

## SUPPLEMENTAL INFORMATION #1

For Planning Commission Agenda of:  
January 6, 2022

<input type="checkbox"/>	Consent Agenda Item	
<input type="checkbox"/>	Continued Hearing Item	
<input checked="" type="checkbox"/>	<b>Public Hearing Item</b>	No. <b><u>F.1.</u></b>
<input type="checkbox"/>	Department Report	
<input type="checkbox"/>	Old Business	

### Re: **North McKay Ranch Subdivision Project**

Record Number: PLN-9902-GPA

Assessor Parcel Numbers: 017-032-003, 017-071-004, 017-071-009, 017-072-002, 017-072-003,  
017-073-007, 017-073-009 and 303-012- 020

Attached for the Planning Commission's record and review is (are) the following supplementary information items:

1. Revised Attachment 1A - Mitigation Monitoring and Reporting Program. This revision clarifies who is responsible for monitoring each mitigation measure and the timing.
2. Revised Public Works Conditions of Approval to address minor changes and clarifications.
3. Revised Attachment 2A -
  - a. Recommended Conditions of Approval. This revision is to add a condition of approval requiring submittal and approval of a Timber Harvest Plan for the subdivision prior to filing of any map phases or issuance of any building or grading permits; and
  - b. Revised Public Works Conditions of Approval to address minor changes and clarifications.
4. Errata to the FEIR – This errata clarifies that the Timber Harvest Plan currently on file is not for subdivision purposes and is required to be amended.



**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



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## 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

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Procedures for Monitoring and Reporting  
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# 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:

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- 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.

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**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, <u>P&amp;B</u>	<u>P&amp;B to check for conformance p</u> <u>rior to construction</u> <u>issuance of building permit</u>	Prior to <del>construction</del> <u>map filing</u> , 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, <u>P&amp;B</u>	<u>P&amp;B to approve lighting plan prior to map approval. P&amp;B to check for conformance p</u> <u>rior to construction</u> <u>issuance of building permits</u>	Prior to <del>construction</del> <u>map filing</u> , 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, <u>P&amp;B, PW</u>	<u>PW and P&amp;B to include as a permit condition</u> <u>Prior to issuance of building and in any grading permit; preconstruction meetings; and throughout</u>	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>

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<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>		<p><del>construction as required</del></p>	<p>Minimization Measures.</p>	<p>Diesel Emissions Control Strategy.</p> <ul style="list-style-type: none"> <li>Construction emissions are minimized to meet CARB's standards.</li> </ul>
<p><b>Section 3.4 Biological Resources</b></p>				
<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>	<p>The Applicant, <u>P&amp;B, PW</u></p>	<p><u>PW and P&amp;B to verify notes on grading plans prior to permit issuance. <del>Prior to and during construction</del> discuss at pre-construction meeting. Applicant to stake perimeters as necessary.</u></p>	<p>The survey(s) shall be conducted by a qualified biologist in consultation with USFWS and CDFW. <u>Add as a construction note on grading plans</u></p>	<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>	<p>The Applicant, <u>P&amp;B, PW</u></p>	<p><u>PW and P&amp;B to verify notes on grading plans prior to permit issuance. <del>Prior to and during construction.</del> Applicant to complete remediation prior to map filing.</u></p>	<p>The survey(s) shall be conducted by a qualified biologist. <u>Add a note on grading plans</u></p>	<ul style="list-style-type: none"> <li>No disturbance of amphibian habitats.</li> <li>Remediation of degraded areas if required.</li> </ul>

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<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, <u>P&amp;B and PW</u></p>	<p><u>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. <del>Prior to construction</del> P&amp;B to verify revegetation mitigation is adequate prior to releasing applicant from the monitoring plan.</u></p>	<p>The Applicant shall obtain all required state and federal permits prior to filing a map to the County. The Applicant shall develop <u>and implement a</u> revegetation mitigation and monitoring plan for impacts to waters of the U.S. and waters of the State. <u>Add measures, as necessary, to Development Plans. Add a note on grading plans</u></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, <u>P&amp;B, PW</u></p>	<p><u>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..Prior to and during construction</u></p>	<p>Confirm applicant has included mitigation of riparian vegetation at a 1:1 impact ratio. <u>Add a note on grading plans; identify impacted areas and mitigation areas on grading plans.</u></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, <u>P&amp;B and PW</u></p>	<p><u>PW and P&amp;B to verify notes on grading plans prior to permit</u></p>	<p>Confirm Applicant has included wetland creation at a 1:1 ratio</p>	<ul style="list-style-type: none"> <li>• Impacted wetlands are replaced at a 1:1 ratio with wetlands of</li> </ul>

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to provide habitat within an urbanized setting. This shall include proper fencing, vegetation screening, and signage.		<u>issuance..discuss at pre construction meetings. Applicant to complete revegetation prior to map filing.. P&amp;B to verify revegetation work is adequate..Prior to and during construction</u>	to replace impacted wetlands. <u>Add a note on grading plans; identify impacted areas and mitigation areas on grading plans.</u>	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, <u>PW, P&amp;B</u>	<u>PW and P&amp;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&amp;B to verify restoration work is adequate..Prior to and during construction.</u>	Confirm wetland creation measures have been incorporated into project plans. <u>Add as a construction note on grading plans; identify impacted areas and mitigation areas on grading plans.</u>	<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, <u>P&amp;B, PW</u>	<u>PW and P&amp;B to verify notes on grading plans prior to permit issuance..discuss at pre construction meetings. Prior to and during construction applicant to stake setbacks prior to construction.</u>	Confirm 100-foot setbacks and Ryan Creek impact minimization measures have been incorporated into project plans. <u>Incorporate improvements on grading plans. Show setbacks on development plans and grading plans.</u>	<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	The Applicant	<u>PW to verify compliance on subdivision improvement plans</u>	Confirm proposed stream crossings have been incorporated into site	<ul style="list-style-type: none"> <li>Impacts to streams are minimized and stream crossings</li> </ul>

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<p>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 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.</p>		<p><u>prior to permit issuance. Prior to and during construction</u> <u>Applicant to complete prior to map filing.</u></p>	<p>plans and mitigation such as recontouring and stabilization of road and native vegetation planting have been implemented. <u>Incorporate improvements on grading plans.</u></p>	<p>adequately facilitate wildlife movement.</p>
<p><b>Section 3.5 Cultural Resources</b></p>				
<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>	<p>The Applicant and Contractor, <u>PW, P&amp;B</u></p>	<p><u>PW and P&amp;B to verify notes on grading plans prior to permit issuance. During construction</u> <u>Discuss at preconstruction meeting.</u></p>	<p>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. <u>Add note to grading plan and development plan.</u></p>	<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</p>	<p>The Applicant and Contractor, <u>P&amp;B, PW</u></p>	<p><u>PW and P&amp;B to verify notes on grading plans prior to permit issuance. Prior to and during construction.</u></p>	<p>The training shall be conducted by a qualified Applicant representative and documented (by sign-</p>	<ul style="list-style-type: none"> <li>Construction personnel are trained in the key characteristics for identifying and</li> </ul>



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<p>environmental or safety trainings (i.e. see section 3.7, Geology), will provide a description of cultural resources that may be encountered during construction and outline the steps to follow in the event that a discovery is made.</p>		<p><u><a href="#">Discuss at pre-construction meeting.</a></u></p>	<p>in or other method) by the Applicant's contractor for the dates the training occurred, and the staff trained.</p> <p><u><a href="#">Add note to grading plan and development plan.</a></u></p>	<p>avoiding impacts to cultural resources.</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</p>	<p>The Applicant and Contractor, <u><a href="#">P&amp;B, PW</a></u></p>	<p><u><a href="#">PW and P&amp;B to verify notes on grading plans prior to permit issuance. During construction Discuss at pre-construction meeting.</a></u></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.</p> <p><u><a href="#">Add note to grading plan and development plan.</a></u></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>

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disturbance. If the landowner does not accept the MLD's recommendations, the owner or the MLD may request mediation by NAHC.				
<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>	The Applicant, <u>P&amp;B, PW</u>	<u>PW and P&amp;B to verify notes on grading plans prior to permit issuance. Prior to and during construction, Discuss at pre-construction meeting.</u>	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. <u>Incorporate requirements into grading plans. Add notes to development plans regarding lot specific development requirements.</u>	<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</p>	The Applicant and Contractor, <u>PW, P&amp;B</u>	<u>PW and P&amp;B to verify notes on grading plans prior to permit issuance. Prior to construction discuss at pre-construction meeting</u>	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	<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>

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<p>reduce potential impacts. The WEAP shall be subject to review by the County Planning and Building Department.</p> <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>construction worker awareness training. <a href="#">Add note to grading plan and development plan.</a></p>	

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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.				
<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.	The Applicant and Contractor, <u>P&amp;B, PW</u>	<u>PW and P&amp;B to verify notes on grading plans prior to permit issuance. During construction</u>	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. <u>Add note to grading plan and development plan.</u>	<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>				
<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.	The Applicant, <u>P&amp;B, PW</u>	<u>PW and P&amp;B to verify compliance p</u> 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. <u>Add note to grading plan and development plan.</u>	<ul style="list-style-type: none"> <li>Impacts have been reduced due to compliance with carbon offset agreement.</li> </ul>
<b>MM GHG-2: Stoves and Woodburning Devices:</b> If wood burning heating is used for the residential development, the project shall install wood burning stoves with catalytic converters	The Applicant, <u>P&amp;B</u>	<u>P&amp;B to verify compliance p</u> Prior to and during	Confirm wood burning heating installed for residential developments comply	<ul style="list-style-type: none"> <li>Operation GHG emissions have been reduced with</li> </ul>

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and/or EPA-certified woodburning fireplaces. Woodburning devices shall be prohibited in the multifamily residential.		<u>construction issuance of building permits.</u>	with this mitigation measure. <u>Add note to development plan.</u>	compliance with this mitigation measure.
<b>Section 3.10 Hydrology and Water Quality</b>				
<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> <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</li> </ul>	The Applicant and Contractor. <u>P&amp;B, PW</u>	<u>PW and P&amp;B to verify compliance p</u> Prior to issuance of grading permit and throughout construction as needed; <u>discuss at pre-construction meetings.</u>	Confirm SWPPP has been prepared and submitted to the RWQCB and County of Humboldt. Confirm that the SWPPP is implemented throughout the construction phase. <u>Add note to grading plan and development plan.</u>	<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>

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<p>materials on the construction site to eliminate or reduce discharge of materials to storm drains.</p> <ul style="list-style-type: none"> <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 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.</li> <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> </ul>				

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<ul style="list-style-type: none"> <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 County determines that site conditions (e.g., weather, soil moisture content) have improved.</li> <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</li> </ul>				

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the point where erosion control measures would be ineffective.				
<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> <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</li> </ul>	The Applicant	<p><u>PW and P&amp;B to verify compliance prior to permit issuance and during construction. Prior to construction and throughout the construction phase as needed; discuss at pre-construction meeting</u></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. <u>Add note to grading plan and development plan.</u></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>



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<p>stormwater to meet at least one of the following hydraulic sizing design criteria:</p> <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> <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> </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</p>	<p>The Applicant, <u>P&amp;B, PW</u></p>	<p><del>Prior to construction</del> <u>Applicant shall submit overall plan to PW prior to map filing. Applicant shall submit lot specific plans to P&amp;B prior to issuance of a building permit. P&amp;B to verify compliance prior to</u></p>	<p><del>Add note and requirements of overall plan on the development plan.</del> <u>Confirm LID Plan has been submitted to the Humboldt County Public Works Director for review and approval and has</u></p>	<ul style="list-style-type: none"> <li>• Potential impacts are minimized with implementation of LID features.</li> </ul>

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type; however, minimum requirements shall be adhered to as required by the Public Works Director.		<u>issuance of a building permit.</u>	<del>been incorporated into site plans.</del>	
<b>Section 3.12 Noise</b>				
<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.	The Applicant and Contractor, <u>P&amp;B</u>	<del>During construction</del> <u>P&amp;B to verify that all proposed mechanical equipment is in compliance prior to issuance of a building permit</u>	<del>The Applicant shall verify that construction noise restrictions are being met throughout construction activities.</del> <u>Add a note on the development plan. Verify equipment compliance prior to issuance of a building permit.</u>	<ul style="list-style-type: none"> <li>Compliance with construction noise limitations.</li> </ul>
<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.	The Applicant and Contractor, <u>P&amp;B, PW</u>	<del>During construction</del> <u>discuss at pre-construction meeting. PW and P&amp;B to verify that all plans include a note prior to permit issuance.</u>	The Applicant shall verify the FTA construction mitigation measures are implemented throughout construction activities. <u>Add a note to the development plan.</u>	<ul style="list-style-type: none"> <li>Compliance with FTA construction mitigation measures.</li> </ul>
<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 Noise and Vibration Impact Assessment Manual document (FTA Report No. 0123 September 2018). Design Considerations and Project Layout: <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> </ul>	The Applicant and Contractor, <u>P&amp;B, PW</u>	<del>Prior to and during construction</del> <u>discuss at preconstruction meetings. P&amp;B and PW to verify that all plans are in compliance prior to permit issuance.</u>	Verify that construction activities incorporate the measures listed under this mitigation and are in compliance with FTA construction mitigation measures relating to construction activity	<ul style="list-style-type: none"> <li>Noise throughout construction activities is minimized using methods described under this mitigation measures.</li> </ul>

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<ul style="list-style-type: none"> <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 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</li> </ul>			<p>noise. <a href="#">Add a note to development plan</a></p>	

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<p>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> <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> </ul>	<p>The Applicant, <a href="#">P&amp;B, PW</a></p>	<p><a href="#">discuss at preconstruction meetings. P&amp;B and PW to verify that all plans are in compliance prior to permit issuance. Prior to and during construction</a></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. <a href="#">Add a note to development plan</a></p>	<ul style="list-style-type: none"> <li>Vibration throughout construction activities is minimized using methods described under this mitigation measures.</li> </ul>

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<ul style="list-style-type: none"> <li>- Avoid nighttime activities. Sensitivity to vibration increases during the nighttime hours in residential neighborhoods.</li>   <li>Alternate Construction Methods</li> <li>- Avoid vibratory rollers and packers near sensitive areas.</li>   <li><u>Vibration Mitigation Plan</u></li> <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>				
<b>Section 3.14 Public Services</b>				
<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, <a href="#">P&amp;B</a></p>	<p><a href="#">P&amp;B to verify P</a> 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>

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<b>Section 3.15 Recreation</b>				
<b>MM REC-1: Final-Trial Map:</b> Prior to approval of the <del>final</del> improvement plans for each phase, the Applicant shall prepare a <del>final</del> -map showing the precise location and alignment of the trails on the project site and their connection points to the adjacent forest land. The <del>final</del> -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.	The Applicant, <u>PW</u>	<u>PW to verify trails are incorporated into</u> <del>Prior to approval of final</del> improvement plans. <u>PW to verify that trail easements are dedicated on the final map</u>	Confirm final map has been submitted to the County of Humboldt Public Works Director for review and approval.	<ul style="list-style-type: none"> <li>New trails are provided in a manner that no future development shall occur on it.</li> </ul>
<b>Section 3.16 Transportation</b>				
<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.	The Applicant, <u>PW</u>	<u>PW to approve the TMP prior to permit issuance. PW to review and approve updates as necessary.</u> <del>Prior to and during construction</del>	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.	<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>
<b>MM TRANS-2: Accessibility:</b> All newly constructed streets shall provide adequate sidewalks and Americans with Disabilities Act (ADA)-compliant curb ramps, with marked crosswalks as needed.	The Applicant, <u>PW</u>	<del>Prior to construction</del> <u>PW to verify pedestrian facilities shown on the improvement plans are in compliance with ADA</u>	The County Public Works Department shall verify <del>in-site plans how all newly</del> <u>pedestrian facilities</u> constructed streets meet ADA requirements.	<ul style="list-style-type: none"> <li>Newly constructed streets are accessible to everyone including those who require ADA compliance.</li> </ul>
<b>Section 3.18 Utilities and Service Systems</b>				

**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 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.</p>	<p>The Applicant, <a href="#">PW, HCSD</a></p>	<p><a href="#">PW to verify p</a>Prior to <del>map</del> <a href="#">filing of first subdivision approval of the subdivision improvement plans</a></p>	<p>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.</p>	<ul style="list-style-type: none"> <li>Adequate water supply is available for the project.</li> </ul>
<p><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.</p>	<p>The Applicant, <a href="#">P&amp;B</a></p>	<p>Prior to issuance of final certificate of occupancy</p>	<p>The County shall confirm on-site recycling collection facilities have been installed for each multi-family residential building and commercial development. <a href="#">Add note to development plan.</a></p>	<ul style="list-style-type: none"> <li>On-site recycling collection facilities are provided for new developments.</li> </ul>
<p><b>Section 3.19 Wildfires</b></p>				
<p><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 &amp; Building Department in consultation with CAL FIRE and shall be implemented 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>	<p>The Applicant, <a href="#">P&amp;B</a></p>	<p><a href="#">P&amp;B to verify p</a>Prior to issuance of building permits and throughout operation phase</p>	<p>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. <a href="#">Add note to development plan.</a></p>	<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
<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>				
<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 site plan to the Humboldt Bay Fire Protection District (FPD) for approval and provide proof of approval to the County Planning Director.</li> </ul>	<p>The Applicant, <a href="#">PW, Humboldt Bay FPD</a></p>	<p><a href="#">P&amp;B to verify P</a> prior to filing final map</p>	<p>The Applicant shall identify which Option from the mitigation measure was selected. If Option 1 was selected, confirm site plans have been revised to demonstrate a 100-</p>	<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>– 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.</p>			<p>foot buffer is provided on-site and revised site plan have been submitted to Humboldt Bay <b>FDP</b> <b>FPD</b> 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>	



**DEPARTMENT OF PUBLIC WORKS  
COUNTY OF HUMBOLDT**  
MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579  
AREA CODE 707


<p>On-line Web: <a href="http://humboldt.gov">humboldt.gov</a></p>	<p>Public Works Building Second &amp; L St., Eureka Fax 445-7409</p>	<p>Clark Complex Harris &amp; H St., Eureka Fax 445-7388</p>																								
<table border="0"> <tr> <td>Administration</td> <td>445-7491</td> <td>Natural Resources</td> <td>445-7741</td> <td>Land Use</td> <td>445-7205</td> </tr> <tr> <td>Business</td> <td>445-7652</td> <td>Natural Resource Planning</td> <td>267-9542</td> <td></td> <td></td> </tr> <tr> <td>Engineering</td> <td>445-7377</td> <td>Parks</td> <td>445-7651</td> <td></td> <td></td> </tr> <tr> <td>Facility Management</td> <td>445-7621</td> <td>Roads</td> <td>445-7421</td> <td></td> <td></td> </tr> </table>	Administration	445-7491	Natural Resources	445-7741	Land Use	445-7205	Business	445-7652	Natural Resource Planning	267-9542			Engineering	445-7377	Parks	445-7651			Facility Management	445-7621	Roads	445-7421				
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**LAND USE DIVISION INTEROFFICE MEMORANDUM**

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**TO:** Cliff Johnson, Supervising Planner

**FROM:** Robert W. Bronkall, Deputy Director 

**RE:** SUBDIVISION REQUIREMENTS - IN THE MATTER OF THE APPLICATION OF KRAMER PROPERTIES, APN 017-032-003, APPS 9902, FMS 15-004, PDP 15-001, GPA 15-005, AND ZR 15-008 FOR APPROVAL OF A TENTATIVE MAP, CONSISTING OF 81 ACRES INTO 156 LOTS

**DATE:** 12/27/2021  
01/06/2022 Revised

*The following requirements and standards are applicable to this project and must be completed to the specifications and satisfaction of the Department of Public Works (Department) before the subdivision map may be filed with the County Recorder. If there has been a substantial change in the project since the last date shown above, an amended report must be obtained and used in lieu of this report. Prior to commencing the improvements indicated below, please contact the Subdivision Inspector at 445-7205 to schedule a pre-construction conference.*

**These recommendations are based on the tentative map prepared by Ontiveros, and Associates dated 05/23/2019 and revised 03/04/2020, and dated as received by the Humboldt County Planning Division on <NOT DATE STAMPED>, dated as received by Humboldt County Public Works on 03/23/2021**

NOTE: All correspondence (letters, memos, faxes, construction drawings, reports, studies, etc.) with this Department must include the Assessor Parcel Number (APN) shown above.

**READ THE ENTIRE REPORT BEFORE COMMENCING WORK ON THE PROJECT**

- 1.0 MAPPING
- 1.1 EXPIRATION OF TENTATIVE MAP: Applicant is advised to contact the Planning & Building Department to determine the expiration date of the tentative map and what time extension(s), if any, are applicable to the project. Applicant is responsible for the timely filing of time extension requests to the Planning & Building Department.

Applicant is responsible for completing all of the subdivision requirements prior to expiration of the tentative map. Applicant is advised to promptly address all of the subdivision requirements in order to avoid the tentative map expiring prior to completion of the subdivision requirements. Applicants are encouraged to contact a land development professional for advice on developing a realistic schedule for the processing of the project.

- 1.2 **MAP TYPE:** Applicant must cause to be filed a final map showing monumentation of all property corners to the satisfaction of this Department in compliance with Humboldt County Code Section 326-15. Subdivision map checking fees shall be paid in full at the time the subdivision map is submitted for checking. County Recorder fees shall be paid prior to submittal of the map to the County Recorder for filing. The subdivision map must be prepared by a Land Surveyor licensed by the State of California -or- by a Civil Engineer registered by the State of California who is authorized to practice land surveying.

All Department charges associated with this project must be paid in full prior to the subdivision map being submitted to the County Recorder for filing.

Applicant shall submit to this Department four (4) full-size copies of the subdivision map as filed by the County Recorder.

Prior to submitting the subdivision map to the County Surveyor for map check, applicant shall submit the subdivision map to the utility providers to provide input on necessary public utility easements. Copies of the responses from the utility providers shall be included with the first submittal of the subdivision map to the County Surveyor.

- 1.3 **DEPOSIT:** Applicant shall be required to place a security deposit with this Department for inspection and administration fees as per Humboldt County Code Section 326-13 prior to review of the improvement plans, review of the subdivision map, or the construction of improvements, whichever occurs first.
- 1.4 **EASEMENTS:** All easements that encumber or are appurtenant to the subdivision shall be shown graphically on the subdivision map. Those easements that do not have a metes and bounds description shall be noted on the subdivision map and shown as to their approximate location.
- 1.5 **FURTHER SUBDIVISION:** At least some of the lots may be further divided; therefore, the applicant shall conform to Humboldt County Code Section 323-6(a)(5), "Statements to Accompany a Tentative Subdivision Map".
- 1.6 **DEDICATIONS:** The following shall be dedicated on the subdivision map, or other document as approved by this Department:

**(a) ARBUTUS STREET AND REDWOOD STREET (EXTENSION TO ARBUTUS STREET)**

Public Road: Applicant shall cause to be dedicated on the subdivision map to the County of Humboldt a 68 foot wide easement for public road purposes. Applicant is only responsible to cause to be dedicated lands that are included within the boundary of the proposed subdivision.

The right of way for Arbutus Street shall be extended through Lots 205 and 206 to the subdivision boundary to serve the adjoining property (APN 017-032-009). The exact location to be based upon the most ideal location to construct a road.

PUE: Applicant shall cause to be dedicated to the County of Humboldt on the subdivision map a 10 foot wide public utility easement (PUE) adjacent to the right of way for the road or as otherwise approved by this Department. Additional PUEs shall be dedicated in a manner, width, and location approved by this Department.

~~(b) HARRISON STREET (ARBUTUS STREET SOUTHERLY)~~

~~Public Road: Applicant shall cause to be irrevocably dedicated on the subdivision map to the County of Humboldt a 60 foot wide easement for public road purposes. Applicant is only responsible to cause to be dedicated lands that are included within the boundary of the proposed subdivision. Note: Not necessary; no roads are planned or will be needed in this loction.~~

(c) INTERNAL SUBDIVISION ROADS:

Street Name	Typical Right of Way Width	Cul-de-sac Right of Way Radius
McKay Lane	40'	45'
Oakview Drive	40'	45'
Canyon Court	40'	45'
Canyon Circle	40'	45'
South Canyon Lane	40'	45'
Redwood Street (Arbutus Street to S. Canyon Lane)	40'	45'
Manzanita Avenue (extension to Cul-de-Sac)	60'	45'
Unnamed Access Road serving Lots 132 through 139	26'	N/A
Unnamed Access Road serving Lots 120 through 127	26'	N/A
Unnamed Access Road serving Lots 108 through 115	26'	N/A
Unnamed Access Road serving Lots 104 through 107	26'	N/A
Unnamed Access Road serving Lots 116 through 119	26'	N/A
Unnamed Access Road serving Lots 128 through 131	26'	N/A
Unnamed Access Road serving Lots 84 through 87	26'	N/A
Unnamed Access Road serving Lots 100 through 103	26'	N/A
Unnamed Access Road serving Lots 96 through 99	26'	N/A

Street Name	Typical Right of Way Width	Cul-de-sac Right of Way Radius
Unnamed Access Road serving Lots 92 through 95	26'	N/A
Unnamed Access Road serving Lots 58 through 60	26'	N/A

**Public (PRD) Road – Irrevocable Offer:** Applicant shall cause to be irrevocably dedicated to the County of Humboldt on the subdivision map an easement for public road purposes over all streets located within the proposed subdivision, in a manner approved by this Department. These offers will be rejected at the time the map is filed with the County Recorder. Easements shall include additional right of way for curb returns and knuckles as determined by this Department.

**Access:** Applicant shall cause to be dedicated on the subdivision map a non-exclusive easement for ingress, egress, and public utilities for the benefit of the lots within the subdivision in a manner approved by this Department. Easements shall include additional right of way for curb returns and knuckles as determined by this Department.

Additional areas may be needed for knuckles and curb returns as determined by this Department.

**Sidewalks (PRD):** Applicant shall cause to be irrevocably dedicated to the County of Humboldt on the subdivision map a 10 foot wide easement for public sidewalk purposes lying adjacent to the right of way of the access roads within the subdivision. Said easement shall be dedicated in manner, width, and location as approved by this Department. The County will most likely reject the offer of dedication at this time. This easement may overlap a public utility easement.

**Sidewalks:** Applicant shall cause to be dedicated on the subdivision map a non-exclusive 10 foot wide easement for sidewalk purposes lying adjacent to the right of way of the access roads within the subdivision. Said easement shall be for the benefit of the lots within the subdivision and shall be dedicated in manner, width, and location as approved by this Department. This easement may overlap a public utility easement.

**PUE:** Applicant shall cause to be dedicated to the County of Humboldt on the subdivision map a 10 foot wide public utility easement (PUE) adjacent to the right of way for the access roads, or as otherwise approved by this Department. Additional PUEs shall be dedicated in a manner, width, and location approved by this Department.

Applicant shall cause to be dedicated to the County of Humboldt a PUE over the entire area of the access easements.

- (d) **COMMON DRIVEWAYS:** Applicant shall cause to be dedicated on the subdivision map a non-exclusive access, drainage and utility easement for the common driveways. Said easement shall be for the benefit of the appurtenant lots within the subdivision and shall be dedicated in manner, width, and location as approved by this Department. A minimum width of 20 feet is required.

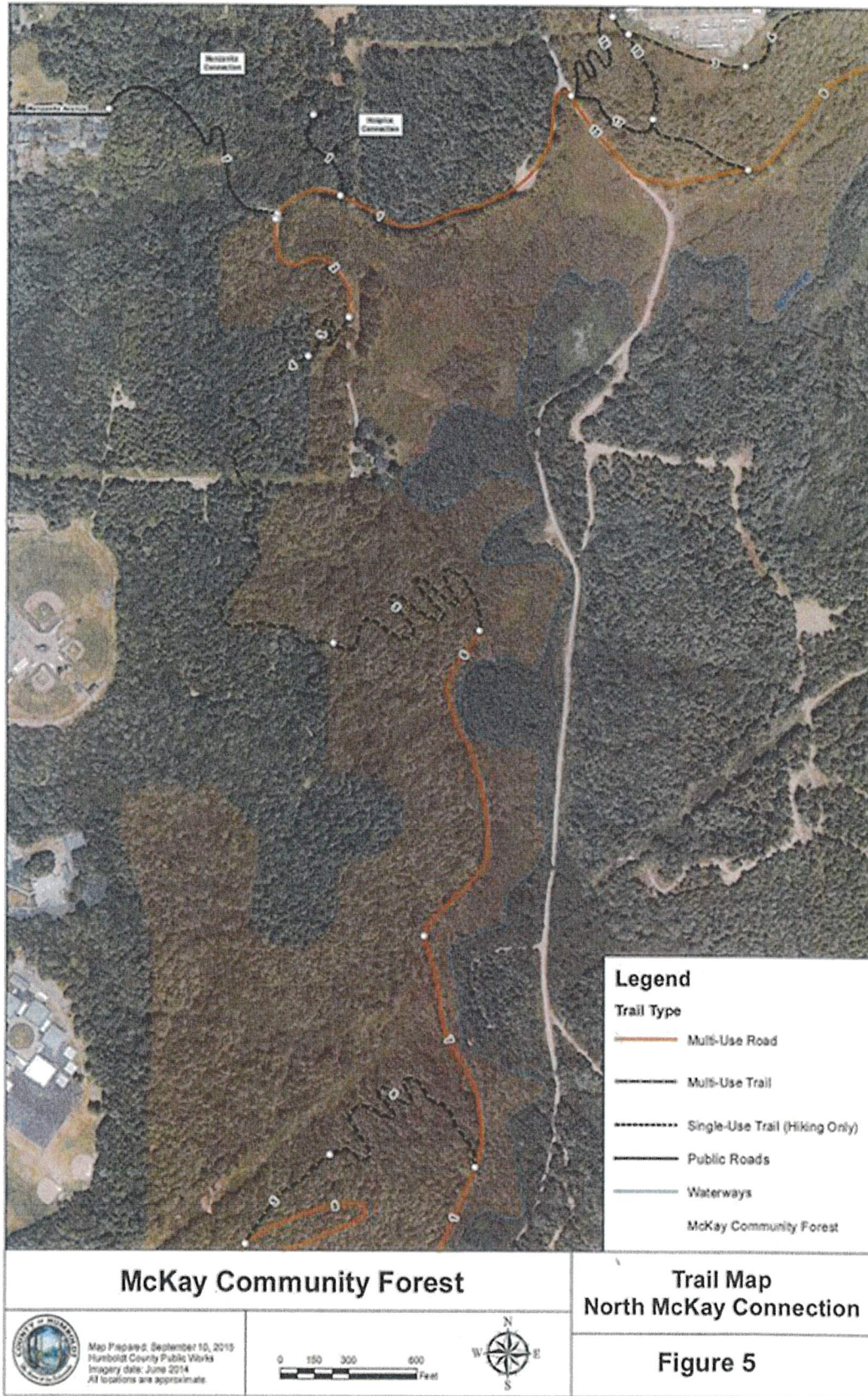


Common Driveways
Lots 140 and 141
Lots 63 and 64

(e) TRAILS:

*McKay Community Forest Trail:* ~~As part of the first phase, the~~ Applicant shall cause to be ~~irrevocably~~ dedicated to the County of Humboldt on the subdivision map a minimum 20 foot wide easement for public trail purposes over the McKay Community Forest trail that falls within the proposed subdivision as shown in the diagram below. This shall be dedicated in manner and location as approved by this Department. ~~Applicant is only responsible to cause to be dedicated lands that are included within the boundary of the proposed subdivision.~~

~~Within six (6) months of the approval of the tentative map, Applicant shall dedicate the McKay Community Forest trail easement to the County. [Note: dedication must be tied to a map phase]~~



*Above: diagram of proposed McKay Community Forest Trail*



**Lot 52 Trail Connection:** At that time that Lot 52 is developed applicant shall submit a trail connection plan to the County of Humboldt for review and approval. The plan shall show a connection from Arbutus Street and/or Oakview Drive to the McKay Community Forest Trail. The applicant shall construct the trail connection as part of the development of Lot 52 and shall dedicate to the County of Humboldt a 20 foot wide easement for public trail/sidewalk purposes. This shall be dedicated in manner and location as approved by this Department.

This shall be reflected on the development plan for the phase that includes Lot 52.

**Lot 20 Trail Connection:** The applicant shall dedicate to the County of Humboldt a 20 foot wide easement for public trail/sidewalk purposes between Lots 19 and 20 to connect Oakview Drive with the McKay Community Forest Trail.

It is intended that this easement would overlap the drainage easement. This shall be dedicated in manner and location as approved by this Department.

**Lots 44/45 Trail Connection:** The applicant shall dedicate to the County of Humboldt a 20 foot wide easement for public trail/sidewalk purposes between Lots 44 and 45 to connect Oakview Drive with the McKay Community Forest Trail.

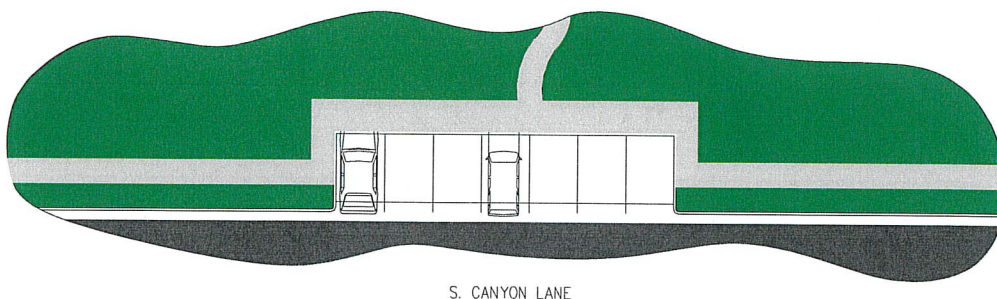
In the event that a trail connection between Lots 42/43 cannot be developed to the satisfaction of the Department, a trail connection on Lots 28/29/30 shall be provided. This shall be resolved at the time that Phase 4 or Phase 6 is developed, whichever occurs first.

It is intended that this easement would overlap the drainage easement. This shall be dedicated in manner and location as approved by this Department.

**Lot 204 (open space lot) Trail Connection:** The applicant shall dedicate to the County of Humboldt a 20 foot wide easement for public trail/sidewalk purposes across Lots 204 to connect S. Canyon Lane to the McKay Community Forest Trail.

In addition, the applicant shall also dedicate to the County of Humboldt an easement for a trailhead parking area on Lot 204, as shown below. The location for the parking area is on S. Canyon Lane between lots 57 and 58.

This shall be dedicated in manner and location as approved by this Department.



*Above: example of parking bay on S. Canyon at the terminus of Redwood Street*



**Lot 150 (Manzanita Avenue Connection):** The applicant shall dedicate to the County of Humboldt a 20 foot wide easement for public trail/sidewalk purposes for a future connection from Manzanita Avenue to the McKay Community Forest.

~~**Temporary Trail Connection:** As part of the first phase of the project, the applicant shall cause to be irrevocably dedicated to the County of Humboldt a temporary 20 foot wide public trail/sidewalk easement. This shall be dedicated in manner and location as approved by this Department. The easement shall connect from Fern Street, Arbutus Street or Redwood Street to the McKay Community Forest Trail. It is intended that the temporary trail will be abandoned and/or relocated as necessary as each subsequent phase is developed.~~

~~Within six (6) months of the approval of the tentative map, Applicant shall dedicate the initial temporary trail easement to the County. It is anticipated that subsequent temporary trail easements will be dedicated by separate document to be recorded concurrently with the filing of the subdivision map with the County Recorder.~~

~~As part of the initial phase of the subdivision that is developed, the applicant shall submit a temporary trail connection plan to the Department for review and approval. The plan shall show a connection from Fern Street, Arbutus Street or Redwood Street to the McKay Community Forest Trail. The applicant shall irrevocably dedicate to the County of Humboldt a 20 foot wide easement for public trail/sidewalk purposes. It is intended that the temporary trail will be abandoned and/or relocated as necessary as the project is built out.~~

Note: The applicant has indicated that the public will not be excluded from the project site, except for areas where construction is occurring.

- (f) **STORM DRAINS:** Storm drain easements shall be adjusted (as necessary) so that the storm drain and storm drain easement shall be entirely on one lot (not split down a common lot line). This may require reconfiguration of the lot lines.

**Redwood Street and Arbutus Street Storm Drain Easements:** Applicant shall cause to be dedicated to the County of Humboldt on the subdivision map an easement for storm drain purposes in a manner approved by this Department.

**Irrevocable Offer:** Applicant shall cause to be irrevocably dedicated to the County of Humboldt on the subdivision map an easement for storm drain purposes in a manner approved by this Department. This offer will be rejected at the time the map is filed with the County Recorder.

**Private Storm Drain:** Applicant shall cause to be dedicated on the subdivision map a non-exclusive easement for storm drain purposes for the benefit of the lots within the subdivision in a manner approved by this Department.

- (g) **NON-VEHICULAR ACCESS:** Applicant shall cause to be dedicated to the County of Humboldt on the subdivision map a 1 foot wide non-vehicular access strip as follows:

Road	Lots
Redwood Street	<none>
Arbutus Street	Lot 64, 66, 67, 73 through 77, 85, 86, 104, 107, 108, 111, 112, and 115. Lots 93, 94, 97, 98, 101, and 102, except at the unnamed access road.
Oakview Drive	<none>
McKay Lane	Lots 25 and 33
S Canyon Lane	<none>
Canyon Circle	<none>
Canyon Court	Lot 73. Lots 85 and 86 except at the unnamed access road.

\*Note: Non-vehicular access strips are required to eliminate multiple lot frontages. The applicant may wish to flip which side of the lot that the non-vehicular access strip is applied to. The designations shown in this table are based upon the footprints shown on the tentative map.

The need for non-vehicular access strips on Lots 1, 2, 52, 53, 88, 89, 90, and 91 will be assessed at the time that the lots are developed. Based upon the proposed development, the Department may be able to support multiple access points to the roads; including access points on multiple roads. A note shall be placed on the development plan indicating this.

- (h) **RIGHT TO DISCHARGE:** Applicant shall cause to be dedicated to the County of Humboldt the right to discharge storm water runoff from County roads onto land included within the subdivision as well as through existing privately maintained drainage facilities.
- (i) **NEIGHBORHOOD BOX UNIT (NBU) MAILBOXES:** Prior to submittal of the subdivision map, provide a sign-off from the Post Office on the location of the neighborhood box unit. Applicant shall cause to be dedicated on the subdivision map additional sidewalk easements as necessary to accommodate the NBU.

1.7 **PRIVATE ROADS:** Pursuant to County Code Section 323-2(c)(3), the subdivision map shall show the lanes clearly labeled "Non-County Maintained Lane" or "Non-County Maintained Road". Pursuant to County Code Section 323-2(c)(5), the following note shall appear on the map or instrument of waiver, which shall read substantially as follows:

"If the private lane or lanes shown on this plan of subdivision, or any part thereof, are to be accepted by the County for the benefit of the lot owners on such lane rather than the benefits of the County generally, such private lane or lanes or parts thereof shall first be improved at the sole cost of the affected lot owner or owners, so as to comply with the specification as contained in the then applicable subdivision regulations relating to public streets."

[Note: County Code Section 323-2 appears after Section 324-1 in County Code.]

1.8 **PHASING:** The project is proposed to include 9 phases:

- Phase 1 consisting of Lots 152 to 154
- Phase 2 consisting of Lots 1 and 2

- Phase 3 consisting of Lots 88 to 103
- Phase 4 consisting of Lots 52 to 66
- Phase 5 consisting of Lots 73 to 87
- Phase 6 consisting of Lots 67 to 72
- Phase 7 consisting of Lots 3 to 13, 104 to 119, and 128 to 131
- Phase 8 consisting of Lots 33, 34, 36 to 51, 120 to 127, and 132 to 151
- Phase 9 consisting of Lots 14 to 32, and 35

The sequence in which the phases are developed may require improvements to be constructed in another phase to the satisfaction of the Department.

As part of Phase 2~~1~~, Arbutus Street shall be constructed to the southerly line of Lot 102. The remainder of Arbutus Street / Redwood Street loop shall be constructed prior to the issuance of a building permit within Phases 3, 4, 5, 6, 7, 8, or 9.

1.9 **OPEN SPACE LOTS:** When open space lots or other lots not designated for development are proposed and there is no entity (CSD, HOA, County, City, etc) willing to take ownership of the lot, the lot may be merged into one or more adjoining lots. The configuration of the merged lot(s) shall be to the satisfaction of the Public Works Department and the Planning and Building Department.

1.10 **LOT RECONFIGURATION:** Public Works may administratively approve the minor reconfiguration of lots, including but not limited to, the following:

- Aligning Lots 129, 130, 140 and 141 to take access from the Unnamed Access Road serving Lots 132 through 139
- Aligning Lots 117, 118, 128 and 131 to take access from the Unnamed Access Road serving Lots 120 through 127
- Aligning Lots 105, 106, 116, and 119 to take access from the Unnamed Access Road serving Lots 108 through 115

## 2.0 IMPROVEMENTS

2.1 **CONSTRUCTION PLANS:** Construction plans shall be submitted for any required road, drainage, landscaping, and pedestrian improvements. Construction plans must be prepared by a Civil Engineer registered by the State of California. Construction plans shall be on a sheet size of 22" x 34", unless approved otherwise by this Department. Construction of the improvements shall not commence until authorized by this Department. This Department will require the submittal of 2 full size (22" x 34") set and 1 reduced (11" x 17") set of the approved construction plans prior to start of work.

The construction plans shall show the location of all proposed new utilities and any existing utilities within 10 feet of the improvements. The plans shall be signed as approved by the local fire response agency and public utility companies having any facilities within the subdivision prior to construction authorization by this Department.

Construction plans shall be tied into elevation datum approved by this Department.



Unless otherwise waived by this Department, record drawing (“As-Built”) plans shall be submitted for any road, drainage, landscaping, and pedestrian improvements that are constructed as part of this project. Record drawing plans must be prepared by a Civil Engineer registered by the State of California. Once approved by this Department, one (1) set of “wet stamped” record drawings on 22” x 34” mylar sheets shall be filed with this Department.

2.2 **DESIGN TOPO:** Unless otherwise waived by this Department, improvement plans shall be based upon a topographic survey conducted after timber harvesting and clearing have been completed.

2.3 **CONSTRUCTION PERIOD:** Construction of improvements for this project will not be allowed to occur between October 15 and April 15 without permission of this Department.

2.4 **ADA FACILITIES:** All pedestrian facilities shall be ADA compliant. This includes, but is not limited to, providing curb ramps at intersections and sidewalks behind driveway aprons (or ADA compliant driveway aprons).

Fire hydrants, neighborhood box units for mail, utility poles (including down guys), street lights, or other obstructions will not be allowed in sidewalks unless approved by this Department.

~~Applicant shall replace/retrofit to meet current standards any non-ADA compliant pedestrian improvements within the public right of way (or access easements that the subject property has a legal right to use) contiguous to the project. Note: There are no existing improvements within or adjacent to the subject property that would trigger this requirement.~~

2.5 **ROAD NAMES:** The access roads and streets shall be named as approved by the Planning & Building Department - Planning Division.

2.6 **TRAFFIC CONTROL DEVICES:** Street name and traffic control devices shall be placed as required and approved by this Department.

In addition, pursuant to County Code Section 323-2(c)(4), non-county maintained roads shall be posted with a sign of at least 2 square feet in size containing substantially the following words in 2" high black letters on a yellow background: "Not a County Maintained Road" or "Not a County Maintained Street". The sign shall be approved by the Department prior to installation. [Note: County Code Section 323-2 appears after Section 324-1 in County Code.]

2.7 **ACCESS ROADS:** The surface of the access road(s) shall conform to the *Structural Section* requirements within this document. The access road(s) serving the subdivision shall be constructed to the satisfaction of this Department as follows:

(a) **WALNUT DRIVE / HEMLOCK STREET (OFFSITE):** Construct a traffic signal at the intersection of Walnut/Hemlock prior to issuance of the building permit for the 57th residential unit. The traffic signal timing shall include a pedestrian lead interval. This condition may be administratively waived if the City of Eureka will not issue an Encroachment Permit to construct the improvement.

- (b) **WALNUT DRIVE / FERN STREET (OFFSITE):** ~~The applicant shall reimburse the Department for modifying the traffic signal timing to include a pedestrian lead interval. The pedestrian lead interval shall be activated around the same time as the Walnut Drive / Hemlock Street signal is activated. Reimbursement shall be made within 60 days after the Walnut Drive / Hemlock Street signal is activated. The applicant shall modify the traffic signal timing to include a pedestrian lead interval. The pedestrian lead interval shall be activated around the same time as the Walnut Drive / Hemlock Street signal is activated, unless another schedule is approved by Public Works.~~
- (c) **W STREET / HODGSON STREET / CHESTER STREET (OFFSITE):** Construct a traffic signal at the intersection of W /Hodgson / Chester prior to issuance of the building permit for the 152nd residential unit. This condition may be administratively waived if the City of Eureka will not issue an Encroachment Permit to construct the improvement.
- (d) **REDWOOD STREET (OFFSITE):** Applicant shall construct in-fill sidewalks along the north side of Redwood Street between Walnut Street and the subject property. Applicant shall construct Class 2 bike lanes on Redwood Street from Walnut Drive to the subdivision boundary. This shall be completed with the phase that connects to Redwood Street.

Prior to filing the subdivision map with the County Recorder for the last phase of the project, the applicant shall submit a speed hump petition to the Department of Public Works. If the speed hump petition is approved, the applicant shall construct speed humps prior to filing of the subdivision map.

- (e) **ARBUTUS STREET (OFFSITE):** Applicant shall construct in-fill sidewalks along the south side of Arbutus Street between Walnut Street and Cedar Street. Applicant shall construct Class 2 bike lanes on Arbutus Street from Walnut Drive to the subdivision boundary.

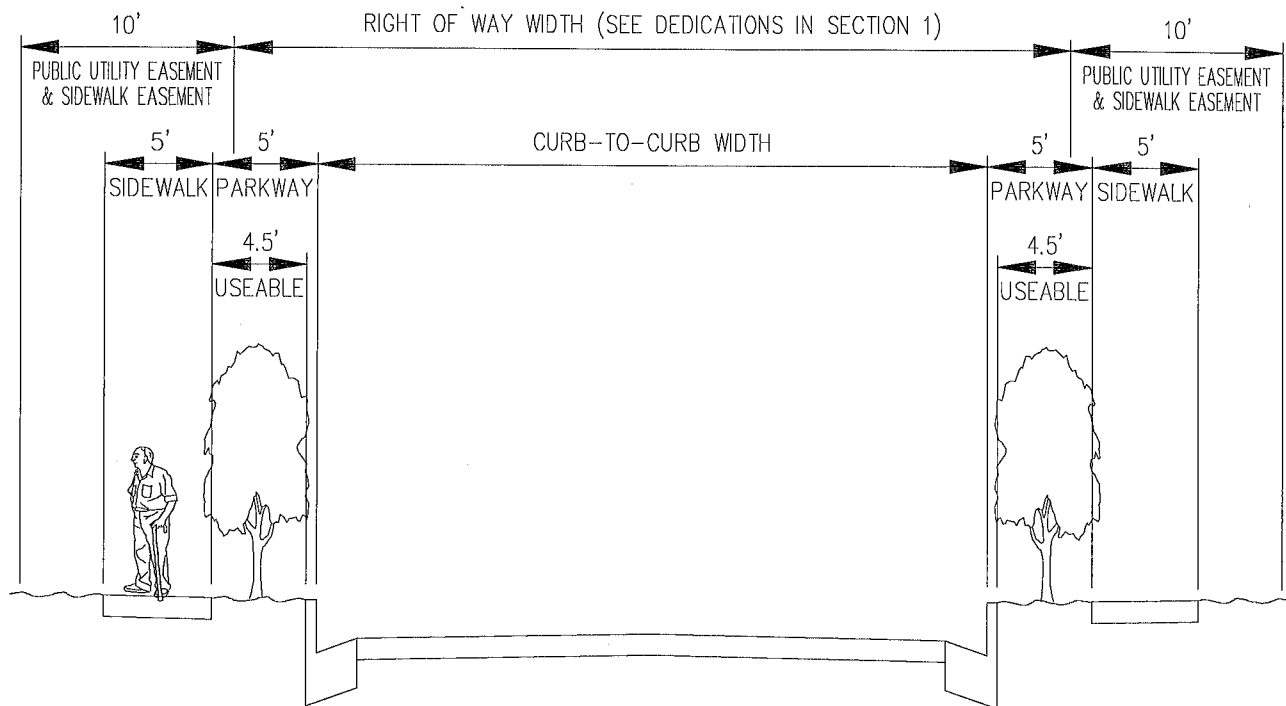
Applicant shall construct Arbutus Street from Cedar Street to the subject property. A partial road section shall be constructed consisting (from the south) of 6 foot wide curb adjacent sidewalks, 5 foot wide bike lane, two 12 foot wide travel lanes, and 5 foot wide bike lane. On-street parking is prohibited until such time as parking lanes are added to the road.

This shall be completed at the time that Arbutus Street (onsite) is constructed.

The remainder of the road (two 8 foot wide parking lanes, the northerly Caltrans Type A2-6 curb & gutter and sidewalk) shall be constructed by others when either APN 018-051-007 or APN 018-081-013 are subdivided. This will require re-striping the road to create a parking lane along the south side of the road.

~~This shall be completed prior to the filing of the subdivision map for the first phase of the subdivision.~~

- (f) **INTERNAL SUBDIVISION ROADS:** Applicant shall construct the following roads as follows:



Street Name	Number of Units Accessed by Road	Estimated ADT (at 8 trips/unit)	curb to curb width	cul-de-sac curb radius
Arbutus Street (south of Redwood Street)	320+	2,560+	46' <sup>1</sup>	N/A
Arbutus Street (Redwood Street to Canyon Court)	20	160	34' <sup>2</sup>	N/A
Arbutus Street (north of Canyon Court)	--	--	34' <sup>3</sup>	N/A
Canyon Circle	11	88	32'	40'
Canyon Court	13		32'	40'
Canyon Lane (north)	11	88	32'	40'
Canyon Lane (south)	6+	48+	36'	40'
Harrison Street	--	--	34'	N/A
Manzanita Avenue	4	32	34'	40'
McKay Lane (west of Oakview Drive)	85	680	36'	N/A
McKay Lane (east of Oakview Drive)	6	48	32'	40'
Oakview Drive (south of McKay Lane)	11	88	32'	40'
Oakview Drive (north of McKay Lane)	85	680	36'	N/A
Redwood Street (east of Arbutus Street)	17+	136+	36'	N/A
Redwood Street (west of Arbutus Street)	320+	2,560+	34' <sup>4</sup> (STA 0+00 to 5+50) 46' <sup>1</sup> (STA 5+50 to Arbutus)	N/A

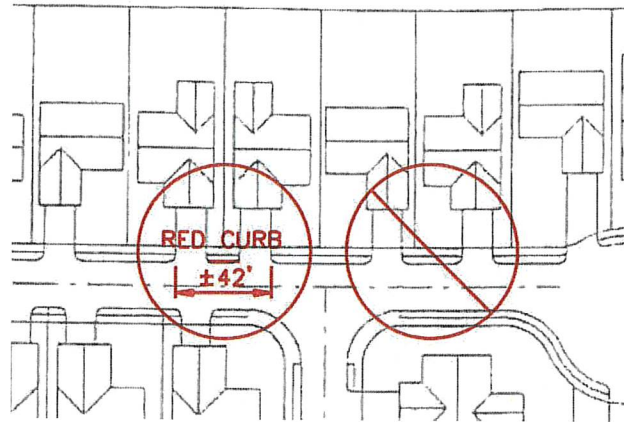
A 5 foot wide sidewalk with 5 foot wide landscape strip (4.5 foot wide useable) shall be constructed along both sides of the roads. Caltrans Type A2-6 PCC curb and gutter shall be constructed on both sides of the roads. ADA facilities shall be constructed at all intersections.

When feasible, curb returns on local roads shall be bulbed out into parking lanes at intersections.

Both marked and unmarked crosswalks shall be constructed in PCC.



Wherever feasible, driveways shall be placed back-to-back to provide  $\pm 42$  foot long "turnouts" for standard two-car wide (18 foot wide) driveways. [ $\pm 26$  foot long "turnouts" are provided with one-car (10 foot wide) driveways]. See the diagram below: The circle on the left represents the ideal condition with back-to-back driveways; the circle on the right represents the condition that should be avoided.



<sup>1</sup> Note: **Arbutus Street (south of Redwood Street) and Redwood Street (west of Arbutus Street)** Curb to curb cross section includes two 5 foot wide bike lanes, two 12 foot wide travel lanes, and a 12 foot wide two-way left turn lane. When a two-way left turn lane is not needed, ~~a median with Caltrans Type A3-6 curb shall be provided. A plan for maintaining landscaping in medians shall be provided the road shall be narrowed.~~ This cross section does not allow for on-street parking. This section includes curb & gutter, sidewalk and landscape strip.

<sup>2</sup> Note: **Arbutus Street (Redwood Street to Canyon Court)** Curb to curb cross section includes two 5 foot wide bike lanes, two 12 foot wide travel lanes. A left turn pocket shall be included at S. Canyon Lane and at Canyon Court. This cross section does not allow for on-street parking. This section includes curb & gutter, sidewalk and landscape strip.

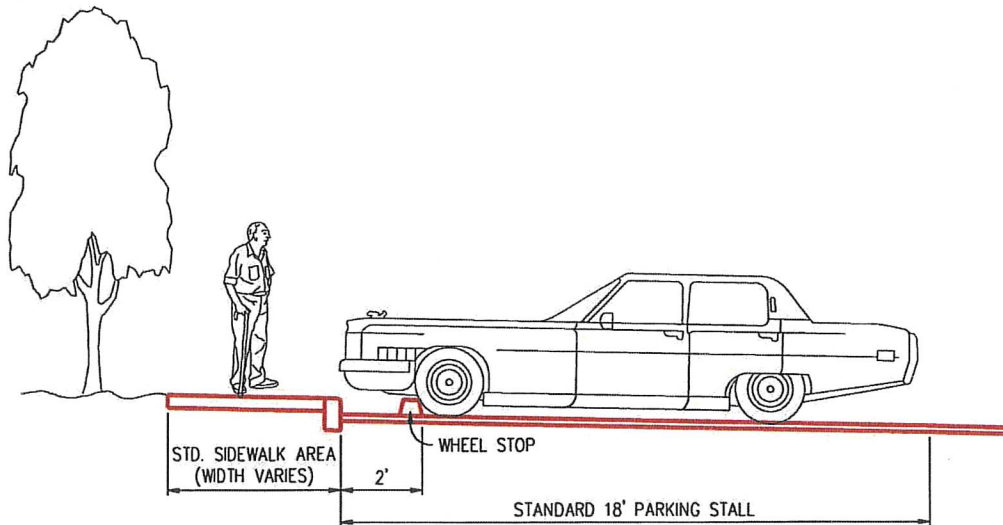
<sup>3</sup> Note: **Arbutus Street (north of Canyon Court)** The subdivider shall grade the road prism for a future rural collector road to the north line of Lot 77. Future road cross section (to be built by others) consists of two 5 foot wide bike lanes and two 12 foot wide travel lanes for a total pavement section of 34 feet. A left turn pocket shall be included at Canyon Circle. This cross section does not allow for on-street parking. This section does not have curb & gutter, sidewalk or landscape strip.

<sup>4</sup> Note: **Redwood Street (west of Arbutus Street)** Curb to curb cross section includes two 5 foot wide bike lanes, two 12 foot wide travel lanes. This cross section does not allow for on-street parking. This section includes curb & gutter, sidewalk and landscape strip. The landscape strip may be omitted in certain areas due to terrain constraints.

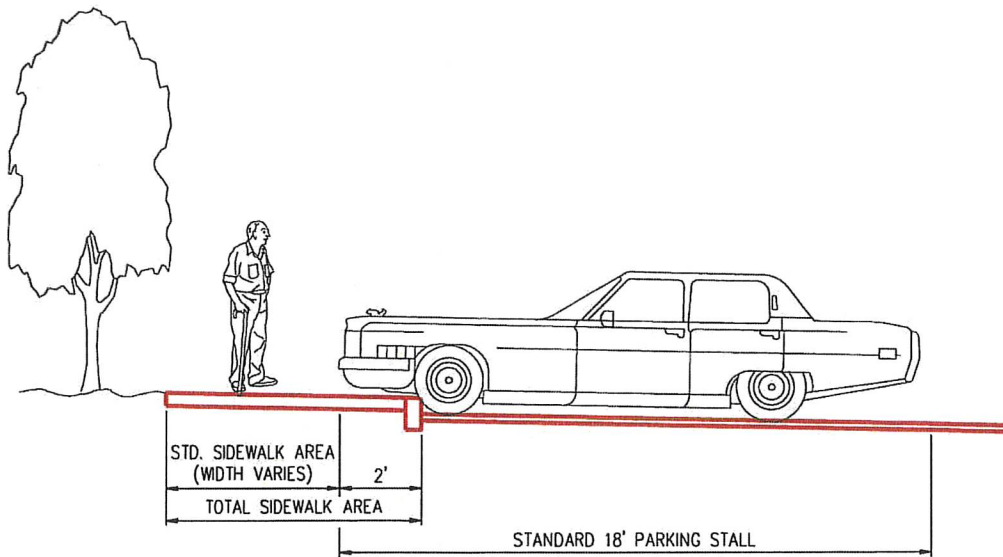
- (g) **COMMON DRIVEWAYS:** Paving is may be deferred until time of building final (or occupancy). Utilities shall be installed for both lots prior to paving.

Common Driveways	Number of Units Accessed by Common Driveways	Minimum Width of drive aisle (not including parking stalls)	Width of Driveway Apron
Lots 63 and 64	2	12'	16'
Lots 140 and 141	2	12'	16'

Parking stalls are typically 8 feet wide x 18 feet long. When sidewalk is placed in front of a parking stall, wheel stop blocks are required. In lieu of wheel stop blocks, the length of the parking stall may be reduced by 2 feet and the width of the sidewalk increased by 2 feet so that the curb acts as a wheel stop.



STANDARD PARKING STALL WITH WHEEL STOP



STANDARD PARKING STALL WITH WIDE SIDEWALK



- (g) Intersection corner radii shall be provided at the intersection of roads based upon the following, unless otherwise approved by this Department:

<b>Intersection Corner Radii AASHTO, Chapter 9, “Corner Radii into Local Urban Streets”</b>					
<b>Road Classification – Road “A”</b>					
<b>Road Classification – Road “B”</b>		<b>local roads</b>	<b>collector roads &amp; arterial roads</b>	<b>industrial use areas &amp; truck routes</b>	
		<b>local roads</b>	15'	20'	N/A
		<b>collector roads &amp; arterial roads</b>	20'	25'	40'
		<b>industrial use areas &amp; truck routes</b>	N/A	40'	40'

- (h) The access road(s) from a County maintained road to the subject property; and all access road(s) (including driveways) within the subject property shall be certified by a Civil Engineer registered by the State of California to be in conformance with SRA Fire Safe Regulations as adopted by the County of Humboldt; in conformance with any exceptions approved by the Director of Planning & Building of the County of Humboldt; and in conformance with any exceptions approved by Cal Fire. Conformance shall include, but is not limited to: width of traveled way; roadway grade; curve radius; roadway surface; turnouts; turnaround areas; and maximum length of dead-end road. Certification shall be made in a manner approved by this Department.

In the event that the Civil Engineer is unable to certify that the road(s) are in conformance, the applicant shall cause construction plans to be prepared by a Civil Engineer that show what improvements need to be constructed to bring the road(s) into conformance. The plans shall be submitted for review by this Department. Once the construction plans are authorized for construction by this Department and the applicant constructs the improvements, the engineer shall certify that the road(s) are in conformance.

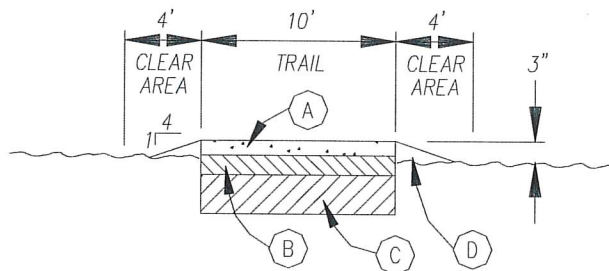
Note: Off-site improvements to access roads (such as curve realignments, grade realignments, and turnouts) may require acquisition of easement(s) to construct the proposed road improvements. The applicant is responsible for acquiring any easements and permits that may be necessary to construct the improvements.

- (i) Nothing is intended to prevent the applicant from constructing the improvements to a greater standard.
- (j) Nothing is intended to prevent this Department from approving alternate typical sections, structural sections, drainage systems, and road geometrics based upon sound engineering principals as contained in, but not limited to, the Humboldt County

Roadway Design Manual, Caltrans Highway Design Manual, Caltrans Local Programs Manual, Caltrans Traffic Manual, California Manual on Uniform Traffic Control Devices (MUTCD), and AASHTO's A Policy of Geometric Design of Highways and Streets (AKA "The Green Book"). Engineering must not be in conflict with Humboldt County Code or County adopted guidelines and policies.

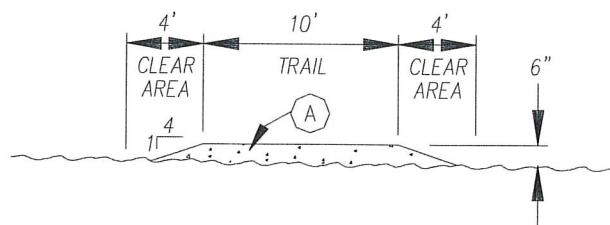
- (k) ~~Applicant shall remove and replace any public curb, gutter, sidewalk, flowline drain, or pavement found by this Department to be broken, uplifted, or damaged that fronts or is within the subdivision.~~ Note: There are no existing improvements within or adjacent to the subject property that would trigger this requirement.
- (l) All road intersections shall conform to Humboldt County Code Section 341 regarding visibility.

2.8 **TRAILS:** Applicant shall construct trail connections to the McKay Community Forest Trail. The trail connections shall extend from the sidewalk on the subdivision road to the McKay Community Forest Trail. This will include some off-site trail work on the McKay Community Forest property. A permit from the Department of Public Works will be required to perform work on County property. Within the subdivision, the trail shall be ten (10) feet wide, with 4:1 slope bladed shoulders and overlapping 4 foot wide clear area on each side. Within the McKay Community Forest, the trail shall be ten (10) feet wide, but may be reduced in trail width and clear area width to accommodate existing features, as approved by the Department. Removable bollards installed to the satisfaction of the Department are required at all trail access points to the Mc Kay Community Forest to prevent vehicular access. The structural section of the trail shall be as follows:



Above: Cross section for trails within the subdivision

- A= 3" of Caltrans Type B Hotmix
- B= 6" minimum of compacted Caltrans Class 2 aggregate base
- C= Additional excavation and placement of 12 to 18" of compacted coarse river run (or pit run rock) and fines may be required by the Department depending upon soil conditions.
- D= shoulder backing consisting of crusher fines.



Above: Cross section for trails within the McKay Community Forest

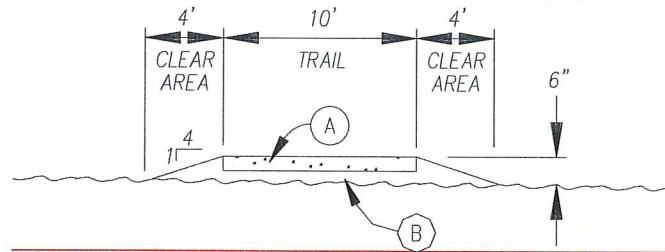
A= 6" of compacted crusher fines (or other materials suitable approved by the Department for temporary installation)

Trail connection locations and constructing timing shall be as follows:

- Lots 19/20 – to be constructed at the time that Phase 9 is developed.
- Lots 44/45 (or Lots 28/29/30) – to be constructed at the time that Phase 8 is developed.
- Lot 52 – to be deferred until the time that Lot 52 is developed.
- Lot 154 – to be constructed at the time that Phase 1 is developed.
- Temporary Trail – to be constructed at the time that the first phase is developed; relocated as necessary to accommodate future phases.

At the time that the trail connections are constructed, fencing along the trail easement shall be constructed along the full length of the trail easement. In the front yard areas, the fencing shall be a maximum of three feet tall. When feasible, side yard fencing, particularly along garages, should be a maximum of three feet tall. Fencing details shall be shown on the improvement plans.

~~2.9 — **TEMPORARY TRAIL:** Applicant is responsible to construct a temporary trail as part of the initial phase of the subdivision. The trail shall connect from Fern Street, Arbutus Street or Redwood Street to the McKay Community Forest Trail. Applicant is responsible to relocate the temporary trail, as necessary, to accommodate subsequent phases. Applicant shall not remove any portion of the temporary trail until a relocated trail has been constructed to the satisfaction of the department. It is intended that the temporary trail will be abandoned and/or relocated as necessary as each subsequent phase is developed. The trail shall be ten (10) feet wide, with 4:1 slope bladed shoulders and overlapping 4 foot wide clear area on each side. The structural section of the trail shall be as follows:~~



*Above:— Cross section for temporary trails*

~~A= 3" of compacted crusher fines (or other suitable materials approved by the Department for temporary installation)~~

~~B= 3" of compacted native materials~~

2.10 **DRIVEWAYS:** All access openings (existing and proposed) shall conform to Humboldt County Code Section 341 regarding visibility; shall intersect the road at a 90° angle, unless otherwise approved by this Department; shall be shown on the improvement plans; and shall have a paved surface ~~be paved with hot mix ("asphalt")~~ for the width of the driveway and a distance of 20 feet from the back of the sidewalk when sidewalk is required.

Any proposed access openings to the County road will require encroachment permits from this Department. The proposed access openings will be evaluated after application is received.



For garages with driveways that face the street: That portion of a structure used for the parking of vehicles must be setback a minimum of 20 feet from the back of sidewalk.

2.11 **STRUCTURAL SECTION:** The access road(s) shall be constructed to a structural section recommended in the soils report and as approved by this Department.

(a) **For paved road surfaces**, the structural section shall include a minimum of 0.2 foot of Caltrans Type B hot mix ("asphalt") over 0.67 foot of Caltrans Class 2 aggregate base. If required by this Department, the structural section of all roads shall be determined by Caltrans R-Value method using a Traffic Index (T.I.) approved by this Department. Based upon soil conditions, this Department may also require a geotextile fabric to be placed on top of the sub grade.

When widening hot mix ("asphalt") roads, the widened road shall be paved with hot mix. A sawcut is required to ensure a uniform joint between the existing and new pavements. The location of the sawcut shall be approved by this Department based upon the condition of the existing road surface.

(b) Access roads and driveways may include decorative accent treatments such as, but not limited to, stamped concrete or decorative brick pavers. Decorative accent treatments must provide appropriate traction for pedestrians, bicycles, and vehicles. **Decorative access treatments are not permitted within the public right of way**, unless approved in writing by this Department.

2.12 ~~**UNKNOWN IMPROVEMENTS:** Other on-site and/or off-site improvements may be required which cannot be determined from the tentative map and/or preliminary improvement plans at this time. These improvements will be determined after more complete improvement plans and profiles have been submitted to the County for review. Note: The project has been sufficiently scoped and all necessary improvements have been accounted for.~~

2.13 **UTILITIES:** The proposed improvements may require the undergrounding or relocation of existing facilities at the expense of the applicant. Undergrounding of existing facilities, relocation of existing facilities, or construction of new facilities shall be completed prior to constructing the structural section for the roadway.

If any utilities are required to be installed as a condition of tentative map, the utility work shall be completed prior to constructing the structural section for the road. All laterals shall be extended onto each lot and marked in a manner that they will be easily located at the time of individual hookups. A letter of completion of all work from each involved utility company shall be submitted prior to constructing the roadway structural section. Any utilities that need to be relocated shall be done solely at the applicant's expense.

Applicant shall remove any abandoned utilities (natural gas, electrical, cable tv, etc.,) within the public right of way fronting the subdivision or within the subdivision as directed by this Department.

2.14 **PERMITS:** An encroachment permit is required to be obtained prior to construction from this Department for all work within the right of way of a County maintained road.

- 2.15 **NEIGHBORHOOD BOX UNIT (NBU) MAILBOXES.** When clustered mailboxes (neighborhood box units) are required by the Post Office, applicant shall obtain approval for the location of the mailbox unit from the Post Master. The pad for the mailbox unit shall be constructed as part of the subdivision and shall be encompassed by a sidewalk easement or other easement, as approved by this Department.
- 2.16 **GATES:** Gates are not permitted on County right of way for public roads without authorization of the Board of Supervisors. Gates must not create a traffic hazard and must provide an appropriate turnaround in front of the gate. Existing gates shall be evaluated for conformance.
- 2.17 **COMPLETION OF SIDEWALK IMPROVEMENTS:** Sidewalk improvements may be deferred until such time as a building permit is pulled and completed prior to building final or occupancy, whichever occurs first. Each building permit pulled will require that an ADA accessible sidewalk be constructed to connect the subject lot to the existing pedestrian network outside of the subdivision. Depending on the lot being built upon, this may include constructing sidewalk in front of numerous vacant lots within the subdivision. Sidewalk improvements must be completed prior to the “final” of the building permit. Any sidewalk damaged during construction will need to be replaced prior to the “final” of the building permit.

No deferment of sidewalks is allowed on Arbutus Street; and on Redwood Drive west of Arbutus Street. No deferment of sidewalks is allowed for offsite improvements.

- 2.18 ~~**ENGINEERING AND TRAFFIC SURVEY:** Prior to the filing of the subdivision map for the final phase of the subdivision with the County Recorder, the applicant shall provide the County with Engineering and Traffic Surveys that evaluate warrants for all-way stop controlled intersections for the following intersections:~~

~~Dolbeer / Manzanita~~

~~Harrison / Manzanita~~

~~Harrison / Chester~~

~~Harrison / Wilson~~

Note: Surveys, when needed in the future, will be conducted by the County or City.

### 3.0 DRAINAGE

- 3.1 **DRAINAGE ISSUES:** Applicant shall be responsible to correct any involved drainage problems associated with the subdivision to the satisfaction of this Department.
- 3.2 **DRAINAGE REPORT:** Applicant must submit a complete hydraulic report and drainage plan regarding the subdivision for review and approval by this Department. This may require the construction of drainage facilities on-site and/or off-site in a manner and location approved by this Department. In the preparation of drainage plans, applicant shall comply



with the Title III – Land Use and Development, Division 3, Building Regulations, Chapter 7, Stormwater Quality Management and Discharge Control. See sections 337-9, 337-12, 337-13.

The drainage report shall verify the capacity of the existing culverts on the downstream properties prior to discharge into Ryan Creek. Any culverts that cannot pass Q<sub>100</sub> storm shall be replaced to pass Q<sub>100</sub> storm. As an alternative, the applicant may propose to construct on-site storm water detention facilities.

Storm water detention facilities shall be provided to reduce Q<sub>100</sub> developed to Q<sub>2</sub> existing for all discharges into the Community Forest.

- 3.3 **STORM WATER QUALITY:** Applicant shall include within the project site the implementation of Best Management Practices (BMPs) to prevent storm water pollution. BMPs include, but are not limited to, stenciling drainage inlets.

A storm water filtration system shall be constructed in all parking lots to the satisfaction of this Department. A note shall be placed on the development plan indicating this.

- 3.4 **LOW IMPACT DEVELOPMENT (LID):** ~~The subdivision in its entirety is~~ Portions of the subdivision are within the MS4 area and is classified as a regulated project and is required to comply with County Code Section 337-13. The improvement plans must incorporate LID strategies for the entire subdivision, including roads, lots, and other areas.

At the time that the subdivision improvements are constructed, the LID elements related to an individual lot may be deferred until such time as the lot is developed. It is intended that the LID strategies shown on the improvement plans for a lot are conceptual in nature and subject to adjustment/refinement at the time that the building permit is applied for. Each lot in the subdivision is considered a regulated project.

A separate sheet in the improvement plans shall be provided for the LID concepts proposed for the individual lots. It is intended that this sheet will be attached to the development plan to facilitate issuance of a building permit at a later time.

At the time that subdivision improvement plans for the first phase of the project are submitted to this Department for approval, a Master Low Impact Development Plan shall be submitted that covers all phases of the tentative map. The purpose of the Plan is to establish a phasing schedule of when LID improvements will be constructed. The Plan shall be approved by this Department's Environmental Services Division.

Those portions of the project within the MS4 area must comply with MS4 requirements.

#### 4.0 GRADING

- 4.1 **SOILS ENGINEERING REPORT:** Pursuant to Humboldt County Code Section 331-14 (E)(5), applicant shall provide a soils engineering report that addresses the entire subdivision (or phase). The report shall include sufficient detail to enable the Building Official to issue building permits for each lot within the subdivision.

Pursuant to Humboldt County Code Section 331-14 (H)(6)(b)(3), the Applicant shall file a copy of the soils engineering report with the Chief Building Official.

4.2 **GRADING PLAN:** Pursuant to Humboldt County Code Section 331-14 (H)(6)(b)(1), the applicant shall submit an engineered preliminary (rough) grading plan addressing the entire project (or phase) construction area to this Department for review and approval. The purpose of the grading plan is to establish building pads that will drain to the roads (or other approved drainage course) without creating lot drainage from one lot to flow across the buildable area of adjacent lots.

4.3 **GRADING CRITERIA:** Each lot shall have a building pad graded to a maximum of 2% per Humboldt County Code Section 331-14 (H)(3)(d), unless waived by this Department. Building pads shall be of a sufficient size to accommodate anticipated future structures.

The elevation of the building pad shall be established so that a driveway from the building pad to the back of sidewalk will have a minimum slope of 1% and a maximum slope of 16%.

If sidewalk is not required, then the driveway slope will be measured to the back of driveway apron.

4.4 **CONSTRUCTION TIMING:** Grading within the subdivision or off-site rights of way shall **not** occur prior to approval of a grading plan by this Department. Construction of improvements or grading for this project will not be allowed to occur between October 15 and April 15 without permission of this Department.

4.5 **DATUM:** Grading plans shall be tied into elevation datum approved by this Department.

4.6 **SLOPES:** Benches/terraces when required by Humboldt County Code Section 331-14 (H)(3)(b) shall also include interceptor drains when required by this Department.

Interceptor drains when required by this Department or per Humboldt County Code Section 331-14 (H)(3)(e) shall be sized per the drainage study to pass a Q<sub>100</sub> storm event with at least 0.5 foot freeboard.

Proposed lot lines shall be situated at the top of slopes between lots, unless otherwise approved by this Department.

4.7 **EROSION CONTROL:** Pursuant to Humboldt County Code Section 331-14 (H)(6)(d)(1), an erosion control plan (aka, sediment control plan, Storm Water Pollution Prevention Plan, etc.) addressing erosion from storm water runoff and wind shall accompany the grading plan.

For construction sites equal to or greater than one (1) acre of ground disturbance, a Notice of Intent (NOI) and permit registration documents are required to be filed with the State Water Quality Control Board. A copy of the State's receipt of the approved NOI shall be provided to this Department prior to the start of construction.

## 5.0 MAINTENANCE

- 5.1 **MAINTENANCE OF IMPROVEMENTS:** The improvements to be constructed as part of this subdivision will not be maintained by the County. Pursuant to Humboldt County Code Section 324-2 (b) regarding Private Lanes, the Applicant must provide a permanent maintenance plan acceptable to this Department for all improvements including, but not limited to, the following: roads, drainage systems (pipes, drainage inlets, detention basins), pedestrian facilities, and landscape areas. An engineer's estimate for the cost of yearly maintenance must be approved by this Department. Maintenance shall be provided by a maintenance association, district, or other means as approved by this Department. More than one maintenance plan may be required.

Based upon the tentative map, it appears that the following will need to be maintained by a maintenance plan:

- A maintenance plan for all facilities within the proposed subdivision.
- A maintenance plan for open space lots (Lots 201, 202, 203, 204, 205, 206, and 207).
- The McKay Community Forest Trail is the maintenance responsibility of the County of Humboldt. All trail connections within the subdivision shall be maintained by the applicant until such time as the access roads serving the trail stub are accepted as public roads along with the acceptance of the trail connections.
- A maintenance plan for the non-county maintained roads known as:
  - McKay Lane
  - Oakview Drive
  - Canyon Court
  - Canyon Circle
  - South Canyon Lane
  - Redwood Street (Arbutus Street to S. Canyon Lane)
  - Manzanita Avenue (extension to Cul-de-Sac)
  - Unnamed Access Road serving Lots 58 through 60
  - Unnamed Access Road serving Lots 84 through 87
  - Unnamed Access Road serving Lots 92 through 95
  - Unnamed Access Road serving Lots 96 through 99
  - Unnamed Access Road serving Lots 100 through 103
  - Unnamed Access Road serving Lots 104 through 107
  - Unnamed Access Road serving Lots 108 through 115
  - Unnamed Access Road serving Lots 116 through 119
  - Unnamed Access Road serving Lots 120 through 127
  - Unnamed Access Road serving Lots 128 through 131
  - Unnamed Access Road serving Lots 132 through 139

A maintenance plan is not required for driveways that serve only one lot. A maintenance plan is *optional* for driveways/roads that serve only two lots. A maintenance plan is required for driveway/roads serving three or more lots.

- 6.0 **DEVELOPMENT PLAN:** The following are required for all development plans:



- 6.1 The development plan shall be legibly drawn to a convenient scale on 22"x34" (or 24"x36") mylar, in black ink, unless approved otherwise by this Department.
- 6.2 The development plan shall include a note substantially similar to the following: "See the subdivision map on file with the County Recorder for easements that existed at the time the map was filed. Additional easements may have been established after the map was filed. Refer to a current title report for all easements. Refer to the filed subdivision map for exact lot dimensions."
- 6.3 The development plan shall include the following to the satisfaction of this Department:
- (a) When roads or drainage facilities are not to be maintained by the County, then clearly state next to the facility "NOT COUNTY MAINTAINED".
  - (b) When minimum finished floor elevations must be adhered to, the plan shall state the minimum elevation and the referenced benchmark.
  - (c) If prepared for the project, reference the soils report; including a statement substantially similar to: "See soils report prepared by \_\_\_\_\_, Project No. \_\_\_\_\_, dated \_\_\_\_\_, for recommendations, inspections, and special requirements required for development of this subdivision."
  - (d) A statement substantially similar to: "All pedestrian facilities must be ADA compliant."
  - (e) When improvement plans have been prepared in conjunction with proposed subdivision, include a statement substantially similar to: "Improvement plans for roads, driveways, and drainage, etc. are on file with the Department of Public Works".
  - (f) For lots that could be further subdivided: Provide information on the development plan to assist future owners in developing the lots in a manner that preserves the maximum, future subdivision potential. This may include showing "potential" building setbacks for ultimate development. It is the intent of this condition that any "potential" setbacks are for information only and are not actual setback requirements to be adhered to.
  - (g) Show a minimum setback of 20 feet from garage entrances for vehicles from easements created as a condition of tentative map approval or existing for the purpose of moving automotive vehicles, bicycles, pedestrians, or animals. Typically, this is 29 feet from the curb.
  - (h) Provide a note identifying the maximum finished floor elevations for garage slabs based upon holding minimum setback of 20 feet to the garage door from back of sidewalk. The slab elevation should be relative to the flowline of the street at the centerline of the driveway. The maximum elevation is typically around 2.5 feet.
  - (i) A typical section showing the location of the curbs and sidewalks with respect to the right of way lines.
  - (j) Place the following note when landscaping is required along the frontage of lots within street rights of way: "Landscaping within the street right of way along the frontage of a

lot shall be the maintenance responsibility of the individual lot owner. The landscaping was required as a condition of the approval of the subdivision and must not be removed without approval of the Planning & Building Department of the County of Humboldt or their successor.”

- (k) For projects with a subdivision agreement, include the following note: "This subdivision was approved with requirements to construct improvements. At the time the subdivision map was filed, the improvements were not completed. The developer has entered into a subdivision agreement with the County to defer construction of these improvements. **Subdivision improvements must be completed within the timelines specified in the agreement. In general, building permits cannot be obtained until the required improvements are constructed to the satisfaction of the County.** The improvements required in the subdivision agreement are shown on the improvement plans prepared by \_\_\_\_\_, dated \_\_\_\_\_, and are signed as approved by the County on \_\_\_\_\_. Contact the Land Use Division of the Department of Public Works for details."
- (l) A note shall be added to the development plan identifying the future trail improvements and dedication required by Items 1.6(e)
- (m) A note shall be added to the development plan identifying the fence restrictions adjacent to the trail connection easements on Lots 19/20; Lots 44/45 (or Lots 28/29/30). The fence restriction shall indicate that fencing heights as constructed shall not be modified without approval from the Department of Public Works.
- (n) The following note shall be added to the development plan: "At the time of lot development of Lot 1, 2, 52, 53, 88 through 91, the Department shall evaluate the need for non-vehicular access strips. If the Department determines that one is needed, the owner of the lot shall dedicate a non-vehicular access strip to the County of Humboldt in a manner and location as approved by this Department."
- (o) The following note shall be added to the development plan: "A storm water filtration system shall be constructed in all parking lots to the satisfaction of this Department."
- (p) Typical precise grading/lot drainage details for the lots shall be shown or a reference shall be made to the approved grading plan on file with the Department of Public Works.
- (q) The following note shall be added to the development plan: "**LOW IMPACT DEVELOPMENT (LID) NOTE:** This subdivision is approved as a regulated project and is required to comply with County Code Section 337-13. Each lot within the subdivision is considered a regulated project. The improvement plans prepared for this subdivision show a conceptual plan to address LID for the lots. It is intended that the LID strategies shown on the improvement plans are conceptual in nature and subject to adjustment/refinement at the time that the building permit is applied for."
- (r) The following note shall be added to the development plan: Fencing adjacent to trails shall be maintained by the fronting lot owner.



This Department **may** maintain landscaping along collector or arterial roads when permanent funding source is made available.

- 7.4 **LANDSCAPING GOALS:** When on-site landscaping is required, any unimproved county right of way contiguous with the property shall be incorporated into the landscaping plan. Any landscaping shown within the County right of way shall be in addition to any required landscaping areas and shall not be counted towards meeting a landscaping goal.

// END //

# ERRATA

## TO

### North McKay Ranch Subdivision Project

### Final Environmental Impact Report

### Humboldt County Record No. PLN-9902-GPA

SCH #: 2019049166

**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

December 2021





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**Letter A1 Response****Michael McNicholas**

California Department of Forestry and Fire Protection

Jun 2, 2020 **(Modified 1/6/2022)**

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A1-1

The comment regarding the need for a timber harvest document is acknowledged. The commenter is referred to Section 3.2, Agricultural and Forestry Resources of the Draft EIR which states that a Timber Land Conversion Permit (TCP) was approved for the proposed project site by CAL FIRE in August of 1995. Additionally, as discussed in Section 3.11, Land Use and Planning, of the Draft EIR, a Timber Harvest Plan (THP) was developed for the project site in September 2017 and is valid through March 5, 2023. Consistency with this THP is discussed and analyzed in Section 3.11 of the Partial Recirculation Draft EIR. If CAL FIRE needs an additional copy of the TCP or THP, the County will provide these documents upon request. The existing THP specifically states that it is not for residential development. The existing THP will need to be modified or a new THP will need to be obtained from CallFire.

## 4.0 MINOR REVISIONS TO THE DRAFT EIR AND PARTIAL RECIRCULATION DRAFT EIR

The following language needs to be added to the FEIR in Section 4.0

### Recirculated Draft EIR Section 3.11

In Section 4.5.8, page 3.11-27, the following has been revised:

#### ***Timber Harvest Plan Consistency***

~~The proposed project requires both a Timber Conversion Permit and a Timber Harvest Plan (THP). A Timber Conversion Permit (TCP) was issued for the Property in 1995 associated with approval of the Eureka Community Plan which designated this property for Residential Development. The TCP is missing a map showing the area of conversion. A THP was issued in 1998 resulting in tree removal for what is now Redwood Fields, but that THP has now expired. A Timber Harvest Plan (THP) was developed for the site in September 2017 and is valid through March 5, 2023. This THP serves as the functional equivalent of a CEQA EIR and required approval through CAL FIRE as the lead agency. The This THP was not developed for the proposed project and specifically states it is not for residential purposes. In order to remove more trees from the site this THP will either need to be modified, or a new THP will need to be granted by Calfire. The project will be conditioned to require the appropriate permit be obtained from Calfire prior to any timber harvesting. to allow the timber currently located on the project site to be harvested and sold. The current THP contemplated residential development of the project site as an alternative to timber harvesting; however, the development alternative was rejected at the time because development did not address project objectives of the THP. The proposed project would be consistent with the THP, as development is permitted under the current zoning. Based on market conditions, the Applicant may harvest timber as per the approved THP or remove trees to accommodate the development of the project. This EIR analysis includes a conservative assumption of removal of approximately 59.27 acres of trees onsite, and impacts are discussed in Section 3.1, Aesthetics; Section 3.3 Air Quality; Section 3.4, Biological Resources; Section 3.8, Greenhouse Gas Emissions and Climate Change; and Section 3.10 Hydrology and Water Quality. Once the THP expires in 2023, the site would no longer be used for timber harvesting operations.~~ Therefore, the impact related to consistency with the THP would be less than significant.

#### **Level of Significance Before Mitigation**

Less Than Significant Impact.

#### **Mitigation Measures**

None required.

#### **Level of Significance After Mitigation**

Less Than Significant Impact.