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- Will stakes for embankment stabilization shall be obtained from Cleland Mountain Creek riparian area.
- All areas of project to be seeded with seed mix upon completion of planting (except bottom of stream channel). Hold Fast Native Blend from LeBallister's Seed and Fertilizers (<http://www.leballistersseed.com>) to be cast per seed specifications:

California Bromegrass – Cucamonga  
 Blue Wild Rye  
 Three Weeks Fescue  
 California Buckwheat  
 California Poppy  
 Arroyo Blue Lupine

#### Irrigation

Temporary drip irrigation shall be provided for all plants. A battery operated valve shall be utilized for this single valve operation. Drip tubing shall cross the creek at the Western edge of the enhancement area and be staked to the bottom of the channel. Provide (2 .5 gallon per hour emitters per plan.

#### Deer Fencing

Temporary deer fencing shall be provided around the riparian enhancement area for the duration of the establishment period. Fencing shall utilize metal T-stakes at a minimum of every 8' on center and 8' high plastic netting shall be secured to the posts. Allow for gate with easy access point at NW corner for monitoring and maintenance. Fencing shall be removed upon completion of monitoring period.

#### 4. MAINTENANCE GUIDELINE

Maintenance measures to be performed included annual trash removal and maintenance of irrigation based on recommendations from monitoring activities.. Maintenance can include plant material replacement, re-seeding of meadow/grassland areas, replacement of deer fencing or maintenance of irrigation lines and emitters.

## 5. PERFORMANCE CRITERIA AND MONITORING METHODS:

The objective of the performance criteria is to ensure restored riparian habitat is developing into properly functioning systems. Performance criteria for the riparian restoration will be assessed. Performance criteria for success of these restoration areas will be based on 85% survival rate of planted and seeded plant species

Monitoring will be performed within the riparian enhancement area to assess the performance of the plantings and monitor the temporary irrigation.

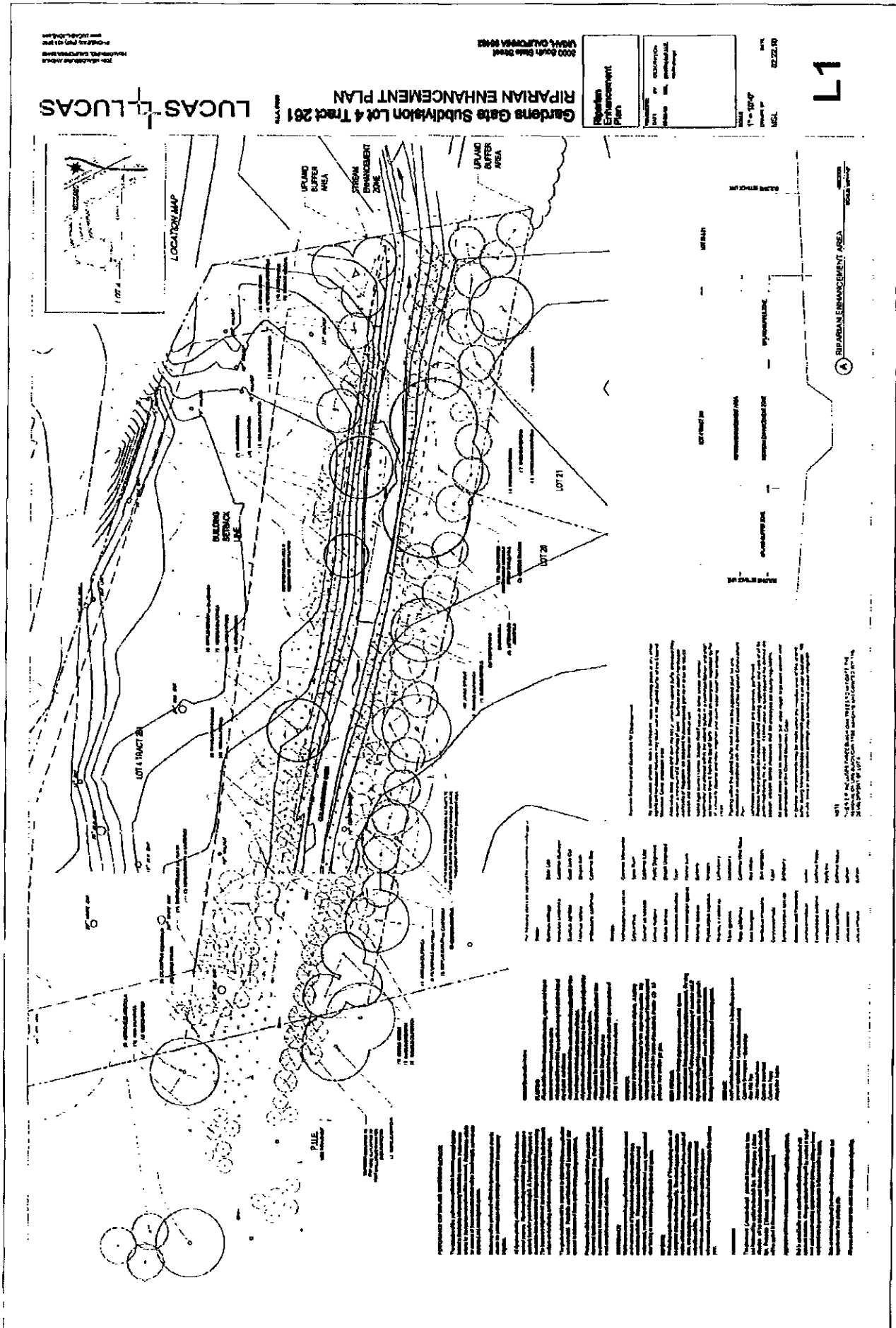
All riparian planting and seeding areas will be monitored to determine survival success. Riparian planting monitoring will be conducted on a quarterly basis for years 0 through 3. A 3-year monitoring period is a reasonable time to determine if plantings are established and surviving. The temporary irrigation will be inspected on a quarterly basis to ensure emitters are functioning and there are no portions that need repair.

The giant reed plants will be inspected to determine if Rodeo application was successful. Periwinkle and Himalaya berry will be monitored after removal to determine if these species are becoming reestablished.

Photographs will be taken at permanently established photo points to document riparian restoration establishment over time. Photo points will be determined in the field once implementation is complete to ensure the most complete coverage of all site aspects.

## 6. REPORTS

Monitoring reports summarizing the results of the monitoring efforts will be prepared and submitted annually. The annual reports will include copies of field notes, photographs from fixed photo points, analysis of data and description text documenting important features of the restoration activities. The reports will include any recommended addition maintenance or correction activities in the riparian enhancement area, and summaries of such actions taken in the previous year.

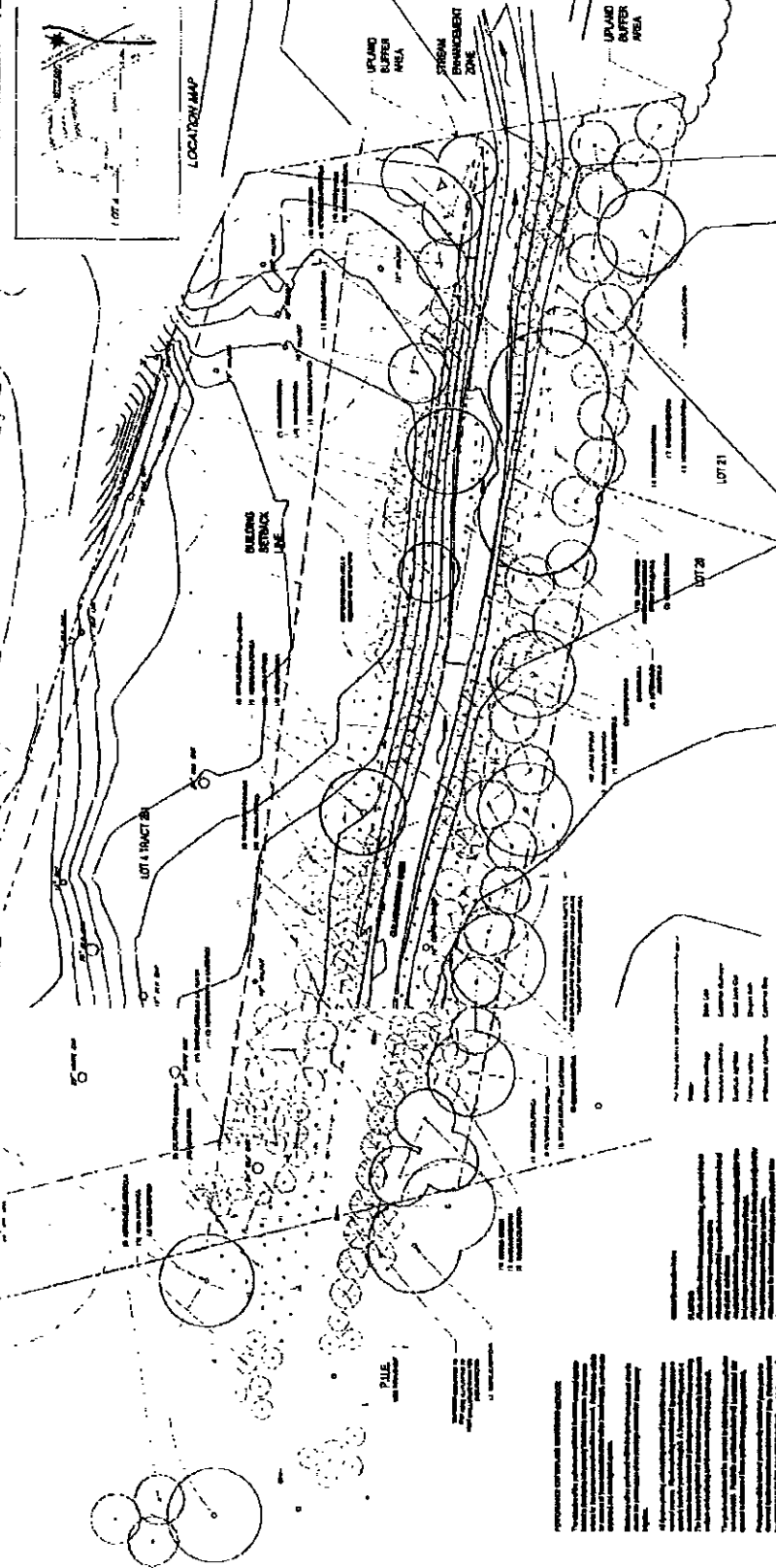


**LUCAS & LUCAS**  
 2000 COURT EAST DAVENPORT  
 IOWA 50319  
 515.281.1111  
 www.lucasandlucas.com

**Riparian Enhancement Plan**  
 SHEET NO. 141 OF 141  
 DATE: 05/11/2010  
 PROJECT: GARDENS GATE SUBDIVISION LOT 4 TRACT 261

**2000 COURT EAST DAVENPORT IOWA 50319**

**L1**



**LEGEND**

UPLAND BUFFER AREA	STREAM BRANCHMENT ZONE	UPLAND BUFFER AREA
BUILDING SETBACK LINE	LOT	LOT
LOT 4 TRACT 261	LOT 1	LOT 2
LOT 3	LOT 4	LOT 5
LOT 6	LOT 7	LOT 8
LOT 9	LOT 10	LOT 11
LOT 12	LOT 13	LOT 14
LOT 15	LOT 16	LOT 17
LOT 18	LOT 19	LOT 20
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LOT 189	LOT 190	LOT 191
LOT 192	LOT 193	LOT 194
LOT 195	LOT 196	LOT 197
LOT 198	LOT 199	LOT 200

**NOTES**

1. THE PLAN IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS.
2. THE PLAN IS SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS.
3. THE PLAN IS SUBJECT TO ALL APPLICABLE UTILITIES AND SERVICES.
4. THE PLAN IS SUBJECT TO ALL APPLICABLE ZONING AND LAND USE REGULATIONS.
5. THE PLAN IS SUBJECT TO ALL APPLICABLE ENVIRONMENTAL REGULATIONS.
6. THE PLAN IS SUBJECT TO ALL APPLICABLE HISTORIC PRESERVATION REGULATIONS.
7. THE PLAN IS SUBJECT TO ALL APPLICABLE ARCHITECTURAL REGULATIONS.
8. THE PLAN IS SUBJECT TO ALL APPLICABLE SIGNAGE REGULATIONS.
9. THE PLAN IS SUBJECT TO ALL APPLICABLE PARKING REGULATIONS.
10. THE PLAN IS SUBJECT TO ALL APPLICABLE TRAFFIC REGULATIONS.
11. THE PLAN IS SUBJECT TO ALL APPLICABLE SAFETY REGULATIONS.
12. THE PLAN IS SUBJECT TO ALL APPLICABLE ACCESSIBILITY REGULATIONS.
13. THE PLAN IS SUBJECT TO ALL APPLICABLE ENERGY REGULATIONS.
14. THE PLAN IS SUBJECT TO ALL APPLICABLE WATER REGULATIONS.
15. THE PLAN IS SUBJECT TO ALL APPLICABLE AIR REGULATIONS.
16. THE PLAN IS SUBJECT TO ALL APPLICABLE SOIL REGULATIONS.
17. THE PLAN IS SUBJECT TO ALL APPLICABLE CLIMATE REGULATIONS.
18. THE PLAN IS SUBJECT TO ALL APPLICABLE RISK REGULATIONS.
19. THE PLAN IS SUBJECT TO ALL APPLICABLE RESILIENCE REGULATIONS.
20. THE PLAN IS SUBJECT TO ALL APPLICABLE SUSTAINABILITY REGULATIONS.

**EXHIBIT H**

**FINAL FINDINGS AND CONDITIONS OF APPROVAL OCTOBER 8, 2009**

EXHIBIT H



COUNTY OF MENDOCINO  
 DEPARTMENT OF PLANNING AND BUILDING SERVICES  
 501 LOW GAP ROAD • ROOM 1440 • UKIAH • CALIFORNIA • 95482

IGNACIO GONZALEZ, DIRECTOR  
 Telephone 707-463-4281  
 FAX 707-463-5709  
 pbs@co.mendocino.ca.us  
 www.co.mendocino.ca.us/planning

**FINAL FINDINGS AND CONDITIONS OF APPROVAL  
 CASE # S 3-2005 – UKIAH LAND LLC  
 OCTOBER 6, 2009**

The Board of Supervisors approve Subdivision # S 3-2005 per the findings and conditions of approval contained in the staff report, certifying the Environmental Impact Report as recognized by Resolution # 09-230 and approving the associated Development Agreement, Inclusionary Housing Agreement and Vesting of Tentative Map as follows:

- a) Certification of the EIR with adoption of all the mitigation measures included in the EIR as recommended to be modified by staff as shown in attached Exhibit "A" along with a "Statement of Overriding Considerations" (with recommended findings as shown on page 8 and 9 of the staff report for the July 2, 2009 Planning Commission meeting) for impacts that are unavoidable or unable to be reduced to less than significant;
- b) Approval of the subdivision with Conditions of Approval as modified (as shown below);
- c) Approval of a Development Agreement between the County and the applicant, as well as an Inclusionary Housing Agreement, as shown in the draft agreements attached to this staff report; and
- d) Further, the mitigations are modified as follows:
  1. Do not require a roundabout with Phase 1B but require a roundabout upon development of 100 units within the project. If a roundabout is not constructed prior to development of 100 units, then the project access road shall be constructed as the fourth leg of a standard four leg intersection with a two lane eastbound approach to the intersection with South State Street. A left-turn lane shall be provided on the northbound South State Street intersection approach. This mirrors the existing left turn lane on the southbound South State Street intersection approach. This may require widening of South State Street. Applicant shall provide adequate right-of-way for future construction of the roundabout.
  2. Mitigation measures 3.5-K-1, 3.5-K-2, 3.5-L.1, and 3.5-L.2, now included in the Final EIR shall not be required, as they would no longer be needed since impacts requiring these measures have been avoided due to this revision in the project.
  3. That, in lieu of an emergency evacuation access, the developer agrees to provide fire sprinklers in all structures and will continue to seek an alternative connection access to the south of the project.

**CONDITIONS OF APPROVAL OF SUBDIVISION:**

1. The applicant and/or subsequent grantees shall adhere to all of the mitigation measures as shown in the attached Exhibit A.
2. The applicant and/or subsequent grantees shall either (1) submit to the Division of Environmental Health a letter from the district(s) or agency(s) stating that water and/or sewer services (and main extensions, where required) have been installed to the satisfaction of the district or agency to serve each lot in said subdivision and connected to the system providing the service(s) and has been accepted by the district or agency for maintenance by said district or agency (Mendocino County Code 17.55 & 17.56); or (2) the applicant shall submit a letter to the Division of Environmental Health from the district(s) or agency(s) stating that engineered improvement plans for the future

- Installation of services (and main extensions, where required) for each lot and the connection to the system providing the service are acceptable to the district, including maintenance of the system by the district and the applicant shall submit a letter to Division of Environmental Health from the County Engineer stating that performance bonds or other adequate surety have been secured, to the satisfaction of the county engineer, to cover the cost of the installation of services (and main extensions, where required) for each lot and the connection to the system providing the service per Mendocino County Code Chapter 17 Article VIII.
3. A note shall appear on subsequent Final Maps that "Development within the flood plain as identified on this map, is subject to those restrictions in the Flood Plain Regulations of the Mendocino County Code."
  4. A note shall appear on subsequent Final Maps that the access road, driveway and interior circulation routes be maintained in such a manner as to insure minimum dust generation subject to Air Quality Management District Regulation 1 Rule 430. All grading must comply with Air Quality Management District Regulations Rule 430. Any rock material, including natural rock from the property, used for surfacing must comply with Air quality Management District regulations regarding asbestos content.
  5. A note shall appear on subsequent Final Maps that in the event that archaeological resources are encountered during development of the property, work in the immediate vicinity of the find shall be halted until all requirements of Chapter 22. 12 of the Mendocino County Code relating to archaeological discoveries have been satisfied.
  6. Prior to recording the final map for any phase, the subdivider shall create an organization capable, in the opinion of County Counsel, of maintaining all storm drainage facilities located outside of street right of ways accepted into the County Maintained Road System as well as all private roads, common driveways, park and common open space areas, streetscape parkways and landscaping, and the riparian enhancement area (including the drainage easement and 20-foot deed restricted setbacks along Cleland Mountain Creek).
  7. This entitlement does not become effective or operative and no work shall be commenced under this entitlement until the California Department of Fish and Game filing fees required or authorized by Section 711.4 of the Fish and Game Code are submitted to the Mendocino County Department of Planning and Building Services. Said fee of \$2818.25 shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services prior to October 13, 2009. If the project is appealed, the payment will be held by the Department of Planning and Building Services until the appeal is decided. Depending on the outcome of the appeal, the payment will either be filed with the County Clerk (if the project is approved) or returned to the Payer (if project is denied). Failure to pay this fee by the specified deadline shall result in the entitlement becoming null and void. The applicant has the sole responsibility to insure timely compliance with this condition.
  8. Pursuant to Government Code Section 66492 & 66493, prior to recordation of the Final Map, the subdivider must: (1) Obtain a Certificate from the Mendocino County Tax Collector stating that all current taxes and any delinquent taxes have been paid and; (2) Pay a security deposit (or bond) for taxes that are a lien, but not yet due and payable.
  9. Plans for the design of the center of the roundabout in regard to landscaping and any monument sign shall be submitted to the County as well as the City of Ukiah for design review approval prior to the construction of the roundabout.
  10. The application along with supplemental exhibits and related material shall be considered elements of this entitlement and that compliance therewith shall be mandatory, unless a modification has been approved by the County Board of Supervisors.

11. Subdivision improvements shall include the extension of water, sewer and public utility (gas, electricity, telephone, cable television) services to each parcel. Street lighting shall also be installed. All utilities within the subdivision shall be placed underground.
12. All roadway and drainage improvements shall be constructed in conformance with Mendocino County Road and Development Standards, typical road sections as shown on the vesting tentative map, and mitigation measures included in the Final Environmental Impact Report and improvement plans prepared by a Registered Civil Engineer and approved by the Mendocino County Department of Transportation (MDOT).
13. A note shall appear on all subsequent Final Maps that "All residential dwelling units shall be equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, of the Fire Code of the Ukiah Valley Fire District. This alternative is consistent with Section D107 of the same Fire Code."
14. Subdivision Improvement plans shall be accompanied by a drainage report prepared by a Registered Civil Engineer. The report shall provide hydrology and hydraulic calculations necessary to support the design, location, and capacity of all proposed drainage facilities necessary for compliance with Mendocino County Road and Development Standards and Section 17-57(C) of the County Division of Land Regulations. This drainage report shall also include the location, capacity analysis and condition assessment of all existing drainage channels and structures receiving runoff from the subdivision to a point east of the NCRA (railroad) right of way.
15. Drainage facilities appurtenant to the subdivision streets shall be designed and constructed in accordance with the following minimum standards:
  - a. Culverts, storm drains and detention facilities shall be designed to accommodate a "50-year" storm event ("100-year" storm event when failure will result in lot flooding) using all available head at the inlet;
  - b. Minimum culvert and storm drain size shall be of sufficient width to allow maintenance and replacement of drainage facilities, and shall be subject to the approval of Mendocino County Department of Transportation and shall be shown on the Final Map.
  - c. Special erosion control measures shall be designed and installed when channel grade exceeds 5 percent.

Drainage improvements shall include design features as needed as needed to adequately conduct runoff from completed phases across future phases to a satisfactory point of disposal.
16. Subdivision improvement plans shall include all storm drainage, detention/retention facilities designed in general conformance with Conceptual Drainage Plan shown on the Vesting Tentative Map dated June 8, 2009. The drainage facilities shall be installed within appropriate easements or dedicated parcels and shall be sufficient to mitigate the increase in runoff resulting from the 10 year storm event on site. The plans shall be accompanied by calculations prepared by the design engineer to verify this mitigation. Drainage plans shall be subject to the review and approval of the MDOT and Regional Water Quality control Board. A General Construction Activity Storm Water Permit shall be secured.
17. Prior to performing any work within the Russian River Floodplain, subdivider shall secure all applicable permits from the California Department of Fish and Game, the U.S. Army Corps of Engineers, as well as any other agencies which may have control or authority.
18. Pursuant to provisions in Section 17-43(D)(6) of the County Division of Land Regulations, all areas within the subdivision subject to inundation in the event of a "100-year" storm event shall be clearly identified on the final map. Data shown on the final map shall be supported and verified by a report prepared by a registered civil engineer and submitted to the Department of Transportation

concurrently with final map check prints. The report shall take into account any grading to be utilized to raise the ground elevation above the base flood elevation.

19. Minimum elevations of building pads shall be constructed at or above the (100 year) base flood elevation. The finished floor elevation of all residential structures shall be a minimum of one (1) foot above the (100 year) base flood elevation. All residential structures built within the designated (100 year) base flood hazard area shall have its finished floor elevation certified by elevation certificate with FEMA and the County of Mendocino. Building pads are defined as the area within the building footprint of the residential structure. All building pads shall be located inside the building setback lines on each lot.
20. Subdivision improvement roadway plans shall include cross-sections at a maximum interval of 50 feet.
21. Any proposed work within County rights-of-way requires obtaining an encroachment permit from the Mendocino County Department of Transportation.
22. Damage to the County Maintained Road System attributable to hauling of material and equipment in connection with subdivision grading and construction shall be repaired and maintained to the satisfaction of the Director of Transportation.
23. The applicant and/or subsequent grantees shall provide, either through revised subdivision tentative map, or through revised tentative map and approval of Boundary Line Adjustment #B 22-2008, an access strip of a minimum of 60 feet in width that would extend from South State Street (CR# 104 A) westerly to APN 184-110-29. Further, any additional right of way that may be needed for development of subdivision access improvements along South State Street corridor including frontage improvements, the extension of Plant Road (CR# 142), the Gobalet Lane/South State Street intersection and the Roundabout within the South State Street corridor shall be dedicated to the County in fee simple and/or with all costs borne by the applicant and/or subsequent grantees.
24. Access roadway to serve proposed lots 194 and 195 shall be widened and improved to an 18 foot wide road surfaced with 2 inches asphalt concrete over six (6) aggregate base constructed within a forty (40) foot wide access easement. Roadway shall be constructed in accordance with improvement plans prepared by a registered civil engineer and conforming to Mendocino County Road and Development (MENDOT) Standards for Private Minor Subdivision Road.
25. Existing driveway approach serving proposed lots 194 and 195 shall be widened to 18 feet and improved to current Residential Driveway Approach (Rural Road) Standard No. A51A.
26. Access roadway to serve proposed lots 196 and 197 and shall be improved to a 20 foot wide base width surfaced eighteen (18) feet wide with 2 inches asphalt concrete over six (6) inch aggregate base with grade not to exceed sixteen (16) percent and constructed within a sixty (60) foot wide access easement. Roadway shall be constructed in accordance with improvement plans prepared by a registered civil engineer and conforming to Mendocino County Road and Development Standards for a Private Minor Subdivision Road.
27. Existing driveway approach serving proposed lots 196 and 197 and 441 Oak Knoll Road (APN 184-033-14) shall be widened to 20 feet and improved to current Residential Driveway Approach (Rural Road) Standard No. A51A.
28. Construct Hammerhead "T" turnaround to Mendocino County Department of Transportation Standard No. A15 at proposed Lot 194 or 195 and at Lot 196 or Lot 197.

EXHIBIT "A" - GARDEN'S GATE SUBDIVISION - MITIGATION MONITORING AND REPORTING PROGRAM

IMPACT	MITIGATION MEASURE	IMPLEMENTED BY	WHEN IMPLEMENTED	MONITORED BY	VERIFIED BY AND DATE
<p><b>Geology</b></p> <p><b>3.1-A:</b> Improvements built on the site would be subject to seismic ground shaking, which could cause the failure of those improvements and risk to human health.</p>	<p><b>3.1-A.1:</b> A final geotechnical report shall be prepared that incorporates the recommendations set forth in the 2005 RGH Report as modified by mitigation measures recommended in this EIR. The project applicant shall design project structures and foundations to withstand expected seismic forces in accordance with the California Building Code as adopted by the County of Mendocino. Since the project site is located within Seismic Zone 4 it is considered potentially seismically active. The County shall not issue building permits until seismic design criteria are reviewed and approved. During construction adherence to design criteria shall be monitored, and a final report issued documenting conformance prior to occupancy.</p>	<p>Project Engineer Project Geotechnical Consultant</p>	<p>Issuance of Building, Grading or Other Permits</p>	<p>Mendocino County Dept of Planning &amp; Building Services (Planning Dept.)</p>	<p>Planning Dept Approval of Final Map</p>
<p><b>3.1-B:</b> Seismically induced ground failure, including liquefaction and densification, would cause improvements to fail and risk to human health.</p>	<p><b>3.1-B.1:</b> Potentially unstable surface soils shall be remediated by strengthening the soils during site grading. The strengthening will be achieved by excavating the weak soils and replacing them as properly compacted engineered fill. All site grading and foundation construction shall follow the recommendations of the Geotechnical Engineer of record for the project. The process will include excavation of surface soils and placement of all fill soils at a minimum of 90 percent compaction relative to the maximum dry density near the optimum moisture content as determined in accordance with ASTM D 1557. Site soils will be tested during construction</p>	<p>Project Engineer</p>	<p>Issuance of Building, Grading or Other Permits</p>	<p>Planning Dept</p>	<p>Planning Dept Prior to building construction</p>

IMPACT	MITIGATION MEASURE	IMPLEMENTED BY	WHEN IMPLEMENTED	MONITORED BY	VERIFIED BY AND DATE
<p><b>3.1-C:</b> Potentially unstable slopes or underlying soils could cause the failure of improvements and risk to human health.</p>	<p>by the Geotechnical Engineer-of-Record or by a Special Inspector to confirm that minimum standards are met. A final report documenting results of fill testing will be submitted to the County of Mendocino Department of Planning and Building Services and will be subject to the review of that department.</p> <p><b>3.1-C.1:</b> Cut and fill slopes should be designed and constructed as slope gradients of 2h:1v or flatter, unless otherwise approved by the Geotechnical Engineer-of-record in specified areas. The interior slopes of the retention basin should be inclined no steeper than 3h: 1v. If steeper slopes are required, retaining walls shall be used. Fill slopes steeper than 2h:1v will require the use of a Geogrid reinforcing material to increase stability. Fill slopes shall be constructed by over-filling and cutting the slope to final grade. Graded slopes shall be planted with fast-growing, deep-rooted groundcover to reduce sloughing and erosion.</p> <p>Fills placed on terrain sloping at 5h:1v or steeper shall be continually keyed and benched into firm, undisturbed bedrock or firm soil. The benches shall allow space for the placement of select fill of even thickness under settlement sensitive structural elements supported directly on the fill.</p> <p><b>3.1-C.2:</b> Retaining walls shall be designed to retain planned cut slopes for the 10 hillside lots that exceed 2h:1v in slope steepness and for the sidewalk between the project access and Oak Court Road. These cuts are planned to</p>	<p>Project Engineer Project Geotechnical Consultant</p>	<p>Issuance of Building, Grading or Other Permits</p>	<p>Planning Dept</p>	<p>Planning Dept Prior to building construction</p>

IMPACT	MITIGATION MEASURE	IMPLEMENTED BY	WHEN IMPLEMENTED	MONITORED BY	VERIFIED BY AND DATE
	<p>be as great as 13 feet in height. The Geotechnical Engineer-of-record shall provide revised recommendations for retaining walls if needed to meet current building code requirements. All retaining walls shall be designed by a State of California Registered Civil Engineer in accordance with requirements of the 2007 California Building Code including seismic design considerations. Retaining wall design shall be reviewed by the County of Mendocino Department of Planning and Building Services to ensure conformance with state and local building code requirements.</p> <p>3.1-C-3: Plan Review will be performed by the County of Mendocino Department of Planning and Building Services to ensure conformance with grading and drainage requirements. The Geotechnical Engineer-of-Record shall prepare a geotechnical review letter documenting that plans meet with the intent of geotechnical recommendations.</p> <p>3.1-C-4: The Geotechnical Engineer-of-Record and/or Special Inspector shall perform construction observation and testing to ensure conformance with design requirements and geotechnical recommendations. Testing and monitoring shall include:</p> <ul style="list-style-type: none"> <li>• Verification of compaction requirements for engineered fill and subgrade soils. Unless otherwise stated all engineered fill shall be compacted to at least 90 percent of the maximum dry density at moisture contents above the optimum in</li> </ul>	<p>Project Geotechnical Consultant</p>	<p>During construction</p>	<p>Planning Dept.</p>	<p>Planning Dept. Completion of building construction</p>

IMPACT	MITIGATION MEASURE	IMPLEMENT ED BY	WHEN IMPLEMENT ED	MONITORE D BY	VERIFIED BY AND DATE
<p><b>3.1-D:</b> Expansive soils on the site could cause the failure of improvements and risk to human health.</p>	<p><b>3.1-D.1:</b> Where spread footings are chosen for foundation support, weak, porous, compressible and locally expansive surface soil shall be excavated to within 6 inches of their entire depth. Excavation of weak, compressible, and locally expansive soils shall extend a minimum of 12 inches below exterior concrete slabs and/or asphalt concrete pavement subgrade. These soils shall be</p> <ul style="list-style-type: none"> <li>• Verification of correct installation of erosion control measures and adherence to the requirements of the approved Stormwater Pollution Plan (SWPPP) for the project</li> <li>• Materials Testing and Special Inspection of concrete, steel, asphalt, wood members and other structural elements to establish conformance with the design standards.</li> </ul>	<p>Project Engineer Project Geotechnical Consultant</p>	<p>Issuance of Building, Grading or Other Permits</p>	<p>Planning Dept</p>	<p>Planning Dept Completion of building construction</p>

IMPACT	MITIGATION MEASURE	IMPLEMENTED BY	WHEN IMPLEMENTED	MONITORED BY	VERIFIED BY AND DATE
	<p>replaced with select fill material. Additionally, excavation of weak, porous, compressible, expansive, creep-prone surface materials shall extend at least 5 feet beyond the outside edge of exterior footings of the proposed buildings and 3 feet beyond the edge of exterior slabs and or pavements. These soils shall also be replaced with select fill material as described below.</p> <p>Select fill material shall be free of organic matter, have a low expansion potential, and conform in general to the following requirements: 100% passing 6" sieve, 90-100% passing the 4" sieve, 10-60% passing the No. 200 sieve (all percentages by dry weight); LL - 40 max; PI - 15 max; R-value - 20 min. The Geotechnical Engineer-of-Record shall approve imported material prior to use as compacted fill.</p>				
<p><b>Hydrology and Water Quality</b></p>					
<p><b>3.2-A:</b> Development of the project would create new impervious surfaces, increasing the rate and amount of stormwater runoff. This runoff could contribute to flooding in the vicinity of the project site.</p>	<p><b>3.2-A.1:</b> The project shall not cause flooding downstream of the project site, and post-development peak flows discharged to the 18-inch CMP shall not exceed pre-development peak flows. At final project design, the applicant shall calculate the amount of runoff that will be generated by the developed, southern portions of Lots 20 and 21, and factor that increase into the analysis performed by Sandline and Associates to determine whether peak flow rates will remain below pre-development levels and the risk of flooding in the project site and off-site downstream will not be increased. If the post-project peak flow rates exceed the pre-development levels, the applicant shall increase the volume of</p>	<p>Project Engineer</p>	<p>Final Map approval</p>	<p>Mendocino Water Agency (Water Agency) Mendocino County Department of Transportation</p>	<p>Mendocino Water Agency and Planning Dept. Mendocino County Department of Transportation Final Map approval</p>

IMPACT	MITIGATION MEASURE	IMPLEMENTED BY	WHEN IMPLEMENTED	MONITORED BY	VERIFIED BY AND DATE
	<p>the vault system storage and/or detention basin capacity to achieve the target peak flow discharge. The 18-inch storm drain facility beneath South State Street shall be located, inspected by video camera or other method, and a report submitted to the County Department of Transportation at the time of final design of the subdivision storm drainage system, substantiating the adequacy of the existing facility to accommodate the design runoff or recommending improvements necessary to the facility to adequately accommodate project runoff. Those recommendations shall be constructed.</p>	Project Engineer	Approval of Development Agreement	Planning Dept	Planning Dept. Prior to construction
<p><b>3.2-B:</b> Project development would result in the construction of four residential lots in the FEMA-designated 100-year floodplain of Cleland Mountain Creek.</p>	<p><b>3.2-A.2:</b> As part of the Development Agreement, establish a Homeowners Association (HOA) maintenance agreement that details the provisions for regular monitoring of the status of the vault and detention pond storage capacities, as well as requirements for vault and detention pond cleanouts, when necessary, to maintain design stormwater storage levels. Establish a monitoring protocol that is acceptable to the County that monitors implementation of this maintenance, including a bond or other funding agreement that reimburses the County if the County is required to conduct required maintenance due to the HOA not implementing required maintenance.</p> <p><b>3.2-B.1:</b> The project shall not result in flooding of residences on the project site. To minimize the risk of flooding during the FEMA-designated 100-year base flood, the applicant shall implement one of the following alternatives:                      A) Re-design the grading plan for Lots 20-21 and 196-197 in the vicinity of Cleland Mountain Creek so that building</p>	Project Engineer	Final Map approval	Planning Dept. Water Agency	Planning Dept. Prior to Final Map

IMPACT	MITIGATION MEASURE	IMPLEMENTED BY	WHEN IMPLEMENTED	MONITORED BY	VERIFIED BY AND DATE
3.2-C: Project development	<p>finished floor elevations are a minimum of one foot above the land surface elevations inferred by the FIRM Zone A SFHA mapping;</p> <p>or</p> <p>B) Prepare a Letter of Map Revision (LOMR), accompanied by the appropriate technical documentation, and submit it to FEMA (or its sponsored contractor), to petition for a change in the FEMA SFHA designation for the project site. Required technical documentation would include an updated flood backwater profile modeling of Cleland Creek, including the proposed Plant Road bridge crossing, which was excluded from the original HEC-RAS analysis conducted for the project by Sandine Associates. If the modeling results verify that the published FEMA mapping is inaccurate and that Lots 20-21 and 196-197 are outside of the redefined SFHA, then the lots could be developed as proposed, subject to possible regulatory restrictions or conditions imposed by the California Department of Fish and Game (CDFG) and the Mendocino County Water Agency (MCWA) for disturbance of the riparian corridor. If the modeling results verify that the published FEMA flood mapping was accurate, then Alternative A would be required for development of the lots. The same potential regulatory restriction or conditions imposed by CDFG or the MCWA would apply.</p>	Project Engineer	Issuance of Building, Grading or	Water Agency	Water Agency SWRCB 7

IMPACT	MITIGATION MEASURE	IMPLEMENTED BY	WHEN IMPLEMENTED	MONITORED BY	VERIFIED BY AND DATE
<p>would result in the clearing of land for the proposed site improvements. During and after project construction exposed slopes will be at increased risk of erosion. Site erosion could prematurely decrease the storage capacity of the vault detention system. The construction of the proposed bridge crossing over Cleland Mountain Creek would also create conditions for the discharge of fill into Waters of the United States.</p>	<p>submit a detailed Erosion Control Plan as part of the Stormwater Pollution Prevention Plan (SWPPP) to the Mercurio County Water Agency (MCWA) and to the State Water Resources Control Board (SWRCB), in conjunction with the filing of a Notice of Intent (NOI) with the SWRCB. The County shall not issue a Grading Permit until the County Water Agency agrees that the plan contains adequate Best Management Practices for controlling erosion. At a minimum, the Erosion Control Plan shall include the following restrictions, guidelines, and measures: (1) grading and earthwork shall be prohibited during the wet season (typically October 15 through April 15) and such work shall be stopped before pending storm events during the spring-fall construction season; (2) erosion control/soil stabilization techniques such as straw or wood mulching, erosion control matting, and hydroseeding, or their functional equivalents shall be utilized in accordance with applicable manufacturers specifications and erosion control Best Management Practices (BMPs) published in the <i>California Stormwater BMP Handbook - Construction</i> (California Stormwater Quality Association 2005) and/or similar prescriptions outlined in the <i>Erosion and Sediment Control Field Manual</i> (SF Bay RWQCB 2002); (3) bales of hay or accepted equivalent methods shall be installed in the flow path of graded areas receiving concentrated flows, as well as around storm drain inlets; (4) installation of silt fencing and other measures to segregate the active flow zone of Cleland Mountain Creek from</p>		<p>Other Permits</p>	<p>SWRCB</p>	<p>Plan verified at approval of Grading Permit Implementation verified at completion of construction</p>

IMPACT	MITIGATION MEASURE	IMPLEMENTED BY	WHEN IMPLEMENTED	MONITORED BY	VERIFIED BY AND DATE
<p>3.2-D: Project implementation would increase the area devoted to both paved (roadway and driveway) surfaces and maintained landscaping. Episodic discharge of stormwater contaminated with heavy metals could detrimentally affect downstream water quality. Residential lot development would be accompanied</p>	<p>the near overbank disturbance associated with bridge abutment construction; and (5) post-construction stormwater treatment measures.</p> <p>These and other erosion control BMPs shall be monitored for effectiveness and shall be subject to inspection by the County. The applicant shall be responsible for implementing any remedial actions recommended by the County. After construction is completed, all drainage facilities shall be inspected for accumulated sediment, and these drainage structures shall be cleared of debris and sediment. Silt fence shall be left in place until the hydrosseed has become established.</p>	<p>Project Engineer</p>	<p>Issuance of Building, Grading or Other Permits</p>	<p>Water Agency Planning Dept. SWRCB</p>	<p>Water Agency SWRCB Plan verified at approval of Grading Permit Implementation verified at completion of construction</p>
<p>3.2-D.1: The project shall not cause substantial pollution of Cleland Mountain Creek or the Russian River. The applicant shall prepare an NOI and SWPPP for the project, and incorporate the following additional site-appropriate BMPs or their equivalents for short- and long-term implementation by the Homeowners Association (HOA) and/or individual lot owners, in order to comply with the requirements of the NPDES General Permit and provisions of the Mendocino County Storm Water Management Program. The BMPs will result in stormwater leaving the site at least meeting the NCRWQCB water quality objectives for the Russian River. The SWPPP shall be approved by the Mendocino County Water Agency and the State prior to project construction.</p> <ul style="list-style-type: none"> <li>• Impervious surfaces shall be minimized by using such techniques as driveway strips with bordering pervious pavement material (rather</li> </ul>					

IMPACT	MITIGATION MEASURE	IMPLEMENTED BY	WHEN IMPLEMENTED	MONITORED BY	VERIFIED BY AND DATE
<p>by increased application of fertilizers and chemicals (such as herbicides and pesticides).</p>	<p>than a full paved driveway); using pervious materials for parking areas; directing runoff from rooftops and streets to landscaping buffers and/or recharge trenches.</p> <ul style="list-style-type: none"> <li>These and other BMPs shall be monitored for effectiveness and shall be subject to inspection by the County. The Homeowners Association shall be responsible for implementing any remedial actions recommended by the County. The applicant shall establish a monitoring protocol that is acceptable to the County that monitors implementation of these measures, including a bond or other funding agreement that reimburses the County if the County needs to conduct required maintenance due to the HOA not implementing required maintenance. The County can require that monitoring be done by a third party acceptable to the County; costs of all monitoring and any maintenance will be borne by the Homeowners Association.</li> </ul> <p>Since the objective of erosion control and water quality treatment measures would be to reduce contaminant loading to the maximum extent practicable with implementation of the best available technologies, the recommended BMPs are not fixed. Other measures can be applied as long as the applicant can demonstrate to the satisfaction of MCWA that those measures can provide equivalent levels of reduction in contaminant loading.</p>				

IMPACT	MITIGATION MEASURE	IMPLEMENT ED BY	WHEN IMPLEMENT ED	MONITORE D BY	VERIFIED BY AND DATE
<p>3.2-E: The project plus other cumulative development could adversely affect the water quality of the Russian River.</p>	<p>The applicant shall prepare a plan that describes the roles and responsibilities of the HOA, lot owners, and/or the County for implementing the BMPs and monitoring the results. If the County will be responsible for monitoring or implementing any actions, then a funding mechanism will be established. The County will review and approve this plan prior to the onset of construction.</p> <p>Mitigation Measures for Impacts 3.2-C and 3.2-D also apply to this impact.</p>	<p>See the cited measures.</p>			
<p><b>Biological Resources</b></p>					

IMPACT	MITIGATION MEASURE	IMPLEMENTED BY	WHEN IMPLEMENTED	MONITORED BY	VERIFIED BY AND DATE
<p>3.3-A: Project development could adversely affect water quality thereby indirectly affecting listed salmonid species.</p>	<p>3.3-A.1: The applicant shall preserve water quality in Cleland Mountain Creek. A Riparian Enhancement Area that includes Lots 20, 21, and 197 shall be established to include all areas within a setback of 20 feet from the top of bank of this creek and deed restricted to prohibit grading, tree cutting, trash deposition, landscaping other than natural habitat restoration, storage of materials, filling, structures, dumping of chemicals, or disruptive activities. The applicant shall replant the Riparian Enhancement Area. The planting and maintenance of the plantings shall be conducted per a plan prepared by a qualified biologist. The replanting shall include riparian species along the creek and oaks, bay, and buckeye further from the creek. The plan shall include the planting of at least three replacement trees (of the same species as the tree removed) for each oak, bay, buckeye, and Oregon ash that is removed. Within the 20-foot riparian habitat setback, appropriate native ground covers and shrubs will also be established to filter runoff from developed portions of nearby lots. All plantings established under this plan shall be irrigated and replaced as needed as well as monitored by the plan preparer for a period of no less than 3 years to ensure successful establishment. The Riparian Enhancement Area shall be maintained by the HOA pursuant to this plan.</p>	<p>Project Applicant</p>	<p>Final Subdivision Map</p>	<p>Planning Dept</p>	<p>Planning Dept. Approval of Final Subdivision Map</p>
<p>3.3-B: Project construction would remove up to 25 oaks</p>	<p>Mitigation Measure 3.3-A.1 also applies to this impact</p>	<p>See the cited measure.</p>			

IMPACT	MITIGATION MEASURE	IMPLEMENTED BY	WHEN IMPLEMENTED	MONITORED BY	VERIFIED BY AND DATE
<p><u>3.3-B-1:</u></p>	<p>An assessment shall be conducted that determines the area and number of oaks and other native hardwoods that would be removed or adversely impacted as a result of project development on Lots 20, 21 and 197. Building envelopes on Lots 20, 21 and 197, as well as driveway and utility connection locations, shall be adjusted if needed to avoid loss or both short-term and long-term adverse effects on native trees. The area outside of these building envelopes shall be deemed restricted to require maintenance of existing native trees, and prohibition of lawns and landscaping incompatible with long-term survival of these trees, while allowing pruning and removal of any dead or dying trees, dead limbs and brush, and any clearances required as needed to reduce wildland fire hazard. All removed hardwoods shall be replaced with the same species at a minimum replacement ratio of 3:1 within the 20-foot riparian setback zone along the top of the bank of Cleland Mountain Creek. A minimum 3-year monitoring plan shall track planted trees and replace all that are dead or dying.</p>	<p>Project Applicant Project Construction Manager during construction</p>	<p>Issuance of Building, Grading or Other Permits</p>	<p>Planning Dept.</p>	<p>Planning Dept. Completion of construction implementation</p>
<p><u>3.3-D:</u> Project construction would restrict wildlife movement and displace nesting sites.</p>	<p>Mitigation Measure 3.3-A.1 also applies to this impact.</p>	<p>See the cited measure.</p>			
<p><u>3.3-E:</u> The project plus other proposed new</p>	<p>Mitigation Measures 3.2-C.1, 3.2-C.2, 3.2-D.1, 3.2-D.2, and 3.3-A.1 also apply to this impact</p>	<p>See the cited measure.</p>			

IMPACT	MITIGATION MEASURE	IMPLEMENTED BY	WHEN IMPLEMENTED	MONITORED BY	VERIFIED BY AND DATE
<p>development in the area could have a cumulative impact on Russian River water quality and oak woodlands.</p>					
<p><b>Cultural Resources</b></p>					
<p>3.4-A. Cultural resources could be damaged or destroyed by project construction.</p>	<p>3.4-A.1: If cultural resources are discovered on the site during construction activities, all earthmoving activity in the area of impact shall be halted until the applicant retains the services of a qualified archaeological consultant. These archaeological sites will be documented (by a professional meeting the Secretary of the Interior qualification standards) on DPR forms and evaluated for their eligibility for the California Register. The archaeological consultant shall identify specific measures to mitigate impacts to the resource if it is deemed eligible for the California Register. Mitigation shall include data recovery operations, protection in situ of deposits, and/or archival research, if appropriate. The applicant shall abide by the recommended proposals.</p>	<p>Project Applicant Project Construction Manager during construction</p>	<p>Issuance of Building, Grading or Other Permits</p>	<p>Planning Dept.</p>	<p>Planning Dept. Completion of construction for implementation</p>
	<p>3.4-A.2 In the event that human skeletal remains are discovered, work shall be discontinued in the area of the discovery and the County Coroner shall be contacted. If skeletal remains are found to be prehistoric Native American remains, the Coroner shall call the Native American Heritage Commission within 24 hours. The Commission will</p>	<p>Project Applicant Project Construction Manager during construction</p>	<p>Issuance of Building, Grading or Other Permits</p>	<p>Planning Dept.</p>	<p>Planning Dept County Coroner Completion of construction for implementation</p>

IMPACT	MITIGATION MEASURE	IMPLEMENTED BY	WHEN IMPLEMENTED	MONITORED BY	VERIFIED BY AND DATE
	<p>Identify the person(s) it believes to be the "Most Likely Descendant" of the deceased Native American. The Most Likely Descendant would be responsible for recommending the disposition and treatment of the remains. The Most Likely Descendant may make recommendations to the landowner or the person responsible for the excavation/grading work for means of treating or disposing of the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98.</p>			Planning Dept.	Planning Dept. Completion of construction for implementation
<p><b>3.4-B:</b> Paleontological resources could be damaged or destroyed by project construction.</p>	<p><b>3.4-B.1:</b> During project grading operations, should any undiscovered evidence of paleontological resources be encountered, work at the place of discovery shall be halted, and a qualified paleontologist shall be consulted to assess the significance of the finds. Prompt evaluations can then be made regarding the finds, and a management plan consistent with CEQA cultural resources management requirements shall be adopted.</p>	Project Applicant Project Construction Manager during construction	Issuance of Building, Grading or Other Permits		
<b>Traffic and Circulation</b>					
<p><b>3.5-C:</b> The proposed roundabout may not be able to accommodate truck and bus traffic.</p>	<p><b>3.5-C.1:</b> The project applicant shall design the proposed South State Street/Plant Road roundabout to accommodate all existing and anticipated buses and large trucks. Turning template diagrams shall be provided to the County Department of Transportation for the largest bus and trucks anticipated to be using the roundabout</p>	Project Applicant	Final Subdivision Map or Issuance of Building, Grading, or Other Permits	Mendocino County Department of Transportation (DOT)	DOT Approval of Final Subdivision Map

IMPACT	MITIGATION MEASURE	IMPLEMENTED BY	WHEN IMPLEMENTED	MONITORED BY	VERIFIED BY AND DATE
<p>3.5-F: The project design does not adequately provide for mass transit access.</p>	<p>3.5-F.1: The proposed bus stop internal to the project site shall be relocated to the outside of the Plant Road curve in order that all patrons will enter/exit by the bus via a sidewalk, and not the middle of the street. The bus stop shall be covered and protected from the wind.</p>	<p>Project Applicant</p>	<p>Final Subdivision Map or Issuance of Building, Grading or Other Permits</p>	<p>Mendocino County Department of Transportation (DOT)</p>	<p>DOT Approval of Final Subdivision Map</p>
<p>3.5-I: The project plus other new development would generate new traffic that would add congestion to study area intersections.</p>	<p>3.5-I.1: The applicant and/or future site developers shall pay the adopted Ukiah Valley Area Transportation Impact Fee at the time that building permits are issued.</p>	<p>Project Applicant</p>	<p>Building Permits</p>	<p>Planning Dept Mendocino Council of Governments</p>	<p>Planning Dept Issuance of Building Permits</p>
<p><b>Air Quality</b></p>					
<p>3.6-A: Construction activities associated with development of the project would generate short-term emissions of criteria pollutants, including fine and respirable particulate matter and exhaust emissions.</p>	<p>3.6-A.1: The project applicant and construction contractor shall for all construction project phases prepare and implement a dust control program to limit construction emissions of PM<sub>10</sub>. The program shall include at least the following provisions from MCAQMD Rule 1-430 Fugitive Dust. Because the site is over one acre in size, a Grading Permit must be approved by MCAQMD, and MCAQMD may require additional mitigations:  a. Covering open bodied trucks when used for transporting materials likely to give rise to airborne dust.  b. The use of water or chemicals for control of dust in the demolition of existing buildings or structures.</p>	<p>Project Construction Manager</p>	<p>Issuance of Building, Grading or Other Permits</p>	<p>Planning Dept</p>	<p>Planning Dept During and at Completion of construction</p>

IMPACT	MITIGATION MEASURE	IMPLEMENTED BY	WHEN IMPLEMENTED	MONITORED BY	VERIFIED BY AND DATE
<p>3.6-F: The project will use more energy and thereby generate greenhouse gas emissions that would</p>	<p>c. All visibly dry disturbed soil road surfaces shall be watered to minimize fugitive dust emissions.</p> <p>d. All unpaved surfaces, unless otherwise treated with suitable chemicals or oils, shall have a posted speed limit of 10 miles per hour.</p> <p>e. Earth or other material that has been transported by trucking or earth moving equipment, erosion by water, or other means onto paved streets shall be promptly removed.</p> <p>f. Asphalt, oil, water or suitable chemicals shall be applied on materials stockpiles, and other surfaces that can give rise to dust emissions.</p> <p>g. All earthmoving activities shall cease when sustained winds exceed 15 miles per hour.</p> <p>h. The operator shall take reasonable precautions to prevent the entry of unauthorized vehicles onto the site during non-work hours.</p> <p>i. The operator shall keep a daily log of activities to control fugitive dust.</p> <p>3.6-F.1: The project shall minimize the emission of greenhouse gases by including at least the following:</p> <ul style="list-style-type: none"> <li>• Install solar hot water heaters with a back-up electric or gas water heater.</li> <li>• The project shall be constructed to</li> </ul>	<p>Project Applicant</p>	<p>Issuance of Building, Grading or Other Permits</p>	<p>Planning Dept.</p>	<p>Planning Dept Completion of construction</p> <p>17</p>

IMPACT	MITIGATION MEASURE	IMPLEMENTED BY	WHEN IMPLEMENTED	MONITORED BY	VERIFIED BY AND DATE
adversely affect the global climate.	<p>incorporate the 2010 Title 24 building standards (or whatever standards have been adopted at the time that building permits are issued).</p> <ul style="list-style-type: none"> <li>The project shall include a photovoltaic (PV) solar electricity system that will be owned and operated by the Homeowner's Association for the benefit of the future residents. The system will be sized sufficiently so that it totally offsets electrical use from project parks, recreational facilities, and other facilities owned or managed by the Homeowners Association, excluding street lights.</li> <li>Project residential units shall be oriented for maximum solar access. Roofs shall be constructed to allow easy and efficient retrofitting with roof-top solar panels.</li> <li>The CC&amp;Rs of the Homeowner's Association shall not preclude the use of energy- or water-saving technologies or practices for aesthetic reasons.</li> <li>The Homeowner's Association shall develop and maintain energy- and water-efficient practices for the common areas of the subdivision and follows a landscaping plan that does not impair the efficient operation of the solar collection facilities.</li> </ul>				
<b>Noise</b>					
3.7-A: The east end of the	3.7-A.1: Project-specific acoustical analyses shall be required to confirm	Project Applicant	Prior to approval of final map for	Planning Dept.	Planning Dept. Issuance of Building Permits 18

IMPACT	MITIGATION MEASURE	IMPLEMENT ED BY	WHEN IMPLEMENT ED	MONITORE D BY	VERIFIED BY AND DATE
<p>project could be exposed to excessive noise.</p>	<p>that outdoor activity areas are provided with Ldn values at or below 60 dBA, and interior Ldn values will not exceed 45 dBA. Sound insulation measures, including any mechanical ventilation systems needed to permit closed windows, should be designed by an experienced acoustical consultant and incorporated into construction documents submitted for permits.</p> <p>3.7-C:1: Project construction shall not cause excessive noise. To accomplish this standard, the following measures are required:</p> <ul style="list-style-type: none"> <li>• Noise-generating activities at the construction site or in areas adjacent to the construction site associated with the project in any way should be restricted to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. No construction activities should occur on weekends or holidays.</li> <li>• Equip all internal combustion engine driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.</li> <li>• Unnecessary idling of internal combustion engines should be strictly prohibited.</li> <li>• Locate stationary noise generating equipment such as air compressors or portable power generators as far as possible from sensitive receptors. Construct temporary noise barriers to screen stationary noise generating equipment when located near</li> </ul>	<p>Project Applicant</p>	<p>During construction of all phases of the project.</p>	<p>Planning Dept</p>	<p>Planning Dept Completion of construction</p>

IMPACT	MITIGATION MEASURE	IMPLEMENTED BY	WHEN IMPLEMENTED	MONITORED BY	VERIFIED BY AND DATE
	<p>adjoining sensitive land uses.</p> <ul style="list-style-type: none"> <li>Utilize "quiet" air compressors and other stationary noise sources where technology exists.</li> <li>Control noise from construction workers' radios, CD players, etc. to a point that they are not audible at existing residences bordering the project site.</li> <li>Designate a "disturbance coordinator" who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and will require that reasonable measures warranted to correct the problem be implemented. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.</li> <li>Notify existing residents when especially noisy operations are scheduled near their property, allowing the residents to plan activities accordingly. Examples of especially noisy sources: heavy earth moving equipment, jack hammers, pile drivers.</li> </ul>				
<p><b>Aesthetics</b></p> <p>3.8-A: The project would</p>	<p>3.8-A.1: Final project design and landscape plan shall undergo design</p>	<p>Project Applicant</p>	<p>Upon submittal of project site</p>	<p>Planning Dept</p>	<p>Planning Dept.  20</p>

IMPACT	MITIGATION MEASURE	IMPLEMENTED BY	WHEN IMPLEMENTED	MONITORED BY	VERIFIED BY AND DATE
<p>replace views from South State Street and other vantage points east of the site of open space with views of residential development.</p>	<p>review by the County Department of Planning and Building Services and/or the County Planning Commission to ensure consistency with the design guidelines adopted for this project. The final project shall be revised, if requested, to comply with the County's review recommendations.</p>		<p>and landscaping, park, and initial building plans,</p>	<p>Planning Dept. Mendocino County Water Agency</p>	<p>Planning Dept. Mendocino County Water Agency 15 years after project completion</p>
<p>3.8-C: The project would replace views from Gobalet Lane, residences north of Gobalet Lane, and residences south of Oak Knoll Road of open space with views of residential development.</p>	<p>3.8-A.2: Landscaping will be mature within 15 years of initial project construction (Phase 1). Mature means that perimeter trees shall be at least 20 feet tall. The final landscape plan shall include tree landscaping along the north and east sides of the site using species that fully screen views from the east and screens at least half of the buildings on the north side. The plan shall include specifications for planting, irrigating, fertilizing, and replacing dead trees so that the landscaping will be mature within 15 years.</p>	<p>Project Applicant</p>	<p>Development Agreement</p>		
<p>3.8-F: New lighting on the project site will change</p>	<p>3.8-F.1: The final design shall include a lighting plan that minimizes light escape from the site. The final plan shall become part of the CC&amp;Rs for the</p>	<p>Project Applicant</p>	<p>Development Agreement</p>	<p>Planning Dept</p>	<p>Planning Dept Issuance of Building Permits</p>

*Lighting Plan*

IMPACT	MITIGATION MEASURE	IMPLEMENTED BY	WHEN IMPLEMENTED	MONITORED BY	VERIFIED BY AND DATE
<p>nighttime views in the area.</p>	<p>Homeowners Association. This plan shall include the following:</p> <ol style="list-style-type: none"> <li>1. <i>Light shielding is required.</i> Except as otherwise exempt, all outdoor lighting fixtures shall be constructed with full shielding. Shielding shall prevent the light source from being visible to adjacent residential properties.</li> <li>2. <i>Minimum/Maximum Level of Illumination.</i> The minimum and maximum levels of illumination permitted are listed below. A photometric study listing the number, type, height, and level of illumination of all outdoor lighting fixtures shall be required prior to issuance of a building permit or site improvement plans to ensure compliance with these provisions.                         <ol style="list-style-type: none"> <li>a. Minimum security lighting for sidewalks, walkways, parking areas, and similar areas shall be 1.0 foot-candles, measured at ground level, not to exceed 3.0 foot-candles on average.</li> <li>b. In order to minimize light trespass on abutting property, illumination measured on the property line of a subject parcel shall not exceed 0.5 foot-candles, measured on a vertical plane along the property line.</li> <li>c. Building-mounted decorative or security lights shall not exceed 5.0 foot-candles, measured a distance of five feet from the light source. All building lighting shall be reviewed and authorized by</li> </ol> </li> </ol>				

IMPACT	MITIGATION MEASURE	IMPLEMENTED BY	WHEN IMPLEMENTED	MONITORED BY	VERIFIED BY AND DATE
	<p>Mendocino County prior to the initiation of lighting installation.</p> <p>3. <i>Maximum Height of Outdoor Light Fixtures.</i> The maximum height of freestanding outdoor light fixtures for multi-family residential development and non-residential development abutting a single-family residential zoning district or use shall be 20 feet. Otherwise, the maximum height for freestanding outdoor light fixtures shall be 25 feet.</p> <p>4. <i>Type of illumination.</i> All outdoor lighting fixtures shall be energy efficient. Energy efficient lights include all high-intensity discharge lamps (mercury vapor, high-pressure sodium, low-pressure sodium, and metal halide). The concentrated and/or exclusive use of either low-pressure sodium or metal halide lighting is prohibited.</p> <p>5. <i>Hours of illumination.</i> Automatic timing devices shall be required for all outdoor light fixtures on multi-family residential and non-residential development (e.g., parks) with off hours (exterior lights turned off) between 11:00 p.m. and 6:00 a.m. Exceptions are that outdoor lights may remain on in conjunction with the hours of operation of the corresponding use, for security purposes, or to illuminate walkways, roadways, equipment yards, and parking lots.</p> <p>C. <i>Prohibited Lighting.</i> The following outdoor light fixtures shall be</p>				

IMPACT	MITIGATION MEASURE	IMPLEMENTED BY	WHEN IMPLEMENTED	MONITORED BY	VERIFIED BY AND DATE
	<p>prohibited as specified below.</p> <ul style="list-style-type: none"> <li>a. Lighting of parks for active nighttime recreation.</li> <li>b. Uplighting/back-lit canopies or awnings.</li> <li>c. The concentrated and/or exclusive use of either low-pressure sodium or metal halide lighting</li> <li>d. Neon tubing or band lighting along building structures</li> <li>e. Searchlights.</li> <li>f. Flashing lights.</li> <li>g. Illumination of entire buildings. Building illumination shall be limited to security lighting and lighting of architectural features authorized by the designated Approving Authority in conjunction with the required development permit(s).</li> <li>h. Roof mounted lights except for security purposes with motion detection and full shielding so that the glare of the light source is not visible from any public right-of-way.</li> </ul>				
<b>Public Services and Infrastructure</b>					
<p><b>3.9-C:</b> Development of the project would increase the demand for police response by the Mendocino County Sheriff's Office and by the Ukiah Police</p>	<p><b>3.9-C.1:</b> The final project design shall be reviewed by the Sheriff's Office to determine if it provides adequate access, security lighting, and other factors affecting police response. The final map shall incorporate security measures required by the Sheriff's Office.</p>	Project Applicant	Final Subdivision Map	Mendocino County Sheriff's Office	<p>Sheriff's Office Planning Dept. Issuance of Building Permits</p>

IMPACT	MITIGATION MEASURE	IMPLEMENTED BY	WHEN IMPLEMENTED	MONITORED BY	VERIFIED BY AND DATE
Department and would increase demand on other portions of the criminal justice system.					
3.9-F: New development resulting from the project and other new development in the area would increase the demands on the Ukiah Valley Fire District and the emergency medical response system possibly require the construction of new facilities.	3.9-F.1: If the County has not adopted additional funding for the EMS system at the time of approval of the Development Agreement, then the applicant shall agree within the Development Agreement to pay any fees that the County adopts for EMS funding prior to and/or within five years of approval of the Development Agreement	Project Applicant	Development Agreement	Planning Dept	Planning Dept Issuance of Building Permits  Wetler Cory Holt 2/15/10
3.9-H: The project would contribute to the need for a new water storage facility.	3.9-H.1: The applicant shall enter into an agreement with the Willow County Water District to pay a capital improvement fee (estimated at \$400,000) to fund the project's share of the replacement and expansion of the Fircrest Drive water storage tank.	Project Applicant	Development Agreement	Planning Dept Willow CWD	Planning Dept Willow CWD Issuance of Building Permits  R
3.9-M: The project would increase the plan area population, thereby increasing the	3.9-M.1: Construct and maintain a "tot lot" with playground equipment on one of the two project parks. The tot lot will be maintained by the Homeowner's Association. 3.9-M.2: Construct a soccer field or	Project Applicant	Development Agreement	Planning Dept Planning Dept	Planning Dept Issuance of Building Permits  25

IMPACT	MITIGATION MEASURE	IMPLEMENTED BY	WHEN IMPLEMENTED	MONITORED BY	VERIFIED BY AND DATE
<p>demand for parks and recreational facilities. This increased demand could result in significant deterioration of existing facilities and the need for new or expanded facilities.</p>	<p>ballfields on the larger proposed park. The soccer field/ballfields will be available for public use.</p>				<p>Issuance of Building Permits</p>
<p>3.9-O: Future development could be placed in locations where people and structures would be exposed to potential wildland fires.</p>	<p>3.9-O.1: The project shall be designed and constructed to minimize risk of wildfire destroying residences. The Ukiah Valley Fire District shall review project plans and determine in writing that adequate access, emergency response, and fireflow are available, and that the project complies with the most current State requirements for development in the wildland/urban interface. Final project design shall conform with any changes that the District requires.</p>	Project Applicant	Conditions of Approval	Ukiah Valley Fire District Planning Dept	<p>Ukiah Valley Fire District Planning Dept Issuance of Building Permits</p>
<p>3.9-R: Toxic materials and wastes on the site could pose a risk to human health.</p>	<p>3.9-R.1: All potential toxic wastes and materials shall be removed and/or remediated prior to site grading. The applicant shall do the following, as recommended in the Phase I Environmental Site Assessment:</p> <ul style="list-style-type: none"> <li>Abandon any inoperable water supply wells on the site following all the requirements of the Mendocino County Division of Environmental Health</li> </ul>	Project Applicant	Conditions of Approval	Mendocino County Division of Environmental Health	<p>Mendocino County Division of Environmental Health Planning Dept. Prior to Issuance of Grading Permit</p>

*Ukiah Valley Fire District*  
*Planning Dept*

IMPACT	MITIGATION MEASURE	IMPLEMENTED BY	WHEN IMPLEMENTED	MONITORED BY	VERIFIED BY AND DATE
	<ul style="list-style-type: none"> <li>• Collect soil samples in the area of the former underground storage tank and the aboveground fuel storage tank. The soil samples shall be tested for Total Petroleum Hydrocarbons as gasoline and the constituents benzene, toluene, ethylbenzene, xylenes, fuel oxygenates, lead scavengers, and total lead. Results of the testing shall be provided to the Mendocino County Division of Environmental Health. If the Division determines that additional testing or remediation is required, the applicant shall fulfill all County requirements.</li> <li>• If volatile organic compounds are discovered on the site, a human health risk assessment will be performed per requirements of the County Division of Environmental Health. That assessment will identify measures needed to ensure that workers and future residents are not exposed to County- and State-defined harmful levels of these compounds.</li> <li>• Dispose of any waste oil, lubricants, paints, or other liquids in accordance with all applicable regulatory requirements.</li> <li>• Investigate the fuel source for the prune dryer that formerly was located on the west side of the site to determine its fuel source. If it was gasoline, then conduct soil tests at that site as described above.</li> </ul>				

IMPACT	MITIGATION MEASURE	IMPLEMENTED BY	WHEN IMPLEMENTED	MONITORED BY	VERIFIED BY AND DATE
	<ul style="list-style-type: none"> <li>Assess whether the workshop/storage building has the potential for lead paint or asbestos. If so, then demolition shall follow all requirements established by the Mendocino County Division of Environmental Health.</li> </ul>				