

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT**

Resolution Number 25-055

Record Number LRP-2020-16567

McKinleyville Town Center

Assessor's Parcel Numbers: Multiple

**FINDINGS FOR CERTIFICATION OF EIR AND ADOPTION OF STATEMENTS OF OVERRIDING
CONSIDERATIONS**

1. FINDING: **CEQA (EIR)** - The County of Humboldt has complied with the requirements of the California Environmental Quality Act in completing an Environmental Impact Report (EIR) prepared in compliance with CEQA.

- EVIDENCE:**
- a) The California Environmental Quality Act (CEQA) requires preparation of an environmental impact report if there is substantial evidence in light of the whole record that the project may have a significant effect on the environment.
 - b) A Notice of Preparation (NOP) was issued on March 28, 2024, in accordance with CEQA Guidelines Section 15082 to inform interested parties of the County's determination that an EIR would be required for the project, solicit input about the desired content and scope of the DEIR, announce the dates and times of a public scoping meeting, and provide information on where documents about the project were available for review and where comments could be sent on the project. The NOP was posted at the County Recorder's office; mailed to property owners and tenants of parcels within project area and parcels adjacent to/just outside of the project area boundary; and circulated through State Clearinghouse. The NOP was circulated for a period of 30 days, ending on April 26, 2024. The County received 5 comments on the NOP.
 - c) Pursuant to CEQA Guidelines Section 15083, prior to completing the Draft EIR, the County of Humboldt held a scoping meeting on April 16, 2024, to solicit input from the regulatory agencies and public. Appendix A of the Draft EIR includes a summary of the public scoping process and summarizes the comments received in writing and during the scoping meetings.

Areas of potential controversy known to the County include the

proposal to reduce the number of lanes on Central Avenue in McKinleyville through the town center.

- d) The Draft Environmental Impact Report (“DEIR”) for LRP-2020-16567 McKinleyville Town Center was prepared in accordance with CEQA and circulated for public review initially from April 11, 2024 through May 27, 2024 (SCH#: 2024031111), a 45 day review period, in compliance with CEQA guidelines section 15105 which requires a minimum of 45 days and a period which does not exceed 60 days.
- e) The project evaluated by the DEIR is the creation of a set of ordinances with a possible amendment to the McKinleyville Community Plan as follows:
 - i. Rezone the entire Town Center site to Mixed Use-Urban (MU1) and
 - ii. Adopt “Q-Zone” combining regulations (Q) that, among other guidance, would modify the proposed principal Mixed Use zoning regulations and set standards for development of the town center; and
 - iii. A modification to the McKinleyville Community Plan to incorporate the General Plan adopted definition of a wetland as three parameters, rather than the current McKinleyville Community Plan single parameter definition.
- f) SUMMARY OF IMPACTS

Issues that were analyzed in the Draft EIR include Air Quality, Biological Resources, Cultural and Tribal Cultural Resources, Energy, Greenhouse Gas Emissions, Hydrology/Water Quality, Noise, Transportation, Water Supply, Wastewater, Growth Inducing, Cumulative impacts, and Alternatives.

Aesthetics, Agricultural and Forestry Resources, Geology and Soils, Hazards and hazardous materials, Mineral Resources, Parks and Recreation and Wildfire were impacts found not to be significant and not discussed further in the DEIR. The DEIR identified potential significant impacts that are either less than significant or can be mitigated to less than significant levels on Air Quality, Biological Resources, Cultural and Tribal Cultural Resources, Energy, Greenhouse Gas Emissions, Hydrology/Water Quality, Noise, Transportation, Water Supply, Wastewater, Growth Inducing, Cumulative impacts. The DEIR identified a significant impact related to traffic noise on Railroad Avenue on aesthetics, air quality,

biological resources, cultural and tribal that cannot be mitigated to less than significant levels.

- g) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. A Mitigation Monitoring and Reporting Program has been prepared in accordance with Humboldt County regulations and is designed to ensure compliance during project implementation and is recommended to be adopted in conjunction with project approval.
- h) Evidence that has been received and considered includes: technical studies/reports that have been reviewed and reflect the County's independent judgment and the FEIR, and information and testimony presented during public hearings before the Planning Commission. These documents are on file in the Planning and Building Department (LRP-2020-16567 McKinleyville Town Center) and are hereby incorporated herein by reference.

i) DEPARTMENT OF FISH AND GAME FEES.

State Department of Fish and Wildlife reviewed the DEIR to comment and recommended necessary mitigations to protect biological resources in this area. Therefore, the project will be required to pay the State fee in effect at the time of the recordation of the Notice of Determination to the Humboldt County Clerk/Recorder for processing said fee and posting the Notice of Determination (NOD).

j) FINAL EIR -- RESPONSE TO COMMENTS.

The County prepared a FEIR including responses to comments on the "McKinleyville Town Center EIR". The Responses to Comments respond to comments that were received during the Draft EIR circulation period. The Responses to Comments document (FEIR) was released to the public on August 22, 2025 and responded to all environmental points raised by people and organizations that commented on the DEIR. The FEIR was introduced to the McKinleyville Municipal Advisory Committee on September 10, 2025, and the Planning Commission on September 18, 2025.

Electronic copies of the FEIR were provided to the California Department of Fish and Wildlife on August 26, 2025. CDFW was the only agency commenting on the DEIR. The County received a total of 28 comment letters, one from a state agency, one from a local agency, one from a non-governmental organization, two from property

owners, 1 set of comments from a MMAC meeting and 22 letters from individuals on the DEIR. The FEIR considered the comments received during the public review period for the Draft EIR and provided appropriate responses. In order to better address repetitive comments, the FEIR used Master Responses to address 3 different topics. The Master Comment allows a more complete response to the comments made rather than individually responding to all the comments.

2. FINDING: The Final EIR reflects the County of Humboldt's independent judgment and analysis.

EVIDENCE:

- a) The EIR (DEIR/FEIR) was prepared by EMC Planning Group under contract to the County of Humboldt. Technical studies were provided by property owners which were peer reviewed by the county's consultant prior to incorporation into the environmental analysis.
- b) The Planning Commission considered the information presented in the record relative to the FEIR and considered the public comment on the FEIR prior to rendering its decision. The Planning Commission considered all public comments, including those made by subject matter experts. Based on the evidence in the public record, the Board of Supervisors finds that the FEIR adequately addresses all potential environmental impacts and presents adequate feasible mitigation to reduce impacts to a less than significant level where possible. For those impacts that cannot be mitigated to a level less than significant, all feasible mitigation has been presented and considered.

3. FINDING: **RECIRCULATION of the DEIR IS NOT REQUIRED.** No new information was included in the FEIR as part of responding to the comments on the DEIR. The only minor changes to the DEIR were to Mitigation Measures based on comments received.

EVIDENCE:

- a) The FEIR does not present any new information as can be seen in the FEIR.
- b) Changes to the DEIR as reflected in the FEIR were suggested by the California Department of Fish and Wildlife, and public commenters requesting clarification.

4. **FINDING:** REVISED MITIGATION MEASURES. Revisions have been made to DEIR Mitigation Measures 5-4,6-3, 6-5, 6-6a and Mitigation Measure 11-1 in the FEIR that are more effective and clearer than the mitigation measures presented in the DEIR.

- EVIDENCE:**
- a) Air Quality Mitigation Measure 5-4 was modified to clarify construction permits would not be issued until the construction air quality requirements were written into the construction plans.
 - b) Biology Mitigation Measure 6-3 was modified to provide options as provided by the California Department of Fish and Wildlife for addressing the Western Bumble Bee.
 - c) Biology Mitigation Measure 6-5 was modified to provide the correct referent to the bird nesting season.
 - d) Biology Mitigation Measure 6-6a was modified to address comments from the California Department of Fish and Wildlife and bring consistency between the wetland mitigation already provided in the Town Center Ordinance and the mitigation in the EIR.
 - e) Noise Mitigation Measure 11-1 was modified to provide for a construction noise disturbance coordinator.

5. **FINDING:** **EIR- ENVIRONMENTAL IMPACTS FOUND NOT TO BE SIGNIFICANT. -** The EIR identified impacts that would not be significant and do not need further analysis. These include Aesthetics, Agricultural and Forestry Resources, Geology and Soils, Hazards and hazardous materials, Mineral Resources, Parks and Recreation and Wildfire. These impacts are found not to be significant.

- EVIDENCE:**
- a) Aesthetics: There is a less than significant impact to aesthetics because there is not impact on any scenic vista, the ordinance does not conflict with regulations protecting scenic qualities, and there will not be new sources of light or glare which conflict with local regulations
 - b) Agricultural and Forestry Resources: There is a less than significant impact to Agricultural and Forestry Resources because the ordinance will not convert prime farmland or conflict with agricultural zoning, and the area does not contain forest resources.
 - c) Geology and Soils: There is a less than significant impact to Geology and Soils because any construction authorized by the ordinance will be required to comply with the California Building Code which

addresses seismic concerns, the site is fairly flat and any grading will have erosion control as a requirement of the grading permit, and the Building Permit will be based on a Geologic Report which will address unstable or expansive soils.

- d) Hazards and Hazardous Materials: There is a less than significant impact to Hazards and Hazardous Materials because there is no evidence of hazardous materials on the site except in existing buildings where asbestos and testing and removal would be a requirement of any demolition permit or existing building modification permit, new development is not projected to use hazardous materials, the site has excellent access for emergency personnel, and a small portion of the project site near the Railroad Drive/Central Avenue intersection) is within Airport compatibility zone 6 related to the Redwood Regional Airport, but this poses no restrictions on the development of this area.
- e) Land Use and Planning: There is a less than significant impact to Land Use and Planning because the proposal will not physically divide an established community or conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect.
- f) Mineral Resources: There is a less than significant impact to Mineral Resources because the development of the town center will not result in the loss of a known mineral resource or result in the loss of availability of a locally important mineral resource recovery site delineated in a local general plan.
- g) Parks and Recreation: There is a less than significant impact to Parks and Recreation because while the town center will generate additional residents, there is an existing park in the town center and the new residential units will pay park fees for development of new parks or improvement to existing parks.
- h) Wildfire: There is a less than significant impact to Wildfire because the Town Center site is located within Very Low and Low Wildfire Hazard areas.

6. FINDING:

EIR- ENVIRONMENTAL IMPACTS FOUND NOT TO BE LESS THAN SIGNIFICANT- NO MITIGATION REQUIRED. Impacts have been found to be less than significant, and mitigation is not required to reduce project related impacts.

- EVIDENCE:**
- a) Cultural and Tribal Resource: The impacts to Cultural and Tribal Resources are found to be Less than Significant without mitigation because technical studies were performed finding no evidence exists of Historic Resources or unique Archaeological Resources exist on site, there is no evidence that Native American Human Remains exist on site and government consultation did not result in the identification of any Tribal Cultural Resources.
 - b) Energy: The impact to energy is found to be less than significant because the design to be pedestrian, bicycle and public transit focused will reduce the amount of energy devoted to transportation and the new construction will be required to comply with Building Code Requirements.
 - c) Hydrology and Water Quality: The impact to Hydrology and Water Quality is found to be less than significant because existing regulations will address the potential to Violate Water Quality Standards or Waste Discharge Requirements and existing requirement for McKinleyville will not preclude an increase in Storm Water Runoff with the potential to cause flooding or exceed storm drainage system capacity.
 - d) Public Services: The impact to Public Services is found to be less than significant because Fire Services are available and there are funding mechanisms in place that can address a potential future need for providing additional services, the Sheriff's facilities can accommodate the additional deputies needed to support the increase in population, and the census in schools within McKinleyville have been declining, so the existing facilities can accommodate the potential growth.
 - e) Transportation: The impact to Transportation was evaluated based on the pedestrian/bicycle orientation of the project and Vehicle Miles Traveled. The analysis showed that the VMT for both the commercial and residential components of the project would be more than 15% below the countywide baseline for VMT. In addition, the design features of the town center do not create circulation hazards or insufficient access requiring physical improvements.
 - f) Water Supply: The impact to Water Supply is found to be Less than Significant because the McKinleyville Community Services District has the water allocation and infrastructure to serve the proposed buildout of the Town Center.

- g) Wastewater: The impact to Wastewater is found to be Less than Significant because the MCSD has the ability to expand infrastructure to keep pace with development.
- h) Cumulative Impacts: The Town Center Ordinance does not have the potential to create impacts which are individually less than significant but cumulatively significant primarily because the town center site is an infill site within the community of McKinleyville.

7. FINDING:

EIR-ENVIRONMENTAL IMPACTS MITIGATED TO LESS THAN SIGNIFICANT – The EIR identified potentially significant impacts to Air Quality, Biological Resources, Greenhouse Gas Emissions, and Noise. The incorporation of mitigation measures from the EIR (as modified in the FEIR) into the ordinance will reduce these impacts to a less than significant level. (15091(a)(1).)

EVIDENCE:

- a) Air Quality. Potentially significant impacts on Air Quality Impacts have been mitigated to a less than significant level by prohibiting wood burning fireplaces in the Town Center and by limiting construction equipment to those vehicles that are tuned according to manufacturers' recommendations and limiting the amount of time vehicles are allowed to idle.
- b) Biology. Potentially significant biological impacts have been mitigated to a less than significant level by requiring focused plant surveys prior to construction activity, by requiring preconstruction surveys for special status species (Northern Red legged Frog), by allowing a future developer to take one of several actions to address the Western Bumble Bee, by taking precautions to avoid impacts to special status bat species, by conducting surveys or avoiding the nesting period of migratory bird species, by requiring mitigating for impacts to wetlands, and by avoiding other sensitive natural communities.
- c) Greenhouse Gas Emissions. Potentially significant impacts to Greenhouse Gas Emissions have been mitigated to a less than significant level through requiring future development to be electric and requiring EV charging stations.
- d) Noise. Potentially significant impacts to noise have been mitigated to a less than significant level by requiring use of best management practices to minimize noise during construction on sensitive

receptors, and by requiring construction design to address Central Avenue Noise on sensitive receptors in new construction.

- 8. FINDING: EIR-ENVIRONMENTAL IMPACTS NOT MITIGATED TO LESS THAN SIGNIFICANT** – The proposed Town Center Ordinance would result in a significant and unavoidable impact that would not be mitigated to a less than significant level even with incorporation of mitigation measures, as further described in the evidence below. There are specific economic, legal, social, technological or other considerations which make infeasible mitigating these impacts to a less than significant level. (15091(a)(3).)

EVIDENCE: a) The DEIR found that noise impacts to residents along Railroad Avenue would be significant and unavoidable and there is no feasible mitigation to address this. The significant impact comes from the projection that the noise would not exceed the 65 db criterion for acceptable noise, but the increase in noise would be 7 db which triggers the 5 db threshold at which the community would notice the change. Due to residences fronting on the street, the already low posted speed limit of 25 mph, it was deemed infeasible to either construct sound attenuation along Railroad or to lower the speed limit and thus lower the noise generation. Thus, noise impacts along railroad avenue are deemed significant and unavoidable.

- 9. FINDING: MITIGATION MEASURES NOT IMPOSED** – Mitigation measures have been requested by commenters in response to the DEIR. These comments have not been included either because the mitigation is already applied, the mitigation is not more effective than the mitigation being applied or because the mitigation is not feasible.

EVIDENCE: a) Request was made that the Air Quality Mitigation Measure for construction be modified to require that 25% of all construction equipment be electrically powered. This was not added to the mitigation measure, but additional requirements were added to ensure air quality mitigation is complied with. It is not certain that electrical construction equipment is available to satisfy this requirement. If electrical construction equipment is not available, then it would make the project infeasible. This mitigation measure is not feasible.

- b) Request to modify Biological Mitigation Measure 6-1 to reduce the length of time required for monitoring. The five-year monitoring requirement is not unreasonable to ensure the success of the mitigation requirement.

10. FINDING: TRIBAL CONSULTATION – SB 18 and AB 52 Consultation occurred for the project.

- EVIDENCE:**
- a) On June 3, 2021, the Bear River Rancheria, Blue Lake Rancheria, Che-Ae-Heights Indian Community, Wiyot Tribe and Tsnungwe Council were offered government to government consultation.
 - b) The Blue Lake Rancheria and Wiyot Tribe responded that the chance of archaeological resources at this location are very minimal and did not wish to consult.
 - c) The Bear River Band of the Rohnerville Rancheria did wish to consult, and consultation was conducted on November 15, 2021.
 - d) On April 4, 2024, each tribe was offered government to government consultation under AB52.
 - e) No Tribes responded to the offer of AB52 consultation.

11. FINDING: **EIR-CEQA ALTERNATIVES TO THE PROPOSED PROJECT** - In compliance with CEQA Guidelines section 15126.6, the DEIR considered two alternatives to the proposed ordinance. The EIR considered the alternatives described below which are more fully described in the DEIR. There are specific economic, legal, social, technological or other considerations which make infeasible the project alternatives identified in the EIR for reasons discussed below.

- EVIDENCE:**
- a) Alternative No. 1: No Project Alternative.
The No Project Alternative assumes that no changes would be made to the existing zoning, and no specific measures would be introduced to create a Town Center concept.

The No Project Alternative would not meet any of the basic project objectives:

- i. Establish a unique identity for McKinleyville through developing a viable town center that serves as a community

focal point and provides a center for social/community interaction.

- ii. Develop an area of mixed land uses which encourages bicycle and pedestrian travel yet allows for convenient and safe automobile access.
- iii. Permit mixed-use categories of zoning, including higher density housing, in concert with retail commercial uses and shopfronts, and an abundance and variety of open spaces.
- iv. Offer opportunities for developing a full range of commercial uses including a grocery store, shops, department store, hardware home supply, movie complex, laundromat, and restaurants; office space and medical and dental clinic; town green for athletic and civic events, civic buildings and a library; high density residential and mixed use residential above commercial uses; farmers market; child care facilities; and art galleries.
- v. Focus on community scale needs without drive-thru restaurants and no large "big-box" department stores, with store design that avoids the look of giant retail department stores.
- vi. Identify design alternatives for Central Avenue which ease pedestrian and bicycle traffic, including traffic calming measures.
- vii. Promote safe, accessible and human scale residential and commercial areas where people of all ages can work and play.
- viii. Promote development of pedestrian-oriented neighborhoods and commercial areas.
- ix. Develop appropriate design review standards consistent and compatible with the overall principles, objectives and policies of the entire Humboldt County General Plan.
- x. Include mixed-use categories of zoning, including higher density housing above retail commercial uses and shopfronts designed to include an abundance and variety of open spaces, such as urban parks, courtyards and gardens, with a connected system of pedestrian walkways, alleys and streets.
- xi. Design intersections and streets within the Town Center to facilitate pedestrian movement, provide bicycle connections

to commercial areas and transit stops, and provide transit stops with shelter for pedestrians and provisions for secure bicycle storage.

- xii. Protect natural land forms by minimizing alteration caused by cutting, filling, grading or clearing.
- xiii. Screen or soften the visual impact of new development through the use of landscaping and promote use of species common to the area and known fire resistant plants.

Alternative 1 would not achieve the objectives of the McKinleyville Community Plan to establish zoning regulations to guide the creation of a Town Center.

b) Alternative 2- Reduced Scale Project

This alternative would retain the project site boundaries but reduce development capacity for each of the proposed mixed uses by 20 percent. This would be achieved by incrementally reducing residential development density and incrementally reducing non-residential development intensity. The purpose of the alternative is to substantially lessen or avoid the significant unavoidable traffic noise impact and to lessen a range of significant, mitigable impacts that are not related to the size of the development footprint.

Alternative 2 would reduce the amount of development evaluated in the EIR but would not reduce the noise impact on Railroad Avenue. The EIR evaluated a certain amount of projected development that could occur during buildout of the Town Center. The need to allow housing in an area that has a shortage of housing is a higher priority than the small reduction in noise along Central Avenue. The demand by the State for the County to produce housing is a more important consideration and this alternative is found to be inconsistent with the direction of the state to provide property available for housing. Thus alternative 2 is deemed infeasible.

12. FINDING:

OTHER ISSUES RAISED BY COMMENTERS CONSISTENCY WITH MCKINLEYVILLE COMMUNITY PLAN WETLAND POLICIES The Town Center Ordinance is consistent with the adopted McKinleyville Community Plan policies related to retention and preservation of wetlands.

EVIDENCE:

- a) There are two primary policies addressing wetlands:
 - 14. On existing parcels, development within Wetland Areas shall be permitted where the least environmentally damaging alternative of development techniques is employed and where mitigation measures have been provided to fully offset any adverse effects. Mitigation measures for development within Wetland Areas shall, at a minimum, include those prescribed by the administration of the Open Space & Grading ordinance*
 - 15. No land use or development shall be permitted in Wetland Areas which degrade the wetland or detract from the natural resource value on newly created parcels.*
- b) Parcels that were in existence prior to adoption of the Community Plan must be considered existing, and parcels that have been created after the Community Plan must be considered new.
- c) There are 5 undeveloped parcels that could be affected by these policies. The three undeveloped or partially developed parcels on Picket Road and the parcel behind and including the McKinleyville Shopping Center have remained unchanged since before adoption of the Community Plan. All these parcels would fall under the policy direction of Policy 14 which provides opportunities to fill and relocate wetlands with appropriate mitigation
- d) Policy 14 would allow a property owner to relocate wetlands under the provisions allowed in the Town Center Ordinance as part of a subdivision or associated with a new construction permit on that parcel.
- e) There are uses specifically identified as being allowed in wetlands within the McKinleyville Community Plan (Policy 13). The most relevant of these is wetland restoration. Wetland restoration typically involves the manipulation of a former or degraded wetland's physical, chemical, or biological characteristics to return its natural functions. In an area that has significant past activity, grading, grazing and public events, the wetlands on this property are degraded, so wetland restoration is an appropriate activity.
- f) Policy 15 uses the same language as Policy 19 relative to wetland buffers. Policy 18 allows development within wetland buffers. The fact that the same performance criteria (degrade the wetland or detract from the natural resource value) are used in both Policy 15

and 19 and 19 allows development support the interpretation that Policy 15 would also allow development under the same provisions.

- g) Under the premise that activity cannot degrade a wetland, Wetland Restoration could be done to consolidate and reconfigure wetlands on site in a manner that does not result in loss of quality or quantity. Consolidation of wetlands into a managed wetland complex would allow for the restoration of wetland values on a parcel.
- h) Natural Resource values extend beyond just the wetland. The wetlands in the town center are in locations that have been previously graded, disced, and grazed. It is a commonly accepted practice that lower quality and/or smaller wetlands can be relocated and consolidated into higher functioning wetlands, and that doing so can be a net benefit to the resource value and generally restorative to wetlands. This is consistent with Policy 15.
- i) The Town Center ordinance requires replacement of wetlands at a 1.5:1 ratio and this can be reduced if a higher quality of wetland is pursued, but in no case can it be less than 1:1. The ordinance requires grading to achieve a wetland environment, and stormwater cannot drain directly into the wetlands.
- j) The Life Plan Humboldt project is within the town center and is the only known project to date. The project proposes to maintain the existing large wetland on site and consolidate wetlands around that. The wetland will be reconfigured to allow better use of the property while enhancing the wetlands on the property as a whole thereby increasing the resource value of the wetlands. Based on the proposal of Life Plan Humboldt and the criteria in the Town Center ordinance, the Life Plan Humboldt Project can be found consistent with Policy 15.

13. FINDING:

OTHER ISSUES RAISED BY COMMENTERS- STABLE PROJECT DESCRIPTION The project description has been stable and has not changed. The project evaluated in the DEIR was a draft of the Town Center Ordinance approved by the McKinleyville Municipal Advisory Committee, and the amount of allowed development, the design of the development and the overall design of the Town Center Ordinance has not changed.

- EVIDENCE:**
- a) The EIR evaluated the Draft Town Center Ordinance approved by the McKinleyville Municipal Advisory Committee dated Marh 28, 2024.
 - b) The amount of development or the requirements for future development contained in the ordinance have not changed.
 - c) The ordinance allows ministerial review of future building development, and identified the uses permitted.
 - d) The ordinance has requirements for street cross sections that have taken into account the need for the McKinleyville Community Services District to access their facilities in Central Avenue.

14. FINDING:

EIR-STATEMENT OF OVERRIDING CONSIDERATIONS

In accordance with Section 15093 of the CEQA Guidelines, the County has evaluated the economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the project against its unavoidable environmental risks in determining whether to approve the project, and has determined that the specific economic, legal, social, technological, or other benefits, including regionwide or statewide environmental benefits, of the project outweigh its unavoidable, adverse environmental impacts so that the identified significant unavoidable impact(s) may be considered acceptable. The proposed project will result in a net environmental gain and will provide benefits described herein to the surrounding community and the County as a whole. Each benefit set forth below constitutes a separate, independent, and severable overriding consideration warranting approval of the project, despite the unavoidable impact. Substantial evidence in the record demonstrates that the County would derive the following benefits from the project:

- EVIDENCE:**
- a) The Town Center Ordinance is a Policy requirement of the McKinleyville Community Plan. The Town Center Ordinance has been prepared to address that policy guidance.
 - b) The creation of a Town Center with a mix of uses, particularly sufficient residential to aid in the support of a commercial retail core will generate traffic above the existing conditions.
 - c) The Town Center is designed to achieve a pedestrian and bicycle-oriented community, with an emphasis on connecting to public transportation. This style of development is consistent with the

Regional Transportation Plan Adopted by HACOG and the County's climate resiliency goals.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Planning Commission recommends the Board of Supervisors do the following:

1. Certify that the Final Environmental Impact Report for the McKinleyville Town Center (SCH#: 2024031111) has been completed in compliance with CEQA; and
2. Adopt the Statement of Overriding Considerations; and
3. Adopt the Mitigation Monitoring and Reporting Program.

The foregoing Resolution is hereby passed and adopted after review and consideration of all the evidence on **September 18, 2025**.

The motion was made by COMMISSIONER PEGGY O'NEILL and second by COMMISSIONER JEROME QIRIAZI and the following vote:

AYES: COMMISSIONERS: Iver Skavdal, Thomas Mulder, Jerome Qiriazzi, Peggy O'Neill,
Noah Levy

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS: Lorna McFarlane, Sarah West

ABSTAIN: COMMISSIONERS:

DECISION: Motion carried 5/0

I, John H. Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above-entitled matter by said Commission at a meeting held on the date noted above.



John H. Ford, Director
Planning and Building Department

MITIGATION MONITORING AND REPORTING PROGRAM

McKinleyville Town Center Zoning Amendment Ordinance

Humboldt County Planning and Building Department

Record Number: LRP-2020-16567

Mitigation measures were incorporated for the above referenced project. The Mitigation Monitoring and Reporting Program (MMRP) identifies mitigation measures by topic as well as monitoring and/or reporting requirements to ensure their implementation.

MITIGATION MEASURES

AIR QUALITY

Mitigation Measure 5-1: No wood burning fireplaces are permitted within future residential units. If wood burning heaters/stoves are planned, these shall comply EPA's list of certified wood heaters as identified in the 2020 New Source Performance Standard for New Residential Wood Heaters.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
Prior to permit approval	Upon application		County Plg&Bld		

Mitigation Measure 5-4: All construction plans shall include the following requirements to reduce TAC emissions during construction:

- a. Idling of construction equipment and heavy-duty diesel trucks will be avoided where feasible, and if idling is necessary, it will not exceed three minutes; and
- b. All construction equipment will be maintained and properly tuned in accordance with manufacturer's specifications and will be checked by a certified visible emissions evaluator

The construction permits will not be issued until these requirements are shown on the construction plans. The inspector for this area shall conduct periodic review of the site (at least three times per week) to ensure these requirements are being complied with.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
Prior to permit approval	Upon application and during construction activities		County Plg&Bld		

BIOLOGICAL RESOURCES

Mitigation Measure 6-1: Focused Plant Surveys in Undeveloped Areas North of Hiller Road. Prior to approval of grading permits for construction, tree removal, vegetation clearance, grading, or the initiation of any construction activity in any area of the project site north of Hiller Road, developers of future individual projects shall retain a biologist qualified in botany to conduct a focused survey for special-status plant species in accordance with current CDFW and CNPS rare plant survey protocols (CDFW 2018 and CNPS 2001). The survey shall occur during the peak blooming period for these species to determine their presence or absence. Some special-status plant species are only identifiable during their blooming periods and surveys are only considered valid if they occur when blooms are visible. Based on the known blooming periods of the special-status plant species potentially present, three surveys would be necessary to adequately survey the project site: the first in April, the second in June, and the third in August. If possible, known reference populations of the target species in the project vicinity shall first be visited to verify that the species is observable, and the focused survey shall be conducted within two weeks of observing the reference population in full bloom.

The biologist shall then prepare a report documenting the results of the surveys which will be submitted to the Humboldt County Planning and Building Department, where it will be kept on file, prior to issuance of a grading permit. If the focused surveys conclude that special-status plant species are not present within the project site boundary, or if they are present but impacts to them can be completely avoided, then no further mitigation would be required.

If the focused surveys identify special-status plant species within the subject area and they would be affected by the proposed project, then appropriate mitigation shall be developed by the biologist and implemented prior to issuance of a grading permit. Measures may include, but are not limited to:

- a. A qualified biologist shall identify an on-site or off-site mitigation area suitable for restoration of habitat and seed transplantation for any special-status plant species.
- b. Prior to approval of a grading permit, a qualified biologist or native plant specialist shall perform seed collection from all special-status plants located within the impact areas and implement seed installation at the mitigation area at the optimal time. Additionally, topsoil from the special-status species occurrence area(s) shall be salvaged (where practical) for use in the mitigation area.
- c. A maintenance and monitoring program shall be developed by a qualified biologist and established for a minimum of five years after mitigation area installation to verify that restoration activities have been successful. Maintenance activities may include, but not be limited to, watering during the plant establishment period, supplemental seed planting as needed, and removal of non-native plants. Monitoring shall include, at a minimum, quarterly monitoring reports for the first year and annual reports for the remaining four years. The performance standard for successful mitigation shall be a

minimum 3:1 replacement ratio (i.e., three plants observed in mitigation area for each plant lost from the project site) achieved in at least one of the five years of monitoring.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
Prior to permit approval and start of construction activities	Upon application and annually for a period of 5 years		County Plg&Bld		

Mitigation Measure 6-2a: No more than one week prior to commencement of tree removal, vegetation clearance, grading, or the initiation of any construction activity in any undeveloped area of the project site located west of Central Avenue, developers of future individual projects shall retain a qualified wildlife biologist to conduct surveys for the presence of northern red-legged frog within 50 feet of suitable habitat (habitat suitability will be determined by a qualified biologist). If the survey results are negative, a letter report confirming absence will be prepared and submitted to the Humboldt County Planning and Building Department and no further mitigation is required.

If the survey is positive, a qualified biological monitor shall be retained to be present during initial grading to monitor activities. The monitor shall be authorized to move individual northern red-legged frogs out of harm's way if individual frogs do not move in a sufficient time as determined by the biologist.

Mitigation Measure 6-2b: No more than 24 hours prior to commencement of ground disturbing activities within the undeveloped portions of the project site located west of Central Avenue, a qualified biologist shall conduct an environmental awareness training session for all construction personnel. At a minimum, the training shall include a description of special-status species potentially occurring in the project vicinity, including, but not limited to, special-status plant species, northern red-legged frog, western bumble bee, roosting bats, and nesting birds and raptors. Their habitats, general measures that are being implemented to conserve species as they relate to the project, and the boundaries within which construction activities will occur will be explained. Informational handouts with photographs clearly illustrating the species' appearances shall be used in the training session. All new construction personnel shall undergo this mandatory environmental awareness training.

The qualified biologist will train biological monitors selected from the construction crew by the construction contractor (typically the project foreman). Before the start of work each day, the monitor will check for animals under any equipment such as vehicles and stored pipes within active construction zones. The monitor will also check all excavated steep-walled holes or trenches greater than one foot deep for trapped animals. If a special-status species is observed within an active construction zone, the qualified biologist will be notified immediately and all work within 50 feet of the individual will be halted, and all equipment turned off until the individual has left the construction area.

Individual future project applicant(s) shall be responsible for submitting evidence of completion of this training to the Humboldt County Planning and Building Department, where it will be kept on file, prior to initiation of any ground disturbing activities.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
Prior to the start of construction activities	Ongoing		County Plg&Bld		

Mitigation Measure 6-3: Suitable foraging and nesting habitat for Western bumble bee is present within the project boundary. One of the following options shall be implemented prior to vegetation removal:

Option 1: Seasonal Avoidance

Clear vegetation and conduct ground-disturbing activities outside of the colony active period (March through August) to avoid peak flight season and discourage bumble bees from nesting in the project area.

Option 2: Assume presence of Western bumble bee

Assume presence and obtain Incidental Take Authorization from the California Department of Fish and Game (Section 2081 of the Fish and Game Code. Avoidance measures identified in the permit will be implemented. Compensatory mitigation, such as land acquisition and habitat restoration or enhancement would be required.

Option 3: Conduct focused surveys for Western bumble bee

If seasonal avoidance is not possible, consultation with the California Department of Fish and Wildlife shall occur at least one year prior to ground disturbance to evaluate potential impacts and other feasible avoidance measures, including habitat assessments and/or surveys.

Surveys shall occur during the colony active period for the western bumblebee (March through August) prior to tree removal, vegetation clearance, grading, or the initiation of any construction activity in any undeveloped area of the project site, developers of future individual projects shall hire a qualified biologist to conduct a pre-construction survey of small mammal burrows and thatched/bunch grasses. If the survey results are negative (i.e., no bumble bee activity observed), a letter report confirming absence shall be prepared and submitted to the Humboldt County Planning and Building Department, where it will be kept on file, and no further mitigation is required.

If bumble bee nests are detected and the area can be avoided, a qualified biologist shall supervise the installation of protective fencing/flagging a minimum of 50 feet around the nest area prior to construction, and phase vegetation removal to retain patches of floral resources during construction. The fencing/flagging will be checked at least once per week by a biological monitor until construction is complete to ensure that the protective fencing/flagging remains intact. The qualified biologist can conduct the weekly checks or train a biological monitor selected from the construction crew by the construction contractor (typically the project foreman) to check the fencing/flagging and provide weekly updates. Documentation of the fencing/flagging installation shall be provided to the County prior to the start of ground disturbance activities. Documentation of the weekly checks and timely maintenance of fencing/flagging (if needed) shall be provided to the Humboldt County Planning and Building Department quarterly during construction.

If bumble bee nests are detected and the area cannot be avoided, the qualified biologist shall coordinate with the California Department of Fish and Wildlife to obtain Incidental Take Authorization. Compensatory mitigation, such as land acquisition and habitat restoration or enhancement would be required.

After it has been confirmed that the habitat area is no longer occupied, a letter report will be prepared and submitted to the Humboldt County Planning and Building Department. Individual project applicants shall be responsible for implementation of this mitigation measure with oversight by the Humboldt County Planning and Building Department.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
If vegetation removal is to occur during the colony active period for the western bumblebee (March – August)	Ongoing		County Plg&Bld and CDFW		

Mitigation Measure 6-4: Approximately 15 days prior to tree removal, vegetation clearance, building demolition, grading, or the initiation of any construction activity in any area of the project site with potentially suitable habitat for special status bats, developers of future individual projects shall retain a qualified wildlife biologist to conduct a habitat assessment for bats and potential roosting sites in trees to be removed, in buildings and trees within 50 feet of the construction footprint, and surrounding structures situated within 50 feet of disturbance activities by the project. Bats potentially roosting on the exteriors of buildings on the project site may be disturbed by construction activities.

In the event that construction activities are suspended for 15 consecutive days or longer, including the time period between development activities at each respective lot or parcel, these surveys shall be repeated if disturbance is occurring in an area with potentially suitable habitat for special status bats. These surveys shall include a visual inspection of potential roosting

features (bats need not be present) and a search for presence of guano within the project site, construction access routes, and 50 feet around these areas. Cavities, crevices, exfoliating bark, and bark fissures that could provide suitable potential nest or roost habitat for bats shall be surveyed. Potential roosting features found during the survey shall be flagged or marked. Locations off the site to which access is not available may be surveyed from within the site or from public areas.

If no roosting sites or bats are found, a letter report confirming absence shall be submitted by the biologist to the Humboldt County Planning and Building Department, where it will be kept on file, and no further mitigation is required.

If bats or roosting sites are found, a letter report and supplemental photos and documents detailing the location and species shall be provided by the biologist to the Humboldt County Planning and Building Department prior to ground disturbance activities and the following monitoring, exclusion, and habitat replacement measures shall be implemented:

- a. If bats are found roosting outside of the nursery season (May 1 through October 1), they shall be evicted as described under (b) below. If bats are found roosting during the nursery season, they shall be monitored to determine if the roost site is a maternal roost. This could occur by either visual inspection of the roost bat pups, if possible, or by monitoring the roost after the adults leave for the night to listen for bat pups. If the roost is determined to not be a maternal roost, then the bats shall be evicted as described under (b) below. Because bat pups cannot leave the roost until they are mature enough, eviction of a maternal roost cannot occur during the nursery season. Therefore, if a maternal roost is present, a 50-foot buffer zone (or different size if determined in consultation with the California Department of Fish and Wildlife) shall be established around the roosting site within which no construction activities including tree removal or structure disturbance shall occur until after the nursery season.
- b. If a non-breeding bat hibernaculum is found in a tree or snag scheduled for removal or on any structures within 50 feet of project disturbance activities, the individuals shall be safely evicted, under the direction of a qualified bat biologist. If pre-construction surveys determine that there are bats present in any trees or structures to be removed, exclusion structures (e.g., one-way doors or similar methods) shall be installed by a qualified biologist. The exclusion structures shall not be placed until the time of year in which young are able to fly, outside of the nursery season. Information on placement of exclusion structures shall be provided to the CDFW prior to construction. If needed, other removal methods could include: carefully opening the roosting area in a tree or snag by hand to expose the cavity and opening doors/windows on structures, or creating openings in walls to allow light into the structures. Removal of any trees or snags and disturbance within 50 feet of any structures shall be conducted no earlier than the following day (i.e., at least one night shall be provided between initial roost eviction disturbance and tree removal/disturbance activities). This action will allow bats to leave

during dark hours, which increases their chance of finding new roosts with a minimum of potential predation.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
Approximately 15 days prior to tree removal, vegetation clearance, building demolition, grading, or the initiation of any construction activity in any area of the project site with potentially suitable habitat for special status bats	Ongoing		County Plg&Bld and CDFW		

Mitigation Measure 6-5: To avoid impacts to nesting birds during the nesting season (March 15 through August 15), construction activities that include any tree removal, vegetation clearance, or ground disturbance (such as grading or grubbing), shall be conducted between August 16 and March 14, which is outside of the bird nesting season. If construction activities must commence during the bird nesting season, then a qualified biologist shall conduct a pre-construction survey for nesting birds to ensure that no nests would be disturbed during project construction.

- a. A survey for active nests of such birds shall occur within 10 days prior to start of construction. Appropriate minimum survey radius surrounding the work area is typically 250 feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. Surveys shall be conducted at the appropriate times of day to observe nesting activities. Individual project developers shall submit evidence of completion of the preconstruction survey to the Humboldt County Planning and Building Department prior to initiation of ground disturbing activities.
- b. If the qualified biologist documents active nests at the project site, an appropriate buffer between each nest and active construction shall be established in coordination with CDFW. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist shall conduct baseline monitoring of each nest to characterize "normal" bird behavior and establish a buffer distance, which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if birds show signs of unusual or distressed behavior (e.g., defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist shall have the authority to cease all construction work in the area until the young have fledged and the

nest is no longer active. This measure shall be implemented by the project developer prior to initiation of ground disturbing activities.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
If vegetation removal is to occur during the bird nesting season (March 15 – August 15)	Ongoing		County Plg&Bld and CDFW		

Mitigation Measure 6-6: Prior to commencement of ground disturbance activities with the potential to impact project site wetlands, in addition to the requirements of the Q-Zone, the project developer shall demonstrate permits or clearances have been issued by the U.S. Army Corps of Engineers and the Regional Water Quality Control Board, and/or Humboldt County. Individual project applicants shall submit jurisdictional wetland delineation reports to the USACE for a jurisdictional determination.

If impacts to a federally jurisdictional features may occur, a Clean Water Act Section 404 Nationwide Permit may be needed. If the proposed activity would not otherwise qualify for a Nationwide Permit, individual project developers shall proceed with obtaining an Individual Permit from the USACE.

If impacts to a wetland not subject to federal jurisdiction, but subject to state jurisdiction may occur, fill authorization shall be sought from the North Coast Regional Water Quality Control Board.

A Water Quality Certification (Section 401 of the Clean Water Act) from the North Coast Regional Water Quality Control Board must also be obtained if determined necessary through the wetland assessment and subsequent regulatory agency consultation.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
Prior to construction activities with the potential to impact project site wetlands	Ongoing		County Plg&Bld		

Mitigation Measure 6-7: Prior to tree removal, vegetation clearance, grading, or the initiation of any construction activity within the undeveloped area north of Hiller Road, applicants for future individual projects shall retain a biologist qualified in botany to conduct a survey for sensitive natural communities, especially for the Coastal dune willow - Sitka willow - Douglas spiraea thickets Shrubland Alliance. The survey shall occur during late spring/early summer when species

are identifiable. The biologist shall then prepare a report documenting the results of the survey, which will be submitted to the Humboldt County Planning and Building Department, where it will be kept on file. If the survey concludes that sensitive natural communities are not present within an individual project site, or if they are present but impacts to them can be completely avoided, then no further mitigation would be required.

If sensitive natural communities are found and cannot be avoided, applicants shall follow one of the following mitigation strategies to protect and/or mitigate the loss of sensitive natural communities prior to ground disturbance. Given that this community is already known to exist on the Life Plan Humboldt project site, that project proponent will also be required to follow one of the mitigation strategies:

- Option 1. Avoid disturbance to the sensitive natural community found on the site.
- Option 2. If avoidance cannot be accommodated within project plans, on-site and/or off-site mitigation for the loss of sensitive natural communities is recommended. If off-site mitigation is preferred, similar habitat as that lost as a result of the project shall be protected in perpetuity through a conservation easement or similar instrument for conservation at a minimum 1:1 preserved to impacted acreage ratio.

If on-site mitigation is preferred, then applicants shall implement the following mitigation prior to the issuance of any grading permit. A habitat mitigation plan shall be designed by a qualified biologist and shall include the following:

- a. A qualified biologist shall oversee selection of an appropriate on-site mitigation area that shall be protected in perpetuity through a conservation easement. To mitigate impacts to sensitive natural communities, the mitigation area after restoration shall contain acreage at a minimum 1:1 replacement ratio for the habitat lost due to project implementation.
- b. A maintenance and monitoring program shall be established for a minimum of five years to implement restoration and verify that activities have been successful. Maintenance activities performed by a qualified restoration or native landscaping company may include irrigation, planting, and removal of non-native plants. Monitoring shall include quarterly reports for the first year and annual reports for the remaining four years.
- c. If site performance requirements are not met within five years, then remedial restoration measures and contingency planning shall be necessary along with additional maintenance and monitoring.

Individual project applicants will be responsible for implementing this mitigation measure with oversight by the Humboldt County Planning and Building Department as needed. Compliance with this measure shall be documented and submitted to the Planning Department Director prior

to ground disturbance for any subject individual project.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
Prior to tree removal, vegetation clearance, grading, or the initiation of any construction activity within the undeveloped area north of Hiller Road	Ongoing		County Plg&Bld		

GREENHOUSE GASES

Mitigation Measure 9-1: All future individual project developers shall design their projects to meet the following GHG emissions reduction performance standards:

- a. All future individual development projects shall be constructed as all-electric. Construction/installation of permanent natural gas plumbing/infrastructure is prohibited.
- b. All future individual development projects shall include EV support infrastructure consistent with the Tier 2 standards contained in the CALGreen code in effect at the time individual project applications are deemed complete by the County.

Plans for all future individual projects shall be reviewed by the County of Humboldt Chief Building Official or Chief Building Official's designee prior to approval of individual project entitlements to ensure that the performance standards are incorporated into project plans. Verification of development consistent with the performance standards shall be assured prior to approval of occupancy permits.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
Prior to issuance of a building permit	N/A		County Plg&Bld		

NOISE

Mitigation Measure 11-1: The following best management practices shall be applied during periods of project construction for all future individual projects and other activities within the site needed to support future development. The management practices shall be included in all construction documents, subject to review and approval by Planning and Building Director prior to issuance of a demolition or grading permit:

- a. All Construction activities shall not occur outside the hours of 8:00 am to 5:00 pm and shall be prohibited on Sundays and holidays;
- b. All construction equipment shall be properly maintained and muffled as to minimize noise generation at the source;
- c. Noise-producing equipment shall not be operating, running, or idling while not in immediate use;
- d. All noise-producing construction equipment shall be located and operated, to the extent possible, at the greatest possible distance from noise-sensitive land uses; and
- e. To the extent possible, construction staging areas shall be located at the greatest possible distances from nearby noise-sensitive land uses.

For all construction activities, the developer shall designate a construction noise disturbance coordinator who will be responsible for responding to complaints about construction noise, including potential non-conformance with the best management practices listed above. The construction noise coordinator's name and telephone number shall be posted on a sign of at least 4'X4" with text at least 4" high at all boundaries of individual construction sites. The Sign shall also include the number of the Planning and Building Department, Post Approval Monitory Team. The same contact information shall also be included in all construction documents and verified as such by the Planning and Building Director. The disturbance coordinator shall determine the cause of noise complaints and shall require that reasonable measures be implemented to correct the problem. For each response to a noise complaint, the disturbance coordinator shall report to the Planning and Building Director regarding the source of the complaint and how the complaint was addressed.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
Prior to issuance of a building permit and during construction activities	Ongoing		County Plg&Bld		

Mitigation Measure 11-2: Individual project developers who propose noise sensitive residential uses along the project site frontage with Central Avenue shall prepare a noise report to evaluate potential traffic noise impacts on the uses. The noise report shall quantify site-specific outdoor activity area noise exposure levels for such projects and recommend appropriate mitigation measures to achieve compliance with County noise standards. Noise impacts may be effectively mitigated by incorporating measures into the project design that consider the geographical relationship between traffic noise on the roadways and the receptor, the noise-producing characteristics of the sources and the path of transmission between noise sources and receptors.

Options for noise mitigation include but may not be limited to building setbacks and/or constructing sound walls. Noise reports shall be subject to review and approval of the Director of Planning and Building prior to approval of individual project entitlements.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
Prior to issuance of a building permit	N/A		County Plg&Bld		

Mitigation Measure 11-3: Applicants proposing commercial uses directly adjacent to existing off-site and/or existing on-site or future constructed on-site noise sensitive uses shall, at the discretion of the Director of Planning and Building, prepare an acoustical analysis based on the Director of Planning and Building's determination as to whether land use noise compatibility impacts are likely. The acoustical analysis shall define the site-specific potential impacts of associated stationary noise sources. If potentially significant impacts are identified, mitigation measures shall be identified to reduce impacts to less than significant by ensuring compliance with the County noise standards. Mitigation could include, but may not be limited to: site design to separate commercial uses from adjacent sensitive residential uses, building setbacks, noise equipment enclosures, etc. The acoustical analyses shall be subject to review and approval of the Director of Planning and Building prior to approval of entitlements for future commercial projects.

Implementation Time Frame	Monitoring Frequency	Date Verified	To Be Verified By	Compliance Yes No	Comments / Action Taken
Prior to issuance of a building permit	N/A		County Plg&Bld		