent or more capture, determined in accordance with the methodology in Section 5 of the CASQA Stormwater Best Management Practices Handbook, New Development and Redevelopment (2003), using local rainfall data.</li> </ul> </li> <li>o <u>Flow-based Criteria:</u> <ul style="list-style-type: none"> <li>• The flow of runoff produced from a rain event equal to at least 0.2 inches per hour intensity; or</li> </ul> </li> </ul> </li> </ul>				

**NORTH MCKAY RANCH SUBDIVISION PROJECT**

CEQA Mitigation Measures  
December 2021

Mitigation Measure	Responsible Party	Monitoring Timing	Monitoring and Reporting Program	Standards for Success
<ul style="list-style-type: none"> <li>The flow of runoff produced from a rain event equal to at least 2 times the 85<sup>th</sup> percentile hourly rainfall intensity as determined from local rainfall records.</li> </ul>				
<p><b>MM HYD-3: Prepare a Low Impact Development Plan:</b> Prior to the filing of the map for each phase, the project Applicant shall submit a Low Impact Development (LID) Plan for each single-family lot, commercial lots, and multi-family lots as applicable for approval of the Humboldt County Public Works Director. The Plan shall be part of the Improvement Plans and include a combination of LID features including infiltration galleries, bioswales, rain gardens, rain barrels, trees, etc. The plans may be modified based on the location, design, size and land use type; however, minimum requirements shall be adhered to as required by the Public Works Director.</p>	The Applicant, P&B, PW	Applicant shall submit overall plan to PW prior to map filing. Applicant shall submit lot specific plans to P&B prior to issuance of a building permit. P&B to verify compliance prior to issuance of a building permit.	Add note and requirements of overall plan on the development plan.	<ul style="list-style-type: none"> <li>Potential impacts are minimized with implementation of LID features.</li> </ul>
<b>Section 3.12 Noise</b>				
<p><b>MM NOI-1: Project Fixed-Source Noise:</b> The noise from all mechanical equipment associated with the projects shall comply with the maximum noise limits listed in Standard N-S7 in the Humboldt County General Plan.</p>	The Applicant and Contractor, P&B	P&B to verify that all proposed mechanical equipment is in compliance prior to issuance of a building permit	Add a note on the development plan. Verify equipment compliance prior to issuance of a building permit.	<ul style="list-style-type: none"> <li>Compliance with construction noise limitations.</li> </ul>
<p><b>MM NOI-2: Construction Traffic:</b> Follow the Federal Transit Administration (FTA) construction mitigation measures listed in Section 12.1.3 "Mitigation of Construction Noise" in the Transit Noise and Vibration Impact Assessment document (FTA-VA-90-1003-06 May 2006). This document recommends re-routing truck traffic away from residential streets, if possible. Select streets with fewest homes, if no alternatives are available.</p>	The Applicant and Contractor, P&B, PW	discuss at pre-construction meeting. PW and P&B to verify that all plans include a note prior to permit issuance.	The Applicant shall verify the FTA construction mitigation measures are implemented throughout construction activities. Add a note to the development plan.	<ul style="list-style-type: none"> <li>Compliance with FTA construction mitigation measures.</li> </ul>
<p><b>MM NOI-3: Construction Activity:</b> Follow the Federal Transit Administration (FTA) construction mitigation measures listed in Section 7.1 "Construction Noise Assessment" in the Transit</p>	The Applicant and Contractor, P&B, PW	discuss at preconstruction meetings. P&B and PW to verify that all	Verify that construction activities incorporate the measures listed	<ul style="list-style-type: none"> <li>Noise throughout construction activities is minimized using</li> </ul>

**NORTH MCKAY RANCH SUBDIVISION PROJECT**

CEQA Mitigation Measures  
December 2021

Mitigation Measure	Responsible Party	Monitoring Timing	Monitoring and Reporting Program	Standards for Success
<p>Noise and Vibration Impact Assessment Manual document (FTA Report No. 0123 September 2018).</p> <p>Design Considerations and Project Layout:</p> <ul style="list-style-type: none"> <li>- Construct noise barriers, such as temporary walls or piles of excavated material, between noisy activities and noise-sensitive receivers.</li> <li>- Re-route truck traffic away from residential streets, if possible. Select streets with fewest homes, if no alternatives are available.</li> <li>- Site equipment and construction materials on the construction lot as far away from noise-sensitive sites as possible.</li> <li>- Construct walled enclosures around especially noisy activities, or clusters of noisy equipment. For example, shields can be used around pavement breakers, loaded vinyl curtains can be draped under elevated structures.</li> </ul> <p>Sequence of Operations:</p> <ul style="list-style-type: none"> <li>- Combine noisy operations to occur in the same time period. The total noise level produced will not be significantly greater than the level produced if the operations were performed separately.</li> <li>- Avoid nighttime activities. Sensitivity to noise increases during the nighttime hours in residential neighborhoods.</li> </ul> <p>Alternative Construction Methods:</p> <ul style="list-style-type: none"> <li>- Use specially quieted equipment, such as quieted and enclosed air compressors, mufflers, on all engines.</li> </ul> <p>Construction Mitigation Noise Plan</p> <ul style="list-style-type: none"> <li>- Describe and commit to a mitigation plan that will be developed later when the information is available to make final decisions (not often available during the project development phase) on all specific mitigation measures. This may be the case for large, complex</li> </ul>		<p>plans are in compliance prior to permit issuance.</p>	<p>under this mitigation and are in compliance with FTA construction mitigation measures relating to construction activity noise. Add a note to development plan</p>	<p>methods described under this mitigation measures.</p>

**NORTH MCKAY RANCH SUBDIVISION PROJECT**

CEQA Mitigation Measures  
December 2021

Mitigation Measure	Responsible Party	Monitoring Timing	Monitoring and Reporting Program	Standards for Success
<p>projects. The objective of the plan shall be to minimize construction noise using all reasonable (e.g., cost vs. benefit) and feasible (e.g., possible to construct) means available. Components of a mitigation plan may include some or all of the following provisions, including equipment noise emission limits, lot-line construction noise limits, operational or equipment restrictions, and a public information and complaint response procedure, including a construction site notice that includes the following information: job site address, permit number, name and phone number of the contractor and owner or owner’s agent, hours of construction allowed by code or any discretionary approval for the Site, and County telephone numbers where violations can be reported. The notice shall be posted and maintained at the construction site prior to the start of construction and displayed in a location that is readily visible to the public and approved by the County.</p> <ul style="list-style-type: none"> <li>- Construction activities shall be restricted to hours between 7:00 a.m. and 6:00 p.m. Monday through Friday and 9:00 a.m. and 4:00 p.m. on Saturday. All proposed uses must comply with the noise standards identified in Figure 3-2 of the General Plan.</li> </ul>				
<p><b>MM NOI-4: Construction Vibration:</b> Follow the Federal Transit Administration (FTA) construction mitigation measures listed in Section 7.2, Construction Vibration Assessment, in the Transit Noise and Vibration Impact Assessment Manual document (FTA Report No. 0123 September 2018) for Phase 1 and the Sewer Work Phase of the project only.</p> <p>Design Considerations and Project Layout</p> <ul style="list-style-type: none"> <li>- Route heavily loaded trucks away from residential streets. Select streets with the fewest homes if no alternatives are available.</li> <li>- Operate earth-moving equipment on the construction lot as far away from vibration-sensitive sites as possible.</li> </ul> <p><u>Sequence of Operations</u></p>	<p>The Applicant, P&amp;B, PW</p>	<p>discuss at preconstruction meetings. P&amp;B and PW to verify that all plans are in compliance prior to permit issuance.</p>	<p>Verify that construction activities incorporate the measures listed under this mitigation and are in compliance with FTA construction mitigation measures relating to construction vibration. Add a note to development plan</p>	<ul style="list-style-type: none"> <li>• Vibration throughout construction activities is minimized using methods described under this mitigation measures.</li> </ul>

**NORTH MCKAY RANCH SUBDIVISION PROJECT**

CEQA Mitigation Measures  
December 2021

Mitigation Measure	Responsible Party	Monitoring Timing	Monitoring and Reporting Program	Standards for Success
<ul style="list-style-type: none"> <li>- Phase demolition, earth-moving, and ground-impacting operations so as not to occur in the same time period. Unlike noise, the total vibration level produced could be substantially less when each vibration source operates separately.</li> <li>- Avoid nighttime activities. Sensitivity to vibration increases during the nighttime hours in residential neighborhoods.</li> </ul> <p>Alternate Construction Methods</p> <ul style="list-style-type: none"> <li>- Avoid vibratory rollers and packers near sensitive areas.</li> </ul> <p><u>Vibration Mitigation Plan</u></p> <ul style="list-style-type: none"> <li>- Describe and commit to a mitigation plan that shall be developed and implemented during the engineering and construction phase when the information available during the project development phase will not be sufficient to define specific construction vibration mitigation measures. The objective of the plan shall be to minimize construction vibration damage using all reasonable and feasible means available. The plan shall include the following components:               <ul style="list-style-type: none"> <li>o A procedure for establishing threshold and limiting vibration values for potentially affected structures, based on an assessment of each structure's ability to withstand the loads and displacements due to construction vibrations.</li> <li>o A commitment to develop a vibration monitoring plan during the engineering phase and to implement a compliance monitoring program during construction.</li> </ul> </li> </ul>				
<p><b>Section 3.14 Public Services</b></p>				



**NORTH MCKAY RANCH SUBDIVISION PROJECT**

CEQA Mitigation Measures  
December 2021

Mitigation Measure	Responsible Party	Monitoring Timing	Monitoring and Reporting Program	Standards for Success
<p><b>MM PS-1: Development Impact Fee-Schools:</b> Prior to issuance of building permits, the project Applicant shall provide the Eureka City Unified School District with all applicable school development fees in accordance with the latest adopted fee schedule. The Applicant shall submit a receipt to the County of Humboldt prior to issuance of building permits verifying that all fees have been paid.</p>	<p>The Applicant, P&amp;B</p>	<p>P&amp;B to verify prior to issuance of building permits</p>	<p>Confirm the Applicant has paid all applicable school development fees and receipt has been submitted to the County for verification.</p>	<ul style="list-style-type: none"> <li>Impacts to schools are minimized through payment of fees.</li> </ul>
<p><b>Section 3.15 Recreation</b></p>				
<p><b>MM REC-1: Trail Map:</b> Prior to approval of the improvement plans for each phase, the Applicant shall prepare a map showing the precise location and alignment of the trails on the project site and their connection points to the adjacent forest land. The map for each phase shall be submitted for review and approval by the County of Humboldt Public Works Director. These trails will be recorded in permanent open space easements or in a manner that no future development on the trails shall occur and trail connections shall be maintained for the life of the project.</p>	<p>The Applicant, PW</p>	<p>PW to verify trails are incorporated into improvement plans. PW to verify that trail easements are dedicated on the final map</p>	<p>Confirm final map has been submitted to the County of Humboldt Public Works Director for review and approval.</p>	<ul style="list-style-type: none"> <li>New trails are provided in a manner that no future development shall occur on it.</li> </ul>
<p><b>Section 3.16 Transportation</b></p>				
<p><b>MM TRANS-1: Traffic Management Plan:</b> Prior to the commencement of construction activities for each phase, the project Applicant shall prepare and submit a Construction Traffic Control Plan for review and approval by the Director of Public Works. The Traffic Management Plan shall identify routing for all delivery and haul trucks and, if necessary, limit deliveries to non-peak times. The Traffic Management Plan shall also identify suitable locations for construction worker parking and identify a safe access route to Redwood Fields Park and adjacent schools. The Traffic Management Plan shall ensure that access to adjacent land uses on Redwood Street and Walnut Drive is provided at all times. The Traffic Management Plan shall be maintained and updated for all phases of construction.</p>	<p>The Applicant, PW</p>	<p>PW to approve the TMP prior to permit issuance. PW to review and approve updates as necessary.</p>	<p>Confirm that the Construction Traffic Control Plan has been submitted to the County Director of Public Works for review and approval and is implemented throughout the construction phase.</p>	<ul style="list-style-type: none"> <li>Traffic flow remains at acceptable levels during construction.</li> <li>Emergency access is not restricted and remains reasonably possible at all times.</li> <li>The project area remains in compliance with all applicable transportation goals, policies, and requirements.</li> </ul>
<p><b>MM TRANS-2: Accessibility:</b> All newly constructed streets shall provide adequate sidewalks and Americans with Disabilities Act</p>	<p>The Applicant, PW</p>	<p>PW to verify pedestrian facilities shown on the</p>	<p>The County Public Works Department shall verify pedestrian</p>	<ul style="list-style-type: none"> <li>Newly constructed streets are accessible to</li> </ul>

**NORTH MCKAY RANCH SUBDIVISION PROJECT**

CEQA Mitigation Measures  
December 2021

Mitigation Measure	Responsible Party	Monitoring Timing	Monitoring and Reporting Program	Standards for Success
(ADA)-compliant curb ramps, with marked crosswalks as needed.		improvement plans are in compliance with ADA	facilities constructed streets meet ADA requirements.	everyone including those who require ADA compliance.
<b>Section 3.18 Utilities and Service Systems</b>				
<b>MM UTIL-1: Water Supply Pressure and Storage Study:</b> Prior to filing a map for the first phase of the subdivision, the Applicant shall prepare and submit an approved Water Supply, Pressure, and Storage Study to the Humboldt County Public Works to demonstrate that adequate water supplies are available for the proposed development including water for fire suppression. In addition, the study shall include information on adequate pressure flows to serve the project site including adequate firefighting flow.	The Applicant, PW, HCSD	PW to verify prior to approval of the subdivision improvement plans	The County Planning Department shall confirm the Applicant has prepared and submitted a Water Supply, Pressure, and Storage Study to the Humboldt County Public Works for review and approval.	<ul style="list-style-type: none"> <li>Adequate water supply is available for the project.</li> </ul>
<b>MM UTIL-2: Recycling Bins:</b> Prior to issuance of final certificate of occupancy for each multi-family residential building and commercial development, the project Applicant shall install on-site recycling collection facilities. Such facilities shall be provided in centralized locations within enclosed facilities. Signage shall clearly identify accepted materials, and recycling collection vessels (i.e., dumpsters, receptacles, bins, totes, etc.) shall be distinctly different in appearance from solid waste collection vessels.	The Applicant, P&B	Prior to issuance of final certificate of occupancy	The County shall confirm on-site recycling collection facilities have been installed for each multi-family residential building and commercial development. Add note to development plan.	<ul style="list-style-type: none"> <li>On-site recycling collection facilities are provided for new developments.</li> </ul>
<b>Section 3.19 Wildfires</b>				
<b>MM WF-1: Prepare and Implement a Fire Safety Management Plan:</b> Consistent with the Humboldt County General Plan Standard FR-S2, Forest land-Residential Interface (FRI) and pursuant to Section 4142 of the Public Resources Code (PRC), the Applicant shall consult with California Department of Forestry and Fire Protection (CAL FIRE) prior to permit approval for the proposed project. The Applicant shall prepare a Fire Safety Management Plan that is subject to review and approval by the Humboldt County Planning & Building Department in consultation with CAL FIRE and shall be implemented	The Applicant, P&B	P&B to verify prior to issuance of building permits and throughout operation phase	The County shall confirm a Fire Safety Management Plan has been prepared and submitted to the Humboldt County Planning and Building Department for review and approval.	<ul style="list-style-type: none"> <li>Structures built within the SRA meet all code requirements and provide adequate fire safety measures.</li> </ul>

**NORTH MCKAY RANCH SUBDIVISION PROJECT**

CEQA Mitigation Measures  
December 2021

Mitigation Measure	Responsible Party	Monitoring Timing	Monitoring and Reporting Program	Standards for Success
<p>throughout the lifetime of project operations. The scope of the plan shall apply to all property, buildings, structures, operations, and facilities associated with the project. The plan shall include, but is not limited, to the following:</p> <ul style="list-style-type: none"> <li>- Specific evacuation routes through the proposed project area and through the larger community;</li> <li>- Specifications for fire resistant building materials and fire-resistant plants that are strategically planted to resist the spread of fire around residences and other structures;</li> <li>- Installation of address numbers that are displayed in contrasting colors (4 inches minimum in size) and readable from the street or access road, pursuant to California Fire Code Section 505.1;</li> <li>- Any identified helicopter landing zones if feasible; and</li> <li>- Suitable areas for the installation and maintenance of wildland fire control features such as fire hydrants. If streets end into a cul-de-sac, fire hydrants shall be installed at the beginning of the street.</li> <li>- Clearly identifiable street names.</li> <li>- Homeowner awareness program as to importance of annual maintenance of defensible space fuel modification measures.</li> </ul> <p>Preparation of the Fire Safety Management Plan will ensure that structures built within the State Responsibility Area (SRA) will meet code requirements and adequate fire safety measures and project features are incorporated into project design. The building permit required for the proposed project shall not be issued until CAL FIRE and Humboldt Bay Fire Department approve the Fire Safety Management Plan.</p>			Add note to development plan.	
<p><b>MM WF-2: Wildfire 100-foot Defensible Space:</b> Prior to filing a map, the Applicant shall do either of the following:</p> <ul style="list-style-type: none"> <li>- Option 1- Revise the site plan prior to final tentative map submittal to demonstrate that a 100-foot buffer is provided on-site. The Applicant shall submit the revised</li> </ul>	The Applicant, PW, Humboldt Bay FPD	P&B to verify prior to filing final map	The Applicant shall identify which Option from the mitigation measure was selected. If Option 1	<ul style="list-style-type: none"> <li>• Adequate buffer for wildfires is provided and potential wildfire impacts are minimized.</li> </ul>

**NORTH MCKAY RANCH SUBDIVISION PROJECT**

CEQA Mitigation Measures  
December 2021

Mitigation Measure	Responsible Party	Monitoring Timing	Monitoring and Reporting Program	Standards for Success
<p>site plan to the Humboldt Bay Fire Protection District (FPD) for approval and provide proof of approval to the County Planning Director.</p> <ul style="list-style-type: none"> <li>- Option 2 - The Applicant shall enter into a Memorandum of Agreement (MOA) with the County for provision of 70 feet of defensible space off-site (or as determined by the County but minimum of 100-foot total) on the County owned McKay Community Forest. The Applicant shall be subject to any entitlements or environmental review required for the off-site improvements prior to construction permit for the proposed project. The MOA shall clearly identify roles and responsibilities regarding maintenance of the defensible space.</li> </ul>			<p>was selected, confirm site plans have been revised to demonstrate a 100-foot buffer is provided on-site and revised site plan have been submitted to Humboldt Bay FPD for review and approval and proof of approval has been submitted to County Planning &amp; Building Director.</p> <p>If Option 2 was selected, confirm the Applicant has entered into MOA with the County and completed requirements identified under Option 2 of this mitigation measure.</p>	